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CBOE #7
Boxer - Elevation Hotel & Spa

2020 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: 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
R044717 & 279 Others	2020	501	3177-261-00-122 & 279 Others

AGENT	LEGAL DESCRIPTION
RYAN LLC ~~7979E TUFTS AVE STE 1500~~ 1999 Broadway #4100 DENVER, CO ~~80237-2843~~ 80202 PROPERTY OWNER: BOXER F2 LP	UNITS IN ELEVATION HOTEL (SEE ATTACHED WORKSHEET)

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial Residential		16,245,400 453,850	16,245,400 453,850
TOTALS		$16,699,250	$16,699,250

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.

See attached worksheet for additional information.

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.)

$ 16,000,000

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.)

The property is valued in excess of fair market value based on the three approaches to value.
In addition, the property is valued in excess of other similarly situated 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.

Ethan Horn	303.222.1853	9/24/20
Signature Ethan Horn ethan.horn@ryan.com	Telephone Number	Date

*Attach letter of authorization signed by property owner.

2020 NOTICE OF DETERMINATION - WORKSHEET

BOXER F2 LP (majority of THE ELEVATION HOTEL)

ACCOUNT #	OWNER	LEGAL DESCRIPTION	2020
R044717	BOXER F2 LP	IMPROVEMENT ONLY: EMPLOYEE LIVING SPACES #618414	$453,850
R044718	BOXER F2 LP	UNIT 101 ELEVATION A PLANNED COMMUNITY #618414	$29,370
R044719	BOXER F2 LP	UNIT 102 ELEVATION A PLANNED COMMUNITY #618414	$29,370
R044720	BOXER F2 LP	UNIT 103 ELEVATION A PLANNED COMMUNITY #618414	$31,760
R044721	BOXER F2 LP	UNIT 104 ELEVATION A PLANNED COMMUNITY #618414	$31,760
R044722	BOXER F2 LP	UNIT 105 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044723	BOXER F2 LP	UNIT 106 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044724	BOXER F2 LP	UNIT 107 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044725	BOXER F2 LP	UNIT 108 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044726	BOXER F2 LP	UNIT 109 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044727	BOXER F2 LP	UNIT 110 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044728	BOXER F2 LP	UNIT 111 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044729	BOXER F2 LP	UNIT 112 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044730	BOXER F2 LP	UNIT 113 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044731	BOXER F2 LP	UNIT 114 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044732	BOXER F2 LP	UNIT 115 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044733	BOXER F2 LP	UNIT 116 ELEVATION A PLANNED COMMUNITY #618414	$33,620
R044734	BOXER F2 LP	UNIT 117 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044735	BOXER F2 LP	UNIT 118 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044736	BOXER F2 LP	UNIT 201 ELEVATION A PLANNED COMMUNITY #618414	$29,370
R044737	BOXER F2 LP	UNIT 202 ELEVATION A PLANNED COMMUNITY #618414	$29,370
R044738	BOXER F2 LP	UNIT 203 ELEVATION A PLANNED COMMUNITY #618414	$31,760
R044739	BOXER F2 LP	UNIT 204 ELEVATION A PLANNED COMMUNITY #618414	$31,760
R044740	BOXER F2 LP	UNIT 205 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044741	BOXER F2 LP	UNIT 206 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044742	BOXER F2 LP	UNIT 207 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044743	BOXER F2 LP	UNIT 208 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044744	BOXER F2 LP	UNIT 209 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044745	BOXER F2 LP	UNIT 210 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044746	BOXER F2 LP	UNIT 211 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044747	BOXER F2 LP	UNIT 212 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044748	BOXER F2 LP	UNIT 213 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044749	BOXER F2 LP	UNIT 214 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044750	BOXER F2 LP	UNIT 215 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044751	BOXER F2 LP	UNIT 216 ELEVATION A PLANNED COMMUNITY #618414	$33,620
R044752	BOXER F2 LP	UNIT 217 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044753	BOXER F2 LP	UNIT 218 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044754	BOXER F2 LP	UNIT 249 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044755	BOXER F2 LP	UNIT 250 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044756	BOXER F2 LP	UNIT 251 ELEVATION A PLANNED COMMUNITY #618416	$17,660
R044757	BOXER F2 LP	UNIT 252 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044758	BOXER F2 LP	UNIT 253 ELEVATION A PLANNED COMMUNITY #618414	$17,660

R044759	BOXER F2 LP	UNIT 254 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044760	BOXER F2 LP	UNIT 255 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044761	BOXER F2 LP	UNIT 256 ELEVATION A PLANNED COMMUNITY #618414	$31,760
R044762	BOXER F2 LP	UNIT 257 ELEVATION A PLANNED COMMUNITY #618414	$31,760
R044763	BOXER F2 LP	UNIT 258 ELEVATION A PLANNED COMMUNITY #618414	$29,370
R044764	BOXER F2 LP	UNIT 259 ELEVATION A PLANNED COMMUNITY #618414	$29,370
R044765	BOXER F2 LP	UNIT 301 ELEVATION A PLANNED COMMUNITY #618414	$29,370
R044766	BOXER F2 LP	UNIT 302 ELEVATION A PLANNED COMMUNITY #618414	$29,370
R044767	BOXER F2 LP	UNIT 303 ELEVATION A PLANNED COMMUNITY #618414	$31,760
R044768	BOXER F2 LP	UNIT 304 ELEVATION A PLANNED COMMUNITY #618414	$31,760
R044769	BOXER F2 LP	UNIT 305 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044770	BOXER F2 LP	UNIT 306 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044771	BOXER F2 LP	UNIT 307 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044772	BOXER F2 LP	UNIT 308 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044773	BOXER F2 LP	UNIT 309 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044774	BOXER F2 LP	UNIT 310 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044775	BOXER F2 LP	UNIT 311 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044776	BOXER F2 LP	UNIT 312 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044777	BOXER F2 LP	UNIT 313 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044778	BOXER F2 LP	UNIT 314 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044779	BOXER F2 LP	UNIT 315 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044780	BOXER F2 LP	UNIT 316 ELEVATION A PLANNED COMMUNITY #618414	$33,620
R044781	BOXER F2 LP	UNIT 317 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044782	BOXER F2 LP	UNIT 318 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044783	BOXER F2 LP	UNIT 319 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044784	BOXER F2 LP	UNIT 320 ELEVATION A PLANNED COMMUNITY #618414	$16,290
R044785	BOXER F2 LP	UNIT 321 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044786	BOXER F2 LP	UNIT 322 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044787	BOXER F2 LP	UNIT 323 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044788	BOXER F2 LP	UNIT 324 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044789	BOXER F2 LP	UNIT 325 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044790	BOXER F2 LP	UNIT 326 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044791	BOXER F2 LP	UNIT 327 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044792	BOXER F2 LP	UNIT 328 ELEVATION A PLANNED COMMUNITY #618414	$16,290
R044793	BOXER F2 LP	UNIT 329 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044794	BOXER F2 LP	UNIT 330 ELEVATION A PLANNED COMMUNITY #618414	$31,970
R044795	BOXER F2 LP	UNIT 331 ELEVATION A PLANNED COMMUNITY #618414	$19,640
R044796	BOXER F2 LP	UNIT 332 ELEVATION A PLANNED COMMUNITY #618414	$16,290
R044797	BOXER F2 LP	UNIT 333 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044798	BOXER F2 LP	UNIT 334 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044799	BOXER F2 LP	UNIT 335 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044800	BOXER F2 LP	UNIT 336 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044801	BOXER F2 LP	UNIT 337 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044802	BOXER F2 LP	UNIT 338 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044803	BOXER F2 LP	UNIT 339 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044804	BOXER F2 LP	UNIT 340 ELEVATION A PLANNED COMMUNITY #618414	$16,290
R044805	BOXER F2 LP	UNIT 341 ELEVATION A PLANNED COMMUNITY #618414	$35,060

R044806	BOXER F2 LP	UNIT 342 ELEVATION A PLANNED COMMUNITY #618414	$30,730
R044807	BOXER F2 LP	UNIT 343 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044808	BOXER F2 LP	UNIT 344 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044809	BOXER F2 LP	UNIT 345 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044810	BOXER F2 LP	UNIT 346 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044811	BOXER F2 LP	UNIT 347 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044812	BOXER F2 LP	UNIT 348 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044813	BOXER F2 LP	UNIT 349 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044814	BOXER F2 LP	UNIT 350 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044815	BOXER F2 LP	UNIT 351 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044816	BOXER F2 LP	UNIT 352 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044817	BOXER F2 LP	UNIT 353 ELEVATION A PLANNED COMMUNITY #618416	$17,660
R044818	BOXER F2 LP	UNIT 354 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044819	BOXER F2 LP	UNIT 355 ELEVATION A PLANNED COMMUNITY #618414	$17,660
R044820	BOXER F2 LP	UNIT 356 ELEVATION A PLANNED COMMUNITY #618414	$31,760
R044821	BOXER F2 LP	UNIT 357 ELEVATION A PLANNED COMMUNITY #618414	$31,760
R044822	BOXER F2 LP	UNIT 358 ELEVATION A PLANNED COMMUNITY #618414	$29,370
R044823	BOXER F2 LP	UNIT 359 ELEVATION A PLANNED COMMUNITY #618414	$29,370
R044824	BOXER F2 LP	UNIT 401 ELEVATION A PLANNED COMMUNITY #618414	$31,330
R044825	BOXER F2 LP	UNIT 402 ELEVATION A PLANNED COMMUNITY #618414	$31,330
R044826	BOXER F2 LP	UNIT 403 ELEVATION A PLANNED COMMUNITY #618414	$33,880
R044827	BOXER F2 LP	UNIT 404 ELEVATION A PLANNED COMMUNITY #618414	$33,880
R044828	BOXER F2 LP	UNIT 405 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044829	BOXER F2 LP	UNIT 406 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044830	BOXER F2 LP	UNIT 407 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044831	BOXER F2 LP	UNIT 408 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044832	BOXER F2 LP	UNIT 409 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044833	BOXER F2 LP	UNIT 410 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044834	BOXER F2 LP	UNIT 411 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044835	BOXER F2 LP	UNIT 412 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044836	BOXER F2 LP	UNIT 413 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044837	BOXER F2 LP	UNIT 414 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044838	BOXER F2 LP	UNIT 415 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044839	BOXER F2 LP	UNIT 416 ELEVATION A PLANNED COMMUNITY #618414	$35,860
R044840	BOXER F2 LP	UNIT 417 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044841	BOXER F2 LP	UNIT 418 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044842	BOXER F2 LP	UNIT 419 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044843	BOXER F2 LP	UNIT 420 ELEVATION A PLANNED COMMUNITY #618414	$17,380
R044844	BOXER F2 LP	UNIT 421 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044845	BOXER F2 LP	UNIT 422 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044846	BOXER F2 LP	UNIT 423 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044847	BOXER F2 LP	UNIT 424 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044848	BOXER F2 LP	UNIT 425 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044849	BOXER F2 LP	UNIT 426 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044850	BOXER F2 LP	UNIT 427 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044851	BOXER F2 LP	UNIT 428 ELEVATION A PLANNED COMMUNITY #618414	$17,380
R044852	BOXER F2 LP	UNIT 429 ELEVATION A PLANNED COMMUNITY #618414	$18,830

R044853	BOXER F2 LP	UNIT 430 ELEVATION A PLANNED COMMUNITY #618414	$34,100
R044854	BOXER F2 LP	UNIT 431 ELEVATION A PLANNED COMMUNITY #618414	$20,940
R044855	BOXER F2 LP	UNIT 432 ELEVATION A PLANNED COMMUNITY #618414	$17,380
R044856	BOXER F2 LP	UNIT 433 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044857	BOXER F2 LP	UNIT 434 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044858	BOXER F2 LP	UNIT 435 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044859	BOXER F2 LP	UNIT 436 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044860	BOXER F2 LP	UNIT 437 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044861	BOXER F2 LP	UNIT 438 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044862	BOXER F2 LP	UNIT 439 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044863	BOXER F2 LP	UNIT 440 ELEVATION A PLANNED COMMUNITY #618414	$17,380
R044864	BOXER F2 LP	UNIT 441 ELEVATION A PLANNED COMMUNITY #618414	$37,400
R044865	BOXER F2 LP	UNIT 442 ELEVATION A PLANNED COMMUNITY #618414	$32,780
R044866	BOXER F2 LP	UNIT 443 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044867	BOXER F2 LP	UNIT 444 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044868	BOXER F2 LP	UNIT 445 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044869	BOXER F2 LP	UNIT 446 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044870	BOXER F2 LP	UNIT 447 ELEVATION A PLANNED COMMUNITY #618416	$18,830
R044871	BOXER F2 LP	UNIT 448 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044872	BOXER F2 LP	UNIT 449 ELEVATION A PLANNED COMMUNITY #618416	$18,830
R044873	BOXER F2 LP	UNIT 450 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044874	BOXER F2 LP	UNIT 451 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044875	BOXER F2 LP	UNIT 452 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044876	BOXER F2 LP	UNIT 453 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044877	BOXER F2 LP	UNIT 454 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044878	BOXER F2 LP	UNIT 455 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044879	BOXER F2 LP	UNIT 456 ELEVATION A PLANNED COMMUNITY #618414	$33,880
R044880	BOXER F2 LP	UNIT 457 ELEVATION A PLANNED COMMUNITY #618414	$33,880
R044881	BOXER F2 LP	UNIT 458 ELEVATION A PLANNED COMMUNITY #618414	$31,330
R044882	BOXER F2 LP	UNIT 459 ELEVATION A PLANNED COMMUNITY #618414	$31,330
R044883	BOXER F2 LP	UNIT 501 ELEVATION A PLANNED COMMUNITY #618414	$31,330
R044884	BOXER F2 LP	UNIT 502 ELEVATION A PLANNED COMMUNITY #618414	$31,330
R044885	BOXER F2 LP	UNIT 503 ELEVATION A PLANNED COMMUNITY #618414	$33,880
R044886	BOXER F2 LP	UNIT 504 ELEVATION A PLANNED COMMUNITY #618414	$33,880
R044887	BOXER F2 LP	UNIT 505 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044888	BOXER F2 LP	UNIT 506 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044889	BOXER F2 LP	UNIT 507 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044890	BOXER F2 LP	UNIT 508 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044891	BOXER F2 LP	UNIT 509 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044892	BOXER F2 LP	UNIT 510 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044893	BOXER F2 LP	UNIT 511 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044894	BOXER F2 LP	UNIT 512 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044895	BOXER F2 LP	UNIT 513 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044896	BOXER F2 LP	UNIT 514 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044897	BOXER F2 LP	UNIT 515 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044898	BOXER F2 LP	UNIT 516 ELEVATION A PLANNED COMMUNITY #618414	$35,860
R044899	BOXER F2 LP	UNIT 517 ELEVATION A PLANNED COMMUNITY #618414	$18,830

R044900	BOXER F2 LP	UNIT 518 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044901	BOXER F2 LP	UNIT 519 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044902	BOXER F2 LP	UNIT 520 ELEVATION A PLANNED COMMUNITY #618414	$17,380
R044903	BOXER F2 LP	UNIT 521 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044904	BOXER F2 LP	UNIT 522 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044905	BOXER F2 LP	UNIT 523 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044906	BOXER F2 LP	UNIT 524 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044907	BOXER F2 LP	UNIT 525 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044908	BOXER F2 LP	UNIT 526 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044909	BOXER F2 LP	UNIT 527 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044910	BOXER F2 LP	UNIT 528 ELEVATION A PLANNED COMMUNITY #618414	$17,380
R044911	BOXER F2 LP	UNIT 529 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044912	BOXER F2 LP	UNIT 530 ELEVATION A PLANNED COMMUNITY #618414	$34,100
R044913	BOXER F2 LP	UNIT 531 ELEVATION A PLANNED COMMUNITY #618414	$20,940
R044914	BOXER F2 LP	UNIT 532 ELEVATION A PLANNED COMMUNITY #618414	$17,380
R044915	BOXER F2 LP	UNIT 533 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044916	BOXER F2 LP	UNIT 534 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044917	BOXER F2 LP	UNIT 535 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044918	BOXER F2 LP	UNIT 536 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044919	BOXER F2 LP	UNIT 537 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044920	BOXER F2 LP	UNIT 538 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044921	BOXER F2 LP	UNIT 539 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044922	BOXER F2 LP	UNIT 540 ELEVATION A PLANNED COMMUNITY #618414	$17,380
R044923	BOXER F2 LP	UNIT 541 ELEVATION A PLANNED COMMUNITY #618414	$37,400
R044924	BOXER F2 LP	UNIT 542 ELEVATION A PLANNED COMMUNITY #618414	$32,780
R044925	BOXER F2 LP	UNIT 543 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044926	BOXER F2 LP	UNIT 544 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044927	BOXER F2 LP	UNIT 545 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044928	BOXER F2 LP	UNIT 546 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044929	BOXER F2 LP	UNIT 547 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044930	BOXER F2 LP	UNIT 548 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044931	BOXER F2 LP	UNIT 549 ELEVATION A PLANNED COMMUNITY #618416	$18,830
R044932	BOXER F2 LP	UNIT 550 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044933	BOXER F2 LP	UNIT 551 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044934	BOXER F2 LP	UNIT 552 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044935	BOXER F2 LP	UNIT 553 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044936	BOXER F2 LP	UNIT 554 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044937	BOXER F2 LP	UNIT 555 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044938	BOXER F2 LP	UNIT 556 ELEVATION A PLANNED COMMUNITY #618414	$33,880
R044939	BOXER F2 LP	UNIT 557 ELEVATION A PLANNED COMMUNITY #618414	$33,880
R044940	BOXER F2 LP	UNIT 558 ELEVATION A PLANNED COMMUNITY #618414	$70,580
R044941	BOXER F2 LP	UNIT 617 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044942	BOXER F2 LP	UNIT 618 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044943	BOXER F2 LP	UNIT 619 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044944	BOXER F2 LP	UNIT 620 ELEVATION A PLANNED COMMUNITY #618414	$17,380
R044945	BOXER F2 LP	UNIT 621 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044946	BOXER F2 LP	UNIT 622 ELEVATION A PLANNED COMMUNITY #618414	$18,830

R044947	BOXER F2 LP	UNIT 623 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044948	BOXER F2 LP	UNIT 624 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044949	BOXER F2 LP	UNIT 625 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044950	BOXER F2 LP	UNIT 626 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044951	BOXER F2 LP	UNIT 627 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044952	BOXER F2 LP	UNIT 628 ELEVATION A PLANNED COMMUNITY #618414	$17,380
R044953	BOXER F2 LP	UNIT 629 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044954	BOXER F2 LP	UNIT 630 ELEVATION A PLANNED COMMUNITY #618414	$34,100
R044955	BOXER F2 LP	UNIT 631 ELEVATION A PLANNED COMMUNITY #618414	$20,940
R044956	BOXER F2 LP	UNIT 632 ELEVATION A PLANNED COMMUNITY #618414	$17,380
R044957	BOXER F2 LP	UNIT 633 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044958	BOXER F2 LP	UNIT 634 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044959	BOXER F2 LP	UNIT 635 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044960	BOXER F2 LP	UNIT 636 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044961	BOXER F2 LP	UNIT 637 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044962	BOXER F2 LP	UNIT 638 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044963	BOXER F2 LP	UNIT 639 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044964	BOXER F2 LP	UNIT 640 ELEVATION A PLANNED COMMUNITY #618414	$17,380
R044965	BOXER F2 LP	UNIT 641 ELEVATION A PLANNED COMMUNITY #618414	$37,400
R044966	BOXER F2 LP	UNIT 642 ELEVATION A PLANNED COMMUNITY #618414	$32,780
R044967	BOXER F2 LP	UNIT 643 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044968	BOXER F2 LP	UNIT 644 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044969	BOXER F2 LP	UNIT 645 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044970	BOXER F2 LP	UNIT 646 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044972	BOXER F2 LP	UNIT 648 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044973	BOXER F2 LP	UNIT 649 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044974	BOXER F2 LP	UNIT 650 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044975	BOXER F2 LP	UNIT 651 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044976	BOXER F2 LP	UNIT 652 ELEVATION A PLANNED COMMUNITY #618416	$18,830
R044977	BOXER F2 LP	UNIT 653 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044978	BOXER F2 LP	UNIT 654 ELEVATION A PLANNED COMMUNITY #618416	$18,830
R044979	BOXER F2 LP	UNIT 655 ELEVATION A PLANNED COMMUNITY #618414	$18,830
R044709	BOXER F2 LP	UNIT C-101 ELEVATION A PLANNED COMMUNITY #618414	$844,310
R044710	BOXER F2 LP	UNIT C-102 ELEVATION A PLANNED COMMUNITY #618414	$1,153,250
R044711	BOXER F2 LP	UNIT C-103 ELEVATION A PLANNED COMMUNITY #618414	$879,080
R044712	BOXER F2 LP	UNIT C-104 ELEVATION A PLANNED COMMUNITY #618414	$133,540
R044713	BOXER F2 LP	UNIT C-201 ELEVATION A PLANNED COMMUNITY #618414	$247,110
R044714	BOXER F2 LP	UNIT C-202 ELEVATION A PLANNED COMMUNITY #618414	$534,950
R044715	BOXER F2 LP	UNIT C-203 ELEVATION A PLANNED COMMUNITY #618414	$958,570
R044716	BOXER F2 LP	UNIT C-204 ELEVATION A PLANNED COMMUNITY #618414	$165,160
R044701	BOXER F2 LP	UNIT C-ML06 ELEVATION A PLANNED COMMUNITY #618414	$719,390
R044702	BOXER F2 LP	UNIT C-ML07 ELEVATION A PLANNED COMMUNITY #618414	$253,240
R044703	BOXER F2 LP	UNIT C-ML08 ELEVATION A PLANNED COMMUNITY #618414	$1,447,720
R044704	BOXER F2 LP	UNIT C-ML09 ELEVATION A PLANNED COMMUNITY #618414	$400,530
R044698	BOXER F2 LP	UNIT C-P101 ELEVATION A PLANNED COMMUNITY #618414	$457,020
R044699	BOXER F2 LP	UNIT C-P102 ELEVATION A PLANNED COMMUNITY #618414	$459,560
R044705	BOXER F2 LP	UNIT C-P202 ELEVATION A PLANNED COMMUNITY #618414	$396,960

R044706	BOXER F2 LP	UNIT C-P204 ELEVATION A PLANNED COMMUNITY #618414	$839,070
R044707	BOXER F2 LP	UNIT C-P205 ELEVATION A PLANNED COMMUNITY #618414	$410,430
R044708	BOXER F2 LP	UNIT C-P206 ELEVATION A PLANNED COMMUNITY #618414	$394,130

Total Value:	**$16,699,250**
Commercial Hotel Unit Value:	$5,551,380
Commercial Unit Value:	$10,694,020
Residential Value:	$453,850

Total Commercial Value =	**$16,245,400**
Total Residential Value =	**$453,850**
Total Value =	**$16,699,250**

Narrative	During the prior reappraisal cycle, Boxer F2 LP appealed the valuation of these same properties through their agent Ryan LLC. Ryan and the Assessor's Office ultimately reached a stipulation based, in part, on the total sales price paid by Boxer for the Elevation Hotel in February 2013. This Multi-Unit Sale is no longer within our 60-month data collection period (July 1, 2013 through June 30, 2018). Based on analysis of changing market conditions (time) throughout the entire 60-months, the sales prices of commercial properties in Gunnison County increased by 10% in the most recent 24-months of the time frame. The Assessor's Office 2020 tax year valuation represents an increase in the commercial valuation of 10.33%, when compared to the 2017 and 2018 tax year valuations . The total valuation of commercial and residential increased by 8.91%, when compared to the 2017 and 2018 tax year valuations.

LETTER OF AUTHORIZATION
FOR PROPERTY TAX REPRESENTATION

Boxer F2 LP
Property Owner

See Attached
Subject Property

Gunnison County, CO
Jurisdiction and State

2019/2020
Year

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes, but is not limited to: filing property renditions or returns; signing and filing appeals; examining property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property.

If there are any questions concerning this authorization please contact the following:
Michelle Tarbell, (720) 524-0022, Michelle.Tarbell@ryan.com

A copy of any application or appeal attached to this authorization has been provided to the undersigned property owner. A facsimile or scanned image of a signature below shall constitute an original signing of this authorization and the document containing the original signature will be submitted upon request.

This authorization shall remain effective as long as permitted by law or until revoked in writing by the owner. The person signing below certifies that they are a duly appointed officer, representative or agent of the owner and that they have the legal capacity to execute this authorization.

Property Owner:

Signature | Blake Morris Printed Name | 5/21/2019 Date

Chief Financial Officer
Title

Sworn and subscribed before me this 21ST day of May, 2019.

DEBORAH L SMITH
Notary ID # 5400292
My Commission Expires
October 27, 2020

Deborah L. Smith
Notary Public
My commission expires: Oct 27, 2020

Boxer Property Management Corp.
Elevation Hotel Spa

Parcel Account Number	Parcel Address
R044698	500 GOTHIC RD UNIT C-P101, MT CREST
R044699	500 GOTHIC RD UNIT C-P102, MT CREST
R044701	500 GOTHIC RD UNIT C-ML06, MT CREST
R044702	500 GOTHIC RD UNIT C-ML07, MT CREST
R044703	500 GOTHIC RD UNIT C-ML08, MT CREST
R044704	500 GOTHIC RD UNIT C-ML09, MT CREST
R044705	500 GOTHIC RD UNIT C-P202, MT CREST
R044706	500 GOTHIC RD UNIT C-P204, MT CREST
R044707	500 GOTHIC RD UNIT C-P205, MT CREST
R044708	500 GOTHIC RD UNIT C-P206, MT CREST
R044709	500 GOTHIC RD UNIT C-101, MT CRESTE
R044710	500 GOTHIC RD UNIT C-102, MT CRESTE
R044711	500 GOTHIC RD UNIT C-103, MT CRESTE
R044712	500 GOTHIC RD UNIT C-104, MT CRESTE
R044713	500 GOTHIC RD UNIT C-201, MT CRESTE
R044714	500 GOTHIC RD UNIT C-202, MT CRESTE
R044715	500 GOTHIC RD UNIT C-203, MT CRESTE
R044716	500 GOTHIC RD UNIT C-204, MT CRESTE
R044717	500 GOTHIC RD, MT CRESTED BUTTE
R044718	500 GOTHIC RD UNIT 101, MT CRESTED
R044719	500 GOTHIC RD UNIT 102, MT CRESTED
R044720	500 GOTHIC RD UNIT 103, MT CRESTED
R044721	500 GOTHIC RD UNIT 104, MT CRESTED
R044722	500 GOTHIC RD UNIT 105, MT CRESTED
R044723	500 GOTHIC RD UNIT 106, MT CRESTED
R044724	500 GOTHIC RD UNIT 107, MT CRESTED
R044725	500 GOTHIC RD UNIT 108, MT CRESTED
R044726	500 GOTHIC RD UNIT 109, MT CRESTED
R044727	500 GOTHIC RD UNIT 110, MT CRESTED
R044728	500 GOTHIC RD UNIT 111, MT CRESTED
R044729	500 GOTHIC RD UNIT 112, MT CRESTED
R044730	500 GOTHIC RD UNIT 113, MT CRESTED
R044731	500 GOTHIC RD UNIT 114, MT CRESTED
R044732	500 GOTHIC RD UNIT 115, MT CRESTED
R044733	500 GOTHIC RD UNIT 116, MT CRESTED
R044734	500 GOTHIC RD UNIT 117, MT CRESTED
R044735	500 GOTHIC RD UNIT 118, MT CRESTED
R044736	500 GOTHIC RD UNIT 201, MT CRESTED
R044737	500 GOTHIC RD UNIT 202, MT CRESTED

Parcel Account Number	Parcel Address
R044738	500 GOTHIC RD UNIT 203, MT CRESTED
R044739	500 GOTHIC RD UNIT 204, MT CRESTED
R044740	500 GOTHIC RD UNIT 205, MT CRESTED
R044741	500 GOTHIC RD UNIT 206, MT CRESTED
R044742	500 GOTHIC RD UNIT 207, MT CRESTED
R044743	500 GOTHIC RD UNIT 208, MT CRESTED
R044744	500 GOTHIC RD UNIT 209, MT CRESTED
R044745	500 GOTHIC RD UNIT 210, MT CRESTED
R044746	500 GOTHIC RD UNIT 211, MT CRESTED
R044747	500 GOTHIC RD UNIT 212, MT CRESTED
R044748	500 GOTHIC RD UNIT 213, MT CRESTED
R044749	500 GOTHIC RD UNIT 214, MT CRESTED
R044750	500 GOTHIC RD UNIT 215, MT CRESTED
R044751	500 GOTHIC RD UNIT 216, MT CRESTED
R044752	500 GOTHIC RD UNIT 217, MT CRESTED
R044753	500 GOTHIC RD UNIT 218, MT CRESTED
R044754	500 GOTHIC RD UNIT 249, MT CRESTED
R044755	500 GOTHIC RD UNIT 250, MT CRESTED
R044756	500 GOTHIC RD UNIT 251, MT CRESTED
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R044761	500 GOTHIC RD UNIT 256, MT CRESTED
R044762	500 GOTHIC RD UNIT 257, MT CRESTED
R044763	500 GOTHIC RD UNIT 258, MT CRESTED
R044764	500 GOTHIC RD UNIT 259, MT CRESTED
R044765	500 GOTHIC RD UNIT 301, MT CRESTED
R044766	500 GOTHIC RD UNIT 302, MT CRESTED
R044767	500 GOTHIC RD UNIT 303, MT CRESTED
R044768	500 GOTHIC RD UNIT 304, MT CRESTED
R044769	500 GOTHIC RD UNIT 305, MT CRESTED
R044770	500 GOTHIC RD UNIT 306, MT CRESTED
R044771	500 GOTHIC RD UNIT 307, MT CRESTED
R044772	500 GOTHIC RD UNIT 308, MT CRESTED
R044773	500 GOTHIC RD UNIT 309, MT CRESTED
R044774	500 GOTHIC RD UNIT 310, MT CRESTED
R044775	500 GOTHIC RD UNIT 311, MT CRESTED
R044776	500 GOTHIC RD UNIT 312, MT CRESTED
R044777	500 GOTHIC RD UNIT 313, MT CRESTED

Parcel Account Number	Parcel Address
R044778	500 GOTHIC RD UNIT 314, MT CRESTED
R044779	500 GOTHIC RD UNIT 315, MT CRESTED
R044780	500 GOTHIC RD UNIT 316, MT CRESTED
R044781	500 GOTHIC RD UNIT 317, MT CRESTED
R044782	500 GOTHIC RD UNIT 318, MT CRESTED
R044783	500 GOTHIC RD UNIT 319, MT CRESTED
R044784	500 GOTHIC RD UNIT 320, MT CRESTED
R044785	500 GOTHIC RD UNIT 321, MT CRESTED
R044786	500 GOTHIC RD UNIT 322, MT CRESTED
R044787	500 GOTHIC RD UNIT 323, MT CRESTED
R044788	500 GOTHIC RD UNIT 324, MT CRESTED
R044789	500 GOTHIC RD UNIT 325, MT CRESTED
R044790	500 GOTHIC RD UNIT 326, MT CRESTED
R044791	500 GOTHIC RD UNIT 327, MT CRESTED
R044792	500 GOTHIC RD UNIT 328, MT CRESTED
R044793	500 GOTHIC RD UNIT 329, MT CRESTED
R044794	500 GOTHIC RD UNIT 330, MT CRESTED
R044795	500 GOTHIC RD UNIT 331, MT CRESTED
R044796	500 GOTHIC RD UNIT 332, MT CRESTED
R044797	500 GOTHIC RD UNIT 333, MT CRESTED
R044798	500 GOTHIC RD UNIT 334, MT CRESTED
R044799	500 GOTHIC RD UNIT 335, MT CRESTED
R044800	500 GOTHIC RD UNIT 336, MT CRESTED
R044801	500 GOTHIC RD UNIT 337, MT CRESTED
R044802	500 GOTHIC RD UNIT 338, MT CRESTED
R044803	500 GOTHIC RD UNIT 339, MT CRESTED
R044804	500 GOTHIC RD UNIT 340, MT CRESTED
R044805	500 GOTHIC RD UNIT 341, MT CRESTED
R044806	500 GOTHIC RD UNIT 342, MT CRESTED
R044807	500 GOTHIC RD UNIT 343, MT CRESTED
R044808	500 GOTHIC RD UNIT 344, MT CRESTED
R044809	500 GOTHIC RD UNIT 345, MT CRESTED
R044810	500 GOTHIC RD UNIT 346, MT CRESTED
R044811	500 GOTHIC RD UNIT 347, MT CRESTED
R044812	500 GOTHIC RD UNIT 348, MT CRESTED
R044813	500 GOTHIC RD UNIT 349, MT CRESTED
R044814	500 GOTHIC RD UNIT 350, MT CRESTED
R044815	500 GOTHIC RD UNIT 351, MT CRESTED
R044816	500 GOTHIC RD UNIT 352, MT CRESTED
R044817	500 GOTHIC RD UNIT 353, MT CRESTED

Parcel Account Number	Parcel Address
R044818	500 GOTHIC RD UNIT 354, MT CRESTED
R044819	500 GOTHIC RD UNIT 355, MT CRESTED
R044820	500 GOTHIC RD UNIT 356, MT CRESTED
R044821	500 GOTHIC RD UNIT 357, MT CRESTED
R044822	500 GOTHIC RD UNIT 358, MT CRESTED
R044823	500 GOTHIC RD UNIT 359, MT CRESTED
R044824	500 GOTHIC RD UNIT 401, MT CRESTED
R044825	500 GOTHIC RD UNIT 402, MT CRESTED
R044826	500 GOTHIC RD UNIT 403, MT CRESTED
R044827	500 GOTHIC RD UNIT 404, MT CRESTED
R044828	500 GOTHIC RD UNIT 405, MT CRESTED
R044829	500 GOTHIC RD UNIT 406, MT CRESTED
R044830	500 GOTHIC RD UNIT 407, MT CRESTED
R044831	500 GOTHIC RD UNIT 408, MT CRESTED
R044832	500 GOTHIC RD UNIT 409, MT CRESTED
R044834	500 GOTHIC RD UNIT 411, MT CRESTED
R044835	500 GOTHIC RD UNIT 412, MT CRESTED
R044836	500 GOTHIC RD UNIT 413, MT CRESTED
R044837	500 GOTHIC RD UNIT 414, MT CRESTED
R044838	500 GOTHIC RD UNIT 415, MT CRESTED
R044839	500 GOTHIC RD UNIT 416, MT CRESTED
R044840	500 GOTHIC RD UNIT 417, MT CRESTED
R044841	500 GOTHIC RD UNIT 418, MT CRESTED
R044842	500 GOTHIC RD UNIT 419, MT CRESTED
R044843	500 GOTHIC RD UNIT 420, MT CRESTED
R044844	500 GOTHIC RD UNIT 421, MT CRESTED
R044845	500 GOTHIC RD UNIT 422, MT CRESTED
R044846	500 GOTHIC RD UNIT 423, MT CRESTED
R044847	500 GOTHIC RD UNIT 424, MT CRESTED
R044848	500 GOTHIC RD UNIT 425, MT CRESTED
R044849	500 GOTHIC RD UNIT 426, MT CRESTED
R044850	500 GOTHIC RD UNIT 427, MT CRESTED
R044851	500 GOTHIC RD UNIT 428, MT CRESTED
R044852	500 GOTHIC RD UNIT 429, MT CRESTED
R044853	500 GOTHIC RD UNIT 430, MT CRESTED
R044854	500 GOTHIC RD UNIT 431, MT CRESTED
R044855	500 GOTHIC RD UNIT 432, MT CRESTED
R044856	500 GOTHIC RD UNIT 433, MT CRESTED
R044857	500 GOTHIC RD UNIT 434, MT CRESTED
R044858	500 GOTHIC RD UNIT 435, MT CRESTED

Parcel Account Number	Parcel Address
R044859	500 GOTHIC RD UNIT 436, MT CRESTED
R044860	500 GOTHIC RD UNIT 437, MT CRESTED
R044861	500 GOTHIC RD UNIT 438, MT CRESTED
R044862	500 GOTHIC RD UNIT 439, MT CRESTED
R044863	500 GOTHIC RD UNIT 440, MT CRESTED
R044864	500 GOTHIC RD UNIT 441, MT CRESTED
R044865	500 GOTHIC RD UNIT 442, MT CRESTED
R044866	500 GOTHIC RD UNIT 443, MT CRESTED
R044867	500 GOTHIC RD UNIT 444, MT CRESTED
R044868	500 GOTHIC RD UNIT 445, MT CRESTED
R044869	500 GOTHIC RD UNIT 446, MT CRESTED
R044870	500 GOTHIC RD UNIT 447, MT CRESTED
R044871	500 GOTHIC RD UNIT 448, MT CRESTED
R044872	500 GOTHIC RD UNIT 449, MT CRESTED
R044873	500 GOTHIC RD UNIT 450, MT CRESTED
R044874	500 GOTHIC RD UNIT 451, MT CRESTED
R044875	500 GOTHIC RD UNIT 452, MT CRESTED
R044876	500 GOTHIC RD UNIT 453, MT CRESTED
R044877	500 GOTHIC RD UNIT 454, MT CRESTED
R044878	500 GOTHIC RD UNIT 455, MT CRESTED
R044879	500 GOTHIC RD UNIT 456, MT CRESTED
R044880	500 GOTHIC RD UNIT 457, MT CRESTED
R044881	500 GOTHIC RD UNIT 458, MT CRESTED
R044882	500 GOTHIC RD UNIT 459, MT CRESTED
R044883	500 GOTHIC RD UNIT 501, MT CRESTED
R044884	500 GOTHIC RD UNIT 502, MT CRESTED
R044885	500 GOTHIC RD UNIT 503, MT CRESTED
R044886	500 GOTHIC RD UNIT 504, MT CRESTED
R044887	500 GOTHIC RD UNIT 505, MT CRESTED
R044888	500 GOTHIC RD UNIT 506, MT CRESTED
R044889	500 GOTHIC RD UNIT 507, MT CRESTED
R044890	500 GOTHIC RD UNIT 508, MT CRESTED
R044891	500 GOTHIC RD UNIT 509, MT CRESTED
R044892	500 GOTHIC RD UNIT 510, MT CRESTED
R044893	500 GOTHIC RD UNIT 511, MT CRESTED
R044894	500 GOTHIC RD UNIT 512, MT CRESTED
R044895	500 GOTHIC RD UNIT 513, MT CRESTED
R044896	500 GOTHIC RD UNIT 514, MT CRESTED
R044897	500 GOTHIC RD UNIT 515, MT CRESTED
R044898	500 GOTHIC RD UNIT 516, MT CRESTED

Parcel Account Number	Parcel Address
R044899	500 GOTHIC RD UNIT 517, MT CRESTED
R044900	500 GOTHIC RD UNIT 518, MT CRESTED
R044901	500 GOTHIC RD UNIT 519, MT CRESTED
R044902	500 GOTHIC RD UNIT 520, MT CRESTED
R044903	500 GOTHIC RD UNIT 521, MT CRESTED
R044904	500 GOTHIC RD UNIT 522, MT CRESTED
R044905	500 GOTHIC RD UNIT 523, MT CRESTED
R044906	500 GOTHIC RD UNIT 524, MT CRESTED
R044907	500 GOTHIC RD UNIT 525, MT CRESTED
R044908	500 GOTHIC RD UNIT 526, MT CRESTED
R044909	500 GOTHIC RD UNIT 527, MT CRESTED
R044910	500 GOTHIC RD UNIT 528, MT CRESTED
R044911	500 GOTHIC RD UNIT 529, MT CRESTED
R044912	500 GOTHIC RD UNIT 530, MT CRESTED
R044913	500 GOTHIC RD UNIT 531, MT CRESTED
R044914	500 GOTHIC RD UNIT 532, MT CRESTED
R044915	500 GOTHIC RD UNIT 533, MT CRESTED
R044916	500 GOTHIC RD UNIT 534, MT CRESTED
R044917	500 GOTHIC RD UNIT 535, MT CRESTED
R044918	500 GOTHIC RD UNIT 536, MT CRESTED
R044919	500 GOTHIC RD UNIT 537, MT CRESTED
R044920	500 GOTHIC RD UNIT 538, MT CRESTED
R044921	500 GOTHIC RD UNIT 539, MT CRESTED
R044922	500 GOTHIC RD UNIT 540, MT CRESTED
R044923	500 GOTHIC RD UNIT 541, MT CRESTED
R044924	500 GOTHIC RD UNIT 542, MT CRESTED
R044925	500 GOTHIC RD UNIT 543, MT CRESTED
R044926	500 GOTHIC RD UNIT 544, MT CRESTED
R044927	500 GOTHIC RD UNIT 545, MT CRESTED
R044928	500 GOTHIC RD UNIT 546, MT CRESTED
R044929	500 GOTHIC RD UNIT 547, MT CRESTED
R044930	500 GOTHIC RD UNIT 548, MT CRESTED
R044931	500 GOTHIC RD UNIT 549, MT CRESTED
R044932	500 GOTHIC RD UNIT 550, MT CRESTED
R044933	500 GOTHIC RD UNIT 551, MT CRESTED
R044934	500 GOTHIC RD UNIT 552, MT CRESTED
R044935	500 GOTHIC RD UNIT 553, MT CRESTED
R044936	500 GOTHIC RD UNIT 554, MT CRESTED
R044937	500 GOTHIC RD UNIT 555, MT CRESTED
R044938	500 GOTHIC RD UNIT 556, MT CRESTED

Parcel Account Number	Parcel Address
R044939	500 GOTHIC RD UNIT 557, MT CRESTED
R044940	500 GOTHIC RD UNIT 558, MT CRESTED
R044941	500 GOTHIC RD UNIT 617, MT CRESTE
R044942	500 GOTHIC RD UNIT 618, MT CRESTE
R044943	500 GOTHIC RD UNIT 619, MT CRESTE
R044944	500 GOTHIC RD UNIT 620, MT CRESTED
R044945	500 GOTHIC RD UNIT 621, MT CRESTED
R044946	500 GOTHIC RD UNIT 622, MT CRESTED
R044947	500 GOTHIC RD UNIT 623, MT CRESTED
R044948	500 GOTHIC RD UNIT 624, MT CRESTED
R044949	500 GOTHIC RD UNIT 625, MT CRESTED
R044950	500 GOTHIC RD UNIT 626, MT CRESTED
R044951	500 GOTHIC RD UNIT 627, MT CRESTED
R044952	500 GOTHIC RD UNIT 628, MT CRESTED
R044953	500 GOTHIC RD UNIT 629, MT CRESTED
R044954	500 GOTHIC RD UNIT 630
R044955	500 GOTHIC RD UNIT 631
R044956	500 GOTHIC RD UNIT 632
R044957	500 GOTHIC RD UNIT 633
R044958	500 GOTHIC RD UNIT 634
R044959	500 GOTHIC RD UNIT 635
R044960	500 GOTHIC RD UNIT 636
R044961	500 GOTHIC RD UNIT 637
R044962	500 GOTHIC RD UNIT 638
R044963	500 GOTHIC RD UNIT 639
R044964	500 GOTHIC RD UNIT 640
R044965	500 GOTHIC RD UNIT 641
R044966	500 GOTHIC RD UNIT 642
R044967	500 GOTHIC RD UNIT 643
R044968	500 GOTHIC RD UNIT 644
R044969	500 GOTHIC RD UNIT 645
R044970	500 GOTHIC RD UNIT 646
R044972	500 GOTHIC RD UNIT 648
R044973	500 GOTHIC RD UNIT 649
R044974	500 GOTHIC RD UNIT 650
R044975	500 GOTHIC RD UNIT 651
R044976	500 GOTHIC RD UNIT 652
R044977	500 GOTHIC RD UNIT 653
R044978	500 GOTHIC RD UNIT 654
R044979	500 GOTHIC RD UNIT 655

2020
Gunnison County Board of Equalization:
Hearing #7

The Gunnison County Assessor's Office has been asked to communicate the assignment results for a number of single properties that were 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

Residential property is valued by considering the market approach only. All other classes of property are valued by considering the cost, income and market approaches.

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) list the petitioner's properties and summarize the approach and data used by the Assessor to value the property.

Property Owner:	**BOXER F2, LP**
Account Number:	**MULTIPLE (SEE ATTACHED)**
Parcel Number:	**MULTIPLE (SEE ATTACHED)**
Legal Description:	**MULTIPLE (SEE ATTAHCED)**
Value:	**VARIOUS (SEE ATTACHED)**

The Assessor recommends adjusting the 2020 value on Boxer's properties such that the total actual value for the Elevation hotel is reduced to $16,000,000. This valuation was based upon the 2019 Stipulated Agreement between Boxer and Gunnison County. These adjusted values are indicated in the **2020 PROPOSED** column in the attached spreadsheet.

2020 CBOE #7

R044717 plus 279 - BOXER F2 LP (ELEVATION HOTEL)

ACCOUNT #	OWNER	LEGAL DESCRIPTION	2020 VALUE	2020 PROPOSED VALUE
R044717	BOXER F2 LP	IMPROVEMENT ONLY: EMPLOYEE LIVING SPACES #618414	$453,850	$453,850
R044718	BOXER F2 LP	UNIT 101 ELEVATION A PLANNED COMMUNITY #618414	$29,370	$29,370
R044719	BOXER F2 LP	UNIT 102 ELEVATION A PLANNED COMMUNITY #618414	$29,370	$29,370
R044720	BOXER F2 LP	UNIT 103 ELEVATION A PLANNED COMMUNITY #618414	$31,760	$31,760
R044721	BOXER F2 LP	UNIT 104 ELEVATION A PLANNED COMMUNITY #618414	$31,760	$31,760
R044722	BOXER F2 LP	UNIT 105 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044723	BOXER F2 LP	UNIT 106 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044724	BOXER F2 LP	UNIT 107 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044725	BOXER F2 LP	UNIT 108 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044726	BOXER F2 LP	UNIT 109 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044727	BOXER F2 LP	UNIT 110 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044728	BOXER F2 LP	UNIT 111 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044729	BOXER F2 LP	UNIT 112 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044730	BOXER F2 LP	UNIT 113 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044731	BOXER F2 LP	UNIT 114 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044732	BOXER F2 LP	UNIT 115 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044733	BOXER F2 LP	UNIT 116 ELEVATION A PLANNED COMMUNITY #618414	$33,620	$33,620
R044734	BOXER F2 LP	UNIT 117 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044735	BOXER F2 LP	UNIT 118 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044736	BOXER F2 LP	UNIT 201 ELEVATION A PLANNED COMMUNITY #618414	$29,370	$29,370
R044737	BOXER F2 LP	UNIT 202 ELEVATION A PLANNED COMMUNITY #618414	$29,370	$29,370
R044738	BOXER F2 LP	UNIT 203 ELEVATION A PLANNED COMMUNITY #618414	$31,760	$31,760
R044739	BOXER F2 LP	UNIT 204 ELEVATION A PLANNED COMMUNITY #618414	$31,760	$31,760
R044740	BOXER F2 LP	UNIT 205 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044741	BOXER F2 LP	UNIT 206 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044742	BOXER F2 LP	UNIT 207 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044743	BOXER F2 LP	UNIT 208 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044744	BOXER F2 LP	UNIT 209 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044745	BOXER F2 LP	UNIT 210 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044746	BOXER F2 LP	UNIT 211 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044747	BOXER F2 LP	UNIT 212 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044748	BOXER F2 LP	UNIT 213 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044749	BOXER F2 LP	UNIT 214 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044750	BOXER F2 LP	UNIT 215 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044751	BOXER F2 LP	UNIT 216 ELEVATION A PLANNED COMMUNITY #618414	$33,620	$33,620
R044752	BOXER F2 LP	UNIT 217 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044753	BOXER F2 LP	UNIT 218 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044754	BOXER F2 LP	UNIT 249 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044755	BOXER F2 LP	UNIT 250 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044756	BOXER F2 LP	UNIT 251 ELEVATION A PLANNED COMMUNITY #618416	$17,660	$17,660
R044757	BOXER F2 LP	UNIT 252 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044758	BOXER F2 LP	UNIT 253 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044759	BOXER F2 LP	UNIT 254 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044760	BOXER F2 LP	UNIT 255 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044761	BOXER F2 LP	UNIT 256 ELEVATION A PLANNED COMMUNITY #618414	$31,760	$31,760
R044762	BOXER F2 LP	UNIT 257 ELEVATION A PLANNED COMMUNITY #618414	$31,760	$31,760
R044763	BOXER F2 LP	UNIT 258 ELEVATION A PLANNED COMMUNITY #618414	$29,370	$29,370
R044764	BOXER F2 LP	UNIT 259 ELEVATION A PLANNED COMMUNITY #618414	$29,370	$29,370
R044765	BOXER F2 LP	UNIT 301 ELEVATION A PLANNED COMMUNITY #618414	$29,370	$29,370
R044766	BOXER F2 LP	UNIT 302 ELEVATION A PLANNED COMMUNITY #618414	$29,370	$29,370
R044767	BOXER F2 LP	UNIT 303 ELEVATION A PLANNED COMMUNITY #618414	$31,760	$31,760
R044768	BOXER F2 LP	UNIT 304 ELEVATION A PLANNED COMMUNITY #618414	$31,760	$31,760
R044769	BOXER F2 LP	UNIT 305 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044770	BOXER F2 LP	UNIT 306 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044771	BOXER F2 LP	UNIT 307 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044772	BOXER F2 LP	UNIT 308 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044773	BOXER F2 LP	UNIT 309 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660

R044774	BOXER F2 LP	UNIT 310 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044775	BOXER F2 LP	UNIT 311 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044776	BOXER F2 LP	UNIT 312 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044777	BOXER F2 LP	UNIT 313 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044778	BOXER F2 LP	UNIT 314 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044779	BOXER F2 LP	UNIT 315 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044780	BOXER F2 LP	UNIT 316 ELEVATION A PLANNED COMMUNITY #618414	$33,620	$33,620
R044781	BOXER F2 LP	UNIT 317 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044782	BOXER F2 LP	UNIT 318 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044783	BOXER F2 LP	UNIT 319 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044784	BOXER F2 LP	UNIT 320 ELEVATION A PLANNED COMMUNITY #618414	$16,290	$16,290
R044785	BOXER F2 LP	UNIT 321 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044786	BOXER F2 LP	UNIT 322 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044787	BOXER F2 LP	UNIT 323 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044788	BOXER F2 LP	UNIT 324 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044789	BOXER F2 LP	UNIT 325 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044790	BOXER F2 LP	UNIT 326 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044791	BOXER F2 LP	UNIT 327 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044792	BOXER F2 LP	UNIT 328 ELEVATION A PLANNED COMMUNITY #618414	$16,290	$16,290
R044793	BOXER F2 LP	UNIT 329 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044794	BOXER F2 LP	UNIT 330 ELEVATION A PLANNED COMMUNITY #618414	$31,970	$31,970
R044795	BOXER F2 LP	UNIT 331 ELEVATION A PLANNED COMMUNITY #618414	$19,640	$19,640
R044796	BOXER F2 LP	UNIT 332 ELEVATION A PLANNED COMMUNITY #618414	$16,290	$16,290
R044797	BOXER F2 LP	UNIT 333 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044798	BOXER F2 LP	UNIT 334 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044799	BOXER F2 LP	UNIT 335 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044800	BOXER F2 LP	UNIT 336 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044801	BOXER F2 LP	UNIT 337 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044802	BOXER F2 LP	UNIT 338 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044803	BOXER F2 LP	UNIT 339 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044804	BOXER F2 LP	UNIT 340 ELEVATION A PLANNED COMMUNITY #618414	$16,290	$16,290
R044805	BOXER F2 LP	UNIT 341 ELEVATION A PLANNED COMMUNITY #618414	$35,060	$35,060
R044806	BOXER F2 LP	UNIT 342 ELEVATION A PLANNED COMMUNITY #618414	$30,730	$30,730
R044807	BOXER F2 LP	UNIT 343 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044808	BOXER F2 LP	UNIT 344 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044809	BOXER F2 LP	UNIT 345 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044810	BOXER F2 LP	UNIT 346 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044811	BOXER F2 LP	UNIT 347 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044812	BOXER F2 LP	UNIT 348 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044813	BOXER F2 LP	UNIT 349 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044814	BOXER F2 LP	UNIT 350 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044815	BOXER F2 LP	UNIT 351 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044816	BOXER F2 LP	UNIT 352 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044817	BOXER F2 LP	UNIT 353 ELEVATION A PLANNED COMMUNITY #618416	$17,660	$17,660
R044818	BOXER F2 LP	UNIT 354 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044819	BOXER F2 LP	UNIT 355 ELEVATION A PLANNED COMMUNITY #618414	$17,660	$17,660
R044820	BOXER F2 LP	UNIT 356 ELEVATION A PLANNED COMMUNITY #618414	$31,760	$31,760
R044821	BOXER F2 LP	UNIT 357 ELEVATION A PLANNED COMMUNITY #618414	$31,760	$31,760
R044822	BOXER F2 LP	UNIT 358 ELEVATION A PLANNED COMMUNITY #618414	$29,370	$29,370
R044823	BOXER F2 LP	UNIT 359 ELEVATION A PLANNED COMMUNITY #618414	$29,370	$29,370
R044824	BOXER F2 LP	UNIT 401 ELEVATION A PLANNED COMMUNITY #618414	$31,330	$31,330
R044825	BOXER F2 LP	UNIT 402 ELEVATION A PLANNED COMMUNITY #618414	$31,330	$31,330
R044826	BOXER F2 LP	UNIT 403 ELEVATION A PLANNED COMMUNITY #618414	$33,880	$33,880
R044827	BOXER F2 LP	UNIT 404 ELEVATION A PLANNED COMMUNITY #618414	$33,880	$33,880
R044828	BOXER F2 LP	UNIT 405 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044829	BOXER F2 LP	UNIT 406 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044830	BOXER F2 LP	UNIT 407 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044831	BOXER F2 LP	UNIT 408 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044832	BOXER F2 LP	UNIT 409 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044833	BOXER F2 LP	UNIT 410 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044834	BOXER F2 LP	UNIT 411 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830

R044835	BOXER F2 LP	UNIT 412 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044836	BOXER F2 LP	UNIT 413 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044837	BOXER F2 LP	UNIT 414 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044838	BOXER F2 LP	UNIT 415 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044839	BOXER F2 LP	UNIT 416 ELEVATION A PLANNED COMMUNITY #618414	$35,860	$35,860
R044840	BOXER F2 LP	UNIT 417 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044841	BOXER F2 LP	UNIT 418 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044842	BOXER F2 LP	UNIT 419 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044843	BOXER F2 LP	UNIT 420 ELEVATION A PLANNED COMMUNITY #618414	$17,380	$17,380
R044844	BOXER F2 LP	UNIT 421 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044845	BOXER F2 LP	UNIT 422 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044846	BOXER F2 LP	UNIT 423 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044847	BOXER F2 LP	UNIT 424 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044848	BOXER F2 LP	UNIT 425 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044849	BOXER F2 LP	UNIT 426 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044850	BOXER F2 LP	UNIT 427 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044851	BOXER F2 LP	UNIT 428 ELEVATION A PLANNED COMMUNITY #618414	$17,380	$17,380
R044852	BOXER F2 LP	UNIT 429 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044853	BOXER F2 LP	UNIT 430 ELEVATION A PLANNED COMMUNITY #618414	$34,100	$34,100
R044854	BOXER F2 LP	UNIT 431 ELEVATION A PLANNED COMMUNITY #618414	$20,940	$20,940
R044855	BOXER F2 LP	UNIT 432 ELEVATION A PLANNED COMMUNITY #618414	$17,380	$17,380
R044856	BOXER F2 LP	UNIT 433 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044857	BOXER F2 LP	UNIT 434 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044858	BOXER F2 LP	UNIT 435 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044859	BOXER F2 LP	UNIT 436 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044860	BOXER F2 LP	UNIT 437 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044861	BOXER F2 LP	UNIT 438 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044862	BOXER F2 LP	UNIT 439 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044863	BOXER F2 LP	UNIT 440 ELEVATION A PLANNED COMMUNITY #618414	$17,380	$17,380
R044864	BOXER F2 LP	UNIT 441 ELEVATION A PLANNED COMMUNITY #618414	$37,400	$37,400
R044865	BOXER F2 LP	UNIT 442 ELEVATION A PLANNED COMMUNITY #618414	$32,780	$32,780
R044866	BOXER F2 LP	UNIT 443 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044867	BOXER F2 LP	UNIT 444 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044868	BOXER F2 LP	UNIT 445 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044869	BOXER F2 LP	UNIT 446 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044870	BOXER F2 LP	UNIT 447 ELEVATION A PLANNED COMMUNITY #618416	$18,830	$18,830
R044871	BOXER F2 LP	UNIT 448 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044872	BOXER F2 LP	UNIT 449 ELEVATION A PLANNED COMMUNITY #618416	$18,830	$18,830
R044873	BOXER F2 LP	UNIT 450 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044874	BOXER F2 LP	UNIT 451 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044875	BOXER F2 LP	UNIT 452 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044876	BOXER F2 LP	UNIT 453 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044877	BOXER F2 LP	UNIT 454 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044878	BOXER F2 LP	UNIT 455 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044879	BOXER F2 LP	UNIT 456 ELEVATION A PLANNED COMMUNITY #618414	$33,880	$33,880
R044880	BOXER F2 LP	UNIT 457 ELEVATION A PLANNED COMMUNITY #618414	$33,880	$33,880
R044881	BOXER F2 LP	UNIT 458 ELEVATION A PLANNED COMMUNITY #618414	$31,330	$31,330
R044882	BOXER F2 LP	UNIT 459 ELEVATION A PLANNED COMMUNITY #618414	$31,330	$31,330
R044883	BOXER F2 LP	UNIT 501 ELEVATION A PLANNED COMMUNITY #618414	$31,330	$31,330
R044884	BOXER F2 LP	UNIT 502 ELEVATION A PLANNED COMMUNITY #618414	$31,330	$31,330
R044885	BOXER F2 LP	UNIT 503 ELEVATION A PLANNED COMMUNITY #618414	$33,880	$33,880
R044886	BOXER F2 LP	UNIT 504 ELEVATION A PLANNED COMMUNITY #618414	$33,880	$33,880
R044887	BOXER F2 LP	UNIT 505 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044888	BOXER F2 LP	UNIT 506 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044889	BOXER F2 LP	UNIT 507 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044890	BOXER F2 LP	UNIT 508 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044891	BOXER F2 LP	UNIT 509 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044892	BOXER F2 LP	UNIT 510 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044893	BOXER F2 LP	UNIT 511 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044894	BOXER F2 LP	UNIT 512 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044895	BOXER F2 LP	UNIT 513 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830

R044896	BOXER F2 LP	UNIT 514 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044897	BOXER F2 LP	UNIT 515 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044898	BOXER F2 LP	UNIT 516 ELEVATION A PLANNED COMMUNITY #618414	$35,860	$35,860
R044899	BOXER F2 LP	UNIT 517 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044900	BOXER F2 LP	UNIT 518 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044901	BOXER F2 LP	UNIT 519 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044902	BOXER F2 LP	UNIT 520 ELEVATION A PLANNED COMMUNITY #618414	$17,380	$17,380
R044903	BOXER F2 LP	UNIT 521 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044904	BOXER F2 LP	UNIT 522 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044905	BOXER F2 LP	UNIT 523 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044906	BOXER F2 LP	UNIT 524 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044907	BOXER F2 LP	UNIT 525 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044908	BOXER F2 LP	UNIT 526 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044909	BOXER F2 LP	UNIT 527 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044910	BOXER F2 LP	UNIT 528 ELEVATION A PLANNED COMMUNITY #618414	$17,380	$17,380
R044911	BOXER F2 LP	UNIT 529 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044912	BOXER F2 LP	UNIT 530 ELEVATION A PLANNED COMMUNITY #618414	$34,100	$34,100
R044913	BOXER F2 LP	UNIT 531 ELEVATION A PLANNED COMMUNITY #618414	$20,940	$20,940
R044914	BOXER F2 LP	UNIT 532 ELEVATION A PLANNED COMMUNITY #618414	$17,380	$17,380
R044915	BOXER F2 LP	UNIT 533 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044916	BOXER F2 LP	UNIT 534 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044917	BOXER F2 LP	UNIT 535 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044918	BOXER F2 LP	UNIT 536 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044919	BOXER F2 LP	UNIT 537 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044920	BOXER F2 LP	UNIT 538 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044921	BOXER F2 LP	UNIT 539 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044922	BOXER F2 LP	UNIT 540 ELEVATION A PLANNED COMMUNITY #618414	$17,380	$17,380
R044923	BOXER F2 LP	UNIT 541 ELEVATION A PLANNED COMMUNITY #618414	$37,400	$37,400
R044924	BOXER F2 LP	UNIT 542 ELEVATION A PLANNED COMMUNITY #618414	$32,780	$32,780
R044925	BOXER F2 LP	UNIT 543 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044926	BOXER F2 LP	UNIT 544 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044927	BOXER F2 LP	UNIT 545 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044928	BOXER F2 LP	UNIT 546 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044929	BOXER F2 LP	UNIT 547 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044930	BOXER F2 LP	UNIT 548 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044931	BOXER F2 LP	UNIT 549 ELEVATION A PLANNED COMMUNITY #618416	$18,830	$18,830
R044932	BOXER F2 LP	UNIT 550 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044933	BOXER F2 LP	UNIT 551 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044934	BOXER F2 LP	UNIT 552 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044935	BOXER F2 LP	UNIT 553 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044936	BOXER F2 LP	UNIT 554 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044937	BOXER F2 LP	UNIT 555 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044938	BOXER F2 LP	UNIT 556 ELEVATION A PLANNED COMMUNITY #618414	$33,880	$33,880
R044939	BOXER F2 LP	UNIT 557 ELEVATION A PLANNED COMMUNITY #618414	$33,880	$33,880
R044940	BOXER F2 LP	UNIT 558 ELEVATION A PLANNED COMMUNITY #618414	$70,580	$70,580
R044941	BOXER F2 LP	UNIT 617 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044942	BOXER F2 LP	UNIT 618 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044943	BOXER F2 LP	UNIT 619 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044944	BOXER F2 LP	UNIT 620 ELEVATION A PLANNED COMMUNITY #618414	$17,380	$17,380
R044945	BOXER F2 LP	UNIT 621 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044946	BOXER F2 LP	UNIT 622 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044947	BOXER F2 LP	UNIT 623 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044948	BOXER F2 LP	UNIT 624 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044949	BOXER F2 LP	UNIT 625 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044950	BOXER F2 LP	UNIT 626 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044951	BOXER F2 LP	UNIT 627 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044952	BOXER F2 LP	UNIT 628 ELEVATION A PLANNED COMMUNITY #618414	$17,380	$17,380
R044953	BOXER F2 LP	UNIT 629 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044954	BOXER F2 LP	UNIT 630 ELEVATION A PLANNED COMMUNITY #618414	$34,100	$34,100
R044955	BOXER F2 LP	UNIT 631 ELEVATION A PLANNED COMMUNITY #618414	$20,940	$20,940
R044956	BOXER F2 LP	UNIT 632 ELEVATION A PLANNED COMMUNITY #618414	$17,380	$17,380

R044957	BOXER F2 LP	UNIT 633 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044958	BOXER F2 LP	UNIT 634 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044959	BOXER F2 LP	UNIT 635 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044960	BOXER F2 LP	UNIT 636 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044961	BOXER F2 LP	UNIT 637 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044962	BOXER F2 LP	UNIT 638 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044963	BOXER F2 LP	UNIT 639 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044964	BOXER F2 LP	UNIT 640 ELEVATION A PLANNED COMMUNITY #618414	$17,380	$17,380
R044965	BOXER F2 LP	UNIT 641 ELEVATION A PLANNED COMMUNITY #618414	$37,400	$37,400
R044966	BOXER F2 LP	UNIT 642 ELEVATION A PLANNED COMMUNITY #618414	$32,780	$32,780
R044967	BOXER F2 LP	UNIT 643 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044968	BOXER F2 LP	UNIT 644 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044969	BOXER F2 LP	UNIT 645 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044970	BOXER F2 LP	UNIT 646 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044972	BOXER F2 LP	UNIT 648 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044973	BOXER F2 LP	UNIT 649 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044974	BOXER F2 LP	UNIT 650 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044975	BOXER F2 LP	UNIT 651 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044976	BOXER F2 LP	UNIT 652 ELEVATION A PLANNED COMMUNITY #618416	$18,830	$18,830
R044977	BOXER F2 LP	UNIT 653 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044978	BOXER F2 LP	UNIT 654 ELEVATION A PLANNED COMMUNITY #618416	$18,830	$18,830
R044979	BOXER F2 LP	UNIT 655 ELEVATION A PLANNED COMMUNITY #618414	$18,830	$18,830
R044709	BOXER F2 LP	UNIT C-101 ELEVATION A PLANNED COMMUNITY #618414	$844,310	$805,460
R044710	BOXER F2 LP	UNIT C-102 ELEVATION A PLANNED COMMUNITY #618414	$1,153,250	$1,114,400
R044711	BOXER F2 LP	UNIT C-103 ELEVATION A PLANNED COMMUNITY #618414	$879,080	$840,230
R044712	BOXER F2 LP	UNIT C-104 ELEVATION A PLANNED COMMUNITY #618414	$133,540	$94,690
R044713	BOXER F2 LP	UNIT C-201 ELEVATION A PLANNED COMMUNITY #618414	$247,110	$208,260
R044714	BOXER F2 LP	UNIT C-202 ELEVATION A PLANNED COMMUNITY #618414	$534,950	$496,150
R044715	BOXER F2 LP	UNIT C-203 ELEVATION A PLANNED COMMUNITY #618414	$958,570	$919,720
R044716	BOXER F2 LP	UNIT C-204 ELEVATION A PLANNED COMMUNITY #618414	$165,160	$126,310
R044701	BOXER F2 LP	UNIT C-ML06 ELEVATION A PLANNED COMMUNITY #618414	$719,390	$680,540
R044702	BOXER F2 LP	UNIT C-ML07 ELEVATION A PLANNED COMMUNITY #618414	$253,240	$214,390
R044703	BOXER F2 LP	UNIT C-ML08 ELEVATION A PLANNED COMMUNITY #618414	$1,447,720	$1,408,870
R044704	BOXER F2 LP	UNIT C-ML09 ELEVATION A PLANNED COMMUNITY #618414	$400,530	$361,680
R044698	BOXER F2 LP	UNIT C-P101 ELEVATION A PLANNED COMMUNITY #618414	$457,020	$418,170
R044699	BOXER F2 LP	UNIT C-P102 ELEVATION A PLANNED COMMUNITY #618414	$459,560	$420,710
R044705	BOXER F2 LP	UNIT C-P202 ELEVATION A PLANNED COMMUNITY #618414	$396,960	$358,110
R044706	BOXER F2 LP	UNIT C-P204 ELEVATION A PLANNED COMMUNITY #618414	$839,070	$800,220
R044707	BOXER F2 LP	UNIT C-P205 ELEVATION A PLANNED COMMUNITY #618414	$410,430	$371,580
R044708	BOXER F2 LP	UNIT C-P206 ELEVATION A PLANNED COMMUNITY #618414	$394,130	$355,280
		TOTAL	**$16,699,250**	**$16,000,000**
		COMMERCIAL	**$16,245,400**	**$15,546,150**
		RESIDENTIAL	**$453,850**	**$453,850**

Narrative	Boxer F2 LP appealed the valuation of these same properties, through their agent Ryan LLC, for the 2019 tax year. The 2019 valuation was taken on to the Colorado State Board of Assessment Appeals (BAA). Ryan and Gunnison County ultimately reached a 2019 stipulated agreement based upon reanalysis of the commercial units sizes and varying commercial uses.