CBOE # 369

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
R007049	2019	601	3433-222-05-010

PROPERTY OWNER	LEGAL DESCRIPTION
BURCH LARRY E 6215 COVEY LN TYLER, TX 757034565	LOT 2 EUBANKS ACRES #627229

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		613,820	613,820
TOTALS		$613,820	$613,820

Received
County Administration
9/13/19
(VIA EMAIL)

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.

Current value is supported by sales of most comparable properties within the timeframe for the currrent valuation cycle

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:

EMENSE@gunnisoncounty.org

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.)

$710,200.00

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 Appraisal at purchase, Comps, & Active listings. etc.

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
Gary Burka	303-391-6400	9/13/19

*Attach letter of authorization signed by property owner.

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EXHIBIT A
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September 13, 2019

To Whom It May Concern,

We wish to protest our increased property valuation and resulting taxable increase of $103,620 for a summer cabin that is usable 3 ½ months out of the year.

Attached is the appraisal from the time of our purchase, built in 1946.

Our current tax value is $510,200, which given age, condition, location in the county, and limited usability, we feel is high.

Our building actual value and our total actual value is HIGHER than our neighbor's which is a completely renovated year round home with additional luxury of heated flooring. See 930 CR 744 Spring Creek attached.

I have attached SOLD comps and I can and will attach current listings that are not moving at sale prices below the proposed taxable value of our property AND they are usable year round with heat, insulation and water available in the winter---not possible at our property.

Looking over Sold comps, Current Active listing (and days on the market) we feel the previous tax value of $510,200 is more reasonable.

We will be traveling to Colorado to close the cabin for the year and will be in Almont Sept. 28th through Oct. 4th. If we could have a hearing during that time it would be appreciated.

Regards,
Mary and Larry Burch

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EXHIBIT B
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Summary

Account Number	R007049
Parcel Number	3433-222-05-010
Account Type	Residential
Economic Area	Econ Area 8
Tax District	601
Mill Levy	55.788
Property Location	934 COUNTY ROAD 744 , SPRING CREEK
Neighborhood	TAYLOR - SPRING CREEK
LEA	EUBANKS ACRES:RIVER (81380)
Subdivision	EUBANK'S ACRES
Condo	N/A
Legal Description	LOT 2 EUBANKS ACRES #627229
Parcel Notes	N/A

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
BURCH LARRY E BURCH MARY 6215 COVEY LN TYLER, TX 75703-4565	

Current Assessment Information

		2019
+	Land Actual Value	$177,500
+	Building Actual Value	$436,320
=	Total Actual Value	$613,820

÷ 1504 sq ft. = $290 sq ft!!

+	Land Assessed Value	$12,690
+	Building Assessed Value	$31,200
=	Total Assessed Value	$43,890

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$510,200	$36,730	55.788	$2,049.09
2017	$510,200	$36,730	56.488	$2,074.81
2016	$508,790	$40,500	56.272	$2,279.02
2015	$508,790	$40,500	55.585	$2,251.19
2014	$353,680	$28,150	56.853	$1,600.43
2013	$353,680	$28,150	50.446	$1,420.06
2012	$449,560	$35,790	44.797	$1,603.30
2011	$449,560	$35,790	44.988	$1,610.12
2010	$478,090	$38,050	41.575	$1,581.93
2009	$478,090	$38,050	40.414	$1,537.76
2008	$340,730	$27,120	42.029	$1,139.84
2007	$340,730	$27,120	36.828	$998.76
2006	$358,600	$28,540	44.434	$1,268.16

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	2.00	YEAR AROUND GOVT MAINTAINED PAVED ACCESS	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	VIEWS - TYPICAL OR AVERAGE LAND TYPE PRIMARY - MEADOW UNIQUE CHARACTERISTICS - WATER INFLUENCE TREE TYPE - EVERGREEN SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
6/16/2014	$460,000	$460,000	CUMBY JOHN H ESTATE OF	BURCH LARRY E ETAL	Improved	627229	PERS REP DEED - FEE

Buildings

Building Number	1	Roof	Composition - Asphalt Shingle
Building Description	Single Family Dwelling	Exterior	Logs - Sheared or Milled
Occupancy Type	SUMMER SFR	Foundation	Treated Wood

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EXHIBIT B
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Summary

Account Number	R007143
Parcel Number	3433-222-05-007
Account Type	Residential
Economic Area	Econ Area 8
Tax District	601
Mill Levy	55.788
Property Location	930 COUNTY ROAD 744 , SPRING CREEK
Neighborhood	TAYLOR - SPRING CREEK
LEA	EUBANKS ACRES:RIVER (81380)
Subdivision	EUBANK'S ACRES
Condo	N/A
Legal Description	LOT 3 EUBANKS ACRES #637586
Parcel Notes	TOTAL PARCEL = 1.6 AC AFFIDAVIT #534390 BEN T HEAD TRUST SEPT 2 2003 PWR OF ATTORNEY #578316 ERIC T HEAD AUG 29 2007

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
JONES SHARON A 3131 MAPLE AVE APT 4H DALLAS, TX 75201-1390	

Current Assessment Information

		2019
+	Land Actual Value	$177,500
+	Building Actual Value	$386,700
=	Total Actual Value	$564,200
+	Land Assessed Value	$12,690
+	Building Assessed Value	$27,650
=	Total Assessed Value	$40,340

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$517,450	$37,250	55.788	$2,078.10
2017	$517,450	$37,250	56.488	$2,104.18
2016	$528,070	$42,030	56.272	$2,365.11
2015	$528,070	$42,030	55.585	$2,336.25
2014	$423,740	$33,730	56.853	$1,917.64
2013	$423,740	$33,730	50.446	$1,701.55
2012	$456,310	$36,320	44.797	$1,627.03
2011	$456,310	$36,320	44.988	$1,633.96
2010	$470,890	$37,480	41.575	$1,558.23
2009	$470,890	$37,480	40.414	$1,514.72
2008	$370,740	$29,510	42.029	$1,240.28
2007	$370,740	$29,510	36.828	$1,086.80
2006	$352,070	$28,020	44.434	$1,245.04

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	1.60	IMPROVED DIRT OR GRAVEL ROAD YEAR AROUND GOVT MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	UNIQUE CHARACTERISTICS - WATER INFLUENCE LAND TYPE PRIMARY - MEADOW LAND TYPE PRIMARY - RIVER LAND TYPE PRIMARY - SAGE TREE TYPE - EVERGREEN SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY VIEWS - TYPICAL OR AVERAGE

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
1/14/2016	$642,000	$642,000	DANIELSON GUY O	JONES SHARON A	Improved	637586	GEN WARR DEED - FEE
12/19/2012	$590,000	$590,000	HEAD PAUL J ETAL	DANIELSON GUY O	Improved	617510	GEN WARR DEED - FEE

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EXHIBIT B
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Summary

Account Number	R017477
Parcel Number	3433-223-06-001
Account Type	Residential
Economic Area	Econ Area 8
Tax District	601
Mill Levy	55.788
Property Location	593 COUNTY ROAD 54 , SPRING CREEK
Neighborhood	TAYLOR - SPRING CREEK
LEA	SPRING CREEK TRACTS:NON-RIVER (81320)
Subdivision	SPRING CREEK TRACTS
Condo	N/A
Legal Description	LOT 123/124 SPRING CREEK TRACTS #582099
Parcel Notes	TOTAL PARCEL = .92 AC QCD #536693 WATER RIGHTS NOV 14 2003

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
HAGER DAVID & JANET TRUST DAVID HAGER & JANET HAGER TRUSTEES 2164 SEA VILLAGE CIR CARDIFF BY THE SEA, CA 92007-1221	

Current Assessment Information

		2019
+	Land Actual Value	$96,100
+	Building Actual Value	$487,140
=	Total Actual Value	$583,240
+	Land Assessed Value	$6,870
+	Building Assessed Value	$34,830
=	Total Assessed Value	$41,700

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$486,760	$35,050	55.788	$1,955.37
2017	$486,760	$35,050	56.488	$1,979.90
2016	$478,500	$38,090	56.272	$2,143.40
2015	$478,500	$38,090	55.585	$2,117.27
2014	$315,340	$25,100	56.853	$1,427.00
2013	$315,340	$25,100	50.446	$1,266.18
2012	$349,960	$27,860	44.797	$1,248.04
2011	$349,960	$27,860	44.988	$1,253.37
2010	$424,730	$33,810	41.575	$1,405.65
2009	$424,730	$33,810	40.414	$1,366.40
2008	$433,660	$34,520	42.029	$1,450.84
2007	$433,660	$34,520	36.828	$1,271.32
2006	$327,470	$26,070	44.434	$1,158.40

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	0.92	YEAR ROUND	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	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
2/6/2008	$0	$0	HAGER DAVID A ETAL	HAGER DAVID & JANET TRUST		582099	QUIT CLAIM DEED - NO FEE
11/6/2003	$0	$0	LOGAN A WOODLEY	WOODLEY LOGAN A JR REVOCABLE TRUST		536691	CORRECTION DEED - NO FEE
11/6/2003	$400,000	$390,000	WOODLEY LOGAN A JR REVOCABLE TRUST	HAGER DAVID A ETAL	Improved	536692	GEN WARR DEED - FEE
3/23/1992	$20,000	$20,000	Unknown	Unknown	Vacant	B000703P000536-1	GEN WARR DEED - FEE

Active Listings

rch

List Map

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House for Sale
$499,900
- 3 bed
- 2 bath
- 2,312 sqft
- 1.19 acres lot
- 1 car

$216sqft Including 1.19 Acres !!

17241 Highway 135, Almont, CO 81210
Email Agent Contacted

Brokered by Signature Properties Ebner & Associates, Llc

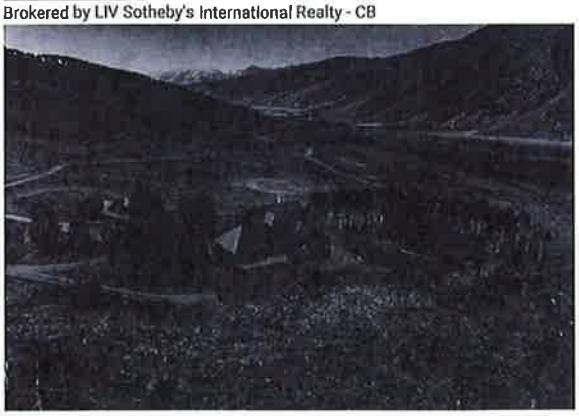
House for Sale
$440,000
- 3 bed
- 4 bath
- 1,696 sqft
- 1 car

$259 sq ft

1730 County Road 744 Unit 20, Almont, CO 81210
Email Agent Contacted

LIV Sotheby's International Realty

Brokered by LIV Sotheby's International Realty - CB



House for Sale
$4,885,000

Search Results for Almont, CO 81210

SOLD: **$558,000** 4 br 4 ba 2,342 sq ft

Sold Date: 10/5/2018
Public Record

84 Rainbow Rd, Almont, CO 81210

Owner: **Welsh, Susan B; Welsh, Andrew T**
Single Family Residence
AVM: **$558,000**

APN #: **351722004005 01**
Tax ID: **R042249**
Lot Size: **0.46 acres**
Year Built: **2007**

SOLD: **$496,250** 2 br 2 ba 2,784 sq ft

Sold Date: 7/27/2018
Public Record

1420 County Road 744, Almont, CO 81210

Owner: **Seekatz, Thomas**
Single Family Residence
RVM®: **$553,850**

APN #: **343315302007**
Tax ID: **R008718**
Lot Size: **0.51 acres**
Year Built: **1978**

SOLD: **$389,000** 2 br 2 ba 1,536 sq ft

Sold Date: 7/13/2018
Public Record

120 Jolee Trl, Almont, CO 81210 √

Owner: **Calvert, Brain Robert**
Single Family Residence
RVM®: **$400,280**

APN #: **343315302011**
Tax ID: **R007723**
Lot Size: **1 acre**
Year Built: **1979**

SOLD: **$375,000** 2 br 1 ba 1,037 sq ft

Sold Date: 12/5/2018
Public Record

1715 County Road 744, Almont, CO 81210

Owner: **Skelton, Robert C; Skelton, Amy F**
Single Family Residence
RVM®: **$368,690**

APN #: **343315300019**
Tax ID: **R008373**
Lot Size: **1.04 acres**
Year Built: **2003**

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Sold 7/13/18 $389K

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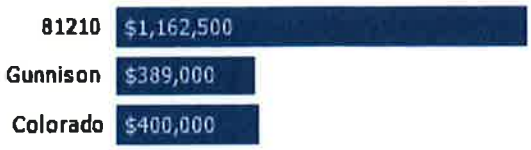
	Public Facts	Your Changes
Property Type	Single Family Residence	
Property Subtype	Single Family	
Bedrooms	2	
Total Baths	2	
Full Baths	2	
Partial Baths	–	
Living Area (sq ft)	1,536	
Lot Size	1 acre	acres
Lot Dimensions	1.000 AC	
Year Built	1979	
Roofing	Metal	
Foundation	Concrete	
Number of Stories	2	

Built 1979

1 ac

Median Listing Price



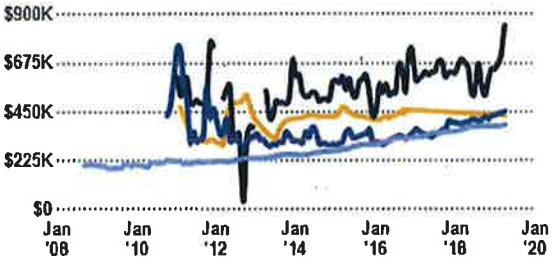
12-Month Change in Median Listing Price

Median Days in RPR

12-Month Change in Median Days in RPR

Median Estimated Home Value

- This House
- 81210
- Gunnison County
- Colorado



Interior Details (from Public Records)

Interior Walls: Gypsum Board

Exterior Details (from Public Records)

Lot Size - Square Feet: 43560 sq ft **Water**: Well

Lot Size - Acres: 1.000 ac

Location Details (from Listing and Other Data Sources)

No data available...

Flood Zone: X (unshaded)

Walkability Score (out of 5): Overall: 0.2 | Amenity: 0.2 | Leisure: 0.3

Other Details (from Listing and Other Data Sources)

Building Condition: Fair

Legal Description (from Public Records)

Parcel Number: 343315302011

Tax ID: R007723

Census Tract: 080519636.001073

Carrier Route: H071

SCHOOLS NEARBY

Crested Butte Community School
Level: High
Type: Public
Grades Served: 6-12

Gunnison Elementary School
Level: Elementary
Type: Public
Grades Served: PK, K-5

Gunnison Middle School
Level: Middle
Type: Public
Grades Served: 6-8

Gunnison High School
Level: High
Type: Public
Grades Served: 9-12

Aspen Country Day School
Level: Elementary, Middle
Type: Private
Grades Served: PK, K-8

CBOE #369

1420 County Road 744, Almont, CO 81210

Sold 7/27/18 $496,250

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	Public Facts	Your Changes
Property Type	Single Family Residence	
Property Subtype	Single Family	
Bedrooms	2	
Total Baths	2	
Full Baths	2	
Partial Baths	–	
Living Area (sq ft)	2,784	
Lot Size	0.51 acres	acres
Lot Dimensions	22216 SF	
Garage	Yes	
Garage (spaces)	2	
Year Built	1978	
Roofing	Metal	
Heating	Baseboard	
Foundation	Concrete	
Number of Stories	2	

Built 1978

Median Listing Price

12-Month Change in Median Listing Price

Median Days in RPR

12-Month Change in Median Days in RPR

Interior Details (from Public Records)

Interior Walls: Gypsum Board

Garage: 480 sq ft

Exterior Details (from Public Records)

Lot Size - Square Feet: 22216 sq ft

Water: Well

Lot Size - Acres: 0.510 ac

Location Details (from Listing and Other Data Sources)

No data available...

Walkability Score (out of 5): Overall: 0.2 | Amenity: 0.2 | Leisure: 0.3

Other Details (from Listing and Other Data Sources)

Effective Year Built: 1981

Building Condition: Fair

Legal Description (from Public Records)

Parcel Number: 343315302007

Tax ID: R008718

Census Tract: 080519636.001092

Carrier Route: H071

Abbreviated Description: LOT 9 SPRING CREEK ESTATES #654783

Tax Info (from Public Records)

Assessment Year: 2018

Assessed Value - Land: $12,200

Assessed Value - Improvements: $22,010

Assessor Market Value - Land: $169,400

Assessor Market Value - Improvements: $305,700

SCHOOLS NEARBY

Crested Butte Community School
Level: High
Type: Public
Grades Served: 6-12

Gunnison Elementary School
Level: Elementary
Type: Public
Grades Served: PK, K-5

Gunnison Middle School
Level: Middle
Type: Public
Grades Served: 6-8

Gunnison High School
Level: High
Type: Public
Grades Served: 9-12

Aspen Country Day School
Level: Elementary, Middle
Type: Private
Grades Served: PK, K-8

Sold 2/8/18 $512K

	Public Facts	Your Changes
Property Type	Single Family Residence	
Property Subtype	Single Family	
Bedrooms	3	
Total Baths	2	
Full Baths	2	
Partial Baths	–	
Living Area (sq ft)	1,648	
Lot Size	1.36 acres	acres
Lot Dimensions	1.360 AC	
Garage	Yes	
Garage (spaces)	2	
Year Built	1979	
Roofing	Metal	
Foundation	Concrete Block	
Number of Buildings	1	
Number of Stories	2	

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Built 1979
3b 2b
2 car garage
1.36 AC

Median Listing Price

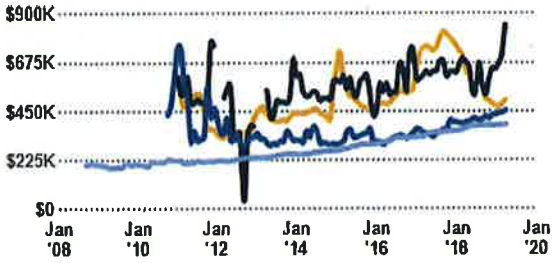
12-Month Change in Median Listing Price

Median Days in RPR

12-Month Change in Median Days in RPR

Median Estimated Home Value

This House
81210
Gunnison County
Colorado



Interior Details (from Public Records)

Interior Walls: Gypsum Board **Garage**: 616 sq ft

Exterior Details (from Public Records)

Lot Size - Square Feet: 59242 sq ft **Water**: Well
Lot Size - Acres: 1.360 ac

Location Details (from Listing and Other Data Sources)

No data available...
Flood Zone: X (unshaded)
Walkability Score (out of 5): Overall: 0.2 | Amenity: 0.2 | Leisure: 0.3

Other Details (from Listing and Other Data Sources)

Effective Year Built: 1980 **Building Condition**: Fair

Schools (from Listing Data) (based on location)

No schools listed...

Gunnison Elementary

SCHOOLS NEARBY

Crested Butte Community School
Level: High
Type: Public
Grades Served: 6-12

Gunnison Elementary School
Level: Elementary
Type: Public
Grades Served: PK, K-5

Gunnison Middle School
Level: Middle
Type: Public
Grades Served: 6-8

Darren Patterson Christian Academy
Level: Elementary, Middle, High
Type: Private
Grades Served: PK, K-12

Gunnison High School
Level: High
Type: Public
Grades Served: 9-12

Reply all | Delete Junk | •••

CBOF #369

Protest of tax value R007049 Lot 2 Eubanks Acres Almont

EXHIBIT C
Page 1 of 1

MB Mimi Burch
Today, 11:08 AM
assessor@gunnisoncounty.org

Reply all |

Sent Items

This message was sent with high importance.

Property Tax Info Almo...
4 MB

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Dear Ms. McFarland,

We are writing to protest our increased property valuation and resulting taxable INCREASE of $103,620!!!

Attached you will find the appraisal from the time of our purchase of the property, which is a summer cabin, built in 1946. NOT 1963 as you have it on the tax information. (Please correct.) You will see it was on the market over a year when we purchased it. List price was $549K when the listing expired UNSOLD, lowered from original price of $575K. We purchased it, "as is" for $460K.

This is a summer cabin only, not a year round home. It is not suitably insulated for year round use, nor does it have use of water, except for summer use. Built in in 1946, the condition is as what would be expected. It was mostly neglected 9 months out of the year and then used as a summer spot for most of it's lifetime.

When we purchased it, "As is" condition did indeed mean much deferred maintenance was accepted by us. We have spent the last several summers trying to bring the cabin into an acceptable working state. Exterior logs and composition roof both will also need attention soon due to rotting and age.

As a Realtor, I do realize property values continue to increase in the area, particularly for homes that can be utilized YEAR ROUND. At best, we are able to use this cabin from June to September.

Your notice indicates the Valuation reflects the probable price our property would have sold for on June 30, 2018. I have researched SOLD homes in the area for the past year utilizing the National Residential Property Resource provided through our MLS, and have attached them for you to review.

At best, due to sq. footage of the homes, as well as age, only the home on 120 Jolee Trail is even close enough to use as a comp. though it is much newer, metal roof , concrete slab It was built in 1997, 1,536 sq. ft. on 1 acre with a well, a metal roof and a concrete slab foundation.

Our cabin is 1,504 sq. ft., old composition roof, pier and beam. The 120 Jolee Trail home sold for $496,250 7/27/18, or $323. Per sq. ft. Again, 51 years newer!, concrete slab foundation so I'm not sure if it's year round or not, but probable. If you were to use that price per sq. ft. to calculate market value for our cabin (since a SOLD price is very much market value) it would be $485,911.44.

Our current tax value is $510,200. Which given the age, condition, location in the area, and limited use of the cabin, we feel is even high based on numbers such as the sale I just noted, and a Valuation of $613,820, or $408.125 per sq. ft. truly absurd.

I can site other sales nearby, but again the age is typically a striking difference in most of these recent Sold listings, as well a updates and year round use. While 1420 CR 744 is nearby, the sq. ft. for it is 2780s. ft. and there are heated tile floors, year round use, multiple decks near the water and a hot tub etc, etc, . It sold for $178.250 per sq. ft.

Re-assessment of our property Valuation is requested.

Kind regards,

Larry and Mimi (Mary) Burch

2019 REAL PROPERTY NOTICE OF VALUATION

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

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R007049	2019	601	3433-222-05-010

PROPERTY OWNER	LEGAL DESCRIPTION
7150*26**G50**0.8295**1/2*********AUTOMIXED AADC 990 BURCH LARRY E 6215 COVEY LN TYLER TX 75703-4565	LOT 2 EUBANKS ACRES #627229

CBOE #369

EXHIBIT D
Page 1 of 1

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE as of June 30, 2016	CURRENT YEAR ACTUAL VALUE as of June 30, 2018	+ OR - CHANGE
Residential	510,200	613,820	+103,620
TOTALS	$510,200	$613,820	+$103,620

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	2.00

ELECTRICITY:	Installed
SEWER:	ISDS Septic System Installed
WATER:	Well Installed
SITE ACCESS:	Paved Access
	Year Around Govt Maintained

OTHER ATTRIBUTES:
Typical Or Average Views
Water Influence
Improved Dirt Or Gravel Driveway

SUBDIVISION:
Eubank's Acres

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Summer Sfr
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1963
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,504 sq ft
BASEMENT:	
GARAGE:	Attached: 216 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

Go paperless next year!
Go to eNoticesOnline.com and register with this code:
GNN-4WXAKJ6R

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

Appraisal Group of Western Colorado, LLC
Real Estate Appraisal Services

File No. burch

CBOE #369

EXHIBIT E
Page 1 of 2

May 14, 2014

No AMC
Mimi Burch
mimiburch@uclakepalestine.com

File Number: burch

In accordance with your request, I have appraised the real property at:

934 County Road 744
Almont, CO 81210-9702

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of May 12, 2014 is:

$475,000
Four Hundred Seventy-Five Thousand Dollars

APPRAISAL GROUP OF WESTERN COLORADO LLC

Uniform Residential Appraisal Report

File No. burch

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 934 County Road 744 City Almont State CO Zip Code 81210-9702
Borrower N/A Owner of Public Record John Cumby County Gunnison
Legal Description Lot 2 Eubanks Acres
Assessor's Parcel # 3433-222-05-010 Tax Year 2013 R.E. Taxes $ 1,420
Neighborhood Name Spring Creek Map Reference National Forest Census Tract 9638.00
Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments $ 0 [ ] PUD HOA $ 0 [ ] per year [ ] per month
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)
Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Estimate of Fair Market Value
Lender/Client Mimi Burch Address mimiburch@uclakepalestine.com, ,
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [ ] No
Report data source(s) used, offering price(s), and date(s). DOM 153;GCAR #36745 first recorded entry 05/31/2013 $575,000; 07/29/2013 $549,000; 11/01/2013 status expired $549,000

CONTRACT

I [ ] did [X] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
Contract not made available to the appraiser. Participating party indicated personal property is included; no consideration is given to personal property herein.
Contract Price $ Unknown Date of Contract Is the property seller the owner of public record? [X] Yes [ ] No Data Source(s) Public Record
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [X] No
If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE		One-Unit	35 %
Built-Up	[ ] Over 75%	[X] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)		2-4 Unit	0 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[ ] Under 3 mths	[ ] 3-6 mths	[X] Over 6 mths	200	Low	5	Multi-Family	0 %
								1000	High	100	Commercial	0 %
								350	Pred.	20	Other Vacant	65 %

Neighborhood Boundaries Spring Creek Canyon is considered to be the neighborhood. The neighborhood is mountainous and treed, Spring Creek runs along the canyon floor.
Neighborhood Description See Attached Addendum

Market Conditions (including support for the above conclusions) See Atached Addendum

SITE

Dimensions Irregular Area 2 ac Shape Rectangular View B;Woods;Creek
Specific Zoning Classification Single Family Res. Zoning Description Single Family Residential
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[ ]	[X] Well	Street Gravel	[X]	[ ]
Gas	[ ]	[X] Propane	Sanitary Sewer	[ ]	[X] Septic	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone X FEMA Map # 08051C1050D FEMA Map Date 05/16/2013
Are the utilities and off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe. A survey is not available to me, so easements, if any, could not be determined. Nothing adverse was observed during my inspection. Typical utility easements are assumed. The historical "Hoagland Station", an additional residential structure on the Subject Property, is legal

CBOF #369

EXHIBIT E Page 2 of 2

Elizabeth Mense

From: Elizabeth Mense
Sent: Friday, September 13, 2019 3:11 PM
To: 'Mimi Burch'
Subject: RE: Tax Appeal

Thank you, Mimi. I'll be in touch in the coming weeks with a hearing date. If you'll be out-of-state you can participate via telephone.

Regards,

Liz Mense
Administrative Assistant III
County Manager's Office
200 E. Virginia Avenue
Gunnison, CO 81230
P: (970)641-7600
F: (970)641-3061
www.gunnisoncounty.org

From: Mimi Burch <mimiburch@staplespropertygroup.com>
Sent: Friday, September 13, 2019 2:13 PM
To: Elizabeth Mense <EMense@gunnisoncounty.org>
Subject: Tax Appeal
Importance: High

HI Liz,
Please accept our request to appeal the 2019 valuation of our summer property in Spring Creek.
Thank you.
Mimi

Texas Law requires all real estate licensees to give the following Information About Brokerage Services:

IABS 1-0 Information About Brokerage Services
www.trec.state.tx.us

Mimi Burch, Realtor,
GRI, ABR, ALHS
903-391-6400 cell
Accredited Luxury Homes Specialist
mimiburch@uclakepalestine.com or mimiburch@staplespropertygroup.com

7500 Hwy 155 S., Frankston, TX. 75763

Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.