CBOE #343

Gunnison County
COLORADO

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
R014791	2019	612	4251-010-00-014

PROPERTY OWNER	LEGAL DESCRIPTION
D & M LLC C/O MARY OR DENNIS ERICKSON 70142 HIGHWAY 50 MONTROSE, CO 814019732	1 ACRE IN E2SE4. SEC 1 46N6W #560722

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		311,920	223,860
TOTALS		$311,920	$223,860

Received
County Administration
9/17/19 (POSTMARKED 9/13/19; CERTIFIED MAIL)

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 correction to your property's quality rating

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 # 343

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.)

$ 190,000

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.)

See documentation of varied valuations of decreases & increase on same road

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
Mary Euler	970-249-3015	9/13/19

*Attach letter of authorization signed by property owner.

EXHIBIT A
Page 1 of 2

D & M LLC
Dennis and Mary Erickson
70142Hwy 50
Montrose, CO 81401

September 13, 2019

RE: Appeal of the Accessor's Decision
Account R014791
Parcel 4251-010-00-014

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

Dear Board:

This letter and attachments are our appeal of the assessor's valuation of our property. We request this documentation be officially entered into the record and used in the consideration of our appeal.

In 2017, we went before the board of equalization and explained that according to the Colorado Revised Statues Title 39 (5) (9) the actual value of the residential real property shall be determined solely by consideration of the market approach to appraisal and 39(5)(b), the actual value there of shall be determined by comparison of the surface use of such property with similar surface use.

The assessor continues to increase the value of our cabin without substantiating the increase. The assessed value increase is unsubstantiated. In 2017. The Board or Equalization lowered the value of the assessment from $286,860 to $183,750. Then in 2019, we get a new assessment that raised the 2019 value of the cabin from $ 183,750 to $ 311,920. We filed an appeal and the assessor lowered the value to $223,860.00. There does not appear to be any logic behind the value being set on the cabins in this area. Assessment seem to be on a whim. I have pulled the documentation that shows that some cabins have increased in value while others show a decline. Once again, picture of the cabins do not match the actual property. We have not done any improvements to the cabin that would warrant a 22% increase in valuation of the property over 2 years.

We have enclosed documentation showing that the cabins in our area were decreased in valuation while some were increase over the 2017 assessment. These cabins are all in the same location. The assessor does not appear to be taking an average of all such properties without consideration of relevant factors is inappropriate. It is unfair to "average" or lump all units together is an unfair comparison. Location factors is relevant to the appraisal, the size of the cabin is relevant. Is it served by a spring and septic versus sewer and public water? The size of the property is relevant. The assessor needs to distinguish site use and the factors to compare apple to apples.

Since, 2017 we have done very little to the cabin, we have continued to do fire litigation around the cabin. This year we were not even able to get into the cabin until the end of June -first of July due to the heavy snows. Gunnison county does not open the roads to these cabins. So, our usage of this cabin has even declined. We had hope to get the cabin wired as for electricity as we are being told we are required to do, even though there is no electricity in the area. However, even though we have taken out a permit this spring due to the limited access we ran into problems getting this completed as of this date. Once again, we feel that the value of this cabin with its limited use should be $190,000.

Sincerely,

Dennis L Erickson
Mary Beth Erickson

Enclosures

2019 Real Property Notice of Determination lowering the value from $311,920.00 to $223,860.00, but only after appeal.

Samples of property on same road being raised and lowered without any standard formula applying.

D & M LLC
Dennis and Mary Erickson
70142Highway 50
Montrose, CO 81401

EXHIBIT B
Page 1 of 1

May 20, 2019

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

RE: Formal Protest of 2019 Real Property Valuation D&M LLC Account R014791
Parcel # 4251-010-00-014.

This letter is a formal protest of the 2019 Valuation of our property located in Little Cimarron.

On October 24, 2017, the Board of Equalization set the value at $ 183,750.00 from an assessed valuation of $ 286,860.00. Now the Assessor has increased the value to $ 311,920.00. This does not make any sense. This is an increase of $128,170.00, which is nearly a 70% increase which is unjustified.

This is the basis and reason for the appeal:

On October 11, 2017, we appeared before the Gunnison County Board of Equalization. The minutes of the Board of Equalization are attached. See CBOE #52; D&M LLC. In these minutes you will see that the assessor states that she had done a recent inspection in 2016 and had recommended the value be lowered.

We presented actual sales of property in the Johnson's Park to the Board. We explained that property in that area were not selling for what the Assessor's Office is valuing them at.

The Board of Equalization unanimously approved to change the condition to average and quality to low which set the valuation to $183,750.00.

Copies of the actual Minutes of the Board of Equalization and a copy of the Finding and Determination is attached. This lowered the valuation from $ 268,860.00 to $ 183,750.00.

Now we get a new Assessment of $ 311, 920.00. This increased the value $128,170.00 above what the Board of Equalization set in 2016. In 2016, the Board of Equalization lowered our valuation from $286,860.00 to $183,750.00. We feel this is totally unwarranted. We feel that the Assessor totally ignored her own recommendation in 2016 and that of the Board of Equalization.

I hereby request that the 2019 valuation be recalculated based on the Board or Equalization recommendation from 2 years ago. A change of $128,170.00, since the Board of Equalization presented its Findings and Determinations is not warranted.

A more reasonable valuation would be $190,000.00

Sincerely,
Mary Erickson
Mary Erickson

Attachments: Minutes of Board of Equalization 10-11-2017 and 2017 Real Property Notice of Determination, Gunnison Valuation 2019

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

EXHIBIT C
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ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R014791	2019	612	4251-010-00-014

PROPERTY OWNER	LEGAL DESCRIPTION
8398*31**G50**0.8295**1/2********AUTO5-DIGIT 81401 D & M LLC C/O MARY OR DENNIS ERICKSON 70142 HIGHWAY 50 MONTROSE CO 81401-9732	1 ACRE IN E2SE4. SEC 1 46N6W #560722

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE as of June 30, 2016	CURRENT YEAR ACTUAL VALUE as of June 30, 2018	+ OR - CHANGE
Residential	183,750	311,920	+128,170
TOTALS	$183,750	$311,920	+$128,170

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
Single Fam.Res.-Land	Residential	1.00

ELECTRICITY:	Off Grid Generator
SEWER:	ISDS Septic System Installed
WATER:	Spring Installed
SITE ACCESS:	Improved Dirt Or Gravel Road
	Seasonal Privately Maintained

OTHER ATTRIBUTES:
Scenic Or Above Average Views
Moderate Slope

SUBDIVISION:

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2001
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,421 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

Go paperless next year!
Go to eNoticesOnline.com and register with this code:
GNN-AGD5MI7P

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

EXHIBIT D
Page 1 of 1

Gunnison County
COLORADO

GUNNISON COUNTY ADMINISTRATION
Phone: (970) 641-0248, Fax: (970) 641-3061
Website: www.GunnisonCounty.org

GUNNISON COUNTY BOARD OF EQUALIZATION

FINDINGS AND DETERMINATIONS

October 24, 2017

CBOE #52
Mary or Dennis Erickson
D&M LLC
70142 Highway 50
Montrose, CO 81401-9732

Schedule Number: R014791
Parcel Number: 4251-010-00-014
Property Description: 1 ACRE IN E2SE4. SEC 1 46N6W #560722

Dear Property Owner,

The Gunnison County Board of Equalization has reviewed your petition appealing the decision of the County Assessor on the value of the above-described property. After such review, the Board has ordered the following:

VALUATION FOR ASSESSMENT ORDERED:		
Type		**Actual Value**
Residential	**$**	**183,750**

Sincerely,

Phil Chamberland, Chairperson
Gunnison County Board of Equalization

Cc: Gunnison County Assessor's Office

Encl: Notice of Rights

EXHIBIT E
Page 1 of 3

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Summary

Account Number	R014791
Parcel Number	4251-010-00-014
Account Type	Residential
Economic Area	Econ Area 8
Tax District	612
Mill Levy	53.07
Property Location	891 JOHNSON PARK RD, LITTLE CIMARRON RIVER AREA
Neighborhood	SOUTHWEST SEASONAL
LEA	MEADOW / TREE FAIR ACCESS (80080)
Subdivision	N/A
Condo	N/A
Legal Description	1 ACRE IN E2SE4. SEC 1 46N6W #560722
Parcel Notes	TOTAL PARCEL = 1A QCD #560723 WATER RIGHTS NOV 17 2005 STATEMENT OF AUTHORITY #587308 RECORDED OCT 24 2008

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner
D & M LLC C/O MARY OR DENNIS ERICKSON
70142 HIGHWAY 50
MONTROSE, CO 81401-9732

Business Name

Current Assessment Information

		2019
+	**Land Actual Value**	$18,390
+	**Building Actual Value**	$293,530
=	**Total Actual Value**	$311,920
+	**Land Assessed Value**	$1,320
+	**Building Assessed Value**	$21,130
=	**Total Assessed Value**	$22,450

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$183,750	$13,230	53.070	$702.12
2017	$183,750	$13,230	53.770	$711.37
2016	$189,420	$15,080	53.555	$807.65
2015	$189,420	$15,080	52.884	$797.50
2014	$129,660	$10,320	54.136	$558.69
2013	$129,660	$10,320	47.726	$492.53
2012	$48,430	$3,850	42.505	$163.64
2011	$48,430	$3,850	42.465	$163.49
2010	$116,410	$9,260	39.179	$362.80
2009	$116,410	$9,260	38.055	$352.40
2008	$64,410	$5,130	39.644	$203.36
2007	$64,410	$5,130	34.247	$175.68
2006	$80,640	$6,420	41.703	$267.72

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	1.00	IMPROVED DIRT OR GRAVEL ROAD SEASONAL PRIVATELY MAINTAINED	OFF GRID GENERATOR	ISDS SEPTIC SYSTEM INSTALLED	SPRING INSTALLED	TREE TYPE - EVERGREEN UNIQUE CHARACTERISTICS - MODERATE SLOPE LESS THAN 45 DEG TREE TYPE - ASPEN VIEWS - SCENIC OR ABOVE AVERAGE LAND TYPE PRIMARY - TREE

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
11/14/2005	$125,000	$125,000	GUARA CARLOS ETAL	D & M LLC	Improved	560722	WARRANTY DEED - FEE
11/17/1999	$55,000	$55,000	PFAFF RICHARD L	GUARA CARLOS ETAL	Improved	497942	WARRANTY DEED - FEE
2/25/1999	$55,000	$54,000	BROWN CATHERINE M ETAL	PFAFF RICHARD L	Improved	491284	WARRANTY DEED - FEE
2/25/1999	$0	$0	BROWN CATHERINE M ETAL	PFAFF RICHARD L		491285	QUIT CLAIM DEED - FEE
9/15/1997	$0	$0	STANFIELD ROSCOE C ETAL	ROBERTS WENDY LYNN ETAL		491281	QUIT CLAIM DEED - FEE
6/29/1993	$33,000	$33,000	Unknown	Unknown	Improved	B000726P000320-1	QUIT CLAIM DEED - FEE

Buildings

Building Number	1
Building Description	Single Family Dwelling
Occupancy Type	LOG HOME
Original Year Built	1941
Effective Year Built	2001
Percent Complete	100%
Quality of Construction	Low
Exterior Condition	Average
Interior Condition	Average
Bedrooms	1
Bathrooms	1
Stories	2
Roof	Corrugated Metal
Exterior	Logs - Full
Foundation	Concrete
Windows	Average
Primary Heating System	Wood
Domestic Hot Water	Gas Storage Tank
Landscaping	None
Above-grade Living Area	1,421 sqft
Finished Basement	
Unfinished Basement	
Garage	

Generate Owner List by Distance

Distance:

100

Feet

Show address of: (•) **Owner** ( ) **Property**

Download format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Additional owner options:

☑ All Owners

Additional mailing label options:

☐ Show parcel id on label

Skip labels:

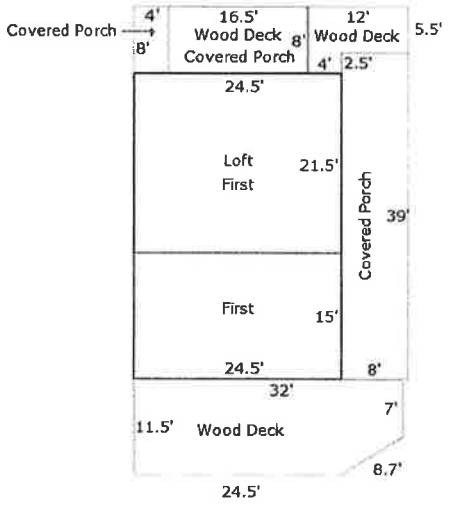
0

Recent Sales In Area

Photos

Sketches

EXHIBIT F
Page 1 of 1



Sketch by Apex Sketch

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll.
User Privacy Policy
GDPR Privacy Notice

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Version 2.3.1

Exb A

EXHIBIT G
Page 1 of 1

Log Cabin on River
1.84acres

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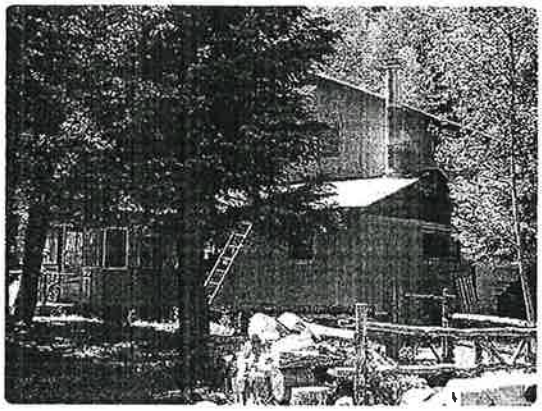
Summary

Account Number	R014708
Parcel Number	4047-320-00-005
Account Type	Residential
Economic Area	Econ Area 8
Tax District	612
Mill Levy	53.07
Property Location	9260 COUNTY ROAD 864 , LITTLE CIMARRON RIVER AREA
Neighborhood	SOUTHWEST SEASONAL
LEA	RIVER FAIR ACCESS (80110)
Subdivision	N/A
Condo	N/A
Legal Description	1.84 ACRES IN SW4 SEC 32 47N5W #517032 #582841
Parcel Notes	TOTAL PARCEL = 1.84A WATER RIGHTS 749/620 QCD #582842 MAR 19 2008 WATER RIGHTS



View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner	Business Name
GILHAM JAMES N BREZINSKY CHRISTINE GILHAM JERI B BREZINSKY MICHAEL 2370 LOST BALL CT MONTROSE, CO 81401	

Current Assessment Information

		2019
+	Land Actual Value	$61,620
+	Building Actual Value	$111,800
=	Total Actual Value	$173,420
+	Land Assessed Value	$4,440
+	Building Assessed Value	$8,050
=	Total Assessed Value	$12,490

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$174,990	$12,600	53.070	$668.68
2017	$174,990	$12,600	53.770	$677.52
2016	$133,610	$10,630	53.555	$569.30
2015	$133,610	$10,630	52.884	$562.17
2014	$78,570	$6,250	54.136	$338.36
2013	$78,570	$6,250	47.726	$298.29
2012	$146,110	$11,630	42.505	$494.32
2011	$146,110	$11,630	42.465	$493.87
2010	$271,110	$21,580	39.179	$845.48
2009	$271,110	$21,580	38.055	$821.24
2008	$209,710	$16,690	39.644	$661.64
2007	$209,710	$16,690	34.247	$571.60
2006	$192,120	$15,290	41.703	$637.64

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	1.84	SEASONAL				LAND TYPE PRIMARY - RIVER

Exb B

Down $9000 on River

EXHIBIT #1
Page 1 of 1

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Summary

Account Number	R014710
Parcel Number	4251-010-00-009
Account Type	Residential
Economic Area	Econ Area 8
Tax District	612
Mill Levy	53.07
Property Location	328 JOHNSON PARK RD, LITTLE CIMARRON RIVER AREA
Neighborhood	SOUTHWEST SEASONAL
LEA	MEADOW / TREE FAIR ACCESS (80080)
Subdivision	N/A
Condo	N/A
Legal Description	.98 ACRES IN SEC 1 46N6W B489 P515
Parcel Notes	0.98 ACRES

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner	Business Name
HUTTON DONALD A HUTTON SUE A 7565 QUARTZ ST ARVADA, CO 80007-7941	

Current Assessment Information

		2019
+	Land Actual Value	$18,350
+	Building Actual Value	$112,310
=	Total Actual Value	$130,660
+	Land Assessed Value	$1,320
+	Building Assessed Value	$8,090
=	Total Assessed Value	$9,410

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$139,670	$10,060	53.070	$533.88
2017	$139,670	$10,060	53.770	$540.92
2016	$94,850	$7,550	53.555	$404.32
2015	$94,850	$7,550	52.884	$399.30
2014	$48,730	$3,880	54.136	$210.07
2013	$48,730	$3,880	47.726	$185.20
2012	$39,430	$3,140	42.505	$133.48
2011	$39,430	$3,140	42.465	$133.34
2010	$117,800	$9,380	39.179	$367.50
2009	$117,800	$9,380	38.055	$356.96
2008	$81,600	$6,500	39.644	$257.68
2007	$81,600	$6,500	34.247	$222.60
2006	$95,540	$7,610	41.703	$317.36

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	0.98	SEASONAL				TREE TYPE - TREE

Exb C

EXHIBIT I
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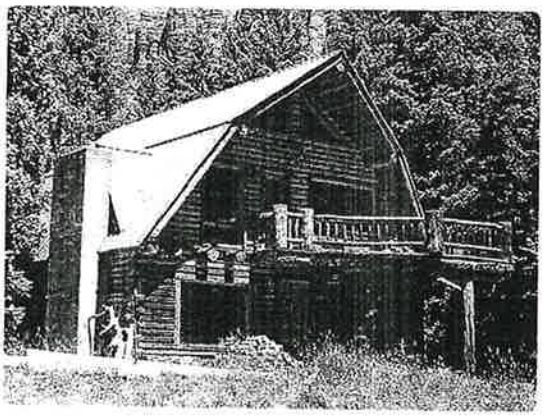
qPublic.net™ Gunnison County, CO

Summary

Account Number	R014766
Parcel Number	4251-010-00-011
Account Type	Residential
Economic Area	Econ Area 8
Tax District	612
Mill Levy	53.07
Property Location	756 JOHNSON PARK RD, LITTLE CIMARRON RIVER AREA
Neighborhood	SOUTHWEST SEASONAL
LEA	MEADOW / TREE FAIR ACCESS (80080)
Subdivision	N/A
Condo	N/A
Legal Description	1.01 ACRES IN SE4 SEC 1 46N6W B583 P569 #598309
Parcel Notes	1.01 ACRES



View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner	Business Name
SAUER DALE MATTHEW SAUER DAVID PAUL SAUER DIRK SAMUEL SAUER DALE MATHEW 69630 MIGUEL RD MONTROSE, CO 81401-9594	

Current Assessment Information

		2019
+	Land Actual Value	$18,410
+	Building Actual Value	$144,110
=	Total Actual Value	$162,520
+	Land Assessed Value	$1,330
+	Building Assessed Value	$10,380
=	Total Assessed Value	$11,710

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$148,430	$10,680	53.070	$566.79
2017	$148,430	$10,680	53.770	$574.25
2016	$111,480	$8,880	53.555	$475.60
2015	$111,480	$8,880	52.884	$469.61
2014	$93,550	$7,440	54.136	$402.79
2013	$93,550	$7,440	47.726	$355.09
2012	$69,440	$5,530	42.505	$235.06
2011	$69,440	$5,530	42.465	$234.83
2010	$166,140	$13,220	39.179	$517.95
2009	$166,140	$13,220	38.055	$503.08
2008	$177,220	$14,110	39.644	$559.36
2007	$177,220	$14,110	34.247	$483.24
2006	$167,990	$13,380	41.703	$558.00

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	1.01	SEASONAL	OFF GRID GENERATOR	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	TREE TYPE - TREE

Exh D

UP 7290 / RIVER

EXHIBIT J
Page 1 of 1

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Summary

Account Number	R014836
Parcel Number	4251-120-00-002
Account Type	Residential
Economic Area	Econ Area 8
Tax District	612
Mill Levy	53.07
Property Location	1130 JOHNSON PARK RD, LITTLE CIMARRON RIVER AREA
Neighborhood	SOUTHWEST SEASONAL
LEA	MEADOW / TREE FAIR ACCESS (80080)
Subdivision	N/A
Condo	N/A
Legal Description	1 ACRES IN NE4NE4 SEC 12 46N6W B545 P833 B637 P33,34 B738 P940, P941 #498611 #643575 #645827 #647401
Parcel Notes	1.0 ACRES

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner	Business Name
TISCHBEIN D GEOFFREY C/O JERRY & BERLE KUHLMAN, ETAL KUHLMAN FAMILY TRUST JERRY AND BERLE B KUHLMAN TRUSTEES 68577 HIGHWAY 50 MONTROSE, CO 81401-9777	

Current Assessment Information

		2019
+	Land Actual Value	$18,390
+	Building Actual Value	$83,740
=	Total Actual Value	$102,130
+	Land Assessed Value	$1,320
+	Building Assessed Value	$6,030
=	Total Assessed Value	$7,350

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$95,860	$6,900	53.070	$366.18
2017	$95,860	$6,900	53.770	$370.98
2016	$61,870	$4,930	53.555	$264.05
2015	$61,870	$4,930	52.884	$260.72
2014	$42,250	$3,360	54.136	$181.89
2013	$42,250	$3,360	47.726	$160.37
2012	$41,200	$3,280	42.505	$139.41
2011	$41,200	$3,280	42.465	$139.29
2010	$91,780	$7,300	39.179	$286.01
2009	$91,780	$7,300	38.055	$277.80
2008	$74,650	$5,950	39.644	$235.88
2007	$74,650	$5,950	34.247	$203.76
2006	$88,960	$7,090	41.703	$295.68

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Exb E

down 7580

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EXHIBIT K
Page 1 of 1

Summary

Account Number	R014726
Parcel Number	4251-010-00-006
Account Type	Residential
Economic Area	Econ Area 8
Tax District	612
Mill Levy	53.07
Property Location	319 JOHNSON PARK RD, LITTLE CIMARRON RIVER AREA
Neighborhood	SOUTHWEST SEASONAL
LEA	MEADOW / TREE FAIR ACCESS (80080)
Subdivision	N/A
Condo	N/A
Legal Description	1 ACRE IN SE4. SEC 1 46N6W #615296
Parcel Notes	SUPP AFF & DC LOVE RICHARD MARTIN #511208 1.0 ACRES

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner	Business Name
WARREN SUSAN C WARREN CHRISTOPHER J 3008 OUTLOOK RD MONTROSE, CO 81401-9192	

Current Assessment Information

		2019
+	Land Actual Value	$18,390
+	Building Actual Value	$102,890
=	Total Actual Value	$121,280
+	Land Assessed Value	$1,320
+	Building Assessed Value	$7,410
=	Total Assessed Value	$8,730

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$128,860	$9,280	53.070	$492.49
2017	$128,860	$9,280	53.770	$498.98
2016	$85,170	$6,780	53.555	$363.13
2015	$85,170	$6,780	52.884	$358.57
2014	$42,830	$3,410	54.136	$184.62
2013	$42,830	$3,410	47.726	$162.76
2012	$50,220	$4,000	42.505	$170.03
2011	$50,220	$4,000	42.465	$169.86
2010	$106,190	$8,450	39.179	$331.06
2009	$106,190	$8,450	38.055	$321.56
2008	$74,130	$5,910	39.644	$234.28
2007	$74,130	$5,910	34.247	$202.40
2006	$91,810	$7,310	41.703	$304.84

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	1.00	SEASONAL				LAND TYPE PRIMARY - MEADOW VIEWS - SCENIC OR ABOVE AVERAGE

Exb F

down 43,360
River Property

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EXHIBIT L
Page 1 of 1

Summary

Account Number	R014743
Parcel Number	4251-010-00-016
Account Type	Residential
Economic Area	Econ Area 8
Tax District	612
Mill Levy	53.07
Property Location	1080 JOHNSON PARK RD, LITTLE CIMARRON RIVER AREA
Neighborhood	SOUTHWEST SEASONAL
LEA	MEADOW / TREE FAIR ACCESS (80080)
Subdivision	N/A
Condo	N/A
Legal Description	1 ACRE IN SE4SE4. SEC 1 46N6W #485310
Parcel Notes	1.0 ACRES

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner	Business Name
MYERS DALLAS P MYERS DAVID P 12405 WINCHESTER RD FORT WAYNE, IN 46819-9788	

Current Assessment Information

		2019
+	**Land Actual Value**	$18,390
+	**Building Actual Value**	$63,260
=	**Total Actual Value**	$81,650
+	**Land Assessed Value**	$1,320
+	**Building Assessed Value**	$4,550
=	**Total Assessed Value**	$5,870

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$124,010	$8,930	53.070	$473.92
2017	$124,010	$8,930	53.770	$480.16
2016	$58,040	$4,620	53.555	$247.43
2015	$58,040	$4,620	52.884	$244.32
2014	$44,670	$3,550	54.136	$192.18
2013	$44,670	$3,550	47.726	$169.44
2012	$36,770	$2,920	42.505	$124.15
2011	$36,770	$2,920	42.465	$124.00
2010	$99,180	$7,890	39.179	$309.12
2009	$99,180	$7,890	38.055	$300.24
2008	$65,400	$5,210	39.644	$206.56
2007	$65,400	$5,210	34.247	$178.44
2006	$76,920	$6,130	41.703	$255.64

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	1.00	UNIMPROVED DIRT ROAD	NOT AVAILABLE	ISDS ALLOWED NOT INSTALLED	SPRING INSTALLED	SITE IMPROVEMENTS - UNIMPROVED DIRT DRIVEWAY SITE IMPROVEMENTS - BASIC FENCING VIEWS - SCENIC OR ABOVE AVERAGE TREE TYPE - EVERGREEN LAND TYPE PRIMARY - MEADOW

Exb G +18,440

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EXHIBIT M
Page 1 of 1

Summary

Account Number	R030625
Parcel Number	4251-010-00-015
Account Type	Residential
Economic Area	Econ Area 8
Tax District	612
Mill Levy	53.07
Property Location	905 JOHNSON PARK RD, LITTLE CIMARRON RIVER AREA
Neighborhood	SOUTHWEST SEASONAL
LEA	MEADOW / TREE FAIR ACCESS (80080)
Subdivision	N/A
Condo	N/A
Legal Description	.98 ACRES IN SE4SE4 SEC 1 46N6W #521306
Parcel Notes	0.98 ACRES

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner	Business Name
KLINE MELANIE S	
HOLLABAUGH CRAIG A	
16207 6740 RD	
MONTROSE, CO 81401-7436	

Current Assessment Information

		2019
+	Land Actual Value	$18,350
+	Building Actual Value	$140,680
=	Total Actual Value	$159,030
+	Land Assessed Value	$1,320
+	Building Assessed Value	$10,130
=	Total Assessed Value	$11,450

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$141,560	$10,190	53.070	$540.78
2017	$141,560	$10,190	53.770	$547.90
2016	$98,740	$7,860	53.555	$420.93
2015	$98,740	$7,860	52.884	$415.67
2014	$79,710	$6,340	54.136	$343.24
2013	$79,710	$6,340	47.726	$302.60
2012	$77,840	$6,200	42.505	$263.52
2011	$77,840	$6,200	42.465	$263.28
2010	$180,370	$14,360	39.179	$562.61
2009	$180,370	$14,360	38.055	$546.48
2008	$107,400	$8,550	39.644	$338.96
2007	$107,400	$8,550	34.247	$292.80
2006	$101,690	$8,100	41.703	$337.80

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	0.98	SEASONAL				TREE TYPE - TREE

Exb H

dow 45,640
RIVER

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EXHIBIT N
Page 1 of 1

Summary

Account Number	R014662
Parcel Number	4251-120-00-001
Account Type	Residential
Economic Area	Econ Area 8
Tax District	612
Mill Levy	53.07
Property Location	1120 JOHNSON PARK RD, LITTLE CIMARRON RIVER AREA
Neighborhood	SOUTHWEST SEASONAL
LEA	RIVER FAIR ACCESS (80110)
Subdivision	N/A
Condo	N/A
Legal Description	0.25 ACRES IN NE4NE4 SEC 12 46N6W #623885 #623940
Parcel Notes	0.25 ACRES PLAT OF TRACT B457 P164-170

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner	Business Name
TRAYNOR BART A PO BOX 81 CIMARRON, CO 81220-0081	

Current Assessment Information

		2019
+	Land Actual Value	$57,180
+	Building Actual Value	$38,100
=	Total Actual Value	$95,280
+	Land Assessed Value	$4,120
+	Building Assessed Value	$2,740
=	Total Assessed Value	$6,860

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$130,920	$9,430	53.070	$500.45
2017	$130,920	$9,430	53.770	$507.05
2016	$80,130	$6,380	53.555	$341.69
2015	$80,130	$6,380	52.884	$337.41
2014	$37,160	$2,960	54.136	$160.24
2013	$37,160	$2,960	47.726	$141.25
2012	$32,890	$2,610	42.505	$110.94
2011	$32,890	$2,610	42.465	$110.83
2010	$93,200	$7,420	39.179	$290.71
2009	$93,200	$7,420	38.055	$282.36
2008	$77,480	$6,170	39.644	$244.60
2007	$77,480	$6,170	34.247	$211.32
2006	$92,020	$7,330	41.703	$305.68

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Exb 1

+ 20 850 River

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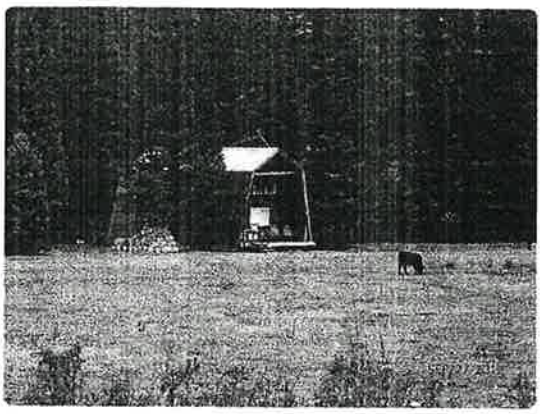
EXHIBIT O
Page 1 of 1

Summary

Account Number	R014698
Parcel Number	4251-010-00-005
Account Type	Residential
Economic Area	Econ Area 8
Tax District	612
Mill Levy	53.07
Property Location	206 JOHNSON PARK RD, LITTLE CIMARRON RIVER AREA
Neighborhood	SOUTHWEST SEASONAL
LEA	MEADOW / TREE FAIR ACCESS (80080)
Subdivision	N/A
Condo	N/A
Legal Description	1 ACRES IN LOT 9 SEC 1 46N6W #514772
Parcel Notes	1.0 ACRES



View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner	Business Name
FELIX LEONARD D JR 60377 US HIGHWAY 50 OLATHE, CO 81425-9350	

Current Assessment Information

		2019
+	Land Actual Value	$18,390
+	Building Actual Value	$125,430
=	Total Actual Value	$143,820
+	Land Assessed Value	$1,320
+	Building Assessed Value	$9,030
=	Total Assessed Value	$10,350

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$122,970	$8,850	53.070	$469.67
2017	$122,970	$8,850	53.770	$475.88
2016	$105,830	$8,430	53.555	$451.49
2015	$105,830	$8,430	52.884	$445.80
2014	$53,240	$4,230	54.136	$229.00
2013	$53,240	$4,230	47.726	$201.90
2012	$39,230	$3,120	42.505	$132.62
2011	$39,230	$3,120	42.465	$132.49
2010	$101,090	$8,050	39.179	$315.39
2009	$101,090	$8,050	38.055	$306.36
2008	$96,100	$7,650	39.644	$303.28
2007	$96,100	$7,650	34.247	$262.00
2006	$107,080	$8,530	41.703	$355.72

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	1.00	SEASONAL				TREE TYPE - TREE

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
10/1/2001	$95,000	$95,000	GOODHUE DAVID E ETAL	FELIX LEONARD D JR	Improved	514772	WARRANTY DEED - FEE

EXHIBIT P
Page 1 of 1

Exb J

down (008) River

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Summary

Account Number	R014736
Parcel Number	4251-010-00-008
Account Type	Residential
Economic Area	Econ Area 8
Tax District	612
Mill Levy	53.07
Property Location	320 JOHNSON PARK RD, LITTLE CIMARRON RIVER AREA
Neighborhood	SOUTHWEST SEASONAL
LEA	MEADOW / TREE FAIR ACCESS (80080)
Subdivision	N/A
Condo	N/A
Legal Description	1 ACRE IN SEC 1 46N6W B504 P462 B711 P135 #489699 #507383
Parcel Notes	CERT OF TRUST 711/137 TOTAL PARCEL = 1.0 AC

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner	Business Name
MCMILLEN LARRY S MCMILLEN RANDALL K MCMILLEN ROBERT L 8022 GARDEN PARK RD CANON CITY, CO 81212-9639	

Current Assessment Information

		2019
+	Land Actual Value	$18,390
+	Building Actual Value	$65,050
=	Total Actual Value	$83,440
+	Land Assessed Value	$1,320
+	Building Assessed Value	$4,680
=	Total Assessed Value	$6,000

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$89,520	$6,440	53.070	$341.77
2017	$89,520	$6,440	53.770	$346.28
2016	$55,410	$4,410	53.555	$236.19
2015	$55,410	$4,410	52.884	$233.23
2014	$37,430	$2,980	54.136	$161.33
2013	$37,430	$2,980	47.726	$142.23
2012	$36,030	$2,870	42.505	$122.00
2011	$36,030	$2,870	42.465	$121.87
2010	$98,700	$7,850	39.179	$307.56
2009	$98,700	$7,850	38.055	$298.72
2008	$81,280	$6,470	39.644	$256.48
2007	$81,280	$6,470	34.247	$221.56
2006	$95,440	$7,600	41.703	$316.96

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	1.00	SEASONAL				TREE TYPE - TREE

Dennis Erickson
D & M LLC
70142 Hwy 50
Montrose, CO 81401

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