CBOE #308

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
R032392	2019	606	3257-000-02-027

PROPERTY OWNER	LEGAL DESCRIPTION
ORTIZ SALVADOR 7806 BENT GREEN LN SPRING, TX 773893597 AGENT: HUCKSTEP, AARON	LOT 29 RED MOUNTAIN RANCH SUBD #642335

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		702,000	702,000
TOTALS		$702,000	$702,000

Received
County Administration
9/9/19

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

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

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

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

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

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

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APPEAL PROCEDURES

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

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

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

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

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

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

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

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

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

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

PETITION TO COUNTY BOARD OF EQUALIZATION

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

$ 207,500.00

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

PLEASE SEE EXHIBIT A ATTACHED HERETO.

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

281-799-4425
Telephone Number

9/5/2019
Date

*Attach letter of authorization signed by property owner.

Aaron J. Hudestep, Agent

9/5/19

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EXHIBIT A

ORTIZ PROPERTY TAX PROTEST

1. Sales of vacant lots in tax district 601 do not justify the increase in valuation for this property. Three examples demonstrate this conclusion:

a. 497 Coal Camp Road (37.35 acres) in Red Mountain Ranch sold for $205,000 on 6/15/2018 (R032402). This property is in the same subdivision as the subject property and has similar characteristics, similar size and similar location.

b. 247 Red Mountain Road (35.32 acres) in Danni Ranch sold for $210,000 on 8/21/2018 (R030389). This property is in close proximity to the subject property and has similar characteristics, similar size and similar location.

c. State Highway 135 (25.36 Acres) sold for $70,000 on 4/2/2018 (R031741). This property is on State Highway 135, near the entrance to Red Mountain Ranch subdivision.

2. Even sales of properties closer to Crested Butte in tax district 606, which command higher prices, show that this property is overvalued.

3. The property is undeveloped and has no infrastructure improvements.

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EXHIBIT B
Page 1 of 1

August 26, 2019

Gunnison County
200 E. Virginia Ave, Suite 104
Gunnison, CO 81230

RE: LETTER OF AUTHORIZATION

To Whom it May Concern:

I am the owner of real property located at 492 Red Mountain Ranch, Gunnison County Account No. R032392.

Attorney Aaron J. Huckstep will be representing our interests in the appeal process. Please contact him, or his Paralegal, Kaitlyn Archambault, directly with respect to the Appeal.

Salvador Ortiz
7806 Bent Green Lane
Spring, TX 77389

HUCKSTEP LAW LLC

Business • Real Estate • Land Use

P.O. Box 2958 Crested Butte, CO 81224

7018 2290 0000 1230 9873

1000

81230

U.S. POSTAGE PAID
FCM LETTER
CRESTED BUTTE, CO
81224
SEP 05, 19
AMOUNT
$6.85
R2305E123483-02

CBOE #308

Received
County Administrator
9/9/19

Gunnison County Board of Equalization
200 E. Virginia Avenue
Gunnison, CO 81230

1st NOTICE
2nd NOTICE
RETURNED

81230-224800