CBOE #335

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
R031758	2019	616	3255-120-16-006

AGENT	LEGAL DESCRIPTION
PARADIGM TAX GROUP 7200 S ALTON WAY STE A250 ENGLEWOOD, CO 801122247 OWNER: MCDONALD DOUGLAS I TRUST	LOT 5 REPLAT OF MULTI FAMILY TRACT 2 SKYLAND INITIAL FILING #626737

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		2,025,340	2,025,340
TOTALS		$2,025,340	$2,025,340

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.

No information provided by tax agent

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.)

$ 1,750,000

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.)

Sales comps support reduced value

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]	720 381 2247	9/10/2019

*Attach letter of authorization signed by property owner.

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EXHIBIT A
Page 1 of 1

Paradigm
TAX GROUP

LETTER OF AUTHORIZATION

TO: Arapahoe County Assessor, Douglas County Assessor, Jefferson County Assessor, Gunnison County Assessor, Colorado Board of Assessment Appeals, and others to whom it may concern

RE: Parcel # 2077-22-1-15-001, 2077-33-4-05-011, 2077-33-4-05-003, 2077-34-4-03-001, 2077-22-4-22-001, 2077-22-4-22-002, 2077-22-1-27-001, 2077-22-1-29-001, 39-334-12-004, 39-334-12-003, 39-334-00-025, 2505-142-18-001, 2505-142-18-002, 2077-22-1-00-009, 2077-22-1-00-008, 2077-22-1-00-010, 2077-22-1-00-006, 2077-22-1-00-005, 2077-22-1-00-004, 2077-01-4-03-003, 2075-08-2-07-007, 2075-08-2-07-008, 2077-14-2-01-015, 3255-120-16-006

This letter will introduce the firm of **Paradigm Tax Group**, which is authorized to represent

McDonald Enterprises, Colorado McDonald Enterprises LLP, Weaver Beatty Motor Co concerning Ad Valorem Taxes on real and personal property for 2019-2020. This authorization letter will supersede any previous letters of authorization on file.

Paradigm Tax Group is authorized to file personal and real estate returns, to review and receive copies of any prior years tax returns, to investigate appraisals and assessments, to submit income and expense information, to appeal/abate property values and taxes, to receive tax bills, to make any necessary corrections to the taxing authority's records, to appear before administrative boards or agencies and where authorized, to appear before courts of competent jurisdiction and to prepare to take such actions in our offices as necessary to effectuate same. **Paradigm Tax Group** is authorized to act as agent, and/or attorney in fact, with those aforementioned rights on this property owned or controlled by the undersigned entity.

A photographic or facsimile copy of this authorization and my signature may be deemed to be the equivalent of the original or may be used as a duplicate original.

The rights, powers, and authorization of **Paradigm Tax Group** herein granted shall commence upon the execution of this letter of authorization.

ACCEPTED: **McDonald Enterprises, Colorado McDonald Enterprises LLP, Weaver Beatty Motor Co**

Signature: MSM **Title:** President

Print Name: Michael S McDonald **Date:** 3/21/19

Paradigm Tax Group
7200 S Alton Way, Ste A-250
Centennial, CO 80112

CERTIFIED MAIL®

7018 3090 0000 5191 6994

CPU

U.S. POSTAGE
$4.50
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Orig: 80134
09/13/19
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Gunnison County Board of Equalization
200 E. Virginia Ave
Gunnison, CO 81230