CBOE #381

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
R031336	2019	616	3257-060-09-001

PROPERTY OWNER	LEGAL DESCRIPTION
TIKKUN INVESTMENTS INC C/O MONICA ARIOWITSCH 37 WILLOW CT CRESTED BUTTE, CO 812249664	UNIT 6 GOLF VILLAS AT SKYLAND FILING 3 #524242

PROPERTY CLASSIFICATION		PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
			ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential			641,180	641,180
	TOTALS		$641,180	$641,180

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.

Sales of R031337 and R030352 support current valuation.

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.)

$ 586,872

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)
I adamantly disagree with a 70% increase in valuation of my Golf Villas #6 property. This is not only exorbanant + unfair, it is not an accurate comparison to like properties.

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.

M — Manager
Tikkun Investment, LLC
Signature

303-818-1890 or 303-579-0015
Telephone Number

Oct. 10, 2019
Date

*Attach letter of authorization signed by property owner.

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EXHIBIT A
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Gunnison County
COLORADO

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

RECEIVED
OCT 15 2019
BY: CP
PM- 10-10-2019

TIKKUN INVESTMENTS INC
C/O MONICA ARIOWITSCH
37 WILLOW CT
CRESTED BUTTE, CO 812249664

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 #381

EXHIBIT B
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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
R031336	2019	616	3257-060-09-001

PROPERTY OWNER

2020*6**G50**0.8295**1/2*********AUTO5-DIGIT 81201
TIKKUN INVESTMENTS INC
C/O MONICA ARIOWITSCH
37 WILLOW CT
CRESTED BUTTE CO 81224-9664

LEGAL DESCRIPTION

UNIT 6 GOLF VILLAS AT SKYLAND FILING 3 #524242

70 70 !!

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE as of June 30, 2016	CURRENT YEAR ACTUAL VALUE as of June 30, 2018	+ OR - CHANGE
Residential	378,040	641,180	+263,140
TOTALS	$378,040	$641,180	+$263,140

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

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	
OTHER ATTRIBUTES:	
SUBDIVISION:	Skyland Initial & 2nd Filings

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Condominium Unit
BUILDING DESCRIPTION:	Condo <= 3 Stories
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1994
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,716 sq ft
BASEMENT:	
GARAGE:	Built In: 301 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	Golf Villas At Skyland Filing3

Go paperless next year!
Go to eNoticesOnline.com and register with this code:
GNN-UGQNCR3J

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

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REAL PROPERTY APPEAL FORM

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

Appeals will be accepted: May 1 - June 1
Postmark deadline June 1 - In Person June 1

Office hours: 9:00 a.m. to 4:00 p.m.
Telephone Number: (970) 641-1085
FAX Number: (970) 641-7920
assessor@gunnisoncounty.org

EXHIBIT C
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Required Fields indicated by *

Account Number R031336

* Property Address #6 St. Andrews Cr. (Golf Villas)

* Owner's Name Tikkun Investments LLC; Monica Arsowitsch manager

* Owner's Mailing Address 37 Willow Ct. ☐ check if this is owner's new address

* City State Zip Crested Butte, Co. 81224

* Phone - Day: 303 579 0015 Evening: same

YOU MAY ELECT TO COMPLETE THIS FORM TO APPEAL YOUR PROPERTY VALUATION OR CLASSIFICATION.

REAL PROPERTY VALUATION APPEAL: If you disagree with the "current year actual value" or the classification determined for your property, you may file an appeal by mail or in person with the County Assessor. Please refer to the Notice of Valuation for the deadline dates for filing appeals.

Completing the Real Property Questionnaire will help you determine an estimate of value for your property, which can be compared to the value determined by the Assessor. Colorado law requires consideration of the market approach to value for residential properties (includes apartments) and the cost, market, and income approaches to value for vacant land, commercial, and industrial properties.

DOCUMENTATION - REASON FOR REQUESTING A REVIEW:

Please refer to the included page: Table 1.

And, Our increased assessment is a 70% increase.
This is patently unfair.

#6 St. Andrews Cr. (Golf Villas) / Tikkun Investments LLC

REAL PROPERTY QUESTIONNAIRE

CBOE #381

ATTACH ADDITIONAL DOCUMENTS AS NECESSARY.

EXHIBIT C
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MARKET APPROACH: This approach to value uses sales from the appropriate time period to determine the actual value of your property. The following items, if known, will help you estimate the market value of your property. If available, attach a copy of any appraisal or written estimate of value. Have similar properties in your immediate neighborhood sold?

DATE SOLD	PROPERTY ADDRESS	SELLING PRICE
	See Attached Table 1	

Based on these sales and accounting for differences between sold properties and your property, state the value of your property.

$ 586,872

COST APPROACH: (USE FOR NON-RESIDENTIAL PROPERTIES ONLY) This approach to value uses replacement construction costs from the appropriate time period to determine the value of your property. The following items, if known, will help you estimate the replacement cost of your property.

Year Built _____ Builder _____ Original Cost of Construction _____

List all changes made to your property prior to January 1 of the current year (i.e. remodeling of storefront; expansion of storage area; addition to parking, service or manufacturing area.)

DATE	DESCRIPTION OF CHANGE	COST

Is your structure in typical condition for its age? _____

If not, why ? _____

Based on the replacement cost of construction and of any changes, including depreciation, state the total value of your property:

$ _____

INCOME APPROACH: (USE FOR NON-RESIDENTIAL PROPERTIES ONLY.) This approach to value converts economic net income from the appropriate time period into present worth.

If your property was rented or leased, attach operating statements showing rental and expense amounts for this property. Indicate square foot rental rate for all tenants who negotiated leases. (Attach rent schedule.) If known, list rents of comparable properties.

If available, attach operating statements showing rental and expense amounts for comparable properties. If an appraisal using the income approach was conducted, please attach.

*** FINAL ESTIMATE OF VALUE:** $ _____

AGENT ASSIGNMENT: I authorize the below-named agent to act on my behalf regarding the property tax valuation of the property described herein for the year _____.

Agent's Name (please print): _____ Telephone Number: _____

Please mail all correspondence regarding this protest to the above-named agent at the following address: _____

Owner's Signature: [signature] Manager Date: 5/31/19

Indicate name and telephone number for a person the Assessor may contact if an on-site inspection is necessary:

VERIFICATION: I, the undersigned owner or agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property.

* Signature [signature] Manager * Date 5/31/19

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EXHIBIT D
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Table 1

Residence		Townhome-multi story	Assessor #Acct.	6 St. Andrews Circle, Crested Butte, CO 2019 Property Tax Details	Square footage	valuation	price/sq.ft.
		In Golf Villas	Skyland Neighborhood				Avg.$/sq.ft. x sq ft. = comp valuation
Monica Ariowitsch / TIKKUN INVESTMENTS LLC.		6 St. Andrews Circle	R031336	built 1994, 3 Bd, 1 full bath, 1 3/4 bath, 2 story w unfinished crawl space	1716	Prior - $378,040 Current - $641,180 Difference - $263,140	$342 x 1716 = $586,872 <$54,308 difference>
COMPARISON PROPERTIES				Not 2 Bd., 2 Bath on assessor site			
	1	5 St. Andrews Circle		1998	1671	$229,000.00	$ 137
	2	21 Links Ln		1999	1635	$605,000.00	$ 370
	3	24 St. Andrews Circle		1999	1458	$591,800.00	$ 405
	4	18 St. Andrews Circle		1998	1458	$516,400.00	$ 354
	5	16 St. Andrews Circle		1998	1785	$603,470.00	$ 338
	6	9 St. Andrews Circle		1994	1491	$575,710.00	$ 386
	7	19 St. Andrews Circle	3 Bd. 3 bath	1998	1785	$603,470.00	$ 338
	8	10 Garland Dr.	Unit 3	1995	1416	$580,000.00	$ 409
AVERAGES of Comps				15979	12699	4304850	2737
				Avg. built 1997	Sq. Ft 1587	$538,106.25	Avg. $342/ sq Ft.
		Owner requests a reevaluation of taxes for #6 St. Andrews Circle based on the comparison of properties above (8)		***Owner Findings: based on the average price per square footage of comps times X square footage of #6 St. Andrews Circle***	***A huge disparity is obvious and the Unit #6 is over valued by a difference of $54,308***	***Current Valuation: $641,180 Comp avg. valuation: $586,872 <$54,308>***	***Please re-assess #6 St. Andrews Circle***

Monica Arriaguitia
37 Willow Ct.
Crested Butte, CO
81224

81230-24159

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

CBOE #381

Atten: Liz Mense
RE: 2019 Real Property NOD Form