CBOE #4

2020 REAL PROPERTY NOTICE OF DETERMINATION

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

Date of Notice: September 11, 2020
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
R031192	2020	601	3787-000-00-080

PROPERTY OWNER	LEGAL DESCRIPTION
NEAL DERREK JAMES 690 COUNTY ROAD 18 GUNNISON, CO 812309307	NW4SW4 SEC 3 49N1W #659518

PROPERTY CLASSIFICATION		PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
			ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential			406,830	406,830
	TOTALS		$406,830	$406,830

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.

The current value of your property is supported by sales of other modular homes, and of other larger acreage sage parcels

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 28*.

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.

*Note that this date has been amended for 2020 only as a result of Executive Order D 2020-022.

APPEAL PROCEDURES

County Board of Equalization Hearings will be held from September 1 through November 16†
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 28 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.

†Note that these dates have been amended for 2020 only as a result of Executive Order D 2020-022.

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.)

$ 269,000

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.)

That is/was the Value/Appraisal given to us by the County bef during the buying process

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

303 476 3962
Telephone Number

09/21/26
Date

*Attach letter of authorization signed by property owner.

2020
Gunnison County Board of Equalization:
Hearing # 4

The Gunnison County Assessor's Office has been asked to communicate the assignment results for a single property that was appraised as part of our mass appraisal assignment.

The Uniform Standards of Professional Appraisal Practice (USPAP) defines mass appraisal as: the process of valuing a universe of properties as of a given date using standard methodology, employing common data, and allowing for statistical testing.

All of the sales used for Gunnison County's mass appraisal can be viewed on the Gunnison County web site (www.gunnisoncounty.org).

For the purposes of the mass appraisal, market value is defined as:

> "The most probable price, expressed in terms of money, that a property would bring if exposed for sale in the open market in an arm's-length transaction between a willing seller and a willing buyer, both of whom are knowledgeable concerning all the uses to which it is adapted and for which it is capable of being used." – Property Assessment Valuation, 1996, IAAO

For the 2020 property tax year, the effective **appraisal date is June 30, 2018**, as required by § 39-1-104(10.2)(a)(d), Colorado Revised Statutes.

The following page(s) characterize the petitioner's property and compare it to several examples selected from the "**Economic Area 1 Single Family Residential Sales**" list.

The single property being characterized for this hearing is identified as:

Property Owner:	**NEAL DERREK JAMES**
Account Number:	**R031192**
Parcel Number:	**3787-000-00-080**
Legal Description:	**NW4SW4 SEC 3 49N1W**
Current Value:	**$406,830**

CBOE #4	Residential Sales Examples
2020	Inventory and Account Value Summary

OWNER: NEAL DERREK JAMES
690 COUNTY ROAD 18
GUNNISON, CO 81230-9307

ACCOUNT #: R031192
PARCEL #: 3787-000-00-080
ECONOMIC AREA: 1

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
ACCOUNT NUMBER:	R031192	R009192	R032210	R007784
PARCEL NUMBER:	3787-000-00-080	3699-202-02-004	3701-353-38-035	3699-080-00-002
PROPERTY ADDRESS:	690 COUNTY ROAD 18	50 CANDLELIGHT LN	605 N 7TH ST	146 COUNTY ROAD 9
	GUNNISON	GUNNISON	GUNNISON	GUNNISON
LEGAL DESCRIPTION:	NW4SW4 SEC 3 49N1W	TRACT 1 NORTH VALLEY SUBD FILING 1	LOT 35 SUNSPOT SUB	10 ACRES IN NE4NW4. SEC 8 50N1E
LAND ACRES:	40.000	0.140	0.282	10.000
ARCHITECTURAL STYLE:	MODULAR	CONVENTIONAL	RANCH	CONVENTIONAL
EFFECTIVE YEAR BUILT:	2000	1981	1996	1950
QUALITY CONSTRUCTION:	FAIR	FAIR	FAIR	FAIR
CONDITION:	AVERAGE	AVERAGE	AVERAGE	BELOW AVERAGE
RESIDENTIAL SQ FT:	992	676	1,101	909
BASEMENT SQ FT:	0	338	0	0
GARAGE SQ FT:	0	338	308	0
EQUIVALENT SQ FT:	992	1,099	1,193	909
SALE DATE:		5/8/2017	8/27/2016	5/29/2018
SALES PRICE:		$239,000	$225,000	$335,000
TIME ADJUSTED SALES PRICE:		**$275,639**	**$275,445**	**$338,518**
TASP PER EQUIVALENT SQ FT:		**$251**	**$231**	**$372**
COMPARABILITY:		**SIMILAR IMPROVEMENT**	**SIMILAR IMPROVEMENT**	**INFERIOR IMPROVEMENT**

SUBJECT ACCOUNT VALUE:	**$406,830**
VALUE PER EQUIVALENT SQ FT:	**$410**

Narrative Subject property is a small modular home situated on a 40 acre sage parcel, approximately 3 miles west of Gunnison. There were no sales in the timeframe of similar sized homes on larger acreages in Econ Area 1. Examples 1 and 2 are of similar size and quality, but are both located on parcels of less than one acre. Example 1 is located appoximatley 3 miles north of town; Example 2 is located in town. Example 3 is situated on a 10 acre meadow parcel approximately 5 miles north of town. It is significantly older than the subject and was in below average condition at the time of sale. The examples have been selected to demonstrate the impact of land size on price per square foot for properties of otherwise similar improvement size and quality, and support the current valuation of the subject given its large parcel size.