CBOE #368

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
R012836	2019	606	3177-350-01-037

PROPERTY OWNER	LEGAL DESCRIPTION
ESPOSITO PETER G PO BOX 748 CRESTED BUTTE, CO 812240748	3.315 AC TR IN SE4NW4 (AKA TRACT B) SEC 35 13S86W B753 P201 #541945 #562793

PROPERTY CLASSIFICATION		PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
			ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential			2,301,130	2,709,420
	TOTALS		$2,301,130	$2,709,420

Received
County Administration
9/16/19 (VIA EMAIL)

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.

Value adjusted based on sales of the most comparable properties

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.)

$ please see attached appeal

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.)

Please see attached appeal

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	Date
	970 209 3071	9/16/19

*Attach letter of authorization signed by property owner.

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EXHIBIT A
Page 1 of 3

Appeal of Assessment

TO: Board of Equalization – Gunnison County Colorado

FROM: Peter G. and Kathleen A. Esposito

RE: 2019 Real Property Notice of Determination: Account No. R012836

Please consider this our appeal pursuant to Sec. 39-8-106(1)(a) of the increase in actual value from the prior Notice of Valuation of $1,555,640 to the $2,709,420 that appears in the Notice dated August 16, 2019 (and the associated assessment), which reflects a $74% increase in value over the last two years.

While I have asked a lot of questions as to why this increase is so large and received prompt and courteous responses, I have yet to hear anything that rationally (at least to me) explains a 74% increase. By way of background, I am an attorney and consultant with a BS in accounting and Masters in Tax Law whose career has been spent largely in utility rate cases, so numbers and their derivation are two things I should be able to understand. Despite the responses and days of my time trying to analyze data, I remain perplexed. Please bear with me while I reiterate why I believe the Notice to be in error and suggest a more appropriate valuation.

In my appeal of the initial notice of assessment (attached hereto as Exhibit A and incorporated herein), I questioned the methodology behind what was then a 44% increase. In so doing, I pointed out that in the area in which our house is sited, most houses were assessed with single digit increases (Glacier Lilly) and lower teens increases (Moon Ridge), yet ours was up 44%. Those in the "Corridor" – nearest us, however, went up from 40 to 69%.

While I spent an inordinate amount of time in May trying to figure out what might have caused our out-of-proportion increase, I was unable to do so and postulated that it might be the spike in downtown Crested Butte pricing that was driving it. Ms. McFarland assured me that this was not the case.

At that time, Ms. McFarland pointed out our asking price, which I was told in the past by Ms. McFarland (and which she reaffirmed) is not supposed to be used. When the protest came back, it went from $2,301,130 to $2,709,420, which amounts to an increase of over 74%. I again questioned Ms. McFarland and was told first that the house is listed for $2.8 million (see emails in Exhibit B).

For something that is not to be considered, hearing it twice seems odd. Making it more perplexing is that there are properties near ours whose asking prices are much higher than their valuations, in one case shown in the spreadsheet I submitted as part of my protests almost 10 times what the county valued the property at (see second line of spreadsheet). A policy of not referring to asking prices makes sense: an asking price is just that, an ask. In our case, the asking price is "fully furnished", which means there is a vast array of furnishings, including everything from beds to sofas, and dinnerware and linens, not to mention a very expensive and expansive A/V system and other high value items. The bottom line is there have in this process been more than one reference to the asking price and even if it was pertinent, it is not reflective of the value of the house alone.

In response to my protest and the associated increase in valuation, I was also told that the county was upgrading my house condition from "good" to "very good", which is perplexing to me because I've done no improvements on it since the last valuation and no one came to look at it. If anything, it has been the subject of regular wear and tear. The explanation I received was that someone looked online at the listing for our house and saw the pictures. Of course listing pictures, which by definition highlight the best in a property, are no replacement for an actual inspection. Had there been an inspection, I suggest that the county representative would have seen the actual condition. To this point, in the course of a now aborted sale, the prospective buyer had the house professionally inspected and the inspector concluded it was in "fair to good" condition. I am attaching that inspection for the record.

In the same response, I was also told that the "neighborhood adjustment" was reduced from 1.45 to 1.2 based on proximity to County Road 317. This makes me question (1) why is road noise a premium in the first place (I assume 1.2 means 20% higher than something else)? and (2) having been referred to Alpine Meadows with regard to the noise, prompted me to determine the relative road noise myself this morning around 8AM.

As to (1) we just recently had a set of potential buyers cancel a showing because the house was too close to the road, we've had numerous initial inquiries about how close it is to the road, and most recently feedback from a showing that said the buyer wanted something more rural. As to (2), my use of a decibel meter to measure noise this morning indicated a range of 34 to 55 at our house and 24 to 26 at the Alpine Meadows parking lot. Both of the upper numbers reflect actual traffic. Both areas are about the same distance from Crested Butte and offer great views; so what would make us a "1.2"?

In the course of preparing this appeal, I also questioned Ms. McFarland on how the adjustment was made, i.e., what it was based on and how it was done. I was told that this would be explained to me at the hearing, which obviously means I cannot digest, comprehend and question the methodology or its application in what appears to be a 15-minute agenda item. (As an attorney, I'd suggest we have a due process issue on this one.) What I was sent was a 77-page pdf of sales from the upper valley Economic District 6 for comparison purposes, which (1) is virtually impossible to get through and (2) does not even provide what the county has established for actual value for these houses. I requested whatever spreadsheets or databases were used to compile these in one place and was told that the person who had them was off and that I might be able to get them in a week or so (after this appeal was due).

Notwithstanding this lack of coherent (at least to me) data, given that there is clearly some sort of neighborhood adjustment, the data I sent in with the original protest, which analyzes sales and assessments in our immediate area should be pertinent and determinative; and I respectfully request that this again be considered. As noted earlier, the neighborhood adjacent to those properties labeled "Corridor", i.e., Glacier Lilly and Moon Ridge, saw increases generally in the single-digit to mid-teens percentages.

In conclusion, it has been apparent to me for decades, both here in Gunnison County and elsewhere, that the purpose of a periodic assessment is to assure that relative values of properties being taxed are fairly representative of actual value, but more importantly, representative of relative value when

compared to each other. Hence the very appropriate label for the deciding body in these appeals "Board of ***Equalization***." We'd love nothing better than for someone to offer us what the Assessor has determined our value to be for our home, or even more, which is what I believe the market should be. The bottom line is that what is important is that we end up paying our share of taxes, which will certainly not be the case if the Assessor's determination is upheld.

Given the prior assessment, lack of improvements since that assessment, wear and tear, the condition spelled out in the attached inspection and valuation of neighboring properties, I suggest that the county assess our property at $1,555,640 plus 15%, and then make whatever the 1.45 to 1.20 neighborhood adjustment calculates out to be.

Thank you for your consideration.

Respectfully submitted,

Peter G. Esposito

9/16/19

CBOE #368

EXHIBIT B
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Appeal of Assessment

2019 Real Property Notice of Determination: Account No. R012836

EXHIBIT A

CBOE #368

EXHIBIT C
Page 1 of 2

1181 Gothic Corridor (CR317)
PO Box 748
Crested Butte CO 81224
May 31, 2019

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

RE: Protest of Assessor's Valuation - Account #R012836

Dear Ms. McFarland:

Please consider this my formal protest of your 2018 REAL PROPERTY NOTICE OF VALUATION dated May 1, 2019. I am attaching (1) a spreadsheet showing the relative increases and in some cases decreases applicable to improved properties in the "Gothic Corridor" area; and (2) a map showing the increase or decrease for each parcel. As expressed in my earlier emails and in more detail below, I have questions why my property value has increased in your opinion by almost 50%, when others in the area of similar quality and vintage (e.g. in Glacier Lily) are seeing average increases in the single digits and those of higher quality and more recent vintage (e.g., Moon Ridge) appear to average in the mid-teens.

I see no valuation factor that would argue for my property seeing a three- to five-fold greater rise in value over the last 2-year cycle than these others

- **Quality of the Homes:** I can't make sense of this based on quality of construction, materials, design and the like. While my house is nice, it's pretty simple construction and was built very frugally. The two houses across the street are similar, as is the one below, yet we all, with the exception of Rudy and Lois Rozman, got whacked 45% to 69%. Glacier Lilly, which has houses of similar vintage and design saw, with a couple unexplainable outliers, on average single-digit increases. Moon Ridge, with newer and higher quality houses, was -6% to 28%, probably on average mid-teens. The two in Saddle Ridge – both high quality and relatively new were 7% and 20.6%.
- **Views:** The views are all great.
- **Location and County Services:** No one's property has got closer to town or the ski area in the last couple years and the busses we help pay for still don't stop for us. If anything has changed, it has been the traffic noise on CR 317, which continues to increase, and a lot of that is from those same busses. As I recall, this is the most travelled road in the County.

In trying to figure out what it might be driving the inordinate increase in the valuation of my property, I searched for and charted in the attached spreadsheet the relative increases in valuations in other improved properties in the "corridor." In so doing, I decided to map each of the improved parcels and discovered that there seems to be a bullseye on our little neighborhood (see the attached map). The only correlation I can see is the closer one gets to CR 317 and all the traffic noise, the greater percentage

increase and trust me, no one pays extra for that! I can't think of any reason this would be deliberate, so I expect that there is something systematically wrong with the picture with respect to the area within a ¼ mile or so of my house and on the highway.

The most likely suspect was the use of prices from CB proper in our valuations. While I am amazed at the prices in CB proper (walking distances to restaurants/bars and shops, and near free bus routes) I'm not seeing that price rise (or anything close) outside of the town, nor is my realtor. My initial review of the data you have online made me think that most if not all of the "comparables" are from in -town CB. You have told me via email that they were not used. This raises the questions (1) what were? and (2) how are they being applied differently to my property (and those near me) as opposed to Glacier Lily, Saddle Ridge, or Moon Ridge? While I appreciate the transparency online with regard to what others' properties are being valued at, I cannot find anything that shows me what characteristics of my property warrant such a dramatic increase.

The next suspect was the valuation process itself. I expressed my concerns about the basic valuation process in my earlier email, and while you responded very quickly (which I appreciate) I can't say that Mr. Spicer's statement that prices go up and down resolves my basic question:

- The basic valuation process seems to have a do loop/circular aspect to it. As I understand it, properties sold at arm's length early in the process have their prices adjusted to market conditions on the appraisal date. It strikes me that a high-priced sale early in the process then drives a higher priced market value that becomes a multiplier of the multiplier. I know this question is not eloquently worded and perhaps exaggerated, but I think it generally characterizes my concern. Again, am I missing something?

Again, regardless of whether the process itself is flawed, there is no explanation for the "bullseye."

Finally, you mentioned in passing that your valuation is less than our asking price, which is correct. We seem to agree that the county cannot use asking price. Notably, there are two other properties for sale in the Gothic Corridor area, one for almost twice what your valuation is and the other for a whopping five times more.

I know you have a difficult job to do on a massive scale and appreciate your patience and responsiveness. Hopefully, there was simply something in your algorithm that produced this anomalous result for me and my neighbors that can be easily corrected.

Thanks for your consideration,

Peter G Esposito

Attachments

EXHIBIT D
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GOTHIC CORRIDOR IMPROVED PROPERTIES

ParcelID	PropertyAddress	AssessedValue	2018 Actual	Increase/Decrea	recent Sales	Sale Date	Comments
R012757	15 GLACIER LILY WAY, GOTHIC CORRIDOR	797,520	$1,050,560	-24.09%	$775,000	10/23/17 - FEE	
R072122	7 MOON RIDGE LN, GOTHIC CORRIDOR	1,817,390	$1,931,410	-5.90%			Asking $10MM
R012765	2 GLACIER LILY WAY, GOTHIC CORRIDOR	1,539,600	$1,594,390	-3.44%			
R012758	14 GLACIER LILY WAY, GOTHIC CORRIDOR	1,401,790	$1,408,010	-0.44%			
R012776	18 GLACIER LILY WAY, GOTHIC CORRIDOR	1,039,430	$1,027,510	1.16%			
R012774	9 GLACIER LILY WAY, GOTHIC CORRIDOR	1,506,890	$1,485,420	1.45%			
R012770	11 GLACIER LILY WAY, GOTHIC CORRIDOR	1,413,110	$1,345,290	5.04%	$1,395,000	8/30/2013	
R012762	6 GLACIER LILY WAY, GOTHIC CORRIDOR	1,404,070	$1,329,180	5.63%	$1,375,000	11/9/2016	
R012773	10 GLACIER LILY WAY, GOTHIC CORRIDOR	1,510,490	$1,420,070	6.37%			
R012768	20 GLACIER LILY WAY, GOTHIC CORRIDOR	804,870	$755,880	6.48%	$807,500	12/16/2008	
R031961	3 MOON RIDGE LN, GOTHIC CORRIDOR	2,005,810	$1,882,210	6.57%			
R042295	556 SADDLE RIDGE RANCH RD, GOTHIC CORRIDOR	2,865,290	$2,678,450	6.98%			
R012759	3 GLACIER LILY WAY, GOTHIC CORRIDOR	1,305,160	$1,216,820	7.26%			
R012775	8 GLACIER LILY WAY, GOTHIC CORRIDOR	1,388,460	$1,294,420	7.27%			
R031959	1 MOON RIDGE LN, GOTHIC CORRIDOR	1,716,760	$1,559,050	10.12%			
R012767	13 GLACIER LILY WAY, GOTHIC CORRIDOR	1,210,280	$1,097,940	10.23%			
R012755	17 GLACIER LILY WAY, GOTHIC CORRIDOR	1,339,130	1185550	12.95%			
R012764	1 Glacier Lily Way	1,144,600	$1,012,090	13.09%			
R012764	1 GLACIER LILY WAY, GOTHIC CORRIDOR	1,144,600	$1,012,090	13.09%			
R012760	4 GLACIER LILY WAY, GOTHIC CORRIDOR	1,757,290	$1,550,970	13.30%			
R014491	1222 COUNTY ROAD 317 , GOTHIC CORRIDOR	653,090	$565,130	15.56%			
R031963	5 MOON RIDGE LN, GOTHIC CORRIDOR	3,748,720	$3,175,620	18.05%	$3,300,000	4/28/2016	
R014505	44 COUNTY ROAD 317 , GOTHIC CORRIDOR	827,560	$690,030	19.93%			
R031967	9 MOON RIDGE LN, GOTHIC CORRIDOR	2,081,350	$1,732,470	20.14%	$1,950,000	8/10/2017	
R042292	426 SADDLE RIDGE RANCH RD, GOTHIC CORRIDOR	2,653,070	$2,200,500	20.57%			
R031960	2 MOON RIDGE LN, GOTHIC CORRIDOR	2,018,220	$1,669,740	20.87%			
R031965	10 MOON RIDGE LN, GOTHIC CORRIDOR	1,400,390	$1,140,620	22.77%			
R012763	7 GLACIER LILY WAY, GOTHIC CORRIDOR	1,012,180	$823,100	22.97%	$790,000	7/29/2015	
R031966	8 MOON RIDGE LN, GOTHIC CORRIDOR	1,956,030	$1,580,940	23.73%			
R031962	4 MOON RIDGE LN, GOTHIC CORRIDOR	2,881,090	$2,263,620	27.28%	$2,237,000	6/4/2015	
R012840	921 COUNTY ROAD 317 , GOTHIC CORRIDOR	1,252,870	$983,060	27.45%	$1,200,000	9/15/2016	
R012837	COUNTY ROAD 317 , GOTHIC CORRIDOR	259,700	$194,300	33.66%			
R012839	921 COUNTY ROAD 317 , GOTHIC CORRIDOR	259,700	$194,300	33.66%			
R045431	1185 COUNTY ROAD 317 , GOTHIC CORRIDOR	3,544,920	$2,591,440	36.79%			
R012851	36 COUNTY ROAD 317 , GOTHIC CORRIDOR	2,604,120	$1,896,920	37.28%	$854,200	2/23/2010	sale was of lot only
R071238	40 MARIPOSA LN, GOTHIC CORRIDOR	2,430,660	$1,741,110	39.60%			Off Moon Ridge LN, closer to CR 317
R033764	1472 COUNTY ROAD 317 , GOTHIC CORRIDOR	1,712,410	$1,178,710	45.28%			asking 3.2MM
R012836	1181 COUNTY ROAD 317 , GOTHIC CORRIDOR	2,301,130	$1,555,640	47.92%			
R012860	1202 COUNTY ROAD 317 , GOTHIC CORRIDOR	1,302,700	$871,810	49.42%	$1,150,000	11/30/2007	
R012861	1200 COUNTY ROAD 317 , GOTHIC CORRIDOR	1,578,450	$1,023,190	54.27%	$525,000	11/20/2009	
R012838	1071 COUNTY ROAD 317 , GOTHIC CORRIDOR	1,189,760	$711,550	67.21%			
R012862	1020 COUNTY ROAD 317 , GOTHIC CORRIDOR	892,540	$529,210	68.66%			
R012761	5 GLACIER LILY WAY, GOTHIC CORRIDOR	2,037,950	$1,080,120	88.68%	$815,000	8/4/2015	Makes no sense; only thing of note is that it went from 1.5MM to 1MM in last round
R031964	6 MOON RIDGE LN, GOTHIC CORRIDOR	2,710,300	new constr.	#VALUE!			
R045212	12 GLACIER LILY WAY, GOTHIC CORRIDOR	736,710	partial constr	#VALUE!			
R071240	27 MARIPOSA LN, GOTHIC CORRIDOR	2,807,610	partial constr	#VALUE!			
R072121	176 FOXTROT TRL, GOTHIC CORRIDOR	3,588,340	new constr	#VALUE!			

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EXHIBIT F
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Appeal of Assessment

2019 Real Property Notice of Determination: Account No. R012836

EXHIBIT B

CBOE #368

EXHIBIT G5
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From: Kristy Mcfarland [mailto:KMcfarland@gunnisoncounty.org]
Sent: Thursday, August 22, 2019 10:42 AM
To: Peter Esposito
Cc: David Baumgarten
Subject: RE: New Valuation

Peter,

The value we have on your property is $2.7. You have it listed for $2.8. We have specific standards by which we categorize quality and condition, and these standards are applied equally to all properties in the county. The descriptions and photos in your listing place your home solidly as very good quality and condition.

During the course of reviewing your appeal, the neighborhood adjustment was reduced from 1.45 to 1.2 due to the proximity of the busy road. When you attend the appeal hearing, the appraiser can explain in greater detail.

For more information on the sales comparison appraisal approach, please refer to our website: https://www.gunnisoncounty.org/671/How-Property-is-Valued and the 2019 Assessor's Report that was included with your NOV: https://www.gunnisoncounty.org/Archive.aspx?AMID=62

Regards,

Kristy

Kristy McFarland
Gunnison County Assessor
221 N. Wisconsin St., Suite A
Gunnison, CO 81230
phone - 970.641.1085
http://www.gunnisoncounty.org/132/Assessors-Office

From: Peter Esposito <pesposito@cbcatalysts.com>
Sent: Tuesday, August 20, 2019 7:32 PM
To: Kristy Mcfarland <KMcfarland@gunnisoncounty.org>
Cc: David Baumgarten <DBaumgarten@gunnisoncounty.org>
Subject: RE: New Valuation

Thanks for the quick response Kristy. Do you have a detailed description of how the sales comparison approach was actually applied? I'm clueless what an NBHD is – guessing it is the neighborhood? I'm assuming the 1.2 means 120% of whatever the average is????

And, FYI, the property is not listed for $3 million, it is $2.795, furnished and as you know, that is an asking price. We recently had an inspection that said the house is in "fair to good " condition, which I will provide with the appeal.

Thanks, Peter

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EXHIBIT G
Page 2 of 5

From: Kristy Mcfarland [mailto:KMcfarland@gunnisoncounty.org]
Sent: Tuesday, August 20, 2019 5:21 PM
To: Peter Esposito
Cc: David Baumgarten
Subject: RE: New Valuation

Hi Peter,
You will want to follow the appeal directions on the back side of your notice of determination.

As noted in my initial email below, residential properties are valued with the sales comparison appraisal approach. The link to all the sales used to value your property is located in my initial email to you. I have also attached a copy to this email.

Here are the notes in your account:
"Changed NBHD to 1.20 based on comparison to land study. Proximity to Hwy is an issue relative to Alpine Meadows. Changed quality to Very Good and condition to Very Good. Currently listed at $3m"

Regards,

Kristy

Kristy McFarland
Gunnison County Assessor
221 N. Wisconsin St., Suite A
Gunnison, CO 81230
phone - 970.641.1085
http://www.gunnisoncounty.org/132/Assessors-Office

From: Peter Esposito <pesposito@cbcatalysts.com>
Sent: Tuesday, August 20, 2019 5:00 PM
To: Kristy Mcfarland <KMcfarland@gunnisoncounty.org>
Cc: David Baumgarten <DBaumgarten@gunnisoncounty.org>
Subject: RE: New Valuation

Hi Kristy: As you might know, I just received the valuation on my home and it went up $400k+. In that the decision I received was totally devoid of details, I'd like to appeal. In order to prepare my appeal, I respectfully request everything that went into that decision, e.g., all notes, emails, meeting agendas, minutes, etc. and any other specifics on how you got there. The house is still for sale (furnished) and no one came to visit it, best I can tell.

Thanks, Peter

From: Kristy Mcfarland [mailto:KMcfarland@gunnisoncounty.org]
Sent: Thursday, May 30, 2019 4:34 PM
To: Peter Esposito
Subject: RE: New Valuation

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EXHIBIT G
Page 3 of 5

Hi Peter,
You are correct, we can only analyze sales to determine values. My point was that if your sales price is higher than our value, surely our value must be accurate or even low. ☺
Kristy

From: Peter Esposito <pesposito@cbcatalysts.com>
Sent: Thursday, May 30, 2019 2:08 PM
To: Kristy Mcfarland <KMcfarland@gunnisoncounty.org>
Subject: RE: New Valuation

Thanks for the quick response Kristy. I am preparing a more detailed appeal. I found your note on my asking price interesting for two reason: (1) I recall last time through the process that I used asking prices for comparable properties as a point of reference and was told asking prices were not relevant and (2) the property has been for sale on and off since around 2012 and we've had one offer, almost exactly 2 years ago, for $750,000.

Thanks again, Peter

From: Kristy Mcfarland [mailto:KMcfarland@gunnisoncounty.org]
Sent: Wednesday, May 29, 2019 4:07 PM
To: Peter Esposito
Subject: RE: New Valuation

Dear Peter,

We have received your inquiry regarding your property, account R012836, and have initiated an appeal for your 2019 property value. Our appraisers will review your property's records together with the information you provided and a notice of determination (NOD) will be sent to you no later than August 15, 2019. It's likely that an appraiser will want to visit your property sometime this summer when you are there; if so they will call you to set up an appointment. We do note that the value we have on your property is less than your listing price.

The Town of CB is in a different economic area, so none of the in-town sales would be used as comparables for your property. The sales to establish your property value used are in the link below. Location is definitely one of the many attributes we track, in addition to view, square footage construction quality, etc. With respect to your question about time adjustments, here is how William Spicer, senior analyst, describes it: Changes in market conditions tend to be elastic – meaning that they typically exhibit a consistent percentage change over time. Therefore applying the percentage change per month to all sales, regardless of their dollar value, is the appropriate way to estimate what the sales price would have been on the appraisal date.

For property tax purposes, Colorado assessor's offices reappraise every odd-numbered year. 2019 is a reappraisal year and establishes the 2019 and 2020 values. The appraisal date for 2019 and 2020 values is **June 30, 2018**. The Assessor's Office uses a technique called mass appraisal to establish property values. In mass appraisal, a large set of property sales (for example, all sales of residential

properties in the upper East River valley) are analyzed together to determine how characteristics such as location, size, age and construction quality influence sales price. Out of this analysis, a mathematical model (or formula) is developed, which is then used to calculate a market value for all properties of the same type in the same geographic area.

Information about Gunnison County's assessment and appeals process can be found on our website: http://www.gunnisoncounty.org/665/Assessment-Process

Please don't hesitate to contact us if you have any questions, or would like help navigating the website.

Kind regards,
Kristy

Kristy McFarland
Gunnison County Assessor
221 N. Wisconsin St., Suite A
Gunnison, CO 81230
phone - 970.641.1085
http://www.gunnisoncounty.org/132/Assessors-Office

From: Peter Esposito <pesposito@cbcatalysts.com>
Sent: Wednesday, May 29, 2019 10:40 AM
To: Assessor <Assessor@gunnisoncounty.org>
Subject: FW: New Valuation

Sorry – typo on original email...

From: Peter Esposito
Sent: Tuesday, May 28, 2019 11:38 AM
To: 'assessor@gunnisoncountv.org'
Subject: New Valuation

Hi Kristy:

I'm probably not the first to write about a 50% increase in my valuation. While I plan on protesting, I don't want to waste anyone's time pursuing or using the wrong facts.

My house, as I think you know, is in the county half way between CB and Mt. CB. While I am amazed at the prices in CB proper (walking distances to restaurants/bars and shops, and near free bus routes) I'm not seeing that price rise (or anything close) outside of the town, nor is my realtor. It appears, however, from the spreadsheets, that most if not all of the "comparables" are from in -town CB. The process in the link below does not mention adjustments for location, at least between what is obviously a very hot market (CB proper) versus a not at all hot market – mine. Am I missing something?

CBOE #368

EXHIBIT G
Page 5 of 5

Also: re: https://www.gunnisoncounty.org/665/Assessment-Process

- The basic valuation process seems to have a do loop/circular aspect to it. As I understand it, properties sold at arm's length early in the process have their prices adjusted to market conditions on the appraisal date. It strikes me that a high-priced sale early in the process then drives a higher priced market value that becomes a multiplier of the multiplier. I know this question is not eloquently worded and perhaps exaggerated, but I think it generally characterizes my concern. Again, am I missing something?
- Is there detailed documentation of how the comparables are actually applied to specific properties such as mine? I've found some fairly general materials, but nothing specific.

Thanks,

Peter G. Esposito, Principal
Crested Butte Catalysts LLC
PO Box 668
1181 Gothic Corridor (CR 317)
Crested Butte, CO 81224
(Cell) 970.209.3071
(CB) 970.349.2080
(AZ) 520.308.5141
(F) 505.715.5551
pesposito@cbcatalysts.com

CBOE #366

EXHIBIT H
Page 1 of 1

Appeal of Assessment

2019 Real Property Notice of Determination: Account No. R012836

EXHIBIT C

CBOE # 368

EXHIBIT F
Page 1 of 42

Anthracite Home Inspection LLC

Property Inspection Report

1181 County Road 317, Crested Butte , CO 81224

[redacted]

Date of Inspection: 8/1/2019 Time: 10 AM
Age of Home: 1995 Size: Appx. 6900 Sq. Ft.
Weather: 60 Deg. Cloudy

Inspector: Dan Carson
877 Chekwa Trail, Gunnison, CO 81230
Phone: 970-275-2073
Email: jdaniel@pcrs.net

CBOE #368

EXHIBIT I
Page 2 of 42

Report Summary

This is a 5 bedroom, 6 bath single family home, built in 1994 and approximately 6900 square feet. The home is in fair to good condition, overall, with some items that need attention. The exterior areas and stucco are good with some minor repairs needed to the stucco to maintain a watertight barrier. The roof shows some wear to the valley areas with some repairs needed to the panels. The decking shows some heavy wear to the recycled decking materials and possible failure of the joists under the South valleys from falling snow/ ice. The deck structure is hidden from view by metal panels and should have some evaluation to determine if any joists are compromised. There are loose stair posts, missing spindles and broken plexiglass and the copper bar countertop is not finished. These areas also will need some evaluation for repair. There is a solar hot water assist system that is functioning with the support structure for the panels needing evaluation as the posts have gotten moved due to heavy snow movement. The South patio concrete slabs show some cracking and settling and should have any gaps and cracks sealed to help keep water from working under the concrete. There are 2 types of heating systems, forced air and hydronic. The last service tag for the forced air system appears to be dated 2006 with some staining noted inside the right unit from the humidity portion. The display on the hydronic unit reads "service due" as well so both systems should have a service call. The interior is in good shape, generally, with some bedroom and interior awning windows needing repair to operate easily and 2 ceiling fans that need repair to the switches for full operation. The indoor hot tub is not operational due to a leak and will need evaluation. As a whole, the structure and systems appeared to be in good condition at the time of the inspection. Most components were fine, showing some typical age and the decking and roof the main areas that will need some evaluation.

CBOE #368

EXHIBIT I
Page 3 of 42

Inspection Details

1. Attendance

In Attendance: Seller present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished, The utilities were on at the time of inspection., Moderate to heavy personal and household items observed.

Interior Areas

1. Bar

Good	Fair	Poor	N/A	None
X				

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations: Operated normally when tested at time of inspection.

4. Closets

Good	Fair	Poor	N/A	None
X				

5. Door Bell

Good	Fair	Poor	N/A	None
X				

6. Doors

Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

8. Security Bars

Good	Fair	Poor	N/A	None
			X	

9. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations: Hard wired smoke detector(s) noted; dated 2015., Hard wired CO detector(s) noted., Smoke/ CO detectors are tied in to security system. Alarm contractor should check on a regular basis., Manufacturers recommend replacing smoke/ CO detectors every 7-10 years. I recommend photoelectric smoke sensor technology.

10. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

11. Window-Wall AC or Heat

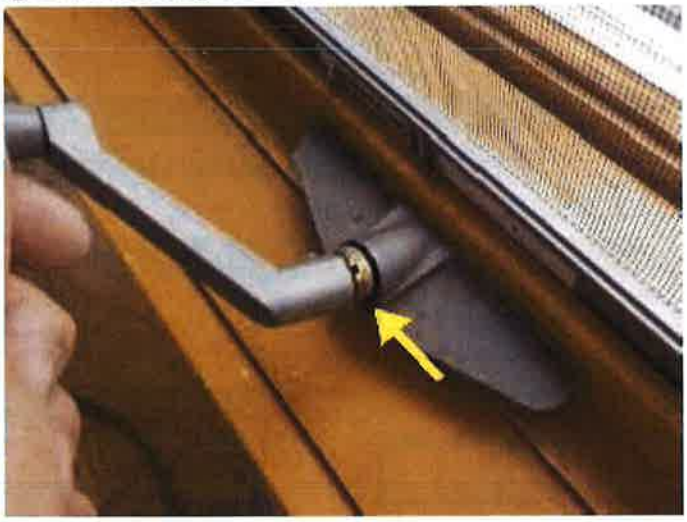
Good	Fair	Poor	N/A	None
			X	

12. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed casement window(s) noted., Wood framed fixed window(s) noted., Wood framed awning window(s) noted.
Observations:
- One awning window in game room needs adjustment to operate.
- Loose crank noted on Living room awning window.

One awning window in game room needs adjustment to operate.



Loose crank noted on Living room awning window.

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted., There are wood tongue & groove ceilings noted.

14. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:
- Loose weatherstripping noted on West patio door.
- Hot tub deck door handle needs to be tightened.

CBOE # 366
EXHIBIT I
Page 5 of 42

Loose weatherstripping noted on West patio door.

15. Screen Doors

Good	Fair	Poor	N/A	None
X				

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted., There are wood tongue & groove boards noted., Stone around fireplace.
Observations:
• One crack noted below Southeast valley. Repair and monitor for further movement.

One crack noted below Southeast valley. Repair and monitor for further movement.

17. Fireplace

Good	Fair	Poor	N/A	None
X				

Locations: Living Room
Materials: Wood burning insert noted.
Observations:
• Have chimney inspected and cleaned on a regular basis by qualified contractor.
• Glass door handle has been burned.

Glass door handle has been burned.

18. Floors

Good	Fair	Poor	N/A	None
X				

Materials: Wood flooring noted., Tile flooring noted., Carpet noted.

Bedrooms

1. Locations

Locations: Main floor West Bedroom, Downstairs Southeast bedroom, Upstairs Southeast, Upstairs Northeast, Top floor East bedroom.

2. Bar

Good	Fair	Poor	N/A	None
			X	

3. Cabinets

Good	Fair	Poor	N/A	None
			X	

4. Ceiling Fans

Good	Fair	Poor	N/A	None
X	X			

Observations:
- Wall switch for ceiling fan in upstairs Master bedroom did not fully operate. Recommend evaluation for repair.
- Ceiling fan in upstairs Southeast bedroom would not turn on. Recommend evaluation for repair.

CBOE #368

EXHIBIT Page 7 of 42

Wall switch for ceiling fan in upstairs Master bedroom did not fully operate. Recommend evaluation for repair.

5. Closets

Good	Fair	Poor	N/A	None
X				

6. Doors

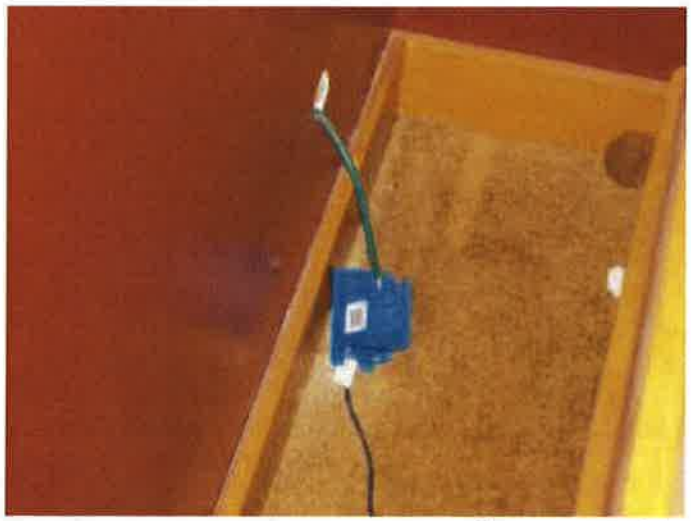
Good	Fair	Poor	N/A	None
X				

7. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Junction box for internet needs to be put in wall in upstairs East bedroom.



Junction box for internet needs to be put in wall in upstairs East bedroom.

8. Fireplace

Good	Fair	Poor	N/A	None
			X	

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

10. Security Bars

Good	Fair	Poor	N/A	None
			X	

11. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:
- Hard wired smoke detector(s) noted; dated 2015.

12. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

13. Window-Wall AC or Heat

Good	Fair	Poor	N/A	None
			X	

14. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed casement window(s) noted.
Observations:
- Upstairs East bedroom windows need repair to operate.
- Loose weatherstripping noted on top floor bedroom window. Repair as needed.

Upstairs East bedroom windows need repair to operate.

15. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are wood tongue & groove ceilings noted.

16. Patio Doors

Good	Fair	Poor	N/A	None
X				

17. Screen Doors

Good	Fair	Poor	N/A	None
			X	

Bathroom

1. Locations

Locations: Upstairs Hall Bathroom • Upstairs Master Bathroom • Main floor bathroom. • Downstairs Full bath • Downstairs half bath • Garage

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
- Copper
- Solid surface tops noted.

5. Doors

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
- GFCI tested and functioned properly.

8. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
- Bath fan(s) vented to the exterior.

9. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Tile floors noted. • Wood flooring noted.

10. Heating

Good	Fair	Poor	N/A	None
X				

11. Mirrors

Good	Fair	Poor	N/A	None
X				

12. Plumbing

Good	Fair	Poor	N/A	None
X	X			

Observations:
- Dripping noted from copper sink in half bath. Recommend repair.

Dripping noted from copper sink in half bath. Recommend repair.

13. Security Bars

Good	Fair	Poor	N/A	None
			X	

14. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
- Master shower head drips at connections.

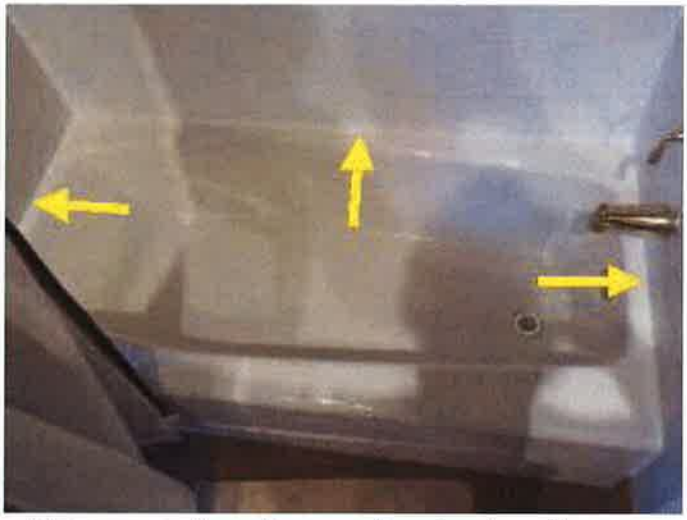
Master shower head drips at connections.

15. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
- Tile walls noted.
- Recommend caulk around perimeter of tubs in downstairs and upstairs baths.

Recommend caulk around perimeter of tubs in downstairs and upstairs baths.



Recommend caulk around perimeter of tubs in downstairs and upstairs baths.

16. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:
- Whirlpool tub(s) observed. Tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage.
- Debris was ejected from the jets during operation. Recommend having circulation system thoroughly cleaned & sanitized prior to use.
- Loose tub spout noted in upstairs hall bath.

Loose tub spout noted in upstairs hall bath.

17. Enclosure

Good	Fair	Poor	N/A	None
X				

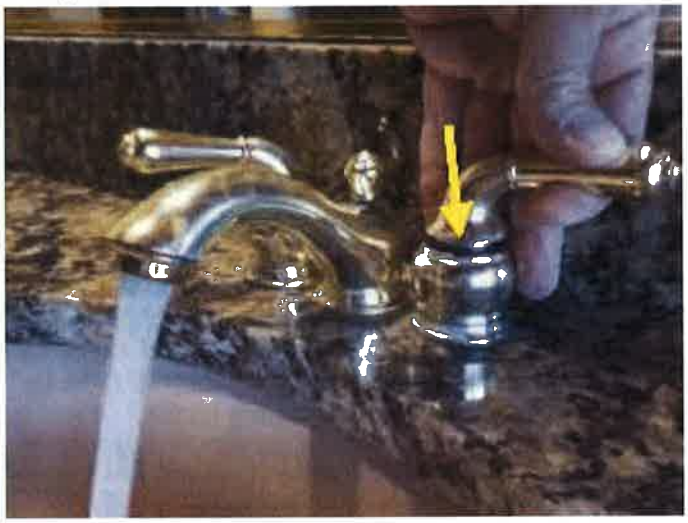
Observations:
- Curtain(s) present.
- A tempered glass enclosure is noted.

18. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
- Copper faucet and sink need to be tightened to counter deck in half bath.
- Stopper didn't operate on main floor bath sink.
- Loose faucet handle noted in upstairs bath.

Copper faucet and sink need to be tightened to counter deck in half bath.



Loose faucet handle noted in upstairs bath.

19. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:
- Stain noted under water supply of main floor bath toilet. Monitor for any dripping.

Stain noted under water supply of main floor bath toilet. Monitor for any dripping.

20. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed casement window(s) noted.
Observations:
• Sashes & sills are dry. Recommend sanding & sealing as necessary.

21. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • Wood tongue & groove walls noted.

Kitchen

1. Cabinets

Good	Fair	Poor	N/A	None
X				

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
• Solid surface tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated normally at the time of inspection. No leaks detected.

4. Doors

Good	Fair	Poor	N/A	None
			X	

5. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated - appeared functional at time of inspection.

6. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:
- Operated when tested.

7. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:
- Gas cook top noted.

8. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
- Wall oven(s) noted.
- Oven(s): Electric
- Oven(s) operated when tested.

9. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
- Trim ring is loose on Kitchen faucet.

Trim ring is loose on Kitchen faucet.

10. Drinking Fountain

Good	Fair	Poor	N/A	None
			X	

11. Spray Wand

Good	Fair	Poor	N/A	None
X				

Observations:
- The spray wand was operated and was functional.
- Drip noted from handle connection. Recommend tightening.

Drip noted from handle connection. Recommend tightening.

12. Hot Water Dispenser

Good	Fair	Poor	N/A	None
			X	

13. Soap Dispenser

Good	Fair	Poor	N/A	None
			X	

14. Trash Compactor

Good	Fair	Poor	N/A	None
X				

Observations:
- Functioned and operated normally when tested.

15. Vent Condition

Good	Fair	Poor	N/A	None
X				

Type: Down draft style noted.
Observations:
- Operated normally.

16. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed casement window(s) noted.

17. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood flooring noted.
Observations:
- Staining noted in front of dishwasher. No leaks detected.

Staining noted in front of dishwasher. No leaks detected.

18. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
- Limited review due to personal property stored in undersink cabinet.

19. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

20. Security Bars

Good	Fair	Poor	N/A	None
			X	

21. Patio Doors

Good	Fair	Poor	N/A	None
			X	

22. Screen Doors

Good	Fair	Poor	N/A	None
			X	

23. Electrical

Good	Fair	Poor	N/A	None
X				

24. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
- GFCI in place and operational.

25. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

26. Water Filter

Good	Fair	Poor	N/A	None
			X	

27. Refrigerator

Good	Fair	Poor	N/A	None
X				

Laundry

1. Locations

Locations: Main floor.

2. Cabinets

Good	Fair	Poor	N/A	None
X				

3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
- Plastic laminate tops noted.

4. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:
- Dryer vents to the exterior.

5. Electrical

Good	Fair	Poor	N/A	None
X				

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
- GFCI in place and operational.

7. Exhaust Fan

Good	Fair	Poor	N/A	None
			X	

8. Gas Valves

Good	Fair	Poor	N/A	None
X				

9. Wash Basin

Good	Fair	Poor	N/A	None
X				

10. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Wood framed casement window(s) noted.

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Tile floor noted.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

14. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

15. Security Bars

Good	Fair	Poor	N/A	None
			X	

16. Doors

Good	Fair	Poor	N/A	None
X				

17. Washer/ Dryer

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated normally at time of inspection.

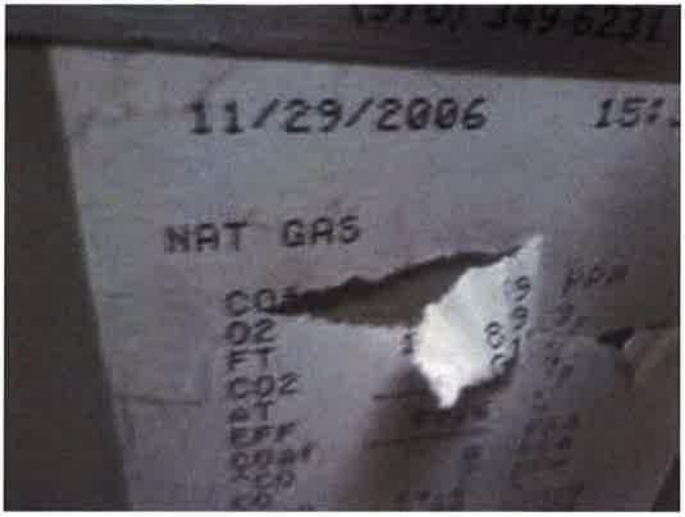
Heat/AC

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Location: Both units located in first floor hall closets.
Type: Gas fired forced hot air. • Gas fired Hydronic boiler. • "Staple- up" floor heat noted.
Observations:
• Units operated normally at the time of the inspection.
• Hydronic system is reading "service due". Recommend having both systems checked for optimum efficiency.
• Last visible service tag on forced air systems dated 2006.

Hydronic system is reading "service due". Recommend having both systems checked for optimum efficiency.



Last visible service tag on forced air systems dated 2006.

2. Heater Base

Good	Fair	Poor	N/A	None
X				

3. Enclosure

Good	Fair	Poor	N/A	None
X	X			

Observations:
- Staining/ corrosion noted in Right hand unit from humidity system. No current leaking noted and monitor for further issues.

Staining/ corrosion noted in Right hand unit from humidity system. No current leaking noted and monitor for further issues.

4. Venting

Good	Fair	Poor	N/A	None
X				

Observations:
- PVC venting noted.

5. Gas Valves

Good	Fair	Poor	N/A	None
X				

6. Refrigerant Lines

Good	Fair	Poor	N/A	None
			X	

7. AC Compress Condition

Good	Fair	Poor	N/A	None
			X	

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:
• Dedicated air supply noted.

9. Registers

Good	Fair	Poor	N/A	None
			X	

10. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside heater cabinet.
Observations:
• Recommend inspecting filter(s) at least monthly during heating season and cleaning/ replacing as required.

11. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:
• Digital - programmable type.

12. TPRV Condition

Good	Fair	Poor	N/A	None
X				

Materials: Present
Observations:
• No issues noted.

13. Conditions

Good	Fair	Poor	N/A	None
			X	

Water Heater

1. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Heat exchange/ indirect.
Location: Located in the mechanical room.
Observations:
• Tank appears to be in satisfactory condition; installed 2018.

2. Base

Good	Fair	Poor	N/A	None
X				

3. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

4. Combustion

Good	Fair	Poor	N/A	None
			X	

5. Venting

Good	Fair	Poor	N/A	None
			X	

6. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:
• Appears to be in satisfactory condition – no concerns.

7. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
• 113 gallons plus solar storage.

8. Gas Valve

Good	Fair	Poor	N/A	None
			X	

9. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper
Observations:
• No deficiencies observed at the visible portions.

10. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: Copper

11. Strapping

Good	Fair	Poor	N/A	None
			X	

Garage

1. Roof Condition

Good	Fair	Poor	N/A	None
			X	

Materials: Flat deck roof.
Materials: Flat roof; rubber membrane.
Observations:
• Unable to assess due to decking.

2. Walls

Good	Fair	Poor	N/A	None
X				

Observations:
- Drywall walls present.
- Heavy volume of personal items in garage block complete inspection of all floor, wall and ceiling areas.

3. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:
- The anchor bolts were not visible, obscured by drywall.

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Painted concrete floors noted.
Observations:
- Crack noted by exterior door.

Crack noted by exterior door.

5. Rafters & Ceiling

Good	Fair	Poor	N/A	None
X				

Observations:
- Drywall ceiling noted.
- Evidence of past leaking noted. Monitor for further water intrusion.

Evidence of past leaking noted. Monitor for further water intrusion.

6. Electrical

Good	Fair	Poor	N/A	None
X				

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
- GFCI in place and operational.

8. 240 Volt

Good	Fair	Poor	N/A	None
X				

9. Exterior Door

Good	Fair	Poor	N/A	None
X				

10. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:
- Fire rated door noted.
- Functioned properly.
- Striker plate needs tightening.

Striker plate needs tightening.

11. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: Sectional door(s) noted.
Observations:
- No deficiencies observed.

12. Garage Door Parts

Good	Fair	Poor	N/A	None
X				

13. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:
- Chain drive opener(s) noted.
- Belt drive opener(s) noted.
- Chain drags on West tall door when opening.

14. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X				

Observations:
- Eye beam system present and operating.
- Pressure reverse operational.

15. Ventilation

Good	Fair	Poor	N/A	None
			X	

16. Vent Screens

Good	Fair	Poor	N/A	None
			X	

17. Cabinets

Good	Fair	Poor	N/A	None
X				

18. Counters

Good	Fair	Poor	N/A	None
X				

19. Wash Basin

Good	Fair	Poor	N/A	None
X	X			

Observations:
- Sink is loose; suggest securing to the wall as necessary.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Main Panel: North side of the house.
Sub-panel: Located in storage locker room.
Observations:
- No major system, safety or function concerns noted at time of inspection at panel box.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
- 3- 200 Amp breakers.

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:
- 3
- Old well pump.
- Generator.
- Landscaping Christmas lights.
- Seller advised generator setup needs to be updated.

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
- There is an underground service lateral noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.
Observations:
- All of the circuit breakers appeared serviceable.

6. Fuses

Good	Fair	Poor	N/A	None
			X	

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Inspected from ground level.
Materials: Metal roofing noted.
Observations:
- Some roofing screws loose. Recommend tightening as needed.
- Roofing in valleys has some damage from snow and ice accumulation and removal. Repairs noted and monitor for any needed after each Winter.

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2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
X				

4. Sky Lights

Good	Fair	Poor	N/A	None
			X	

5. Spark Arrestor

Good	Fair	Poor	N/A	None
X				

6. Vent Caps

Good	Fair	Poor	N/A	None
X				

Observations:
- PVC plumbing vents noted.

7. Gutter

Good	Fair	Poor	N/A	None
			X	

Attic

1. Access

Good	Fair	Poor	N/A	None
			X	

Observations:
• Due to the cathedral construction design of this house, the space between the ceiling and roof was not visually inspected, as this area is not visible or accessible to the inspector. If client has concerns regarding this area of the home, a specialist should be contacted for further evaluation and information.

2. Structure

Good	Fair	Poor	N/A	None
X				

Observations:
• Visible interior portions appeared to be in good condition.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
• Under eave soffit inlet vents noted.
• Ridge exhaust venting noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

5. Duct Work

Good	Fair	Poor	N/A	None
			X	

6. Electrical

Good	Fair	Poor	N/A	None
			X	

7. Attic Plumbing

Good	Fair	Poor	N/A	None
			X	

8. Insulation Condition

Good	Fair	Poor	N/A	None
			X	

9. Chimney

Good	Fair	Poor	N/A	None
			X	

10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:
• Bath fan(s) vent to exterior.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:
- Aluminum clad windows noted.
- Loose weatherstripping noted on loft window.

Loose weatherstripping noted on loft window.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: EIFS - Exterior Insulation and Finish Systems- AKA synthetic stucco. • Wood soffit & facia noted.

4. Soffit & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint/ Stain

Good	Fair	Poor	N/A	None
X				

6. Stucco

Good	Fair	Poor	N/A	None
X				

Observations:
- EIFS - Exterior Insulation and Finish Systems- AKA synthetic stucco.
- A few areas of minor damage noted that need repair/ sealing.

A few areas of minor damage noted that need repair/ sealing.

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A few areas of minor damage noted that need repair/ sealing.

Foundation

1. Slab Foundation

Good	Fair	Poor	N/A	None
			X	

2. Foundation Perimeter

Good	Fair	Poor	N/A	None
X				

Observations:
- Visible exterior portions appeared to be in good condition.

3. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:
- Concrete walls & footers noted.

4. Cripple Walls

Good	Fair	Poor	N/A	None
			X	

5. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
- Screened openings noted.
- Recommend opening during Summer and sealing well during Winter to prevent freezing of pipes.

6. Vent Screens

Good	Fair	Poor	N/A	None
X				

7. Access Panel

Good	Fair	Poor	N/A	None
X				

8. Posts and Girders

Good	Fair	Poor	N/A	None
X				

Observations:
- Support Material: Wood
- Beam Material: Wood
- Concrete piers

9. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:
- Plywood sheathing sub floor noted.

10. Anchor Bolts

Good	Fair	Poor	N/A	None
			X	

Observations:
- Not visible for inspection due to framing methods.

11. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

12. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
- Appeared functional at time of inspection.

13. Sump Pump

Good	Fair	Poor	N/A	None
			X	

14. Ducting

Good	Fair	Poor	N/A	None
X				

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Concrete driveway noted. • Asphalt driveway noted. • No sidewalk noted.

Observations:

- Common cracking noted to concrete.
- Asphalt has some deterioration in areas and needs sealing to prolong the lifespan of materials.

Asphalt has some deterioration in areas and needs sealing to prolong the lifespan of materials.

2. Grading

Good	Fair	Poor	N/A	None
X				

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- Heavy volume of personal belongings and debris noted by storage unit and North property line.

Heavy volume of personal belongings and debris noted by storage unit and North property line.

Heavy volume of personal belongings and debris noted by storage unit and North property line.

4. Gate Condition

Good	Fair	Poor	N/A	None
			X	

5. Patio and Porch Deck

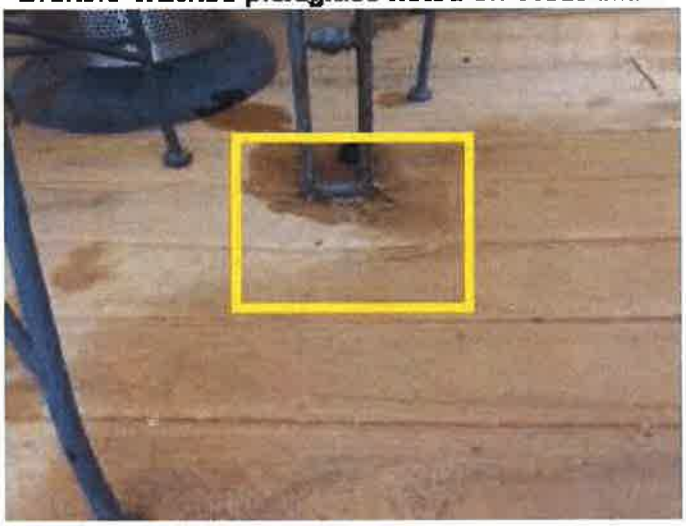
Good	Fair	Poor	N/A	None
	X	X		

Observations:
- Concrete patio slabs are cracked and have settled. Repair/ replace as needed.
- Recycled decking shows heavy wear and deterioration. Recommend evaluation for replacement.
- Could not evaluate deck structure.
- Decking shows heavy wear and possible failure of joists under South roof valleys. Recommend evaluation.
- Broken/ cracked plexiglass noted on West deck.
- Unmortared tiles on East side are cracked.

Broken/ cracked plexiglass noted on West deck.

Broken/ cracked plexiglass noted on West deck.

Recycled decking shows heavy wear and deterioration. Recommend evaluation for replacement.



Recycled decking shows heavy wear and deterioration. Recommend evaluation for replacement.

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Recycled decking shows heavy wear and deterioration. Recommend evaluation for replacement.

Decking shows heavy wear and possible failure of joists under South roof valleys. Recommend evaluation.

Unmortared tiles on East side are cracked.

Concrete patio slabs are cracked and have settled. Repair/ replace as needed.

Concrete patio slabs are cracked and have settled. Repair/ replace as needed.

Decking shows heavy wear and possible failure of joists under South roof valleys. Recommend evaluation.

6. Stairs & Handrail

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Loose stair posts noted. Recommend tightening as needed.
- Missing spindle rods noted on West railing.
- Damaged stringer noted on stairs leading to South lawn.
- Upper East deck should have a railing.

Damaged stringer noted on stairs leading to South lawn.

Loose stair posts noted. Recommend tightening as needed.

Missing spindle rods noted on West railing.

Upper East deck should have a railing.

7. Grounds Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- Missing outlet cover noted on lighting post in South yard.
- Broken conduit noted on lighting receptacle on West side of West deck. Recommend repair to protect wiring.
- Outdoor hot tub operational.
- Outdoor bar grill would not self ignite.
- Indoor hot tub not operational. Owner advised it leaks.

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Broken conduit noted on lighting receptacle on West side of West deck. Recommend repair to protect wiring.

Outdoor hot tub operational.

Indoor hot tub not operational. Owner advised it leaks.

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
- GFCI in place and operational.

9. Main Gas Valve Condition

Good	Fair	Poor	N/A	None
X				

Materials: East side of house.

10. Plumbing

Good	Fair	Poor	N/A	None
X	X			

Materials: PVC piping noted.
Observations:
- Outdoor bar ice maker is dripping at the base.

Outdoor bar ice maker is dripping at the base.

11. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:
- Common association water supply noted.

12. Pressure Regulator

Good	Fair	Poor	N/A	None
				X

Observations:
- No pressure regulator noted.
- Water meter noted.

13. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: East side of house

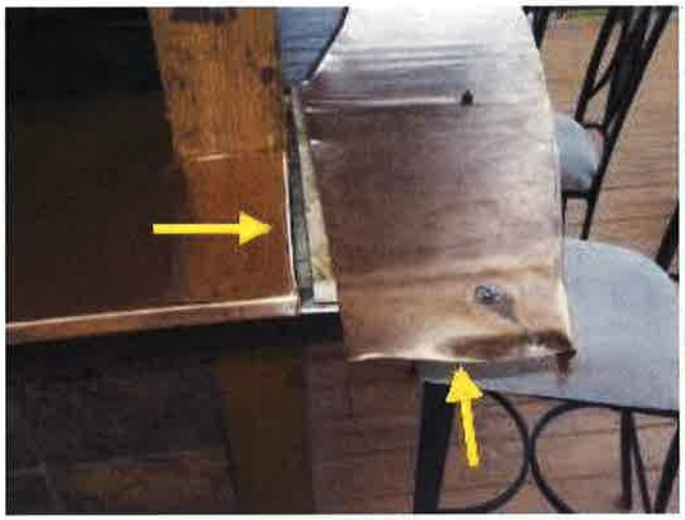
14. Balcony

Good	Fair	Poor	N/A	None
X				

15. Patio Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
- Outdoor bar counter is not finished.
- Outdoor tabletops are cracked.



Outdoor bar counter is not finished.

Outdoor tabletops are cracked.

Outdoor tabletops are cracked.

16. Patio and Porch Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Metal roofing noted.

17. Fence/ Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Boulder retaining walls noted.
Observations:
- Support structure for solar panels needs evaluation for repair.

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Support structure for solar panels needs evaluation for repair.

Support structure for solar panels needs evaluation for repair.

Support structure for solar panels needs evaluation for repair.

Support structure for solar panels needs evaluation for repair.

18. Sprinklers

Good	Fair	Poor	N/A	None
X				

Observations:

- Home is equipped with an underground sprinkler system. Recommend client consult with home owner for operation instructions and proper winterizing information. Did not test.

Home is equipped with an underground sprinkler system. Recommend client consult with home owner for operation instructions and proper winterizing information. Did not test.

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Crawlspace noted.
Observations:
- No stains or evidence of moisture penetration observed.

2. Insulation

Good	Fair	Poor	N/A	None
X				

Observations:
- Sternwall is insulated.
- Rim joist is insulated.
- Sub- floor is insulated.

3. Windows

Good	Fair	Poor	N/A	None
			X	

4. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: Appeared functional at time of inspection.
Observations:
- PVC
- Copper
- Pex
- Storage tank not in use.
- Well pressure tank and disinfection system not operational.

Storage tank not in use.

Well pressure tank and disinfection system not operational.

5. Basement Electric

Good	Fair	Poor	N/A	None
			X	

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
- GFCI in place and operational.

7. Access

Good	Fair	Poor	N/A	None
X				

Location: Locker storage area.

8. Stairs

Good	Fair	Poor	N/A	None
			X	

9. Railings

Good	Fair	Poor	N/A	None
			X	

10. Slab Floor

Good	Fair	Poor	N/A	None
			X	

11. Finished Floor

Good	Fair	Poor	N/A	None
			X	

12. Drainage

Good	Fair	Poor	N/A	None
X				

13. Sump Pump

Good	Fair	Poor	N/A	None
			X	

14. Framing

Good	Fair	Poor	N/A	None
X				

Observations:
- Appeared functional.

15. Subfloor

Good	Fair	Poor	N/A	None
X				

Observations:
- Limited review due to insulation.

16. Columns

Good	Fair	Poor	N/A	None
X				

Observations:
- Wood columns noted.

17. Piers

Good	Fair	Poor	N/A	None
X				

Observations:
- Concrete piers noted.

18. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

Water Softener

1. Condition

Good	Fair	Poor	N/A	None
			X	

Materials: Locker storage closet.
Observations:
- Seller advised the softener and whole house filter have been bypassed since tapping on to community water supply.

Seller advised the softener and whole house filter have been bypassed since tapping on to community water supply.

Elizabeth Mense

From: Peter Esposito <pesposito@cbcatalysts.com>
Sent: Monday, September 16, 2019 3:22 PM
To: Elizabeth Mense
Cc: Kristy Mcfarland; David Baumgarten
Subject: Appeal Of Assessment
Attachments: Appeal of Assessment R012836.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Liz: Here it is. Please let me know if you need anything else. Thanks,

Peter G. Esposito, Principal
Crested Butte Catalysts LLC
PO Box 668
1181 Gothic Corridor (CR 317)
Crested Butte, CO 81224
(Cell) 970.209.3071
(CB) 970.349.2080
(AZ) 520.308.5141
(F) 505.715.5551
pesposito@cbcatalysts.com