CBOE #347

2019 REAL PROPERTY NOTICE OF DETERMINATION

Gunnison County
COLORADO

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
R031933	2019	607	3177-222-10-020

PROPERTY OWNER	LEGAL DESCRIPTION
KINCADE CAROLYN N 99 MOLINA RD PERALTA, NM 870428477	LOT 32 MERIDIAN LAKE MEADOWS SUB #654372

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		313,600	245,000
TOTALS		$313,600	$245,000

Received
County Administration
9/19/19 (POSTMARKED 9/16/19)

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.

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.

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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.)

$ 200,000

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.)

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.

Carolyn M Kincaid
Signature

505 401 2751
Telephone Number

9/15/2019
Date

*Attach letter of authorization signed by property owner.

September 15, 2019

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EXHIBIT A
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Dear Ms. McFarland,

I am writing again regarding the assessor's decision of the value determined of the Lot 32 Meridian Lake Meadows Sub #654372. I wrote previously and supplied all the information requested regarding the valuation of the above lot. I received the new valuation of $245,000, this is the amount we paid for the lot in July 2018, well after the June 30, 2018 appraisel date, so this amount isn't a consideration when determining valuation. $245,000 is a 70% increase over the previous valuation of $170,000 and the lot was on the market 1130 days. Land sales in this area is very slow, not selling, Crested Butte South is moving better than any open land in our area. I understand that mass appraisal is used to determine property values and that they are determined together. My concern and frustration is that in the study sales period there were lots with much better characteristics than our lot (better views, much better locaton to town, and larger lot size). Our lot which is much farther away from town, does not have the views and has less acreage than any of those lots but is valued the same? I am referring to the last 4 lots sold in Economic Area 6 (Lea or Account numbers 61120,61270,61220,60980), these lots are far superior to Lot 32. Our Lot does not have views, it is not bordering National Forest or open space and also Lot 32 is an interior Lot as compared to Pristine Point, Glacier Lily, Saddle Ridge and Overlook Estates, all of which have superior views and location compared to my lot. The research notes that 3 properties sold in Meridian Lake Meadows similar in size and also location, and all interior lots (Lots 25, 38, and 21) like Lot 32. A 70% increase in value is is not warrented or justified.

Thank you for your consideration.

Carolyn N. Kincade

Carolyn N Kincade

2019 REAPPRAISAL
ECONOMIC AREA 6
VACANT MEADOW/TREE LAND
UPPER EAST RIVER VALLEY

SALES STUDY PERIOD:
JULY 1, 2016 - JUNE 30, 2018

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LEA OR ACCOUNT NUMBER	LEA NAME	VALUE OR TIME-ADJUSTED SALE PRICE	ACRES
61070	MERIDIAN LAKE PARK: MIDDLE	$122,000	0.349
61380	RIVER GREEN	$146,000	0.36
61060	MERIDIAN LAKE PARK	$174,000	0.412
60600	CVA 1-2-6-7-8-9-11	$182,000	0.4995
61090	MERIDIAN LK MD & PRISTINE POINT	$174,000	0.764
61100	MERIDIAN LAKE MEADOW: INTERIOR	$196,000	1.06
61110	MERIDIAN LAKE MEADOW: UPPER LOT	$237,000	1.154
61120	PRISTINE POINT INTERIOR LOTS	$237,000	1.201
61270	GLACIER LILY LOWER LOTS	$300,000	1.349
61220	SADDLE RIDGE RANCH ESTATES	$356,000	2.64
60980	OVERLOOK ESTATES: FULL MARKET	$300,000	4.1565

2019 REAPPRAISAL
ECONOMIC AREA 6
VACANT MEADOW/TREE LAND
UPPER EAST RIVER VALLEY

SALES STUDY PERIOD:
JULY 1, 2016 - JUNE 30, 2018

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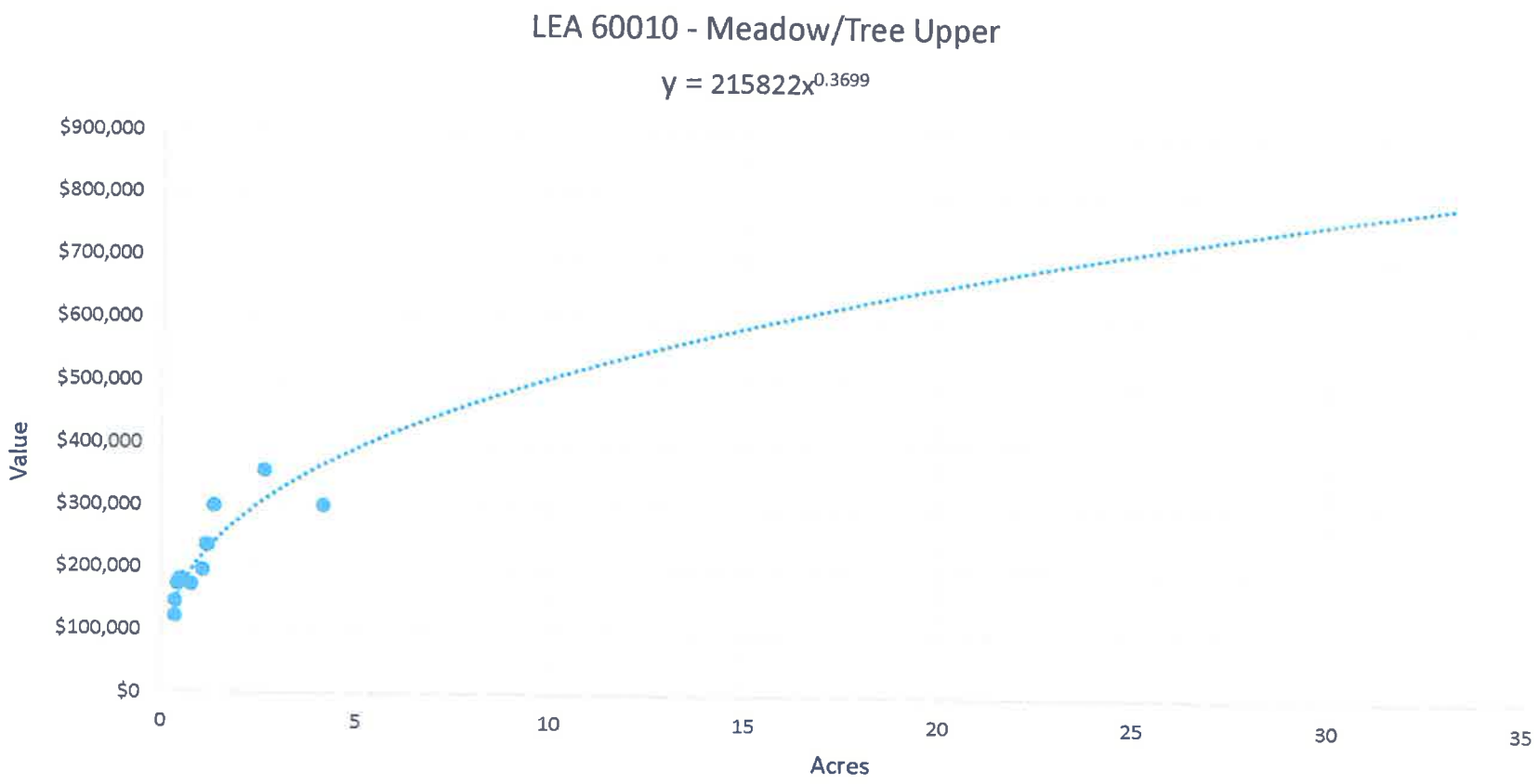

2019 REAPPRAISAL
ECONOMIC AREA 6
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LEAs VALUED BY MEADOW/TREE UPPER GRAPH

61045 - CREEKSIDE	**$258,000 PER SITE**

MEDIAN ACREAGE: 1.62 ac

61050 - MOON RIDGE	**$310,800 PER SITE**

MEDIAN ACREAGE: 2.68 ac

61150 - SMITH HILL RANCHES	**$805,600 PER SITE**

MEDIAN ACREAGE: 35.193 ac

61170 - GOTHIC CORRIDOR: NON-RIVER	**$259,700 PER SITE**

MEDIAN ACREAGE: 1.65 ac
UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT

61190 - THREE VALLEYS	**$356,900 PER SITE**

MEDIAN ACREAGE: 3.895 ac

61200 - ALPINE MEADOWS EAST OF ROAD	**$276,800 PER SITE**

MEDIAN ACREAGE: 1.96 ac

61250 - CRESTED BUTTE SKI RANCHES	**$806,000 PER SITE**

MEDIAN ACREAGE: 35.24 ac

61280 - MCCORMICK RANCH	**$817,100 PER SITE**

MEDIAN ACREAGE: 36.56 ac

61300 - WHETSTONE MTN RANCH BLDG ENVELOPE	**$391,400 PER SITE**

MEDIAN ACREAGE: 5 ac

2019 REAPPRAISAL
ECONOMIC AREA 6
VACANT MEADOW/TREE LAND
UPPER EAST RIVER VALLEY

SALES STUDY PERIOD:
JULY 1, 2016 - JUNE 30, 2018

EXHIBIT B
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61590 - SKYLAND: CLUB COTTAGES — **$96,700 PER SITE**

MEDIAN ACREAGE: 0.114 ac

61740 - SILVER SAGE — **$317,300 PER SITE**

MEDIAN ACREAGE: 0.732 ac

VALUE DETERMINED BY APPLYING AN UPWARD VIEW ADJUSTMENT OF 65% TO GRAPH VALUE

$192,300 x 1.65 = $317,295

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: OVERSIZED LOT, WATER INFLUENCE

61750 - SILVER SAGE: INTERIOR — **$182,200 PER SITE**

MEDIAN ACREAGE: 0.633 ac

61830 - SKIER DOMAIN — **$2,270 PER ACRE**

MEDIAN ACREAGE: 35.6 ac

VALUE DETERMINED BY APPLYING A DOWNWARD ADJUSTMENT OF 90% FOR RESTRICTIONS TO GRAPH VALUE

$22,726 x 0.1 = $2,270

CNKincade
99 Molina Rd
Peralta, NM
87042

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLDED ONLY ALONG DOTTED LINE

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Gunnison County Board of Equalization
200 E Virginia Ave
Gunnison, CO 81230

CBOE #347

1st NOTICE
2nd NOTICE
RETURNED

81230$2248 C001