CBOE # 332

Gunnison County
COLORADO

2019 REAL PROPERTY NOTICE OF DETERMINATION

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
R043157	2019	606	3257-273-03-013

PROPERTY OWNER	LEGAL DESCRIPTION
PITT TYLER R 147 LOWER ALLEN RD CRESTED BUTTE, CO 812249610	LOT 10 ALLEN HOME SITES #601754

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		1,065,680	927,040
TOTALS		$1,065,680	$927,040

Received
County Administration
9/16/19 (HAND DELIVERED)

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.

Value adjusted based on sales of most comparable properties

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.)

$742,558.00

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.)

PLEASE SEE INCLUDED

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: Tyler Pitts

Telephone Number: 970 901 9787

Date: 9/22/19

*Attach letter of authorization signed by property owner.

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EXHIBIT A
Page 1 of 1

Gunnison County Assessor
221 N. Wisconsin St., Suite A
Gunnison, CO 81230

May 27, 2019

This letter serves as notice that we are protesting the valuation of our property located at 147 Lower Allen Rd., Crested Butte, Colorado 81230. The current 2019 valuation of property is $1,065,680.00. We believe the market value on June 30, 2018 was $742,558.00.

We are submitting 5 comparable property with adjustments made for each property. We did not include Comparable #5 as it was slightly out of the date range with a sold date of 7/26/18. However, it is located only 2 houses away from the subject property, and sold with an adjusted sales price of 1,130,000.00. The assessor valued this property as of June 30, 2018, at $2,159,750.00.

The remaining four comparable were weighted by net adjustments. Comparable #1 was given a 10% value, as well as Comparable #4. Comparable #2 was weighted at 50%, and Comparable #3 was weighted at 30%.

We also included the property of the former County Commissioner/Chairperson for the Board of Equalization who has 6 acres on the Slate River at the base of Whetstone (only a couple of miles from Crested Butte). We have personally been in this home and it is one of the best built homes in the Crested Butte Valley. His property alone (without the house and outbuildings) is worth more than it is being assessed for.

Thank you for you consideration on this matter.

Best Regards,

Tyler and Casey Pitt

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EXHIBIT B
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147 Lower Allen

Built 2012
2,132 Square Feet
Quality of Construction – Good
Exterior Condition – Good
Interior Condition – Excellent
Roof – Metal
Exterior – Wood and Metal
4 Bedrooms
3 Baths
Garage – 992 Square Feet
Landscaping Minimal
Lot Size – 1.15 Acres
Water Influence

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EXHIBIT C
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Summary

Account Number	R032521
Parcel Number	3255-120-20-007
Account Type	Residential
Economic Area	Econ Area 6
Tax District	616
Mill Levy	89.954
Property Location	130 ALPINE CT, SKYLAND AREA
Neighborhood	SKYLAND RIVER NBHD
LEA	SKYLAND RNSF EXTERIOR LOTS (61510)
Subdivision	SKYLAND RIVER NEIGHBORHOOD
Condo	N/A
Legal Description	LOT RNSF-9 SKYLAND RIVER NEIGHBORHOOD #649489
Parcel Notes	TOTAL PARCEL = .2044 AC

View Map

Owner

Owner	Business Name
DUNN JILL M 402 FOX HALL LN SAN ANTONIO, TX 78213-1808	

Current Assessment Information

		2019
+	**Land Actual Value**	$180,700
+	**Building Actual Value**	$777,460
=	**Total Actual Value**	$958,160
+	**Land Assessed Value**	$13,010
+	**Building Assessed Value**	$55,980
=	**Total Assessed Value**	$68,990

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$528,470	$38,050	89.954	$3,422.75
2017	$528,470	$38,050	90.545	$3,445.23
2016	$507,260	$40,380	86.938	$3,510.56
2015	$507,260	$40,380	86.127	$3,477.81
2014	$456,050	$36,300	96.715	$3,510.76
2013	$456,050	$36,300	90.113	$3,271.11
2012	$502,210	$39,980	74.713	$2,987.03
2011	$502,210	$39,980	75.788	$3,030.00
2010	$612,920	$48,790	66.598	$3,249.32
2009	$612,920	$48,790	67.445	$3,290.64
2008	$582,030	$46,330	70.006	$3,243.36
2007	$582,030	$46,330	69.802	$3,233.92
2006	$372,100	$29,620	78.839	$2,335.20

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

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EXHIBIT C
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Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	0.20	YEAR AROUND GOVT MAINTAINED PAVED ACCESS	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW VIEWS - PANORAMIC OR OUTSTANDING SITE IMPROVEMENTS - PAVED OR CONCRETE DRIVEWAY UNIQUE CHARACTERISTICS - ON RIVER

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
10/5/2017	$900,000	$900,000	OSMUNDSON CHRIS BRADLEY ETAL	DUNN JILL M	Improved	649489	WARRANTY DEED - FEE
5/11/2010	$650,000	$650,000	FIELDING JOHN W ETAL; FIELDING ELIZABETH B	OSMUNDSON CHRIS BRADLEY ETAL; OSMUNDSON NANCY T	Improved	598407	GEN WARR DEED - FEE
3/24/2004	$0	$0	FIELDING JOHN	FIELDING JOHN W ETAL		540292	QUIT CLAIM DEED - NO FEE
8/6/2002	$79,000	$79,000	ND ENTERPRISES LLC	FIELDING JOHN	Vacant	522645	GEN WARR DEED - FEE

Buildings

Building Number	1
Building Description	Single Family Dwelling
Occupancy Type	CONVENTIONAL
Original Year Built	2003
Effective Year Built	2006
Percent Complete	100%
Quality of Construction	Good
Exterior Condition	Good
Interior Condition	Good
Bedrooms	5
Bathrooms	3
Stories	3

Roof	Cedar Shingle
Exterior	Wood Boards (Clapboard, etc)
Foundation	Concrete
Windows	Good
Primary Heating System	Radiant - Multiple Controls
Domestic Hot Water	Gas Storage Tank
Landscaping	
Above-grade Living Area	2,602 sqft
Finished Basement	
Unfinished Basement	
Garage	439 sqft

Generate Owner List by Distance

Distance:

100 Feet

Show address of: Owner Property

Download format:

Address labels (5160)

Download

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

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EXHIBIT D
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Comparable #1
81 Jacquelyn Ln.
Sold 5/31/2017 **475,000.00**

	Adjustment
Built 1995	+68,000.00
Square Footage 2486	-106,200.00
Quality of Construction - Average	+30,000.00
Exterior Condition – Average	+30,000.00
Interior Condition – No Comment	+60,000.00
Roof Metal	0.00
Exterior – Wood	0.00
Bedrooms – 3	+10,000.00
Bathrooms – 3	0.00
Garage – No Comments	+74,560.00
Landscaping – No Comment	0.00
Lot Size – 1.05 Acres	0.00
Water Influence – East River	- 17,800.00
Net Adjustment	+148,560.00
Adjusted Sales Price	623,560.00

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EXHIBIT D
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Summary

Account Number	R013391
Parcel Number	3257-273-06-003
Account Type	Residential
Economic Area	Econ Area 6
Tax District	606
Mill Levy	58.652
Property Location	81 JACQUELYN LN, UPPER EAST RIVER VALLEY
Neighborhood	STAPLES EAST RIVER
LEA	STAPLES EAST RIVER ON RIVER (60360)
Subdivision	STAPLES EAST RIVER ESTATES
Condo	N/A
Legal Description	LOT 4 STAPLES EAST RIVER ESTATES B712 P959 #646748
Parcel Notes	TOTAL PARCEL = 1.05 AC

View Map

Owner

Owner	Business Name
HILLIS RAYMOND E	
RELPH-WIKMAN MONIKA	
BEATH ANDREW	
PO BOX 1966	
CRESTED BUTTE, CO 81224-1966	

Current Assessment Information

		2019
+	**Land Actual Value**	$217,000
+	**Building Actual Value**	$590,000
=	**Total Actual Value**	$807,000
+	**Land Assessed Value**	$15,620
+	**Building Assessed Value**	$42,480
=	**Total Assessed Value**	$58,100

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$714,320	$51,430	58.652	$3,016.47
2017	$714,320	$51,430	59.243	$3,046.87
2016	$605,780	$48,220	55.636	$2,682.77
2015	$605,780	$48,220	54.825	$2,643.66
2014	$478,460	$38,090	56.397	$2,148.16
2013	$478,460	$38,090	49.795	$1,896.70
2012	$491,090	$39,090	43.359	$1,694.90
2011	$491,090	$39,090	44.434	$1,736.93
2010	$560,830	$44,640	40.244	$1,796.49
2009	$560,830	$44,640	39.091	$1,745.04
2008	$660,430	$52,570	40.652	$2,137.08
2007	$660,430	$52,570	35.448	$1,863.52
2006	$626,160	$49,840	44.485	$2,217.12

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	1.05	YEAR AROUND PRIVATELY MAINTAINED	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - RIVER

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Comparable #2
10 Shavano St.
Sold 11/15/17 **$740,000.00**

	Adjustments
Built 2015	-12,000.00
Square Footage 2481	-104,700.00
Quality of Construction – Average	+30,000.00
Exterior Condition – Excellent	-30,000.00
Interior Condition – Excellent	0.00
Roof - Metal	0.00
Exterior – Wood	0.00
Bedrooms - 3	+10,000.00
Bathrooms – 3	0.00
Garage – 672 Square Feet	+16,000.00
Landscaping – No Comment	0.00
Lot Size - .252	
Average Views – No Water	+95,350.00
Net Adjustments	+5,650.00
Adjusted Sales Prices	$745,650.00

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Comparable #3
130 Alpine Ct.
Sold 10/5/2017 **$900,000.00**

	Adjustments
Built 2003-Effective Date 2006	+24,000.00
Square Footage 2602	-141,000.00
Quality of Construction – Good	0.00
Exterior Condition – Good	0.00
Interior Condition – Good	$30,000.00
Bedrooms – 5	-10,000.00
Bathrooms – 3	0.00
Garage – 439	+27,650.00
Roof – Cedar Shingle	-15,000.00
Landscaping – No comment	0.00
Lot Size - .2044 Acres	
Views Outstanding – On River	+18,500.00
Net Adjustments	-59,800.00
Adjusted Sales Price	840,200.00

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Comparable #4
185 Slate River Drive
Sold 3/20/2017 **449,000.00**

	Adjustment
Built 2017	-20,000.00
Square Footage 1,652	+144,000.00
Quality of Construction – Average	+30,000.00
Exterior Condition – Excellent	-30,000.00
Interior Condition – Excellent	0.00
Roof – Metal Painted	0.00
Exterior – Stucco	-15,000.00
Bedrooms – 2	+20,000.00
Bathrooms – 3	0.00
Garage – 748 Square Feet	+12,200.00
Landscaping – No Comment	0.00
Lot Size – 1.0 Acres	
Above Average Views	
Next to Open Space	-36,430.00
Net Adjustment	+104,770.00
Adjusted Sales Price	553,770.00

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Comparable #5
215 Lower Allen Road

Sold 7/26/18	**1,150,000.00**
Adjusted Sales Price	**1,130,000.00**

	Adjustments
Built 2005	+40,000.00
Square Footage 3,916	-535,200.00
Quality of Construction – Very Good	-15,000.00
Exterior Condition – Very Good	-15,000.00
Interior Condition – Very Good	+15,000.00
Roof - Metal Painted	0.00
Exterior – Stucco and Stone	-20,000.00
Bedrooms – 4	0.00
Bathrooms – 4	-20,000.00
Garage – 742 Square Feet	+12,500.00
Landscaping – Above Average	-10,000.00
Lot Size – 1.27	
Water Influence	0.00
Net Adjustment	-557,700.00
Adjusted Sales Price	572,300.00

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EXHIBIT I
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Summary

Account Number	R032246
Parcel Number	3257-000-00-140
Account Type	Mixed Use
Economic Area	Econ Area 6
Tax District	606
Mill Levy	58.652
Property Location	23501 STATE HIGHWAY 135 , UPPER EAST RIVER VALLEY
Neighborhood	ECON 6 LAND STUDY
LEA	ECON 6 MEADOW / TREE LOWER (60040)
Subdivision	N/A
Condo	N/A
Legal Description	60.71A IN SW4SW4 SEC 17, SE4SE4 SEC 18, N2NE4 SEC 19, NW4NW4 SEC 20 LYING S & W OF HWY 135, 6.072 AC IN SW4SE4 SEC 18 14S85W B786 P440 #504467
Parcel Notes	TOTAL PARCEL = 66.782 ACRES

View Map

Owner

Owner	Business Name
CHAMBERLAND PHILIP CHAMBERLAND PATRICIA D C 23501 STATE HIGHWAY 135 CRESTED BUTTE, CO 81224-9602	

Current Assessment Information

		2019
+	Land Actual Value	$175,480
+	Building Actual Value	$617,360
=	Total Actual Value	$792,840
+	Land Assessed Value	$15,560
+	Building Assessed Value	$44,730
=	Total Assessed Value	$60,290

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2018	$529,070	$41,190	58.652	$2,415.88
2017	$529,070	$41,190	59.243	$2,440.24
2016	$443,330	$38,200	55.636	$2,125.28
2015	$443,330	$38,200	54.825	$2,094.36
2014	$389,390	$33,800	56.397	$1,906.18
2013	$389,390	$33,800	49.795	$1,683.06
2012	$361,390	$31,460	43.359	$1,364.07
2011	$294,370	$26,200	44.434	$1,164.17
2010	$310,370	$27,590	40.244	$1,110.33
2009	$310,370	$27,590	39.091	$1,078.52
2008	$367,310	$31,910	40.652	$1,297.20
2007	$367,310	$31,910	35.448	$1,131.16
2006	$300,870	$26,440	44.485	$1,176.20

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

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Gunnison County
COLORADO

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
R043157	2019	606	3257-273-03-013

PROPERTY OWNER	LEGAL DESCRIPTION
1699*5**G50**0.8295**1/2**********AUTO5-DIGIT 81201 PITT TYLER R 147 LOWER ALLEN RD CRESTED BUTTE CO 81224-9610	LOT 10 ALLEN HOME SITES #601754

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE as of June 30, 2016	CURRENT YEAR ACTUAL VALUE as of June 30, 2018	+ OR - CHANGE
Residential	684,440	1,065,680	+381,240
TOTALS	$684,440	$1,065,680	+$381,240

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	1.15

ELECTRICITY:	Installed
SEWER:	Central Installed
WATER:	Well Installed
SITE ACCESS:	Improved Dirt Or Gravel Road
	Year Around Govt Maintained

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

SUBDIVISION:
- Allen Home Sites

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2012
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,132 sq ft
BASEMENT:	
GARAGE:	Built In: 992 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

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GNN-DQUWH8XN

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