CBOE #348

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
R027269	2019	606	3255-000-02-022

PROPERTY OWNER	LEGAL DESCRIPTION
SPOTTED HAWK INVESTMENTS LLC 2205 AVENUE I STE 117 ROSENBERG, TX 774712651	LOT 8 TRAPPERS CROSSING SOUTH #647396

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		2,391,140	2,391,140
TOTALS		$2,391,140	$2,391,140

Received
County Administration
9/19/19
(POSTMARKED 9/14/19)

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.

Current value is close to the property's time adjusted sales price

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.)

$2,100,000

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e., comparable sales, rent roll, original installed cost, appraisal, etc.)

See attached settlement statement. Sale occurred in less than a year of June 30, 2018.

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

713-206-4933
Telephone Number

9/12/19
Date

*Attach letter of authorization signed by property owner.

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LAND TITLE GUARANTEE COMPANY
411 THIRD STREET
CRESTED BUTTE, CO 81224
Phone: (970) 349-0115
Fax: (800) 834-5192

"PURCHASERS" STATEMENT OF SETTLEMENT

PROPERTY ADDRESS: **7 JOURNEY'S END ROAD, CRESTED BUTTE, CO 81224**

SELLER(S): **A. CHARLES RABINOWITZ**

BUYER(S): **SPOTTED HAWK INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY**

SETTLEMENT DATE: **July 03, 2017** DATE OF PRORATION: **July 03, 2017**

DESCRIPTION	DEBIT	CREDIT
Sales Price & Earnest Money		
Sales Price	2,100,000.00	
Earnest Money from LTGC - Earnest Money		50,000.00
Title Fees to Land Title Guarantee Company		
Tax Certificate	25.00	
Closing Fees to Land Title Guarantee Company		
Closing Fee	125.00	
E RECORD WARRANTY DEED	5.00	
Delivery Charges	50.00	
Recording Fees to Land Title Guarantee Company		
Record Warranty Deed	13.00	
Documentary Fee	210.00	
Homeowner's Association to TRAPPERS CROSSING		
TRAPPERS CROSSING AT CRESTED BUTTE ASSOCIATION ANNUAL DUES 07/03/2017 TO 01/01/2018 @$7.6712/DAY	190.68	
Real Estate Tax to GUNNISON COUNTY TREASURER		
Current Year Property Taxes R027269 01/01/2017 to 07/03/2017 @ $22.1142/day		4,046.90
SubTotals	2,100,618.68	54,046.90
Due from Buyer/Borrower		**2,046,571.78**
Totals	2,100,618.68	2,100,618.68

The above figures do not include sales or use taxes on property

APPROVED AND ACCEPTED

PURCHASER(S)
SPOTTED HAWK INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

By: _____
GARY W. GATES, JR. AS MANAGER

By: _____
MELISSA GATES AS MANAGER

REAL ESTATE BROKER:

KELLER WILLIAMS COLORADO WEST REALTY

LAND TITLE CLOSING AGENT:

Christina Cesario

Spotted Hawk Investments
2205 Ave. I, #117
Rosenberg, TX 77471

NORTH HOUSTON TX 770

14 SEP 2020 PM 1 1

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

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81230-224800