CBOE #8

2020 PERSONAL 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
P000519	2020	100	3787-012-19-002

PROPERTY OWNER	LEGAL DESCRIPTION
SAFEWAY STORES INC C/O PARADIGM TAX GROUP PO BOX 800729 DALLAS, TX 753800729	PP: LOTS 1-20 AND PART ALLEYS BLK 147 WEST GUNNISON

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Personal Property		301,410	301,410
TOTALS		$301,410	$301,410

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 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.)

$ 266,444.00

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.)

Not Actual Value per Colorado Valuation

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 Brian Cartwright

469-676-1044
Telephone Number
bcartwright@paradigmtax.com

9/28/2020
Date

*Attach letter of authorization signed by property owner.

Vicki Hildreth

Subject: Request for Administrative denial: Safeway BOE Hearing 2020

From: Brian Cartwright <bcartwright@paradigmtax.com>
Sent: Friday, November 06, 2020 8:03 AM
To: Vicki Hildreth <VHildreth@gunnisoncounty.org>
Subject: Request for Administrative denial: Safeway BOE Hearing 2020

Good day,

We would like to request an Administrative denial for the 2020 BOE hearing for Safeway account: P000519

With Gunnison County.

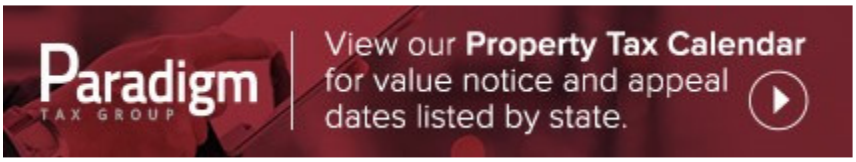
Please let us know if this email will suffice.

Thank you,

Brian Cartwright

Managing Consultant
Paradigm Tax Group

(469) 676-1044 Direct
(469) 631-5848 Cell



2020
Gunnison County Board of Equalization:
Hearing # 8

The Gunnison County Assessor's Office has been asked to communicate the assignment results for a single property.

The personal property summary for this hearing is:

Property Owner:	**SAFEWAY STORES INC**
Account Number:	**P000519**
Property Location:	**112 S SPRUCE ST, GUNNISON**
Property Description:	**PERSONAL PROPERTY LOCATED ON LOTS 1-20 AND PART ALLEYS BLK 147 WEST GUNNISON**
2020 Actual Value:	**$301,410**

The personal property assets on account were reported by Paradigm Tax Group via a Business Personal Property Declaration received on June 22, 2020.

The Assessor's Office has valued the assets according to state statute and has applied the Division of Property Taxation cost factor and depreciation tables.

The Assessor's Office recommends no adjustment to the petitioner's value.