CBOE # 320

2019 REAL PROPERTY NOTICE OF DETERMINATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: August 15, 2019
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R043173	2019	601	3701-130-11-006

AGENT	LEGAL DESCRIPTION
BRATTON, L RICHARD 234 N MAIN ST STE 3A GUNNISON, CO 812302434 OWNER: DRILBERT ENGINEERING INC	LOT 8 ABRIL MEADOWS FILING II #635215

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		43,570	43,570
TOTALS		$43,570	$43,570

Received
County Administration
9/12/19

The Assessor has carefully studied all the available information, giving particular attention to the specifics included on your protest. The Assessor's determination of value after review is based on the following:

The actual value of the property is determined by appropriate consideration of the approaches to appraisal set forth in § 39-1-103(5)(a), C.R.S.

Current value is supported by sales of most comparable land parcels

If you disagree with the Assessor's decision, you have the right to appeal to the County Board of Equalization for further consideration, § 39-8-106(1)(a), C.R.S.

The deadline for filing real property and personal property appeals is September 15.

The Assessor establishes property values. The local taxing authorities (county, school district, city, fire protection, and other special districts) set mill levies. The mill levy requested by each taxing authority is based on a projected budget and the property tax revenue required to adequately fund the services it provides to its taxpayers. The local taxing authorities hold budget hearings in the fall. If you are concerned about mill levies, we recommend that you attend these budget hearings. Please refer to last year's tax bill or ask your Assessor for a listing of the local taxing authorities.

Please refer to the reverse side of this notice for additional information.

CBOE #320

APPEAL PROCEDURES

County Board of Equalization Hearings will be held from September 1 through November 1 at Gunnison County Courthouse or Blackstock Government Center.

To appeal the Assessor's decision, complete the Petition to the County Board of Equalization shown below, and mail or deliver a copy of both sides of this form to:

Gunnison County Board of Equalization
200 E Virginia Ave
Gunnison, CO 81230
(970) 641-0248

To preserve your appeal rights, your Petition to the County Board of Equalization must be postmarked or delivered on or before **September 15 for real property and personal property** – after such date, your right to appeal is lost. You may be required to prove that you filed a timely appeal; therefore, we recommend that all correspondence be mailed with proof of mailing.

You will be notified of the date and time scheduled for your hearing. The County Board of Equalization must mail a written decision to you within five business days following the date of the decision. The County Board of Equalization must conclude hearings and render decisions by November 1, § 39-8-107(2), C.R.S. If you do not receive a decision from the County Board of Equalization and you wish to continue your appeal, you must file an appeal with the Board of Assessment Appeals by December 8, § 39-2-125(1)(e), C.R.S.

If you are dissatisfied with the County Board of Equalization's decision and you wish to continue your appeal, you must appeal within 30 days of the date of the County Board's written decision to ONE of the following:

Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, CO 80203
(303) 866-5880
www.dola.colorado.gov/baa

District Court
Contact the District Court in the county where the property is located. See your local phone book for the address and telephone number.

Binding Arbitration
For information about binding arbitration, contact the County Board of Equalization at the address above.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day, § 39-1-120(3), C.R.S.

PETITION TO COUNTY BOARD OF EQUALIZATION

What is your estimate of the property's value as of June 30, 2018? (Your opinion of value in terms of a specific dollar amount is required for real property pursuant to § 39-8-106(1.5), C.R.S.)

$ 1,000.00

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e., comparable sales, rent roll, original installed cost, appraisal, etc.)

Opinion of Charles Peterson, Appraiser, who will participate in the hearing before the Board of Equalization
Reason: Lots not marketable under current conditions.

ATTESTATION

I, the undersigned owner or agent* of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

L. Richard Bratton	970-641-4531	9/12/19
Signature	Telephone Number	Date

*Attach letter of authorization signed by property owner.

HOSKIN FARINA & KAMPF
PROFESSIONAL CORPORATION

EXHIBIT A
Page 1 of 1

Gregory K. Hoskin
Terrance L. Farina
Gregg K. Kampf
David A. Younger
David M. Scanga
Michael J. Russell
John T. Howe
Laurie A. Cahill
David M. Dodero
Andrew H. Teske
John P. Justus
Nicholas H. Gower
David A. Price
Anthony F. Prinster
Tammy M. Eret
* L. Richard (Dick) Bratton
** William A. Hillhouse II
** Eliza F. Hillhouse
Michael H. Luedtke
Daniel F. Fitzgerald
Larry B. Beckner
Kelianne Chamberlain
Karoline M. Henning
Jonathan C. Coppom

William H. Nelson
(1926-1992)

September 12, 2019

Gunnison County Board of Equalization
200 East Virginia Avenue
Gunnison, Colorado 81230

Re: Drilbert Engineering Inc.
Appeal of Assessor's decision
Lots 6, 7 and 8 Abril Meadows Filing II

Dear Sirs:

I am enclosing the petition to the Gunnison County Board of Equalization with attachments. Please do not hesitate to contact me if you should have any questions.

Sincerely,

HOSKIN FARINA & KAMPF
Professional Corporation

L. Richard Bratton

L. Richard Bratton

LRB:ajr

* Gunnison
234 North Main Street, Suite 3A
Gunnison, Colorado 81230
telephone 970.641.4531
fax 970.641.4532

200 Grand Avenue, Suite 400
Post Office Box 40
Grand Junction, Colorado 81502
telephone 970.986.3400
fax 970.986.3401
www.hfak.com

** Denver
Post Office Box 27419
Denver, Colorado 80227
telephone 720.663.1940
fax 720.663.1941

HOSKIN
FARINA
& KAMPF
PROFESSIONAL CORPORATION

EXHIBIT B
Page 1 of 2

Gregory K. Hoskin
Terrance L. Farina
Gregg K. Kampf
David A. Younger
David M. Scanga
Michael J. Russell
John T. Howe
Laurie A. Cahill
David M. Dodero
Andrew H. Teske
John P. Justus
Nicholas H. Gower
David A. Price
Anthony F. Prinster
Tammy M. Eret
* L. Richard (Dick) Bratton
** William A. Hillhouse II
** Eliza F. Hillhouse
Michael H. Luedtke
Daniel F. Fitzgerald
Larry B. Beckner
Kelianne Chamberlain
Karoline M. Henning
Jonathan C. Coppom

William H. Nelson
(1926-1992)

June 10, 2019

Mr. Chuck McDonald
Deputy County Assessor
221 North Wisconsin St., Ste A
Gunnison, CO 81230

Re: Drilbert Engineering Inc.
2019 Real Property Protest
Lots 6, 7 and 8 Abril Meadows Filing II

Dear Mr. McDonald,

We represent Drilbert Engineering Inc. which owns the three above mentioned lots in the small 7 lots Abril Meadow Filing II Subdivision located about 3 miles north of Gunnison. As I stated in my email to you on June 6 I will provide the reasons why we believe the three lots in question are valued too high. I will explain it more fully below but the bottom line is that the installation of the infrastructure improvements required by Gunnison County which is required before any sales can take place is very tangled up primarily because the developer was irresponsible, has since disappeared and it is going to take time, effort and substantial financial resources to untangle it. A description of the problems is below.

The project name is Abril Meadows Filing II. It was created by a lady with several names. She is known mostly as April Asta. Another name, which was used in litigation related to the project, is Rachel LaPore. April created the subdivision and subsequently disappeared which makes it very difficult for the remaining owners to complete the subdivision so they can sell lots.

I have attached copies of the plat (not very legible even the copy I have), Planning Commission Recommendation for Final Plan, Resolution by County Commissioners Approving the Final Plan and Lot Sales Restriction. I have not attached the Covenants because some of the pages are too light and hard to read but they are not particularly relevant for the purposes of this Protest.

* Gunnison
234 North Main Street, Suite 3A
Gunnison, Colorado 81230
telephone 970.641.4531
fax 970.641.4532

200 Grand Avenue, Suite 400
Post Office Box 40
Grand Junction, Colorado 81502
telephone 970.986.3400
fax 970.986.3401
www.hfak.com

** Denver
Post Office Box 27419
Denver, Colorado 80227
telephone 720.663.1940
fax 720.663.1941

EXHIBIT B
Page 2 of 2

The Lot Sales Restriction requires the completion of specific infrastructure improvements, or a Development Improvement Agreement with security bond, before any lots can be sold. The infrastructure improvements first require a plan outlining them and road specifications and then septic tanks or sewer which can be tied on to the County system which is nearby; electrical extension; telephone extension; construction of road which is an internal road rather than separate road access permits for each lot; Reclamation Permit, and central mail box.

There are several problems. The biggest is that the client is unable to contact all of the owners. Another is that April Asta owns one lot and the land on which the road must be constructed and she cannot be located. Therefore they cannot obtain the financial support from everyone or permission from April to construct the road on the property. The client would like to look at alternatives to having to construct everything up front. For example, he would like to forego the telephone requirement and allow persons to use cell phones. There may be other problems.

I have tried several times to get County Planning to agree to relax the requirements and consider alternatives but so far they have been inflexible and have not been willing to talk about possible revisions unless the lot owners file an application with the County to revise the prior land use approval. It will be necessary to get approval of a change, of course, but so far they have not been willing to discuss it. The Deputy Planner who had been handling it is no longer with the County and it is possible that there will be more flexibility in the future.

I would appreciate it also if you can provide me with the valuation of the other lots in the subdivision.

I will call you to set up a time when we can meet to discuss the matter.

Sincerely,

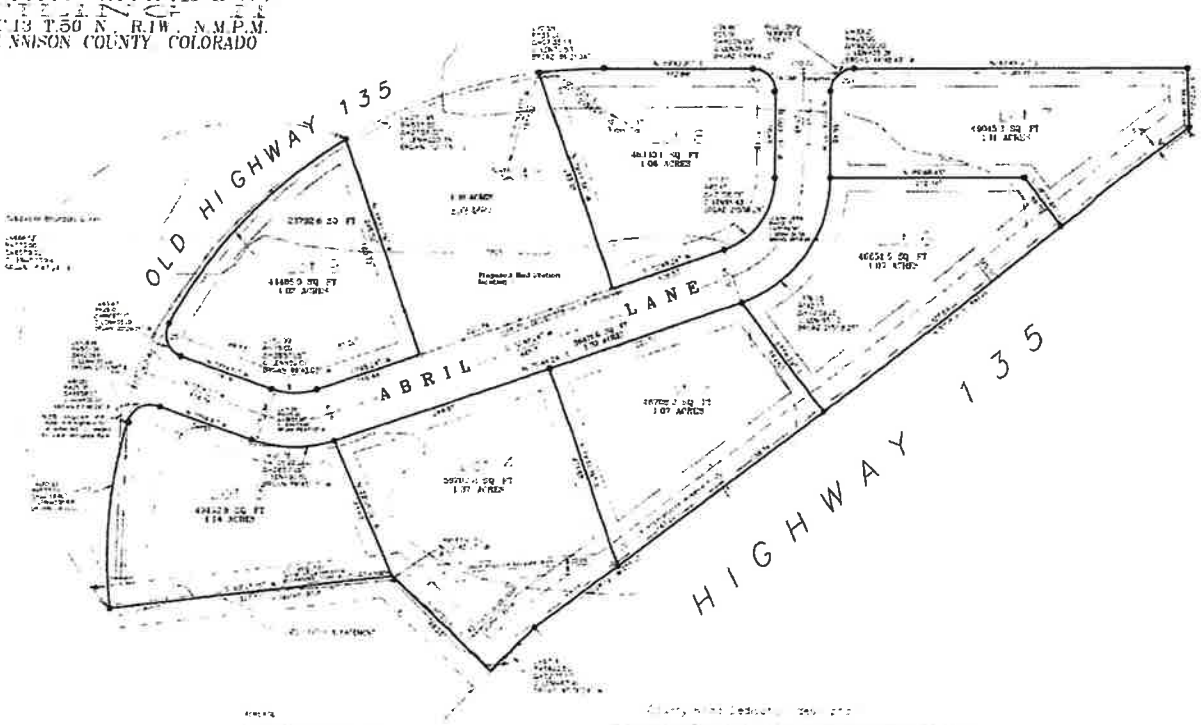
HOSKIN FARINA & KAMPF
Professional Corporation

L. Richard Bratton

L. Richard Bratton

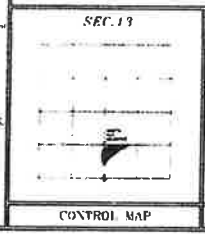
LRB:ajr

ABRIL MEADOWS
FILING NO. 1
SEC 13 T.50 N. R.1W. N.M.P.M.
GUNNISON COUNTY COLORADO

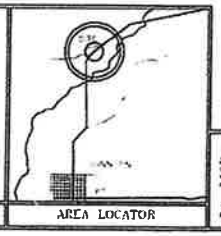


TYPICAL LEGEND

BASIS OF BEARINGS



CONTROL MAP



AREA LOCATOR

SURVEYOR'S CERTIFICATION

Valley Survey Inc.

Date DG
Dwg DG
Field FG DG

ABRIL MEADOWS
FILING NO. 1
SEC 13 T.50 N. R.1W. N.M.P.M.
GUNNISON COUNTY, COLORADO

July 23, 2001

EXHIBIT C
Page 1 of 1

EXHIBIT D
Page 1 of 5

LOT SALES RESTRICTION REGARDING FILING II OF ABRIL MEADOWS

THIS LOT SALES RESTRICTION is entered into this 1ST day of FEBRUARY 2005 by and between April Asta, herein referred to as "Developer", whose address is 364 Los Ranchos RD NW, Albuquerque, New Mexico 87107, and the Board of County Commissioners of the County of Gunnison, Colorado, herein referred to as "County", whose address is 200 E. Virginia, Gunnison, Colorado 81230:

The Developer and the County fully understand and, for valuable and adequate consideration including the covenants below, agree to the following:

1. The legal description of the real property that is the subject of this Lot Sale Restriction is set forth in Appendix A attached hereto and incorporated herein, and is recorded in the records of the Clerk and Recorder of Gunnison County, Colorado at Reception No: 550594 and is referred to herein as the "Property" or "Abril Meadows, Filing II"

2. The Developer has submitted to the County the Developer's application for a land use change of the Property, referred to herein as "Land Use Change Permit No: 1996-09".

3. Approval of such application by the County expressly contemplates that the Developer complete, or cause to be completed, certain improvements, identified herein at Appendix B attached hereto and incorporated herein, referenced herein as the "Improvements"

4. Approval of such application requires that Developer must enter into a development improvements agreement in a form approved by Gunnison County and secured by sufficient collateral, to ensure completion of the Improvements, or in the alternative, requires that the Developer must agree not to sell any lots or units prior to completion of all the Improvements to the satisfaction of the County.

5. In lieu of currently executing and providing security for a development improvement agreement, the Developer and County agree that no lot in the Property nor any portion of the Property, will be offered for sale, sold or conveyed, nor can any building be built on the Property until all of the Improvements are completed and fully accepted by the County

[illegible] shall not initiate any of the improvements without seven (7) days prior Advance Notice to the Director of Public Works, Gunnison County.

[illegible] Licensed Engineer retained by the Developer at its expense shall certify to the County whether the Developer's construction obligations regarding improvements under this Agreement have been fully and faithfully performed according to location and design specifications contained or referenced in Addendum B. Upon receipt of such certification, the County shall review the same and shall make an independent judgment whether to accept the same in the sole discretion of the County. Developer agrees not to cover or otherwise prevent inspection of the improvements constructed hereunder until Developer's engineer and the County's representative have had reasonable opportunity to inspect such improvements.

[illegible] shall provide to the County Attorney a sworn affidavit, signed by the Developer's authorized representative, that the improvements completed have been paid in full by the Developer. The Developer shall be responsible for the information in such affidavit. Said written certification will be reviewed by the County, but the County shall have no responsibility or liability to any party regarding the veracity of the information therein.

9. Upon completion of the improvements and the requirements of paragraphs 6, 7, and 8 and upon acceptance by Gunnison County of the work and after a time period of one year after the completion of improvements has expired, the parties shall execute and record a release of the Lot Sales Restriction. Lots may be sold prior to the end of such one year period if the Developer first provides financial security in an amount sufficient in the sole discretion of the Board of County Commissioners, to guarantee the collection of any deficiencies found in the improvements within a period of time not to exceed one year after the date of the completion of such improvements.

10. The Lot Sales Restriction shall also be released upon execution by the parties of a Subdivision Improvements Agreement in a form approved by Gunnison County secured by collateral of a type and amount acceptable to Gunnison County.

11. Developer expressly grants to the County the right to enjoin, and/or to compel rescission of any sale, conveyance, or transfer of title of any right in the Property or any portion of the Property in violation of this Agreement.

12. This Lot Sales Restriction is entered into in Gunnison County, Colorado and it is agreed that the exclusive jurisdiction and venue of any action pertaining to the interpretation or enforcement of this Lot Sales Restriction shall be in the District Court of Gunnison County, Colorado. The exclusive choice of law pertaining to this transaction shall be that of the State of Colorado without giving effect to Colorado choice of law principles.

13. If any action is brought in a court of law by any party or an owner as to the enforcement, interpretation or construction of this Lot Sales Restriction the prevailing party in such action shall be awarded its reasonable attorney's fees as well as all costs incurred in the prosecution or defense of such action

14. This Lot Sales Restriction shall be binding upon and inure to the benefit of, and can be enforced by the parties hereto, personal representatives, successors and assigns of the parties hereto

15. Nothing contained herein shall be construed to prevent the Developer from selling the entire development to a single purchaser who assumes the obligations of the Developer hereunder and agrees to be bound hereby

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO

By: _____
Chairperson

DEVELOPER.

_____
April Asta

ATTEST

Clerk _____

GUNNISON COUNTY SEAL COLORADO

STATE OF New Mexico)
)ss
County of Bernalillo)

The foregoing instrument was acknowledged before me this 12th day of January, 2005 by April Asta, Developer of Abril Meadows Filing II

My commission expires. 2/18/08
Witness my hand and official seal

_____
Notary Public

Address.

OFFICIAL SEAL
RITA PADILLA
Notary Public
State of New Mexico
My Comm. Expires 2/18/08

APPENDIX A

A parcel in the SW1/4SE1/4 and the SE1/4SW1/4 of Section [illegible] Township 50 North, Range [illegible], N.M.P.M. having a description based on a bearing of North 80°49' 00" East along the North boundary of the North Silt Meadows Subdivision with all other bearings relative thereto. Beginning at a point at the Northeast corner of that property described in Book [illegible] at Page 187 of the Records of the Clerk and Recorder of Gunnison County, said point being on the south line of a County Road formerly a portion of Colorado Highway 135 at a point from which the South 1/4 corner of Section 13 Bears South [illegible] West 1367.66 feet and running thence [illegible] feet along the arc of a [illegible] curve to the right, and a chord bearing North 86° [illegible] East; thence North [illegible] feet, thence South 02° 12' 25" East [illegible] feet to the north line of the [illegible] Way of Colorado Highway 135, thence along the [illegible] on a non-tangent [illegible] curve to the left, with a chord bearing [illegible] West [illegible] feet, thence North 10° 50' 4[illegible] West 46.26 feet, thence North 41° 0'15" West [illegible] feet to said Right of Way line of the aforementioned County Road, thence [illegible] along the arc of a 543 foot radius curve to the right, with a chord bearing [illegible] East 572.39 feet, thence South [illegible] East [illegible] feet, thence [illegible] East 220.34 feet, thence North [illegible] West 515.06 feet to the point of beginning.

County of Gunnison,
State of Colorado,

APPENDIX B

The Improvements to be done by the Developer shall include:

1. The plans entitled "Abril Meadows Filing II" prepared by Valley Survey, Inc. dated June 30, 2004 and the road specifications as set forth in the plans entitled "Abril Meadows Filing II, Sec 13 T 50 N., R.1 W., N.M.P M Gunnison County, Colorado", prepared by Terry Zerger; and

2 The extension of an electrical distribution system in accordance with the "Agreement with Developer For Intermediate Service Plan Line Extension" between the Developer and Gunnison County Electric Association; and

3. The extension of a telephone service system in accordance with the "Agreement For Engineering, Design, Placement and Splicing of Facilities by QWest Corporation" between the Developer and QWest Corporation, and

4. Reclamation requirements as set forth in the Reclamation Permit for Abril Meadows Filing II, and

5 Installation of central mail box that will adequately provide for the number of residences to be constructed in accordance with the United States Postal requirements, and

6 Those conditions cited by the Planning Commission and approved by the Board of County Commissioners according to the Final Plan Recommendation for LUC 1996-09 *with exception to the reference of mandatory tie-on to the Gunnison County sewer system.

* Mandatory tie-on to the Gunnison County sewer system, specifically, "installation of the collector sewer line, in compliance with the engineering design and tap fee requirements for Gunnison County's sewer extension project serving that area", is noted to be an exception to those conditions stated above due to planning changes made by Public Works affecting Abril Meadows to fall outside of the perimeter for mandatory tie-on

April [illegible] 1-12-5

544765

EXHIBIT E
Page 1 of 2

BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY
RESOLUTION NO. 46 SERIES 2004

A RESOLUTION APPROVING THE FINAL PLAN FOR FILING II OF ABRIL MEADOWS, LUC 1996-09

WHEREAS, developer April Asta submitted the Final Plan for Filing II of Abril Meadows; and

WHEREAS, after a review of the application and all information, documentation and testimony related to it, the Gunnison County Planning Commission did, on July 16, 2004 forward a Recommendation of approval of that application with certain Findings and conditions and the Board has fully considered that Recommendation;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that the Final Plan for Filing II for Abril Meadows, Land Use Change application No. 1996-09 is hereby approved with the following conditions:

1. This approval is subject to the restrictions imposed within the *Lot Sales Restriction Regarding Filing II of Abril Meadows,"* an agreement between Gunnison County and the applicant to insure the installation of utilities and other defined amenities for lot buyers.

2. This subdivision and construction of structures within it is subject to requirements of Section 5-415, *Reclamation and Noxious Weed Control*, of the *Revised Gunnison County Land Use Resolution*, including each applicable activity's having to obtain a Reclamation Permit.

3. As recommended by the Colorado Geologic Survey each foundation excavation shall be required to be inspected by a qualified soils and foundation engineer prior to selection of final foundation design (s).

4. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the site plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution.*

THIS APPROVAL is effected noting that decision documentation includes, but is not limited to the application and the entire Planning Department Land Use Change Permit application file relative to this application

This approval is founded on each individual finding and requirement. Should the applicant successfully challenge any such finding or requirement, this approval if null and void.

THIS RESOLUTION AND THE APPROVAL GRANTED HEREBY shall not be effective unless and until a copy is recorded in the Office of the Clerk and Recorder of Gunnison County.

INTRODUCED by Commissioner Jim Starr, seconded by Commissioner

EXHIBIT E
Page 2 of 2

Perry Anderson, and passed on this 3rd day of August, 2004.

BOARD OF COUNTY COMMISSIONERS

Fred Field,
Chairperson

Jim Starr,
Commissioner

Perry Anderson,
Commissioner

GUNNISON COUNTY SEAL COLORADO

ATTEST:

Kelly Baldwin
Deputy Clerk

Gunnison County Clerk and Recorder

544765
Page 2 of 2

Elizabeth Mense

From: L. Richard Bratton <rbratton@hfak.com>
Sent: Monday, September 23, 2019 11:01 AM
To: Elizabeth Mense
Subject: RE: Contact
Attachments: John Mitchell - Real Property Protest (00794927xA25C1).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Liz,

I see that I omitted an "e" at the end of your name.

I have attached copies of the three protests which were filed with the Assessor in June. Each have the Agent Authorization signed by John Mitchell the owner of Drilbert Engineering Inc.

Let me know if you need anything further. This should go through with the correct email address.

Dick

From: Elizabeth Mense [mailto:EMense@gunnisoncounty.org]
Sent: Monday, September 23, 2019 10:53 AM
To: L. Richard Bratton
Subject: Contact

Good Morning,
Here is my contact information. Thank you!

Regards,

Liz Mense
Administrative Assistant III
County Manager's Office
200 E. Virginia Avenue
Gunnison, CO 81230
P: (970)641-7600
F: (970)641-3061
www.gunnisoncounty.org

2019 REAL PROPERTY NOTICE OF VALUATION

Gunnison County
COLORADO

Kristy McFarland
Gunnison County Assessor
221 N. Wisconsin St., Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2019
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: www.gunnisoncounty.org/assessor

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R043171	2019	601	3701-130-11-004

PROPERTY OWNER

6279*23**G50**1 2135**1/6*********AUTOMIXED AADC 990
DRILBERT ENGINEERING INC
600 SUNHAWK LN
HAMILTON MT 59840-9757

LEGAL DESCRIPTION

LOT 6 ABRIL MEADOWS FILING II #635213

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE as of June 30, 2016	CURRENT YEAR ACTUAL VALUE as of June 30, 2018	+ OR - CHANGE
Vacant	29,840	43,570	+13,730
TOTALS	$29,840	$43,570	+$13,730

The tax bill you receive next January will be based on the current year actual value shown above. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.07

ELECTRICITY:	Installed
SEWER:	ISDS Allowed Not Installed
WATER:	Spring Installed
SITE ACCESS:	Year Round
OTHER ATTRIBUTES:	
SUBDIVISION:	Abril Meadows - Filing II

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

Go paperless next year!
Go to eNoticesOnline.com and register with this code:
GNN-WXM4PAJU

VALUATION INFORMATION

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. The appraisal data used to establish value is from the 18-month period ending June 30, 2018, § 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 18-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2018) may be utilized, § 39-1-104(10.2)(d), C.R.S.

Most property in Colorado is revalued every odd-numbered year § 39-1-104(10.2)(a), C.R.S. The assessment rate for residential property is currently 7.20%, § 39-1-104.2(3), C.R.S. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1), C.R.S.

REAL PROPERTY PROTEST PROCEDURES

If you wish to protest, please include your estimate of property value as of June 30, 2018, and any additional documentation that you believe supports a change in the classification and/or valuation of your property.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls on a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day, §39-1-120(3), C.R.S.

BY EMAIL:

Written protests submitted by email must be date-stamped by the county server no later than June 1, § 39-5-122(2), C.R.S. Proof of receipt will be sent by return email – save this receipt for your records. ***WE RECOMMEND PROTESTING BY EMAIL FOR EXPEDIENCY AND TO CONSERVE RESOURCES:*** ***assessor@gunnisoncounty.org***

BY MAIL OR FAX:

Written protests must be postmarked or faxed no later than June 1, § 39-5-122(2), C.R.S. You may be required to prove that you mailed or faxed your protest on or before the June 1 deadline; therefore, we recommend that you retain proof of mailing or fax delivery confirmation receipt.

IN PERSON:

If you wish to protest in person, please call to set up an appointment: (970) 641-1085. You must appear in the office of the County Assessor no later than June 1, § 39-5-122(2), C.R.S. Hearings will be held at the Gunnison County Assessor's Office, located at 221 N. Wisconsin St, Gunnison, between 9 a.m. and 4 p.m.

TO PRESERVE YOUR APPEAL RIGHTS, YOUR PROTEST MUST BE EITHER POSTMARKED OR RECEIVED BY THE ASSESSOR NO LATER THAN JUNE 1 – AFTER SUCH DATE, YOUR RIGHT TO PROTEST IS LOST.

You may use this form to begin the protest process; however, written correspondence with the same basic information will suffice. This form is not necessary to be able to protest and is provided for your convenience.

What is your estimate of the property's value as of June 30, 2018? $17,500

For all Commercial Property appeals: If your property was leased during the data-gathering period, please attach an operating statement indicating your income and expense amounts. **The actual income and expense information is due to the Assessor no later than July 15th.** Also, please attach a rent roll as of June 30, 2018, indicating the square footage and rental rate for each tenant-occupied space.

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e., comparable sales, photos, rent roll, appraisal, etc.)

PROPERTY SUBJECT TO RESTRICTIONS PURSUANT TO GUR PROVISIONS + LAND THEREFORE NOT BUILDABLE.

In 2019, the assessor and Board of County Commissioners have elected to use the extended appeal period in accordance with 39-5-122(2), C.R.S. *The Assessor must mail you a Notice of Determination* ***on or before August 15, 2019****. If you disagree with the Assessor's determination, or if you do not receive a Notice of Determination, you must submit a written appeal to the County Board of Equalization* **on or before September 15, 2019** *if you wish to continue your appeal, § 39-8-106(1)(a) and (3), C.R.S.*

ATTESTATION

I, the undersigned owner or agent of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

Signature	Telephone Number	Email Address	Date
L Richard Bratton	970-641-4531	RBRATTON@HFAK.COM	5/31/19

AGENT AUTHORIZATION - *only fill out this section if a person other than the owner will be appealing*

I, the undersigned owner of the property identified above, authorize the agent named below to act on my behalf in the property value appeal process for the tax year shown above. All protest communication will be mailed to agent.

L. Richard Bratton	[signature] 31 May 2019
Agent's Name (Please Print)	Signature of Property Owner / Date
234 N. Main St., Suite 3A	rbratton@hfak.com
Agent's Street Address	Agent's Email Address
Gunnison, CO 81230	970.641.4531
Agent's City, State, Zip	Agent's Telephone Number

2019 REAL PROPERTY NOTICE OF VALUATION

Gunnison County
COLORADO

Kristy McFarland
Gunnison County Assessor
221 N. Wisconsin St., Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2019
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: www.gunnisoncounty.org/assessor

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
:043172	2019	601	3701-130-11-005

PROPERTY OWNER	LEGAL DESCRIPTION
6279*23**G50**1.2135**2/6********AUTOMIXED AADC 990 DRILBERT ENGINEERING INC 600 SUNHAWK LN HAMILTON MT 59840-9757	LOT 7 ABRIL MEADOWS FILING II #635214

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE as of June 30, 2016	CURRENT YEAR ACTUAL VALUE as of June 30, 2018	+ OR - CHANGE
acant	29,840	43,570	+13,730
TOTALS	$29,840	$43,570	+$13,730

he tax bill you receive next January will be based on the current year actual value shown above. If the Senior Citizen or Disabled eteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

AND

AND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.11

ELECTRICITY:	Installed
SEWER:	ISDS Allowed Not Installed
WATER:	Spring Installed
SITE ACCESS:	Year Round

OTHER ATTRIBUTES:

SUBDIVISION:
Abril Meadows - Filing II

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

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YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY.

VALUATION INFORMATION

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. The appraisal data used to establish value is from the 18-month period ending June 30, 2018, § 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 18-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2018) may be utilized, § 39-1-104(10.2)(d), C.R.S.

Most property in Colorado is revalued every odd-numbered year § 39-1-104(10.2)(a), C.R.S. The assessment rate for residential property is currently 7.20%, § 39-1-104.2(3), C.R.S. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1), C.R.S.

REAL PROPERTY PROTEST PROCEDURES

If you wish to protest, please include your estimate of property value as of June 30, 2018, and any additional documentation that you believe supports a change in the classification and/or valuation of your property.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls on a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day, §39-1-120(3), C.R.S.

BY EMAIL:

Written protests submitted by email must be date-stamped by the county server no later than June 1, § 39-5-122(2), C.R.S. Proof of receipt will be sent by return email – save this receipt for your records. ***WE RECOMMEND PROTESTING BY EMAIL FOR EXPEDIENCY AND TO CONSERVE RESOURCES:*** ***assessor@gunnisoncounty.org***

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What is your estimate of the property's value as of June 30, 2018? $ 17,500

For all Commercial Property appeals: If your property was leased during the data-gathering period, please attach an operating statement indicating your income and expense amounts. **The actual income and expense information is due to the Assessor no later than July 15th.** Also, please attach a rent roll as of June 30, 2018, indicating the square footage and rental rate for each tenant-occupied space.

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e., comparable sales, photos, rent roll, appraisal, etc.)

Property subject to restrictions pursuant to LUR provisions + land therefore not buildable.

In 2019, the assessor and Board of County Commissioners have elected to use the extended appeal period in accordance with 39-5-122(2), C.R.S. *The Assessor must mail you a Notice of Determination* ***on or before August 15, 2019****. If you disagree with the Assessor's determination, or if you do not receive a Notice of Determination, you must submit a written appeal to the County Board of Equalization* **on or before September 15, 2019** *if you wish to continue your appeal, § 39-8-106(1)(a) and (3), C.R.S.*

ATTESTATION

I, the undersigned owner or agent of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

Signature	Telephone Number	Email Address	Date
L. Richard Bratton	970-641-4531	rbratton@ntak.com	5/31/19

AGENT AUTHORIZATION - *only fill out this section if a person other than the owner will be appealing*

I, the undersigned owner of the property identified above, authorize the agent named below to act on my behalf in the property value appeal process for the tax year shown above. All protest communication will be mailed to agent.

L. Richard Bratton	[signature] 31 May 2019
Agent's Name (Please Print)	Signature of Property Owner / Date
234 N. Main St., Suite 3A	rbratton@ntak.com
Agent's Street Address	Agent's Email Address
Gunnison, CO 81230	970-641-4531
Agent's City, State, Zip	Agent's Telephone Number

2019 REAL PROPERTY NOTICE OF VALUATION

Gunnison County
COLORADO

Kristy McFarland
Gunnison County Assessor
221 N. Wisconsin St., Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2019
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: www.gunnisoncounty.org/assessor

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R043173	2019	601	3701-130-11-006

PROPERTY OWNER	LEGAL DESCRIPTION
6279 23**G50**1 2135**3/6*****AUTOMIXED AADC 980 DRILBERT ENGINEERING INC 600 SUNHAWK LN HAMILTON MT 59840-9757	LOT 8 ABRIL MEADOWS FILING II #635215

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE as of June 30, 2018	CURRENT YEAR ACTUAL VALUE as of June 30, 2018	+ OR - CHANGE
Vacant	29,840	43,570	+13,730
TOTALS	$29,840	$43,570	+$13,730

The tax bill you receive next January will be based on the current year actual value shown above. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value.

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LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.06

ELECTRICITY:	Installed
SEWER:	ISDS Allowed Not Installed
WATER:	Spring Installed
SITE ACCESS:	Year Round
OTHER ATTRIBUTES:	
SUBDIVISION:	Abril Meadows - Filing II

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
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6279 3/3

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L. Richard Bratton	970·641·4591	rbratton@nfak.com	5/31/19

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L. Richard Bratton	
Agent's Name (Please Print)	Signature of Property Owner — Date: 31 May 2019
234 N. Main St., Suite 3A	rbratton@nfak.com
Agent's Street Address	Agent's Email Address
Gunnison, CO 81230	970·641·4531
Agent's City, State, Zip	Agent's Telephone Number