CBOE #338

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
R009457	2019	601	3519-000-00-128

PROPERTY OWNER	LEGAL DESCRIPTION
BREIDENBAUGH MATTHEW J 1122 MAGNOLIA ST DENVER, CO 802204756	S2SE4SW4. S2SW4SE4. SEC 8 51N2E #656396

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		124,000	124,000
TOTALS		$124,000	$124,000

Received
County Administration
9/16/19

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

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

Sales support the current valuation of your property.

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 #338

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.)

$ 100,000

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.) Property Sale was on 9/28/18. Tax Records Incorrect The full Sales Amount Paid For Lots (Parcel #'s 3519.000-00-128 and 3519-000-00-127) was $276,000. That was the Market Price For A Property That was on The Market For A Reasonable Time And Exposed To Market Conditions.

ATTESTATION

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

Signature	Telephone Number	Date
[signature]	713-248-3175	9-11-19

*Attach letter of authorization signed by property owner.

FIDELITY NATIONAL TITLE COMPANY

1521 Oxbow Drive Suite 200, Montrose, CO 81401
Phone: (970) 252-0160 Fax: (970) 252-0191

EXHIBIT A
Page 1 of 1

Buyers/Borrowers Settlement Statement
FINAL

Escrow No: F0620048 - 397 KH3 **Close Date:** 09/28/2018 **Proration Date:** 09/28/2018 **Disbursement Date:** 09/28/2018

Buyer(s)/Borrower(s): Matthew J Breidenbaugh

Seller(s): Kevin J Cavanaugh
Beth A Cavanaugh

Property: 2000 County Road 743
Gunnison, CO 81230

Brief Legal: N2SE4SW4. N2SW4SE4. SEC 8 51N2E INDEPENDENT RESURVEY B768 P636

Description	Debit	Credit
TOTAL CONSIDERATION:		
Total Consideration	276,000.00	
Deposit/Earnest Money		5,000.00
ESCROW CHARGES		
Escrow Fee to Fidelity National Title Company	115.00	
TITLE CHARGES:		
Tax Cert X2 to Alpine Title	70.00	
Extended Coverage to Alpine Title	65.00	
RECORDING FEES:		
Recording Fees to Fidelity National Title Company	13.00	
State Tax Stamps to Fidelity National Title Company	27.60	
ADDITIONAL CHARGES:		
Survey to Mesa Surveying	600.00	
PRORATIONS AND ADJUSTMENTS:		
County Taxes from 1/1/2018 to 9/28/2018 based on the Annual amount of $2,736.27		2,024.09
Sub Totals	276,890.60	7,024.09
Balance Due From Buyer /Borrower		269,866.51
Totals	276,890.60	276,890.60

APPROVED AND ACCEPTED

Sales or use taxes on personal property not included. Fidelity National Title Company assumes no responsibility for the adjustment of special taxes or assessments unless they are shown on the Treasurer's Certificate of Taxes Due. The condition of title to the property is to be determined by reference to the title evidence provided by Seller or by personal investigation. The above statement of settlement is approved as of the settlement date shown above and Escrow Holder is hereby authorized to disburse as Trustee funds as indicated.

Buyer(s)/Borrower(s):

Matthew J Breidenbaugh

Broker/Agent:

Mossy Oak Properties Colorado Mtn Realty

Closing Agent:

FIDELITY NATIONAL TITLE COMPANY

by Kimberli Holcomb

EXHIBIT B
Page 1 of 1

IONAL TITLE COMPANY

1521 Oxbow Drive Suite 200, Montrose, CO 81401
Phone: (970) 252-0160 Fax: (970) 252-0191

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FINAL

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Buyer(s)/Borrower(s):

Matthew J Breidenbaugh

Broker/Agent:
DocuSigned by:
Mesa Gulf Properties Colorado Mtn Realty
Mitch Petersen
6A5DEFA81F07493...

Closing Agent:

FIDELITY NATIONAL TITLE COMPANY

DocuSigned by:
Kimberli Holcomb
06416E3E539048D...

by Kimberli Holcomb

EXHIBIT C
Page 1 of 1

AFFIDAVIT AND INDEMNITY AGREEMENT

TO FIDELITY NATIONAL TITLE COMPANY

This is written evidence to you that there are **no unpaid bills**, and to the extent there may be unpaid bills that the undersigned undertakes and agrees to cause the same to be paid such that there shall be **no mechanics or materialmen's liens** affecting the property for materials or labor furnished for the construction and erection, repairs or improvements contracted by or on behalf of the undersigned on property located at:

2000 County Road 743 , Gunnison, CO 81230

and legally described as:

Parcel 1:
N1/2SE1/4SW1/4 and N1/2SW1/4SE1/4 of Section 8, Township 51 North, Range 2 East, N.M.P.M.,
County of Gunnison, State of Colorado
Parcel 2:
S1/2SE1/4SW1/4 and S1/2SW1/4SE1/4 of Section 8, Township 51 North, Range 2 East, N.M.P.M.,
County of Gunnison, State of Colorado

We further represent that there are **no public improvements affecting the property** prior to the date of closing that would give rise to a special property tax assessment against the property after the date of closing.

We further represent that there are **no pending proceedings or unsatisfied judgments of record**, in any Court, State, or Federal, nor any tax liens filed or taxes assessed against us which may result in liens, and that if there are judgments, bankruptcies, probate proceedings, state or federal tax liens of record against parties with same or similar names, they are not against us.

We further represent that there are **no unrecorded contracts, leases, easements, or other agreements** or interests relating to said premises of which we have knowledge.

We further represent that **we are in sole possession of the real property** described herein other than lease hold estates reflected as recorded items under the subject commitment for title insurance.

We further represent that there are **no unpaid charges and assessments that could result in a lien** in favor of any association of homeowners which are provided for in any document referred to in Schedule B of Commitment referenced above.

We further understand that any payoff figures shown on the settlement statement have been supplied to **Fidelity National Title Company** as settlement agent by the seller's/borrower's lender and are subject to confirmation upon tender of the payoff to the lender. **If the payoff figures are inaccurate, we hereby agree to immediately pay any shortage(s) that may exist.**

The undersigned affiant(s) know the matters herein stated are true and indemnifies **Fidelity National Title Insurance Company** against loss, costs, damages and expenses of every kind incurred by it by reason of its reliance on the statements made herein.

This agreement is executed with and forms a part of the sale and/or financing of the above described premises, and is given in addition to the conveyance and/or financing of the premises in consideration for the conveyance and/or financing and forms a complete agreement by itself for any action thereon.

BORROWER(S):

Matthew J Breidenbaugh

STATE OF Colorado
COUNTY OF Eagle

}ss:

The foregoing instrument was acknowledged, subscribed, and sworn to before me this September 27, 2018 by **Matthew J Breidenbaugh** .

(SEAL)

Notary Public
My Commission Expires: 8/5/19

S. SNYDER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034026007
MY COMMISSION EXPIRES 08/05/2019

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EXHIBIT D
Page 1 of 2

Summary

Account Number	R009457
Parcel Number	3519-000-00-128
Account Type	Vacant
Economic Area	Econ Area 8
Tax District	601
Mill Levy	55.788
Property Location	,
Neighborhood	N/A
LEA	GUNN HILANDS NORTH (80770)
Subdivision	GUNNISON HIGHLANDS NORTH
Condo	N/A
Legal Description	S2SE4SW4. S2SW4SE4. SEC 8 51N2E #656396
Parcel Notes	TOTAL PARCEL = 40 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
BREIDENBAUGH MATTHEW J 1122 MAGNOLIA ST DENVER, CO 80220-4756	

Current Assessment Information

		2019
+	**Land Actual Value**	$124,000
+	**Building Actual Value**	$0
=	**Total Actual Value**	$124,000
+	**Land Assessed Value**	$35,960
+	**Building Assessed Value**	$0
=	**Total Assessed Value**	$35,960

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$112,000	$32,480	55.788	$1,811.99
2017	$112,000	$32,480	56.488	$1,834.72
2016	$94,400	$27,380	56.272	$1,540.74
2015	$94,400	$27,380	55.585	$1,521.93
2014	$110,800	$32,130	56.853	$1,826.68
2013	$110,800	$32,130	50.446	$1,620.82
2012	$141,200	$40,950	44.797	$1,834.45
2011	$141,200	$40,950	44.988	$1,842.26
2010	$141,200	$40,950	41.575	$1,702.50
2009	$141,200	$40,950	40.414	$1,654.96
2008	$148,000	$42,920	42.029	$1,803.88
2007	$148,000	$42,920	36.828	$1,580.64
2006	$80,000	$23,200	44.434	$1,030.88

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
35 AC TO L/T 100 AC	Vacant	40.00	SEASONAL GOVT MAINTAINED	NOT AVAILABLE	ISDS ALLOWED NOT INSTALLED	NOT INSTALLED	TREE TYPE - EVERGREEN LAND TYPE PRIMARY - TREE

EXHIBIT D
Page 2 of 2

This Was The Amount Paid For Both Lots 3519-000-00-128 And 3519-000-00-127

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
9/28/2018	$276,000	$276,000	CAVANAUGH KEVIN J ETAL	BREIDENBAUGH MATTHEW J	Improved	656396	WARRANTY DEED - FEE
~~3/15/2001~~	~~$51,500~~	~~$51,500~~	TAYLOR RICHARD D	CAVANAUGH KEVIN J ETAL	Vacant	509294	GEN WARR DEED - FEE
12/11/1998	$53,000	$53,000	KLOSE BRAIN ETAL	TAYLOR RICHARD D	Vacant	489625	QUIT CLAIM DEED - FEE
11/6/1996	$33,000	$33,000	Unknown	Unknown	Vacant	B471859P-2	QUIT CLAIM DEED - FEE
1/10/1991	$10,000	$10,000	Unknown	Unknown	Vacant	B000687P000337-1	QUIT CLAIM DEED - FEE

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.

Download

Additional owner options:

[x] All Owners

Additional mailing label options:

[ ] Show parcel id on label

Skip labels:

0

Recent Sales In Area

Recent Sales in Area | Recent Sales in Subdivision

No data available for the following modules: Buildings, Photos, Sketches.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 9/12/2019 11:26:46 PM

Version 2.3.4

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EXHIBIT E
Page 1 of 2

Summary

Account Number	R009456
Parcel Number	3519-000-00-127
Account Type	Residential
Economic Area	Econ Area 8
Tax District	601
Mill Levy	55.788
Property Location	20000 COUNTY ROAD 743 , GUNNISON HIGHLANDS NORTH
Neighborhood	GUNNISON HIGHLANDS NORTH
LEA	GUNN HILANDS NORTH (80770)
Subdivision	GUNNISON HIGHLANDS NORTH
Condo	N/A
Legal Description	N2SE4SW4. N2SW4SE4. SEC 8 51N2E #656396
Parcel Notes	TOTAL PARCEL = 40 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
BREIDENBAUGH MATTHEW J 1122 MAGNOLIA ST DENVER, CO 80220-4756	

Current Assessment Information

		2019
+	**Land Actual Value**	$124,000
+	**Building Actual Value**	$122,990
=	**Total Actual Value**	$246,990
+	**Land Assessed Value**	$8,870
+	**Building Assessed Value**	$8,790
=	**Total Assessed Value**	$17,660

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$221,720	$15,960	55.788	$890.38
2017	$221,720	$15,960	56.488	$901.55
2016	$246,030	$19,580	56.272	$1,101.81
2015	$246,030	$19,580	55.585	$1,088.32
2014	$218,890	$17,420	56.853	$990.38
2013	$218,890	$17,420	50.446	$878.76
2012	$191,480	$15,240	44.797	$682.72
2011	$191,480	$15,240	44.988	$685.62
2010	$159,170	$12,670	41.575	$526.76
2009	$159,170	$12,670	40.414	$512.04
2008	$160,880	$12,800	42.029	$537.96
2007	$160,880	$12,800	36.828	$471.40
2006	$144,290	$11,490	44.434	$510.56

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	40.00	SEASONAL PRIVATELY MAINTAINED UNIMPROVED DIRT ROAD 4 x 4 ACCESS ONLY	NOT AVAILABLE	ISDS ALLOWED NOT INSTALLED	SPRING INSTALLED NOT INSTALLED	TREE TYPE - TREE VIEWS - SCENIC OR ABOVE AVERAGE

This Figure Represents The Combined Sales Price of Lots 3519-000-00-127 AND 3519-000-00-128

EXHIBIT E
Page 2 of 2

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
9/28/2018	$276,000	$276,000	CAVANAUGH KEVIN J ETAL	BREIDENBAUGH MATTHEW J	Improved	656396	WARRANTY DEED - FEE
8/8/1995	$20,000	$20,000	Unknown	Unknown	Vacant	B000768P000636-2	QUIT CLAIM DEED - FEE
1/10/1991	$10,000	$10,000	Unknown	Unknown	Vacant	B000687P000337-1	QUIT CLAIM DEED - FEE

Buildings

Building Number	1
Building Description	Single Family Dwelling
Occupancy Type	CONVENTIONAL
Original Year Built	1997
Effective Year Built	1997
Percent Complete	100%
Quality of Construction	Low
Exterior Condition	Average
Interior Condition	Average
Bedrooms	2
Bathrooms	0
Stories	1
Roof	Seamed Metal - Painted
Exterior	Wood Sheet (Plywood, T1-11)
Foundation	Post and Pier
Windows	Minimum
Primary Heating System	Wood
Domestic Hot Water	
Landscaping	
Above-grade Living Area	864 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.

Download

Additional owner options:

[x] All Owners

Additional mailing label options:

[ ] Show parcel id on label

Skip labels:

0

Recent Sales In Area

Recent Sales in Area | Recent Sales in Subdivision

Photos

Sketches

BREIDENBAUGH
1122 MAGNOLIA ST
DENVER CO 80220

US POSTAGE
$00.65⁰
First-Class
Mailed from 80220
09/13/2019
032A 0061852775

GUNNISON COUNTY BOARD OF EQUALIZATION
200 E. VIRGINIA AVE.
GUNNISON, CO 81230

81230$2248 C001