CBOE #382

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
R031704	2019	602	4051-000-00-018

PROPERTY OWNER	LEGAL DESCRIPTION
THOMPSON TOMMY B 211 TRADINGHOUSE CREEK ST GEORGETOWN, TX 786332143	35.758A IN TR IN NW4SW4 SEC 7 (LYING SO COUNTY RD 25) 47N3W #645824

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant	66,240. OR less! go look at it. Reasonably determined & ERODED	75,190	75,190
TOTALS		$75,190	$75,190

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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EXHIBIT A
Page 1 of 1

RECEIVED
OCT 10 2019
BY: CP Priority Mail 10/7/19

Gunnison County
COLORADO

Gunnison County Assessor's Office
221 North Wisconsin Street, Suite A
Gunnison, CO 81230

THOMPSON TOMMY B
211 TRADINGHOUSE CREEK ST
GEORGETOWN, TX 786332143

September 20, 2019

Dear Property Owner,

You are receiving this letter because it has come to our attention that some Notices of Determination (NOD) were not mailed and yours was among them. The County Board of Equalization (CBOE) would like you to have the opportunity to further appeal, if you so choose, notwithstanding this issue.

Therefore, if you wish to appeal, please alert the County Board of Equalization office as soon as possible, by telephone: 970-641-7600, or email: CBOE@gunnisoncounty.org.

Please also submit the basis for your appeal, and the back of your NOD form, by October 11th. This will allow time for your appeal to be reviewed, and a presentation prepared for your hearing. The CBOE meets on October 15, 16, 17, 21, 22 and 28 in 2019. The CBOE office will plan to schedule your hearing on October 28th, unless one of the other meeting dates is more convenient. You can attend the hearing in person, by telephone, or submit your appeal in writing.

We apologize for any inconvenience this may have caused.

Kind regards,

Kristy McFarland

Kristy McFarland
Gunnison County Assessor

CBOE # 382

EXHIBIT B
Page 1 of 2

Protest to unrealistic Gunnison County assessment.
35.758 A IN TR IN NW4W4 SEC 7
(Lying So. County Rd. 25) 47 N3W
#64-58241

We bought this land for 62,000. We badly need to sell it and would be glad to get the monies we have in it. The value you have on it for June 30, 2016 of ~~June 30, 2016 of~~ $66,240 would do that — 62,000 + realty fees and closing costs would be about $66,240. We have not had one looker that was or is interested in that parcel of land and any nearby comparables you may have (?) are simply not comparables. I am aware of other area acreages. YOU NEED TO GO LOOK AT IT — it should be discounted from your "paper comparables". That may justify your $75,190. They are not like land. It is in deteriorating condition and worsens each year.

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EXHIBIT B2
Page 2 of 2

If you would go look at it this is what you will see. A site the majority of which is sage brush. Half site that is not desirable for building. It fronts on a fond busy road. It once had a road (dirt) on it that accessed the top of the land where one might build. The road went through and accross the adjacent land owners land with no lease. right away and has long since deteriorate — is unusua It legally and financially unbuildable No year ~~round~~ around access as the subdivision next to it has.

At best the $66,240, probably less. It is in worse and deteriorating condition than it was in June 2016 and continues to get worse.

It did not appreciate, it depreciated — go look at it — see for yourself.

Thank you,

Tommy B Thompson

2008	$56,180	$16,290	41.416	$674.68
2007	$1,380	$400	36.247	$14.48
2006	$1,310	$380	43.703	$16.60

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EXHIBIT C
Page 1 of 1

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
GRAZING LAND-AGRICULTURAL	Agricultural	37.45	IMPROVED DIRT OR GRAVEL ROAD YEAR AROUND GOVT MAINTAINED	NOT INSTALLED AVAILABLE NEAR SITE	ISDS ALLOWED NOT INSTALLED	NOT INSTALLED	LAND TYPE PRIMARY - SAGE LAND TYPE SECONDARY - TREE TREE TYPE - ASPEN TREE TYPE - EVERGREEN TREE TYPE - PINON JUNIPER SITE IMPROVEMENTS - UNIMPROVED DIRT DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE

? it is not improved or gravel road — it is eroded and undriveable — it is not year around — it lies behind a winter snow gate installed by the county / no winter maintance

not so it is primarily sage with some trees at the top

not so

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
12/23/2014	$77,500	$77,500	BEESLEY TOBI	MCCARTHY THOMAS LOUIS ETAL	Vacant	630708	WARRANTY DEED - FEE
4/13/2005	$73,000	$73,000	HANNAH MONTE J II ETAL	BEESLEY TOBI	Vacant	552688	GEN WARR DEED - FEE
12/20/1999	$53,000	$53,000	GUNNISON PROPERTIES LLC	HANNAH MONTE J II ETAL	Vacant	498614	WARRANTY DEED - FEE
12/1/1997	$0	$0	GUNNISON RANCH INC	GUNNISON PROPERTIES LLC		487578	Conversion
2/8/1995	$14,000	$14,000	Unknown	Unknown	Vacant	B000760P000119-1	GEN WARR DEED - FEE

Generate Owner List by Distance

Distance:

100 Feet

Show address of: • Owner Property

Download format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Additional owner options:

✓ All Owners

Additional mailing label options:

Show parcel id on label

Skip labels: 0

See attachments

Recent Sales In Area

Photos

2007	$1,320	CBOE # 382	$380	36.247	$13.76
2006	$1,250		$360	43.703	$15.72

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	Electricity	Sewer	Water	Other Attributes
35 AC TO L/T 100 AC	Vacant	35.76	SEASONAL				LAND TYPE PRIMARY - SAGE

EXHIBIT 10 Page 1 of 1

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
6/23/2000	$61,000	$61,000	SCHMITT ROBERT N	EQUIVEST LTD PARTNERSHIP	Vacant	503299	GEN WARR DEED - FEE
3/1/1997	$44,300	$44,300	GUNNISON RANCH INC	SCHMITT ROBERT N	Vacant	474595	WARRANTY DEED - FEE
3/1/1997	$44,301	$44,301	Unknown	Unknown	Vacant	B474595P-4	WARRANTY DEED - FEE
2/20/1997	$0	$0	SCHMITT	GUNNISON RANCH INC		473993	PUBL TRUST DEED - FEE
6/1/1995	$46,500	$46,500	Unknown	Unknown	Vacant	B000770P000521-1	WARRANTY DEED - FEE

Generate Owner List by Distance

Distance:

100 Feet

Show address of: • Owner Property

Download format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Additional owner options:

✓ All Owners

Additional mailing label options:

Show parcel id on label

Skip labels: 0

Recent Sales In Area

Photos

this is correct for our land

account # R031704

parcel # 4051-000-00-018

CBOE #382

EXHIBIT E
Page 1 of 1

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.

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.

What is your estimate of the property's value as of June 30, 2018? $ 66,240 OR less

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.)

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.

Tommy B Thompson 361.551.2222 Oct 7, 2019

Signature Telephone Number Email Address Date

tblk thompson2@gmail.com

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)

Tommy B Thompson Oct 7, 2019

Signature of Property Owner Date

Agent's Street Address

Agent's Email Address

Agent's City, State, Zip

Agent's Telephone Number

SEE ATTACHMENTS

CBOE #382

Gunnison County
COLORADO

Assessor's Office
221 N. Wisconsin St., Suite A
Gunnison, CO 81230

EXHIBIT F
Page 1 of 1

May 14, 2019

Tommy Thompson
211 Tradinghouse Creek St
Georgetown, TX 78633-2143

RE: R031704

Dear Tommy,

We have received your inquiry regarding your property, account R031704, and have initiated an appeal for your 2019 value. Our appraisers will review your property's records together with the information you provided and a Notice of Determination (NOD) will be sent to you no later than August 15, 2019.

For property tax purposes, Colorado assessor's offices reappraise every odd-numbered year. 2019 is a reappraisal year and establishes the 2019 and 2020 values. The appraisal date for 2019 and 2020 values is **June 30, 2018**. The Assessor's Office uses a technique called mass appraisal to establish property values. In mass appraisal, a large set of property sales are analyzed together to determine how characteristics such as location, size, access and utilities influence sales price. Out of this analysis, a mathematical model (or formula) is developed, which is then used to calculate a market value for all properties of the same type in the same geographic area.

Information about Gunnison County's assessment and appeals process can be found on our website: http://www.gunnisoncounty.org/665/Assessment-Process

Please don't hesitate to contact us if you have any questions, or would like help navigating the website.

Kind regards,

Kristy McFarland

Kristy McFarland
Assessor

EXHIBIT G
Page 1 of 2

CBOE # 382

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
R031704	2019	602	4051-000-00-018

PROPERTY OWNER

10467*42**G50**0.8295**1/2*********AUTOALL FOR AADC 786
THOMPSON TOMMY B
211 TRADINGHOUSE CREEK ST
GEORGETOWN TX 78633-2143

LEGAL DESCRIPTION

35.758A IN TR IN NW4SW4 SEC 7 (LYING SO COUNTY RD 25) 47N3W #645824

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE as of June 30, 2016	CURRENT YEAR ACTUAL VALUE as of June 30, 2018	+ OR - CHANGE
Vacant	66,240	75,190	+8,950
TOTALS	$66,240	$75,190	+$8,950

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
35 Ac To L/T 100 Ac	Vacant	35.76

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	Seasonal
OTHER ATTRIBUTES:	
SUBDIVISION:	

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:	

Go paperless next year!
Go to eNoticesOnline.com and register with this code:
GNN-4BDN83QR

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

EXHIBIT G
Page 2 of 2

CBOE # 382

VALUATION INFORMATION

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REAL PROPERTY PROTEST PROCEDURES

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BY EMAIL:

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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 2 pages

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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.

Tommy L Thompson 361-551-2222 tblkthompson2@gmail.com 5-10-19

Signature | Telephone Number | Email Address | Date

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.

N/A

Agent's Name (Please Print)

Agent's Street Address

Agent's City, State, Zip

Signature of Property Owner | Date

Agent's Email Address

Agent's Telephone Number

Thompson
211 Tradinghouse Creek ST.
~~GEORGE~~ TOWN, TEX 78633

GUNNISON COUNTY ASSESSOR'S OFFICE
211 NORTH WISCONSIN STREET
SUITE A
GUNNISON, COLORADO
81230

CBOE #382

the maximum weight is 4 lbs.

EP14H July 2013 Outer Dime 5