CBOE # 17

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
R017456	2019	601	3517-284-01-002

PROPERTY OWNER	LEGAL DESCRIPTION
HERKERT & MEISEL TRUNK CO PO BOX 570 OWENSVILLE, MO 650660570	LOT 2 LOST CANYON RESORT SUBD #541608

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		270,200	270,200
TOTALS		$270,200	$270,200

Received
County Administration
9/3/19

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.

AUG 19 2019

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 # 17

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.)

$ 172,370.00

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.)

See attached letter.

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
	314-238-4000	8-30-2019

*Attach letter of authorization signed by property owner.

CBOE # 17

EXHIBIT A
Page 1 of 1

Herkert & Meisel Trunk Company

405 Red Oak Road, P.O. Box 570, Owensville, MO 65066
Phone 573-437-7125 Fax 573-437-2350

August 30, 2019

Gunnison County Board of Equilazation
200 E. Virginia Ave.
Gunnison, CO 81230

Dear Board Members,

In preparing for this hearing I requested from the Gunnison County Assessor's Office a list of the specific properties used in their 72 ½ % increase in my assessed valuation over my 2017 valuation and their response was that they had no specific properties to provide me with (see attached correspondence from LuAnn Vogt on behalf of Herkert & Meisel Trunk Company the owner of the subject property). After my appeal to the Gunnison County Assessor's Office I would have expected that for them to increase the valuation by 72 ½% percent they would have justifiable comparables to substantiate their new valuation. Apparently in sustaining their substantial increase they didn't even bother to locate any sales which would justify their new valuation.

The last four valuations are as follows:

2013 valuation	$158,000
2015 valuation	$163,200
2017 valuation	$156,700
2019 proposed valuation	$270,000

Due to the fact that I have been unable to find good comparable sales for this property my appeal placed my valuation at a 10% increase above the 2017 valuation resulting in a valuation of $172,370.

I appreciate the opportunity to present this information to the Board Members.

Wallace McNeill
President of Herkert & Meisel Trunk Co.

Encl.

EXHIBIT B
Page 1 of 2

CBOE # 17

LuAnn Vogt

From: Vicki Hildreth <VHildreth@gunnisoncounty.org>
Sent: Wednesday, August 28, 2019 6:44 PM
To: LuAnn Vogt
Subject: RE: Protest of R017456

Follow Up Flag: Follow up
Flag Status: Flagged

LuAnn,
As Kristy mentioned in her prior email, the Assessor's Office uses mass appraisal to establish property values. On our website, https://www.gunnisoncounty.org/132/Assessors-Office, in the Assessment Process section under 2019 Reappraisal Sales, you'll find those sales used in the current reappraisal. Referring to the sales in 2019 Reappraisal Sales/Economic Area 1 – Gunnison and Vicinity/Vacant Land, you'll find those sales used to establish value for vacant land in the City of Gunnison and the surrounding vicinity.

Regards,
Vicki

Vicki Hildreth
Gunnison County Deputy Assessor
221 N. Wisconsin, Suite A
Gunnison, CO 81230
970.641.1085 phone
970.641.7920 fax

From: LuAnn Vogt <luann@lynflex.com>
Sent: Tuesday, August 27, 2019 3:02 PM
To: Vicki Hildreth <VHildreth@gunnisoncounty.org>
Cc: Kristy Mcfarland <KMcfarland@gunnisoncounty.org>
Subject: Protest of R017456

Good Afternoon Vicki,
I sent the below email to Kristy buy received an out of the office reply from her. I was informed that you might be able to assist me in the below request.

Thank you,

LuAnn Vogt

luann@lynflex.com
Lyn-Flex West, Inc.
405 Red Oak Road
P.O. Box 570
Owensville, MO 65066
phone 573-437-4125
fax 573-437-2350

Good Afternoon Kristy,

I called Friday afternoon, August 23, 2019, and talked to Carmen. I asked her if your office could send us the specific properties used in the valuation of this property, Lot 2 Lost Canyon Resort. We were not able to find a comparable on the link you provided below. I was told that the Appraisers were super busy and that we might not receive this information before our appeal deadline of September 15, 2019. Please provide this so that we can prepare our appeal.

Thank you,

LuAnn Vogt

luann@lynflex.com
Lyn-Flex West, Inc.
405 Red Oak Road
P.O. Box 570
Owensville, MO 65066
phone 573-437-4125
fax 573-437-2350

From: Kristy Mcfarland <KMcfarland@gunnisoncounty.org>
Sent: Monday, June 17, 2019 12:53 PM
To: LuAnn Vogt <luann@lynflex.com>
Subject: RE: Protest of R017456

Here is the link to vacant property sales in the Gunnison vicinity:
https://co-gunnisoncounty.civicplus.com/DocumentCenter/View/8934/2019-ECON-1-VACANT-SUBDIVISIONS

From: LuAnn Vogt <luann@lynflex.com>
Sent: Monday, June 17, 2019 11:43 AM
To: Kristy Mcfarland <KMcfarland@gunnisoncounty.org>
Subject: RE: Protest of R017456

Good Morning Kristy,
Would you be able to send me the specific vacant land properties that is being used by the Assessor's Office to create the increase in valuation for this property?
Thank you,

LuAnn Vogt

luann@lynflex.com
Lyn-Flex West, Inc.
405 Red Oak Road
P.O. Box 570
Owensville, MO 65066
phone 573-437-4125
fax 573-437-2350

From: Kristy Mcfarland <KMcfarland@gunnisoncounty.org>
Sent: Friday, May 31, 2019 5:58 PM
To: LuAnn Vogt <luann@lynflex.com>
Subject: RE: Protest of R017456

Dear LuAnn,

EXHIBIT B Page 3 of 3 CBOE # 17

We have received your inquiry regarding your property, account R017456, 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.

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 vacant land in rural Gunnison County) are analyzed together to determine how characteristics such as location, size, access and utilities 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: LuAnn Vogt <luann@lynflex.com>
Sent: Friday, May 31, 2019 3:18 PM
To: Assessor <Assessor@gunnisoncounty.org>
Subject: Protest of R017456

Good Afternoon,
Attached is the protest for account number R017456, Please confirm receipt.
Thank you,

LuAnn Vogt

luann@lynflex.com
Lyn-Flex West, Inc.
405 Red Oak Road
P.O. Box 570
Owensville, MO 65066
phone 573-437-4125
fax 573-437-2350

CBOE # 17

EXHIBIT C
Page 1 of 1

Herkert & Meisel Trunk Company

405 Red Oak Road, P.O. Box 570, Owensville, MO 65066
Phone 573-437-7125 Fax 573-437-2350

Received
County Administration
10/10/19

October 09, 2019

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

Dear Board Members,

On Monday, October 7, 2019 at 11:15 a.m. central time my office received an email notifying me of the hearing date and time of October 16, 2019 at 11:45 a.m. with the Board of County Commissioners. Earlier that same morning I left the country on business with a return date of October 15th. According to this notification letter all documentation that I need to present had to be received by 8:00 a.m. mountain time on Monday, October 14, 2019. I don't know if this meets state regulations on notifications but this small window of time has been a major handicap for me in my preparation.

That being said I am submitting the following:

1. The Assessor's "Vacant Land Valuation" printed statement.
2. Survey of the subject property.
3. Information on the four properties which the Assessor's Office used as comparables in determining their new valuation.
4. My August 30, 2019 letter to the Gunnison County Board of Equalization.

I appreciate the opportunity to present this information to the Board Members.

Wallace McNeill
President of Herkert & Meisel Trunk Co.

Encl.

CBOE # 17

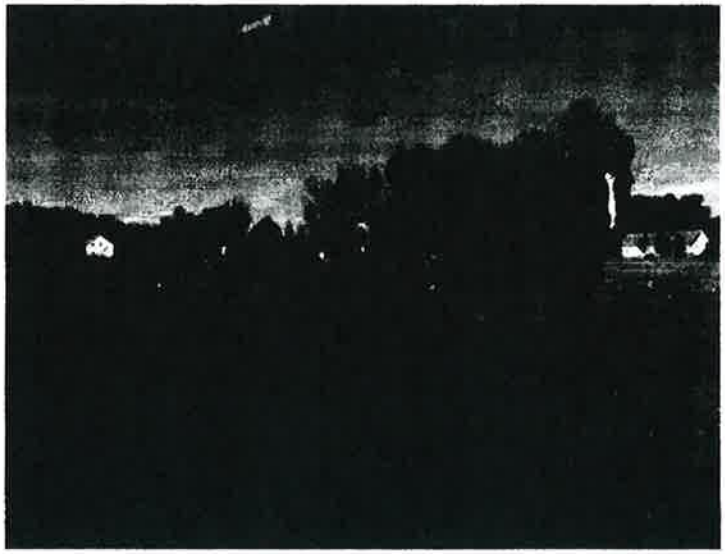
EXHIBIT D
Page 1 of 1

Vacant Land Valuation

The assessor determines the actual value of vacant land in Gunnison County every two years in odd numbered years. This is called a reappraisal. As with any appraisal, the level of value is established as of a specific date, and for ad valorem appraisal this date is dictated by statute to be June 30th of the year preceding the reappraisal. For example, the appraisal date for the 2019 Reappraisal is June 30, 2018. There is another important date for property valuation, and that is the assessment date, which is January 1st of each year. Although property is valued as of the appraisal date, it is valued given the property characteristics that exist as of the assessment date.

By statute, the assessor may consider the three appraisal approaches to value vacant land (not used for agricultural purposes). However, the most applicable method to determine the actual value is the market, or sales comparison approach. The market, or sales comparison, approach uses arm's length market sales of similar properties which are analyzed, compared, and adjusted to arrive at a value for the property. Some of the characteristics that may affect the value of vacant land are size, location, type of access (seasonal, 4-wheel drive, non-vehicular, etc), type of geography and tree coverage, proximity to utilities, subdivision infrastructure, site improvements, presence of views, deed restrictions, frontage to river, ski slopes, golf course or open space, and unique characteristics such as steepness of slope or highway influence. Most vacant lots in subdivisions are valued on a unit price or site basis, with larger unplatted parcels typically valued by the acre.

When subdivision developers hold more than 20% of the vacant lots within a subdivision, a discount is applied to all the vacant lots in the subdivision reflecting the anticipated market absorption rate and taking into account factors such as the direct costs of development, site improvements and use.



Choosing the units of valuation requires extensive knowledge of the real estate market, but ultimately it comes down to identifying the factors that influence a buyer's decision making process, The Gallagher Amendment to the Colorado constitution set the assessment rate for vacant land at 29%. This frequently results in higher taxes on a parcel of vacant land compared with a similar property with a residence constructed on it.

CBOE # 17

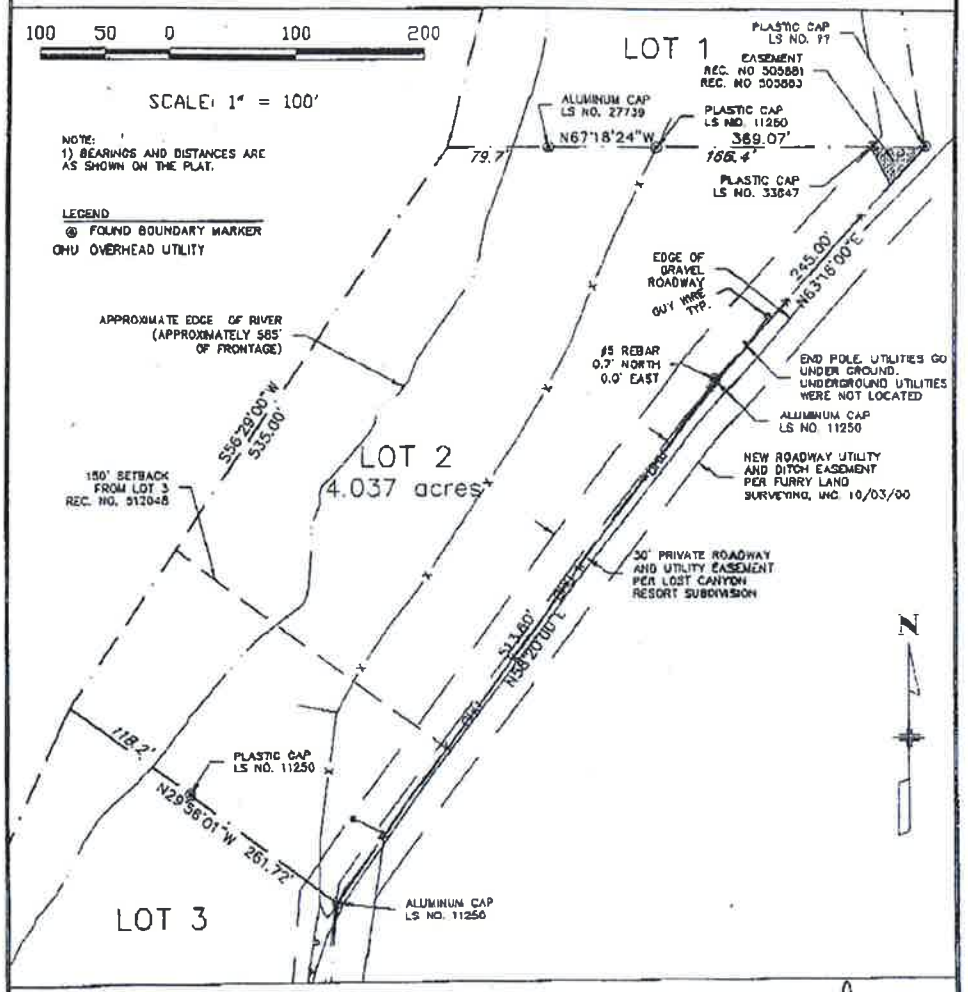
EXHIBIT E
Page 1 of 1

(2)

NCW & Associates
P.O. Box 3688
Crested Butte, Colorado 81224
Tel. (970) 349-6384

JOB NUMBER 4108.00
CLIENT HERBERT & MEISEL TRUNK COMPANY
SUBDIVISION LOST CANYON
FILING -- BLOCK -- LOT 2
ADDRESS --
DATE 4/1/04

IMPROVEMENT LOCATION CERTIFICATE



IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR HERBERT & MEISEL TRUNK COMPANY, A MISSOURI CORPORATION, OF THE PROPERTY DESCRIBED AS: LOT 2, LOST CANYON, AS RECORDED AT THE GUNNISON COUNTY CLERK AND RECORDERS OFFICE, STATE OF COLORADO, PER CLIENT

AND THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 4/1/04, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. EASEMENTS ARE SHOWN PER TITLE COMMITMENT NO. C-1601-562229 PREPARED BY THE TITLE COMPANY OF CRESTED BUTTE.

COLORADO REGISTERED NORMAN C. WHITEHEAD 27739 L.S. 4/1/04 L.S. AND P.L.S.

BY:
NORMAN C. WHITEHEAD
REGISTERED LAND SURVEYOR
COLORADO NO. 27739

CBOE # 17

EXHIBIT F
Page 1 of 13

3

LuAnn Vogt

From: Kristy Mcfarland <KMcfarland@gunnisoncounty.org>
Sent: Monday, October 07, 2019 3:45 PM
To: LuAnn Vogt
Subject: RE: Schedule R017456 CBOE# 17
Attachments: 2019 - ECON 1 - RIVER.pdf

Dear LuAnn,
Attached, please find the sales that were used to determine value for account R017456.

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: LuAnn Vogt <luann@lynflex.com>
Sent: Monday, October 07, 2019 2:19 PM
To: Assessor <Assessor@gunnisoncounty.org>
Subject: Schedule R017456 CBOE# 17

Good Afternoon,

I am requesting a copy of the data used by the Assessor's Office in determining the value of the property located at Lot 2, Lost Canyon Resort Subd #541608. Please email this information to me at luann@lynflex.com.

Thank you very much,

LuAnn Vogt

luann@lynflex.com
Lyn-Flex West, Inc.
405 Red Oak Road
P.O. Box 570
Owensville, MO 65066
phone 573-437-4125
fax 573-437-2350

CBOE # 17

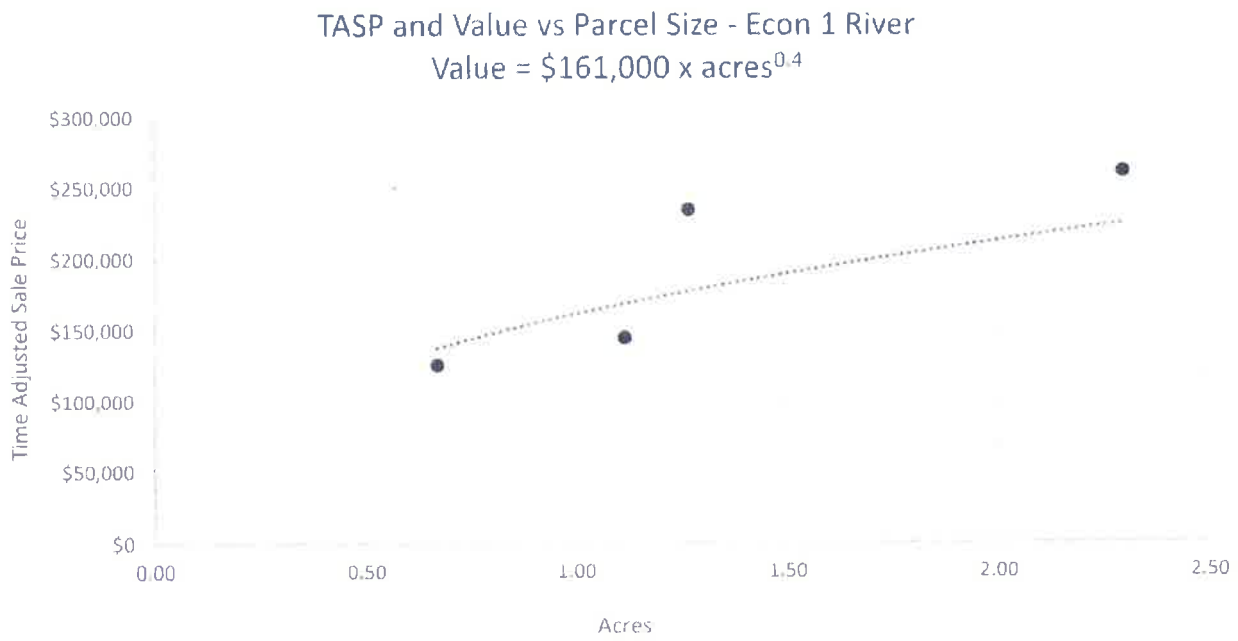
EXHIBIT F
Page 2 of 13

3

2019 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND - RIVER

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

ACCOUNT NUMBER	LEA	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	PARCEL NUMBER	LEGAL
R031154	11405	12/28/2017	$120,000	$125,478	**0.67**	3787-023-00-064	TRACT 34 ISLAND ACRES SUBD .67AC
R042810	11340	9/21/2017	$135,000	$144,473	**1.12**	3701-240-12-004	LOT SF4 COTTONWOOD MEADOWS
R010714	11570	10/17/2016	$200,000	$234,304	**1.27**	3787-100-06-004	LOT 4 DOS RIOS HOMESITES 4
R043468	11400	12/19/2017	$250,000	$261,412	**2.30**	3699-080-01-020	LOT 10 ROCKEY RIVER ESTATES



CBOE # 17

EXHIBIT F
Page 3 of 13

qPublic.net™ Gunnison County, CO

Summary

Account Number	R031154
Parcel Number	3787-023-00-064
Account Type	Residential
Economic Area	Econ Area 1
Tax District	100
Mill Levy	55.148
Property Location	BROOKSIDE DR, GUNNISON
Neighborhood	GUN ACREAGE
LEA	ISLAND ACRES: RIVER LOTS (11405)
Subdivision	GUNNISON ISLAND ACRES SUBDIVISION WEST GUNNISON (W. GUNN SANITATION)
Condo	N/A
Legal Description	TRACT 34 ISLAND ACRES SUBD .67AC #651007
Parcel Notes	TOTAL PARCEL = 0.67 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
LASSEK HILARY EDWARD 87 BROOKSIDE DR GUNNISON, CO 81230-4040	

Current Assessment Information

		2019
+	Land Actual Value	$115,900
+	Building Actual Value	$193,840
=	Total Actual Value	$309,740
+	Land Assessed Value	$8,290
+	Building Assessed Value	$13,860
=	Total Assessed Value	$22,150

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$100,800	$29,230	55.148	$1,611.98
2017	$100,800	$7,260	55.842	$405.41
2016	$96,600	$7,690	55.624	$427.74
2015	$96,600	$28,010	54.929	$1,538.56
2014	$120,200	$34,860	56.217	$1,959.73
2013	$120,200	$34,860	49.778	$1,735.27
2012	$156,500	$45,390	44.152	$2,004.06
2011	$156,500	$45,390	44.343	$2,012.73
2010	$175,000	$50,750	40.939	$2,077.65
2009	$175,000	$50,750	39.757	$2,017.68
2008	$90,250	$26,170	41.387	$1,083.08
2007	$90,250	$26,170	36.186	$947.00
2006	$90,000	$26,100	43.784	$1,142.76

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	0.67	YEAR AROUND GOVT MAINTAINED IMPROVED DIRT OR GRAVEL ROAD	TO SITE	CENTRAL TO SITE NOT YET INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - RIVER VIEWS - TYPICAL OR AVERAGE TREE TYPE - COTTONWOOD

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
12/28/2017	$120,000	$120,000	COLEMAN KENNETH & TRACEY FAMILY TRUST	LASSEK HILARY EDWARD	Vacant	651007	GEN WARR DEED - FEE
9/9/2015	$225,000	$225,000	305 NORTH LLC	COLEMAN KENNETH & TRACEY FAMILY TRUST	Improved	635296	WARRANTY DEED - FEE
11/23/2009	$0	$0	JNB PROPERTY GROUP LLC	305 NORTH LLC		595404	QUIT CLAIM DEED - NO FEE
2/5/2004	$94,000	$94,000	RANFTL LIVING TRUST	JNB PROPERTY GROUP LLC	Vacant	538977	GEN WARR DEED - FEE
4/29/2003	$0	$0	MARKS MELODY PUBLIC TRUSTEE	RANFTL LIVING TRUST		530115	PUBL TRUST DEED - NO FEE
8/19/1996	$55,000	$55,000	Unknown	Unknown	Vacant	B000789P000119-2	GEN WARR DEED - FEE
6/29/1994	$35,000	$35,000	Unknown	Unknown	Vacant	B000747P000984-1	GEN WARR DEED - FEE

Buildings

Building Number	1
Building Description	Single Family Dwelling
Occupancy Type	STRAW BALE
Original Year Built	
Effective Year Built	2016
Percent Complete	75%
Quality of Construction	Average
Exterior Condition	Excellent
Interior Condition	Excellent
Bedrooms	1
Bathrooms	1
Stories	1
Roof	Seamed Metal - Painted
Exterior	Fiber-Cement
Foundation	Slab
Windows	Average
Primary Heating System	
Domestic Hot Water	
Landscaping	
Above-grade Living Area	1,280 sqft
Finished Basement	
Unfinished Basement	
Garage	

CBOE # 17

EXHIBIT F
Page 4 of 13

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:

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

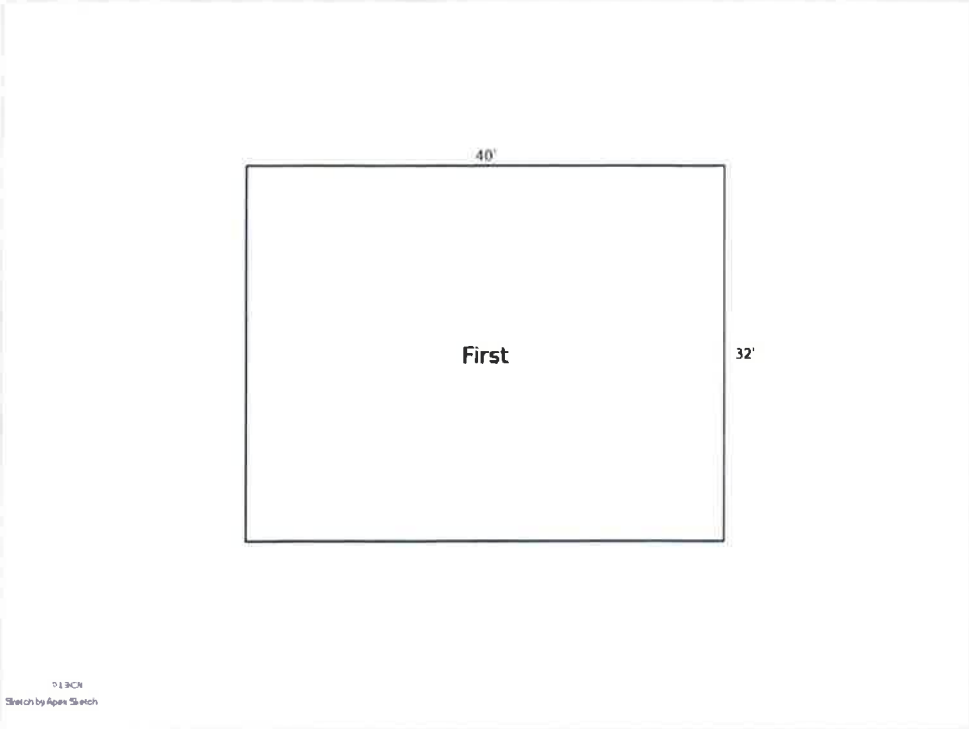
Photos

R031154

CBOE # 17

EXHIBIT F
Page 5 of 13

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 Schn GEOSF

Last Data Upload: 10/8/2019 12:17:50 AM

Version 2.3.8

qPublic.net™ Gunnison County, CO

CBOE # 17

EXHIBIT F
Page 6 of 13

Summary

Account Number	R042810
Parcel Number	3701-240-12-004
Account Type	Residential
Economic Area	Econ Area 1
Tax District	601
Mill Levy	55.788
Property Location	461 COUNTY ROAD 11 , GUNNISON
Neighborhood	COTTONWOOD MEADOWS
LEA	COTTONWOOD MEADOWS - RIVER (11340)
Subdivision	COTTONWOOD MEADOWS
Condo	N/A
Legal Description	LOT SF4 COTTONWOOD MEADOWS #649180
Parcel Notes	TOTAL PARCEL = 1.118 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
KNOWLES NATHAN DANIEL PO BOX 275 GUNNISON, CO 81230-0275	

Current Assessment Information

		2019
+	Land Actual Value	$144,500
+	Building Actual Value	$107,730
=	Total Actual Value	$252,230
+	Land Assessed Value	$10,330
+	Building Assessed Value	$7,700
=	Total Assessed Value	$18,030

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$112,600	$32,650	55.788	$1,821.48
2017	$112,600	$32,650	56.488	$1,844.33
2016	$110,700	$32,100	56.272	$1,806.33
2015	$110,700	$32,100	55.585	$1,784.29
2014	$128,200	$37,180	56.853	$2,113.79
2013	$128,200	$37,180	50.446	$1,875.58
2012	$167,500	$48,580	44.797	$2,176.24
2011	$167,500	$48,580	44.988	$2,185.52
2010	$175,000	$50,750	41.575	$2,109.93
2009	$175,000	$50,750	40.414	$2,051.00
2008	$102,500	$29,730	42.029	$1,249.52
2007	$102,500	$29,730	36.828	$1,094.88
2006	$101,850	$29,540	44.434	$1,312.60

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	1.12	IMPROVED DIRT OR GRAVEL ROAD YEAR AROUND GOVT MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - RIVER LAND TYPE SECONDARY - MEADOW SITE IMPROVEMENTS - UNIMPROVED DIRT DRIVEWAY TREE TYPE - ASPEN TREE TYPE - COTTONWOOD UNIQUE CHARACTERISTICS - ON RIVER VIEWS - SCENIC OR ABOVE AVERAGE

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
9/21/2017	$135,000	$135,000	CROTHERS MARVA	KNOWLES NATHAN DANIEL	Vacant	649180	GEN WARR DEED - FEE
7/1/2004	$120,000	$120,000	BONANZA DEVELOPMENT LLC	CROTHERS MARVA	Vacant	543670	GEN WARR DEED - FEE

CBOE # 17

EXHIBIT F
Page 7 of 13

Buildings

Building Number	1
Building Description	Single Family Dwelling
Occupancy Type	CONVENTIONAL
Original Year Built	2018
Effective Year Built	2018
Percent Complete	25%
Quality of Construction	Fair
Exterior Condition	Very Good
Interior Condition	Very Good
Bedrooms	5
Bathrooms	3
Stories	2
Roof	Seamed Metal - Painted
Exterior	Wood Boards (Clapboard, etc)
Foundation	Concrete
Windows	Average
Primary Heating System	
Domestic Hot Water	
Landscaping	
Above-grade Living Area	2,656 sqft
Finished Basement	
Unfinished Basement	
Garage	832 sqft

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:

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

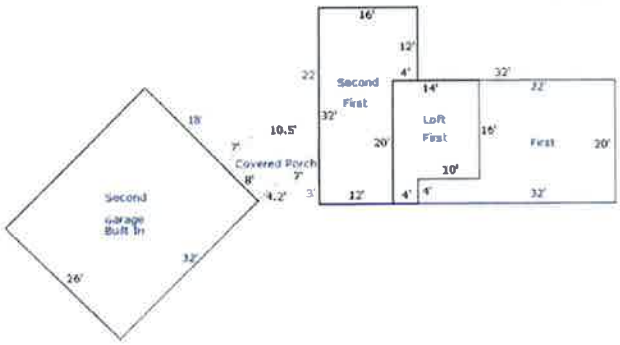
Photos

Sketches

R042810

CBOE #17

EXHIBIT F
Page 8 of 13



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

Last Data Upload: 10/8/2019 12:17:50 AM

Version 2.3.8

Developed by Schn GEOSF

qPublic.net™ Gunnison County, CO

CBOE #17

EXHIBIT E
Page 9 of 13

Summary

Account Number	R010714
Parcel Number	3787-100-06-004
Account Type	Residential
Economic Area	Econ Area 1
Tax District	601
Mill Levy	55.788
Property Location	321 TOMICHI TRL, GUNNISON
Neighborhood	DOS RIOS I THRU IV
LEA	DOS RIOS RIVER LOTS (11570)
Subdivision	DOS RIOS HOMESITES 4
Condo	N/A
Legal Description	LOT 4 DOS RIOS HOMESITES 4 #642807
Parcel Notes	STATEMENT OF AUTHORITY #538189 JANET C FENNERN TRUST NO 1 JAN 12 2004 TOTAL PARCEL = 1.269 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
SOUZA JOHN SOUZA ELIZABETH 556 MADISON ST DENVER, CO 80206-4441	

Current Assessment Information

	2019
+ Land Actual Value	$159,300
+ Building Actual Value	$499,480
= Total Actual Value	$658,780
+ Land Assessed Value	$11,390
+ Building Assessed Value	$35,710
= Total Assessed Value	$47,100

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$311,450	$22,430	55.788	$1,251.32
2017	$209,300	$60,700	56.488	$3,428.82
2016	$230,000	$66,700	56.272	$3,753.34
2015	$230,000	$66,700	55.585	$3,707.52
2014	$223,100	$64,700	56.853	$3,678.40
2013	$223,100	$64,700	50.446	$3,263.86
2012	$266,800	$77,370	44.797	$3,465.95
2011	$266,800	$77,370	44.988	$3,480.72
2010	$395,450	$114,680	41.575	$4,767.82
2009	$395,450	$114,680	40.414	$4,634.68
2008	$338,000	$98,020	42.029	$4,119.68
2007	$338,000	$98,020	36.828	$3,609.88
2006	$225,000	$65,250	44.434	$2,899.32

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	1.27	YEAR AROUND GOVT MAINTAINED PAVED ACCESS	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - RIVER LAND TYPE SECONDARY - TREE TREE TYPE - COTTONWOOD VIEWS - SCENIC OR ABOVE AVERAGE

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
10/17/2016	$200,000	$200,000	JACOBS JAMES ETAL	SOUZA JOHN ETAL	Vacant	642807	WARRANTY DEED - FEE
1/19/2015	$200,000	$200,000	LJ JACKSON HOLDINGS LLC	JACOBS JAMES ETAL	Vacant	631836	GEN WARR DEED - FEE
4/28/2008	$0	$0	FENNERN JANET C TRUST NO 1	JCF LP		583573	QUIT CLAIM DEED - NO FEE
11/26/2003	$0	$0	FENNERN JANET C	FENNERN JANET C TRUST NO 1		538190	QUIT CLAIM DEED - NO FEE
7/8/1991	$25,000	$25,000	Unknown	Unknown	Vacant	B000692P000396-1	WARRANTY DEED - FEE

RD10714

Buildings

Building Number	1
Building Description	Single Family Dwelling
Occupancy Type	CONVENTIONAL
Original Year Built	2017
Effective Year Built	2017
Percent Complete	100%
Quality of Construction	Good
Exterior Condition	Excellent
Interior Condition	Excellent
Bedrooms	3
Bathrooms	3
Stories	2

Roof	Standing Seam - Painted
Exterior	Fiber-Cement
Foundation	Concrete
Windows	Good
Primary Heating System	In-floor Radiant - Gas
Domestic Hot Water	Gas On Demand
Landscaping	
Above-grade Living Area	2,364 sqft
Finished Basement	
Unfinished Basement	
Garage	640 sqft

CBOE # 17

EXHIBIT F
Page 10 of 13

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:

☑ 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

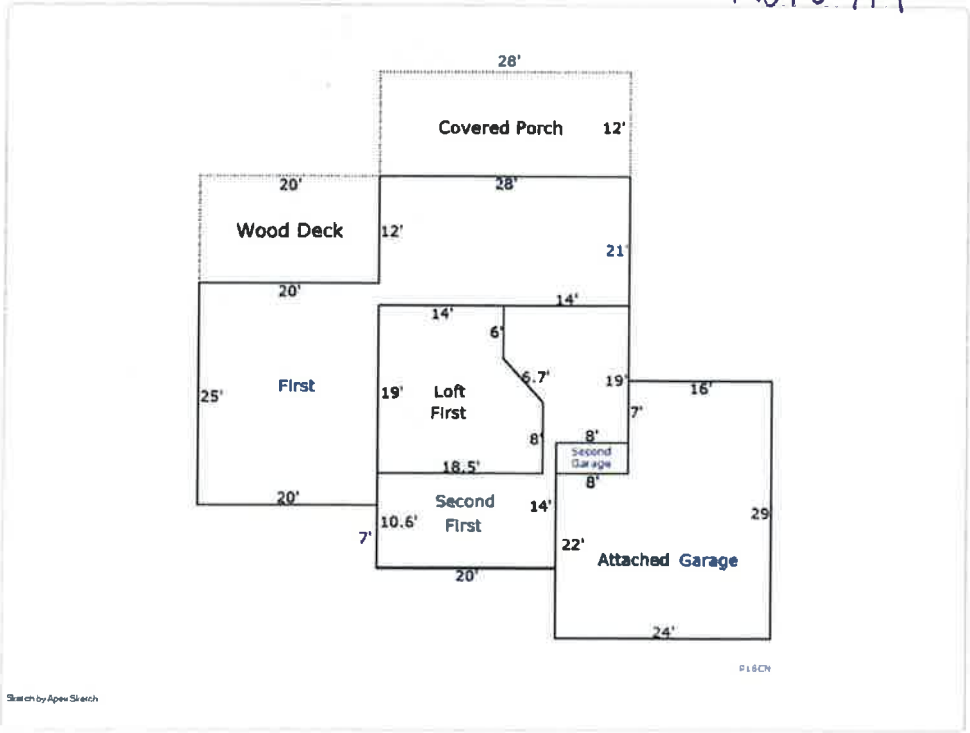
Photos

Sketches

R010714

CBOE # 17

EXHIBIT F
Page 11 of 13



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

Last Data Upload: 10/8/2019 12:17:50 AM

Version 2.3.8

Developed by Schn GEOSF

CBOE #17

EXHIBIT F
Page 12 of 13

qPublic.net™ Gunnison County, CO

Summary

Account Number	R043468
Parcel Number	3699-080-01-020
Account Type	Vacant
Economic Area	Econ Area 1
Tax District	601
Mill Levy	55.788
Property Location	319 ROCKEY RIVER LN, GUNNISON
Neighborhood	N/A
LEA	ROCKEY RIVER:RIVER LOTS (11400)
Subdivision	ROCKEY RIVER ESTATES
Condo	N/A
Legal Description	LOT 10 ROCKEY RIVER ESTATES #650851
Parcel Notes	TOTAL PARCEL = 2.30 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
SANDERS MATTHEW DANIEL 900 CAMINO DEL RIO GUNNISON, CO 81230-8715	

Current Assessment Information

	2019
+ Land Actual Value	$222,700
+ Building Actual Value	$0
= Total Actual Value	$222,700
+ Land Assessed Value	$64,580
+ Building Assessed Value	$0
= Total Assessed Value	$64,580

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$132,300	$38,370	55.788	$2,140.59
2017	$132,300	$38,370	56.488	$2,167.45
2016	$134,100	$38,890	56.272	$2,188.42
2015	$134,100	$38,890	55.585	$2,161.68
2014	$141,500	$41,040	56.853	$2,333.24
2013	$141,500	$41,040	50.446	$2,070.31
2012	$185,900	$53,910	44.797	$2,415.01
2011	$185,900	$53,910	44.988	$2,425.30
2010	$190,000	$55,100	41.575	$2,290.78
2009	$190,000	$55,100	40.414	$2,226.80
2008	$92,000	$26,680	42.029	$1,121.32
2007	$92,000	$26,680	36.828	$982.56
2006	$99,000	$28,710	44.434	$1,275.72

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
VACANT RES LOTS	Vacant	2.30	YEAR ROUND YEAR AROUND GOVT MAINTAINED IMPROVED DIRT OR GRAVEL ROAD	TO SITE	ISDS ALLOWED NOT INSTALLED	NOT INSTALLED	LAND TYPE PRIMARY - RIVER UNIQUE CHARACTERISTICS - ON RIVER TREE TYPE - COTTONWOOD UNIQUE CHARACTERISTICS - CUL DE SAC VIEWS - TYPICAL OR AVERAGE LAND TYPE SECONDARY - MEADOW

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
12/19/2017	$250,000	$250,000	BROWN PETER	SANDERS MATTHEW DANIEL	Vacant	650851	GEN WARR DEED - FEE

RD43468

CBOE # 17

EXHIBIT F
Page 13 of 13

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

No data available for the following modules: Buildings, 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

Last Data Upload: 10/8/2019 12:17:50 AM

Version 2.3.8

Developed by Schn GEOSF

CBOE # 17

EXHIBIT G
Page 1 of 1

Herkert & Meisel Trunk Company

405 Red Oak Road, P.O. Box 570, Owensville, MO 65066
Phone 573-437-7125 Fax 573-437-2350

August 30, 2019

Gunnison County Board of Equilazation
200 E. Virginia Ave.
Gunnison, CO 81230

Dear Board Members,

In preparing for this hearing I requested from the Gunnison County Assessor's Office a list of the specific properties used in their 72 ½ % increase in my assessed valuation over my 2017 valuation and their response was that they had no specific properties to provide me with (see attached correspondence from LuAnn Vogt on behalf of Herkert & Meisel Trunk Company the owner of the subject property). After my appeal to the Gunnison County Assessor's Office I would have expected that for them to increase the valuation by 72 ½% percent they would have justifiable comparables to substantiate their new valuation. Apparently in sustaining their substantial increase they didn't even bother to locate any sales which would justify their new valuation.

The last four valuations are as follows:

2013 valuation	$158,000
2015 valuation	$163,200
2017 valuation	$156,700
2019 proposed valuation	$270,000

Due to the fact that I have been unable to find good comparable sales for this property my appeal placed my valuation at a 10% increase above the 2017 valuation resulting in a valuation of $172,370.

I appreciate the opportunity to present this information to the Board Members.

Wallace McNeill
President of Herkert & Meisel Trunk Co.

Encl.

CERTIFIED MAIL

LYN-FLEX WEST

PO Box 570 | 405 Red Oak Road | Owensville, MO 65066
(573)437-4125

7018 0360 0002 1455 8516

UNITED STATES POSTAL SERVICE

1099

81230

U.S. POSTAGE PAID
FCM LETTER
OWENSVILLE, MO
65066
AUG 30, 19
AMOUNT

$4.05

R2305K139147-04

CBOE # 17

Received
County Administrator
9/3/19

Gunnison County Board of Equilazation
200 E. Virginia Ave.
Gunnison, CO 81230

NOTICE
NO NOTICE
RETURNED

81230+2248