CBOE # 334

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
R032324	2019	606	3257-201-01-017

PROPERTY OWNER	LEGAL DESCRIPTION
GIBSON JOHN H II 1205 FORESTWOOD DR MCLEAN, VA 221012603	RANCH SITE 9 HIDDEN RIVER RANCH #647260

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		472,000	472,000
TOTALS		$472,000	$472,000

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.

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.)

$ 422,500

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

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]	325.439.1647	9.13.19

*Attach letter of authorization signed by property owner.

CBOE #334

John H. Gibson II
796 Hidden River Road
Post Office Box 4092
Crested Butte, Colorado 81224
325.439.1647
johngibson.texas@gmail.com

May 28, 2019

Ms. Kristy McFarland
Gunnison County Tax Assessor
Via email – assessor@gunnisoncounty.org

Re: Ranch Site 9, Hidden River Ranch #647260
R032324
Proposed 2019 Valuation, Formal Protest

Ms. McFarland,

Please allow this correspondence (and attachments) to serve as our formal protest to the proposed 2019 to the above property.

We believe the proposed valuation ($472,000) for this property is significantly higher than the current market for the following reasons:

1. We purchased this parcel less than 24 months ago for $422,500 which establishes a specific and timely true reflection of this specific parcel; and
2. Although other parcels of a similar nature have sold in the past two (2) years, it could be said these few sales are a limited sample and reflect the market value for those respective parcels such as terrain, location within the development, size and their true market value; and
3. A common ***proposed*** valuation ($472,000) was applied across all river facing properties without regards to unique nuances of each (as outlined in item 2); and
4. The ***proposed*** valuations across river facing, empty lots ranges from $1.96/sq ft to $2.47/sq ft with the mean proposed valuation at $2.17/sq ft.

Therefore, we would conclude the following:

1. The true market value for this specific parcel has been determined by a sale within the last 24 months on this specific property; and
2. The sale price was $422,500; and
3. The sale price equates to $2.08/sq ft which is within 4.1% of the ***proposed*** average and almost exactly on the median of $2.09/sq ft;
4. The sale price would equate to a $115,500 or 38% increase over the prior valuation ($307,000).

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We would be willing to accept this substantial increase to $422,500 and have executed the attached to attest to such.

Sincerely,

Attachments – 2019 Real Property Notice of Valuation (executed page 2)

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

CBOE # 334

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R032324	2019	606	3257-201-01-017

PROPERTY OWNER	LEGAL DESCRIPTION
13283***G04**0.8295**1/2*********SNGLP GIBSON JOHN H II 1205 FORESTWOOD DR MCLEAN VA 22101-2603	RANCH SITE 9 HIDDEN RIVER RANCH #647260

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE as of June 30, 2016	CURRENT YEAR ACTUAL VALUE as of June 30, 2018	+ OR - CHANGE
Residential	307,000	472,000	+165,000
TOTALS	$307,000	$472,000	+$165,000

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	4.78

ELECTRICITY:	To Site
SEWER:	ISDS Allowed Not Installed
WATER:	Well Installed
SITE ACCESS:	Improved Dirt Or Gravel Road
	Year Around Privately Maintained

OTHER ATTRIBUTES:

Typical Or Average Views

SUBDIVISION:

Hidden River Ranch Sub

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

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

VALUATION INFORMATION

Your property was valued as it existed on January 1 of the current year. The value of residential property is based on the market approach to value. Generally, the value of all other property is based on consideration of the market, cost, and income approaches to value. The appraisal data used to establish value is from the 18-month period ending June 30, 2018, § 39-1-104(10.2)(a), C.R.S. If insufficient data existed during the 18-month data gathering period, data from each preceding six-month period (up to a period of five years preceding June 30, 2018) may be utilized, § 39-1-104(10.2)(d), C.R.S.

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Most property in Colorado is revalued every odd-numbered year § 39-1-104(10.2)(a), C.R.S. The assessment rate for residential property is currently 7.20%, § 39-1-104.2(3), C.R.S. A change in the projected residential assessment percentage is not grounds for protest or abatement of taxes, § 39-5-121(1), C.R.S. Generally, all other property, including vacant land, is assessed at 29%, § 39-1-104(1), C.R.S.

REAL PROPERTY PROTEST PROCEDURES

If you wish to protest, please include your estimate of property value as of June 30, 2018, and any additional documentation that you believe supports a change in the classification and/or valuation of your property.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls on 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.

BY EMAIL:

Written protests submitted by email must be date-stamped by the county server no later than June 1, § 39-5-122(2), C.R.S. Proof of receipt will be sent by return email – save this receipt for your records. ***WE RECOMMEND PROTESTING BY EMAIL FOR EXPEDIENCY AND TO CONSERVE RESOURCES:*** *assessor@gunnisoncounty.org*

BY MAIL OR FAX:

Written protests must be postmarked or faxed no later than June 1, § 39-5-122(2), C.R.S. You may be required to prove that you mailed or faxed your protest on or before the June 1 deadline; therefore, we recommend that you retain proof of mailing or fax delivery confirmation receipt.

IN PERSON:

If you wish to protest in person, please call to set up an appointment: (970) 641-1085. You must appear in the office of the County Assessor no later than June 1, § 39-5-122(2), C.R.S. Hearings will be held at the Gunnison County Assessor's Office, located at 221 N. Wisconsin St, Gunnison, between 9 a.m. and 4 p.m.

TO PRESERVE YOUR APPEAL RIGHTS, YOUR PROTEST MUST BE EITHER POSTMARKED OR RECEIVED BY THE ASSESSOR NO LATER THAN JUNE 1 – AFTER SUCH DATE, YOUR RIGHT TO PROTEST IS LOST.

You may use this form to begin the protest process; however, written correspondence with the same basic information will suffice. This form is not necessary to be able to protest and is provided for your convenience.

Property RØ 32324

What is your estimate of the property's value as of June 30, 2018? $ 422,500.00

For all Commercial Property appeals: If your property was leased during the data-gathering period, please attach an operating statement indicating your income and expense amounts. The actual income and expense information is due to the Assessor no later than July 15th. Also, please attach a rent roll as of June 30, 2018, indicating the square footage and rental rate for each tenant-occupied space.

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, photos, rent roll, appraisal, etc.)

See attached Correspondence dated 5.28.19

In 2019, the assessor and Board of County Commissioners have elected to use the extended appeal period in accordance with 39-5-122(2), C.R.S. *The Assessor must mail you a Notice of Determination on or before August 15, 2019. If you disagree with the Assessor's determination, or if you do not receive a Notice of Determination, you must submit a written appeal to the County Board of Equalization on or before* **September 15, 2019** *if you wish to continue your appeal, § 39-8-106(1)(a) and (3), C.R.S.*

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	Email Address	Date
[signature]	325.439.1647	johngibson.texas@gmail.com	5-28-19

AGENT AUTHORIZATION - *only fill out this section if a person other than the owner will be appealing*

I, the undersigned owner of the property identified above, authorize the agent named below to act on my behalf in the property value appeal process for the tax year shown above. All protest communication will be mailed to agent.

Agent's Name (Please Print)	Signature of Property Owner — Date
Agent's Street Address	Agent's Email Address
Agent's City, State, Zip	Agent's Telephone Number

Received
County Administration
10/17/19 (VIA EMAIL)

Statement for the record – CBOE appeals hearing, Monday, October 21, 2019, 1045 MDT
John H. Gibson II
Regarding: Properties R032324 (Lot), R032322 (Residence)

Thank you for the consideration of our appeal of the most current tax valuations for both of our properties in Gunnison County.

For both properties we received a significant increase in valuation this current period. Our home was increased 24% and the lot which accompanies our home increased by 53%. Although the standard notice referred to "mathematical models, formulas based on same type and construction", we received no rationale, methodology nor data to accompany these significant valuation increases at any time during the process. Accordingly, we evaluated the available data and applied a rational, common real estate and statistical approach to determine what was an accurate reflection of market valuation. The attached files outlines our approach for both properties and also reflects the settlements we were/are willing to make for both properties (increases of 9% and 38% respectively) acknowledging values have increased, yet using data and relevant real estate rationale to come to a mutually justifiable and reasonable position for both parties.

We are hopeful you will consider this information from a fair and unbiased position as is your fiduciary responsibility as the board of Equalization.

From a perspective of good governance, a related suggestion on the overall process.

In round one of the valuation process, we simply received a notice of the substantial increase without any methodology, rationale nor data supporting the county's position. We were pointed to a public website which does a wonderful job of providing raw data only, yet all real estate has many nuances in determining market value with many factors as unique as any property to be considered. We were suppled no mathematical models, formulas or other information to compile the universe of data into a market valuation. Additionally, the resulting valuations in our more immediate area of like properties yielded significant variations and inconsistencies.

As we had to blindly respond to the reasoning behind the proposed valuations, we attempted to use the relevant data and apply rational, real estate processes and statistical methods as is common in determining a relevant market value.

The response to our appeals simply came back as updated notices confirming the initial valuations. No details, explanation, rationale, data or other relevant comments. Without communication, this second action might give the impression not much thought went into the process.

Transparency, communication and trust is the cornerstone of good governance whether at the federal, state or local levels. Any person or body in a position of public trust has this fiduciary responsibility to its constituents. Keeping this in mind for future actions would ensure the public confidence and trust is high with those we trust to execute the mission at hand.

Thank you to each of you for your willingness to serve something larger than yourself.