CBOE #5

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
R005387	2020	500	3177-242-07-007

PROPERTY OWNER	LEGAL DESCRIPTION
HERRMANN DAVID S 5005 WEST AVE STE 100 SAN ANTONIO, TX 782132711	LOT 4 ELK RUN SUBDIVISION #662139

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		1,292,280	1,292,280
TOTALS		$1,292,280	$1,292,280

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.

Value is supported by sales of most comparable properties. Your recent purchase was beyond the timeframe for the 2019/2020 valuation cycle, and was not an arms length open market transaction

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.

#9590 9402 5286 9154 5010 68 Certified Mail - RRR
7019 0700 0001 4717 4954

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.)

$ 700,000 - $850,000

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.)

Land value too high - see attached comparisons and Closing Statement

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 David Heermann | (210) 343-3302 Telephone Number | 9/21/2020 Date

*Attach letter of authorization signed by property owner.

CLOSING STATEMENT

Closing Date: August 31, 2019

Effective Date: August 31, 2019

Buyers: David S. & Gretchen Herrmann
5005 West Avenue, Suite 100
San Antonio, Texas 78213

Sellers: ASW52, L.L.C. and
James Wesley Wallace
1408 Dahlia St.
Baton Rouge, Louisiana 70808

Property (including improvements): 67 Anthracite Dr., Mt. Crested Butte, Colorado 81225; including Seller's right, title and interest, in and to any personal property located in, on or under the Land.

Legal Description: Lot 4, ELK RUN SUBDIVISION #646884, according to the official plat thereof and filed July 30, 1979 bearing Reception No. 341230, Town of Mt. Crested Butte, County of Gunnison, State of Colorado

GROSS AMOUNT DUE FROM BUYERS

Sales/Price:		
Contract Sales Price	$	850,000.00
Loan Payoff/Assumption:		
Centurian - See Attached	$	(234,444.36)
Int. 1085.77 *		
Prin. 233,358.59		
Prorations:		
Interest	$ *	(1,085.77)
County Taxes 1/1/2019 to 8/31/2019 (243 days x $14.77 per diem)	$	(3,589.11)
Other Adjustments:		
	$	-
Title Charges:		
Title Run (POC - $250.00)	$	-
Recording Fees/Transfer Charges:		
Recording Fees	$	-
Documentary Fees	$	-
Postage	$	-
Subtotal:	$	(239,119.24)
Balance Due from Buyers:	$	610,880.76

GROSS AMOUNT DUE FROM SELLERS

Sales Price:		
Contract Sales Price	$	(850,000.00
Loan Payoff/Assumption:		
Centurian - See Attached	$	234,444.36
Prorations:		
Interest	$	1,085.77
County Taxes 1/1/2019 to 8/31/2019 (243 days x $14.77 per diem)	$	3,589.11
Other Adjustments:		
	$	-
Title Charges:		
	$	-
Recording Fees/Transfer Charges:		
	$	-
	$	-
	$	-
Subtotal:	$	239,119.24
Balance Due To Sellers:	$	(610,880.76)

By: _____
David S. Herrmann

By: _____
Gretchen Herrmann

By: James Wesley Wallace
James Wesley Wallace

ASW52, L.L.C.

By: James Wesley Wallace
James Wesley Wallace, Sole Member

* Double-charged the interest.

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Summary

Account Number	R005364
Parcel Number	3177-242-05-002
Account Type	Residential
Economic Area	Econ Area 6
Tax District	500
Mill Levy	77.275
Property Location	62 ANTHRACITE DR , MT CRESTED BUTTE
Neighborhood	MT CB CVA 5
LEA	ELK RUN & TIMBERLAND LOTS (60660)
Subdivision	ELK RUN SUBDIVISION - MT CB
Condo	N/A
Legal Description	LOT 11 ELK RUN SUBDIVISION #569032
Parcel Notes	TOTAL PARCEL = 0.397 ACRES 495 SQFT STMNT OF AUTHORITY #552077 BERTELSMEYER FAMILY LP MARCH 25 2005

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner
PINNACLE HABITATS LLC
172 STARFISH CT
MARCO ISLAND, FL 34145-4730

Business Name

Current Assessment Information

	2019
+ Land Actual Value	$260,000
+ Building Actual Value	$960,670
= Total Actual Value	$1,220,670
+ Land Assessed Value	$18,590
+ Building Assessed Value	$68,690
= Total Assessed Value	$87,280

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2019	$1,220,670	$87,280	77.275	$6,744.56
2018	$1,265,420	$91,110	80.800	$7,361.69
2017	$1,265,420	$91,110	81.046	$7,384.11
2016	$1,042,530	$82,980	77.318	$6,415.83
2015	$1,042,530	$82,980	76.457	$6,344.39
2014	$748,390	$59,570	79.356	$4,727.24
2013	$748,390	$59,570	72.668	$4,328.84
2012	$1,202,650	$95,730	62.819	$6,013.66
2011	$1,202,650	$95,730	63.047	$6,035.49
2010	$1,661,740	$132,270	57.547	$7,611.74
2009	$1,661,740	$132,270	55.846	$7,386.76
2008	$1,373,590	$109,340	55.620	$6,081.48
2007	$1,373,590	$109,340	50.049	$5,472.36
2006	$1,010,550	$80,440	63.424	$5,101.84

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	0.40	YEAR AROUND GOVT MAINTAINED PAVED ACCESS	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	VIEWS - SCENIC OR ABOVE AVERAGE (+) SITE IMPROVEMENTS - PAVED OR CONCRETE DRIVEWAY TREE TYPE - EVERGREEN

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type	Sale Note
6/27/2006	$1,300,000	$1,300,000	BERTELSMEYER FAMILY LP	PINNACLE HABITATS LLC	Improved	569032	GEN WARR DEED - FEE	BETWEEN BUSINESS AFFILIATES
3/30/2005	$0	$0	KINGSDALE JAMES ETAL	BERTELSMEYER FAMILY LP		552265	CORRECTION DEED - NO FEE	
3/25/2005	$1,350,000	$1,350,000	KINGSDALE JAMES ETAL	BERTELMEYER FAMILY LP	Improved	552076	GEN WARR DEED - FEE	
4/11/1993	$160,000	$160,000	Unknown	Unknown	Vacant		GEN WARR DEED - FEE	
2/19/1992	$90,000	$90,000	Unknown	Unknown	Vacant		GEN WARR DEED - FEE	

Buildings

Building Number	1
Building Description	CONVENTION
Occupancy Type	CONVENTIONAL
Original Year Built	
Effective Year Built	1994
Percent Complete	100
Quality of Construction	Good
Exterior Condition	Average
Interior Condition	
Bedrooms	4
Bathrooms	5
Stories	3
Roof	Preformed Metal
Exterior	
Foundation	Slab
Windows	
Primary Heating System	
Domestic Hot Water	
Landscaping	
Above-grade Living Area	4,008 sqft
Finished Basement	
Unfinished Basement	
Garage	495 sqft

Generate Owner List by Distance

Distance:
100 Feet

Use Address From:
◉ Owner ○ Property

Select export file format:
Address labels (5160)

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

Download

☑ Show All Owners
☐ Show Parcel ID on Label

Skip Labels: 0

Recent Sales In Area

From: 03/16/2010 To: 03/16/2020

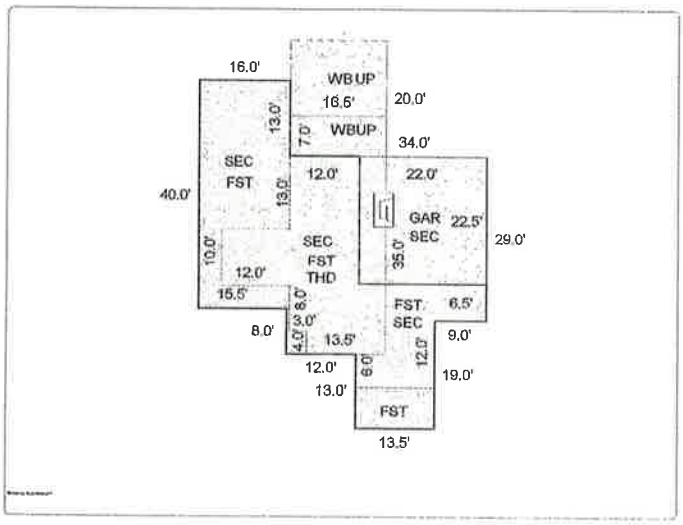
Sales by Subdivision

Recent Sales in Area

Sales by Distance 1500 Feet

Photos

Sketches



Property Tax Statement

2019 Tax Statement

Notices of Valuation

2019 Notice of Valuation

No data available for the following modules: Notice of Determination.

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before it is officially certified by mail.
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Last Data Upload: 3/16/2020, 5:09:02 AM

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Version 2.3.44

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Summary

Account Number	R030050
Parcel Number	3177-243-02-031
Account Type	Residential
Economic Area	Econ Area 6
Tax District	500
Mill Levy	77.275
Property Location	90 ANTHRACITE DR , MT CRESTED BUTTE
Neighborhood	MT CB OVA 5
LEA	ELK RUN & TIMBERLAND LOTS (60660)
Subdivision	ELK RUN SUBDIVISION - MT CB
Condo	N/A
Legal Description	LOT 48 ELK RUN SUBDIVISION #629479 #660912
Parcel Notes	TOTAL PARCEL = 0.347 AC

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents

Owner

Owner	Business Name
JAMES DAVID A JAMES ELIZABETH ANN PO BOX 1700 CRESTED BUTTE, CO 81224-1700	

Current Assessment Information

	2019
+ Land Actual Value	$250,000
+ Building Actual Value	$671,000
= Total Actual Value	$921,000
+ Land Assessed Value	$17,880
+ Building Assessed Value	$47,980
= Total Assessed Value	$65,860

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2019	$921,000	$65,860	77.275	$5,089.33
2018	$663,500	$47,770	80.800	$3,859.82
2017	$663,500	$47,770	81.046	$3,871.58
2016	$583,870	$46,470	77.318	$3,592.97
2015	$497,400	$39,590	76.457	$3,026.92
2014	$411,230	$32,730	79.356	$2,597.32
2013	$411,230	$32,730	72.660	$2,378.43
2012	$540,770	$43,040	62.819	$2,703.72
2011	$540,770	$43,040	63.047	$2,713.54
2010	$847,350	$67,450	57.547	$3,881.55
2009	$847,350	$67,450	55.846	$3,766.80
2008	$820,080	$65,280	55.620	$3,630.88
2007	$820,080	$65,280	50.049	$3,267.20
2006	$507,420	$40,390	63.424	$2,561.68

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
SINGLE FAM.RES-LAND	Residential	0.35	PAVED ACCESS YEAR AROUND GOVT MAINTAINED	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	UNIQUE CHARACTERISTICS - STEEP SLOPE GREATER THAN 45 DEG (+) VIEWS - PANORAMIC OR OUTSTANDING (+) LAND TYPE PRIMARY - MEADOW

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type	Sale Note
10/14/2014	$795,000	$775,000	SLACK C STEWART ETAL	JAMES DAVID A	Improved	629479	WARRANTY DEED - FEE	
5/25/1999	$530,000	$530,000	RISINGER NATALIE	SLACK C STEWART ETAL	Improved	493532	WARRANTY DEED - FEE	
7/23/1993	$330,000	$330,000	Unknown	Unknown	Improved		GEN WARR DEED - FEE	
9/23/1991	$53,250	$53,250	Unknown	Unknown	Vacant		GEN WARR DEED - FEE	

Buildings

Building Number	1
Building Description	Single Family Dwelling
Occupancy Type	SPLIT LEVEL
Original Year Built	1991
Effective Year Built	1999
Percent Complete	100
Quality of Construction	Average
Exterior Condition	Very Good
Interior Condition	Very Good
Bedrooms	4
Bathrooms	5
Stories	1

Roof	Seamed Metal - Galvanized
Exterior	Wood Boards (Clapboard, etc)
Foundation	Concrete
Windows	Average
Primary Heating System	
Domestic Hot Water	
Landscaping	
Above-grade Living Area	1,315 sqft
Finished Basement	1,283 sqft
Unfinished Basement	
Garage	384 sqft

Generate Owner List by Distance

Distance: 100 Feet

Use Address From: (•) Owner ( ) Property

Select export file format: Address labels (5160)

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

Download

[x] Show All Owners

[ ] Show Parcel ID on Label

Skip Labels: 0

Recent Sales In Area

From: 03/16/2010 To: 03/16/2020

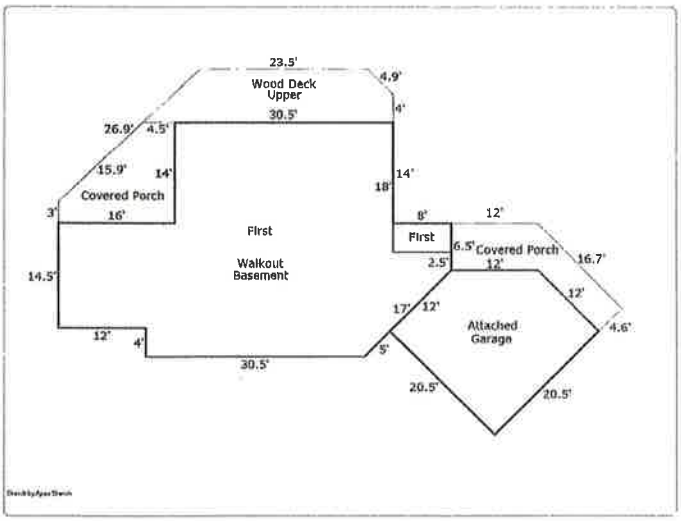
Sales by Subdivision

Recent Sales in Area

Sales by Distance 1500 Feet

Photos

Sketches



Property Tax Statement

2019 Tax Statement

Notices of Valuation

2017 Notice of Valuation

No data available for the following modules: Notice of Determination.

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Last Data Upload: 3/16/2020 5:02:02 AM

Version 2.3.46

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Summary

Account Number	R005421
Parcel Number	3177-243-02-020
Account Type	Residential
Economic Area	Econ Area 6
Tax District	500
Mill Levy	77.275
Property Location	10 ASPEN LN , MT CRESTED BUTTE
Neighborhood	MT CB CVA S
LEA	ELK RUN & TIMBERLAND LOTS (40660)
Subdivision	ELK RUN SUBDIVISION - MT CB
Condo	N/A
Legal Description	LOT 31 ELK RUN SUBDIVISION #659226
Parcel Notes	TOTAL PARCEL = .404 ACRE

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents

Owner

Owner
COHN DEREK J
COHN DENISE
24 POURTALES RD
COLORADO SPRINGS, CO 80906-3634

Business Name

Current Assessment Information

	2019
+ Land Actual Value	$90,000
+ Building Actual Value	$1,025,510
= Total Actual Value	$1,115,510
+ Land Assessed Value	$6,440
+ Building Assessed Value	$73,320
= Total Assessed Value	$79,760

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2019	$1,115,510	$79,760	77.275	$6,163.45
2018	$1,242,090	$89,430	80.800	$7,225.94
2017	$1,242,090	$89,430	81.046	$7,247.96
2016	$1,101,610	$87,690	77.318	$6,780.01
2015	$1,101,610	$87,690	76.457	$6,704.50
2014	$860,840	$68,520	79.356	$5,437.46
2013	$860,840	$68,520	72.668	$4,979.21
2012	$1,363,680	$108,550	62.819	$6,819.02
2011	$1,363,680	$108,550	63.047	$6,843.75
2010	$1,586,200	$126,260	57.547	$7,265.88
2009	$1,586,200	$126,260	55.846	$7,051.12
2008	$1,504,520	$119,760	55.620	$6,661.04
2007	$1,504,520	$119,760	50.049	$5,993.88
2006	$1,123,160	$89,400	63.424	$5,670.12

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM,RES.-LAND	Residential	0.40	YEAR AROUND GOVT MAINTAINED PAVED ACCESS	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	UNIQUE CHARACTERISTICS - STEEP SLOPE GREATER THAN 45 DEG (+) TREE TYPE - EVERGREEN LAND TYPE PRIMARY - TREE VIEWS - LIMITED OR BELOW AVERAGE SITE IMPROVEMENTS - PAVED OR CONCRETE DRIVEWAY

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type	Sale Note
3/10/2019	$1,096,500	$1,096,500	GIFFORD ROGER D ETAL	COHN DEREK J ETAL	Improved	659226	SPEC WARR DEED - FEE	

Buildings

Building Number	1
Building Description	CONVENTION
Occupancy Type	CONVENTIONAL
Original Year Built	1980
Effective Year Built	1980
Percent Complete	100
Quality of Construction	Good
Exterior Condition	Average
Interior Condition	
Bedrooms	5
Bathrooms	5
Stories	2

Roof	Preformed Metal
Exterior	
Foundation	Concrete
Windows	
Primary Heating System	
Domestic Hot Water	
Landscaping	
Above-grade Living Area	4,318 sqft
Finished Basement	588 sqft
Unfinished Basement	
Garage	532 sqft

Generate Owner List by Distance

Distance:
100 Feet

Use Address From:
Owner Property

Select export file format:
Address labels (5160)

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

Download

Show All Owners
Show Parcel ID on Label

Skip Labels 0

Recent Sales In Area

From: 03/16/2010 To: 03/16/2020

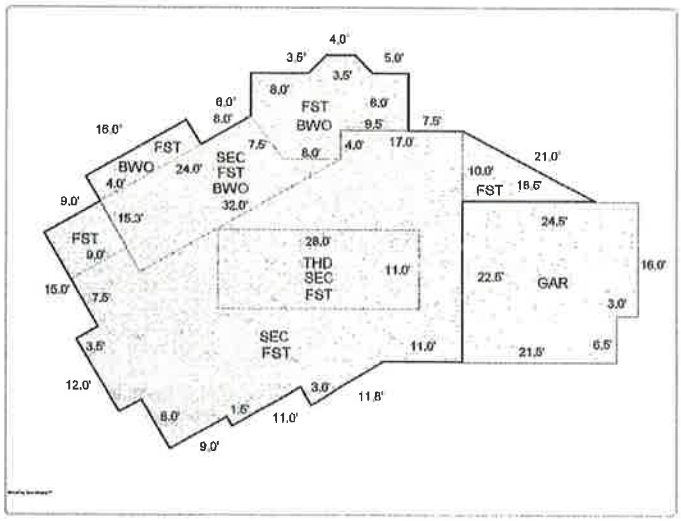
Sales by Subdivision

Recent Sales in Area

Sales by Distance 1500 Feet

Photos

Sketches



Property Tax Statement

2019 Tax Statement

Notices of Valuation

2019 Notice of Valuation

No data available for the following modules: Notice of Determination.

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Last Data Upload: 3/16/2020, 5:09:02 AM

Developed by Schneider GEOSPATIAL

Version 2.1.46

qPublic.net™ Gunnison County, CO

Summary

Account Number	R005417
Parcel Number	3177-243-02-016
Account Type	Residential
Economic Area	Econ Area 6
Tax District	500
Mill Levy	77.275
Property Location	10 ASPEN LN , MT CRESTED BUTTE
Neighborhood	MT CB CVA 5
LEA	MT CB TIMBERED LOTS (60670)
Subdivision	ELK RUN SUBDIVISION - MT CB
Condo	N/A
Legal Description	LOT 35 ELK RUN SUBDIVISION #649802
Parcel Notes	TOTAL PARCEL = 1.022 ACRES 561 SQFT

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner	Business Name
SCHOFIELD SCOTT Y SCHOFIELD KATHLEEN T PO BOX 3990 CRESTED BUTTE, CO 81224-3700	

Current Assessment Information

	2019
+ Land Actual Value	$110,000
+ Building Actual Value	$1,441,720
= Total Actual Value	$1,551,720
+ Land Assessed Value	$7,070
+ Building Assessed Value	$103,880
= Total Assessed Value	$110,950

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2019	$1,551,720	$110,950	77.275	$8,573.66
2018	$1,491,190	$107,360	80.800	$8,674.69
2017	$1,491,190	$107,360	81.046	$8,701.13
2016	$1,508,300	$120,060	77.318	$9,282.81
2015	$1,508,300	$120,060	76.457	$9,179.42
2014	$927,370	$73,820	79.356	$5,858.07
2013	$1,173,470	$93,410	72.668	$6,787.92
2012	$1,592,990	$126,800	62.819	$7,965.50
2011	$1,592,990	$126,800	63.047	$7,994.36
2010	$2,000,600	$159,250	57.547	$9,164.36
2009	$2,000,600	$159,250	55.846	$8,893.48
2008	$1,912,260	$152,220	55.620	$8,466.48
2007	$1,912,260	$152,220	50.049	$7,618.44
2006	$1,345,910	$107,130	63.424	$6,794.60

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM RES.-LAND	Residential	1.02	PAVED ACCESS YEAR AROUND GOVT MAINTAINED	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	TREE TYPE - EVERGREEN TREE TYPE - ASPEN SITE IMPROVEMENTS - PAVED OR CONCRETE DRIVEWAY UNIQUE CHARACTERISTICS - OVER SIZED LOT (+) UNIQUE CHARACTERISTICS - STEEP SLOPE GREATER THAN 45 DEG (+) VIEWS - LIMITED OR BELOW AVERAGE

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type	Sale Note
10/16/2017	$1,450,000	$1,450,000	PENTLAND ADELE LOUISE ETAL	SCHOFIELD SCOTT Y ETAL	Improved	649802	GEN WARR DEED - FEE	
3/27/2013	$850,000	$849,000	WELLS FARGO BANK NA	WILLIAMSON DIRK ANDREWS ETAL	Improved	620102	SPEC WARR DEED - FEE	
12/3/2004	$1,700,000	$1,700,000	FESTE GREGORY L ETAL	BOSELLI DON A JR ETAL	Improved	549047	WARRANTY DEED - FEE	BETWEEN BUSINESS AFFILIATES
7/30/2002	$0	$0	GLF INVESTMENTS INC	FESTE GREGORY L ETAL		522602	QUIT CLAIM DEED - NO FEE	
3/3/2000	$1,500,000	$1,500,000	CURLESS DONNA M	GLF INVESTMENTS INC	Improved	500087	GEN WARR DEED - FEE	
6/12/1994	$665,000	$665,000	Unknown	Unknown	Improved		GEN WARR DEED - FEE	
1/6/1992	$43,000	$43,000	Unknown	Unknown	Vacant		GEN WARR DEED - FEE	

Buildings

Building Number	1
Building Description	Single Family Dwelling
Occupancy Type	CONVENTIONAL
Original Year Built	1999
Effective Year Built	2005
Percent Complete	100
Quality of Construction	Very Good
Exterior Condition	Good
Interior Condition	Excellent
Bedrooms	4
Bathrooms	5
Stories	2
Roof	Seamed Metal - Painted
Exterior	Stone & Wood or Log
Foundation	Concrete
Windows	Good
Primary Heating System	In-floor Radiant - Gas
Domestic Hot Water	Gas Storage Tank
Landscaping	Average
Above-grade Living Area	2,253 sqft
Finished Basement	1,877 sqft
Unfinished Basement	
Garage	613 sqft

Generate Owner List by Distance

Distance: 100 Feet

Use Address From: Owner Property

Select export file format: Address labels (5160)

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

Download

Show All Owners

Show Parcel ID on Label

Skip Labels 0

Recent Sales In Area

From: 03/16/2010 To: 03/16/2020

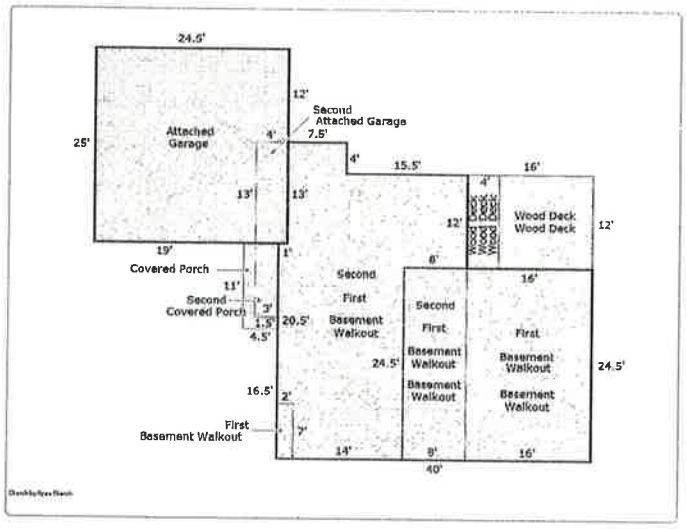
Sales by Subdivision

Recent Sales in Area

Sales by Distance 1500 Feet

Photos

Sketches



Property Tax Statement

2019 Tax Statement

Notices of Valuation

2019 Notice of Valuation

No data available for the following modules: Notice of Determination.

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Summary

Account Number	R005366
Parcel Number	3177-242-05-029
Account Type	Residential
Economic Area	Econ Area 6
Tax District	500
Mill Levy	77.275
Property Location	10 RED LADY WAY , MT CRESTED BUTTE
Neighborhood	MT CB CVA S
LEA	ELK RUN & TIMBERLAND LOTS (60660)
Subdivision	ELK RUN SUBDIVISION - MT CB
Condo	N/A
Legal Description	LOT 17A (AKA LOT 17 & 1/4 LOT 18) ELK RUN SUBD #645201
Parcel Notes	TOTAL PARCEL = .430 ACRE 432 SF COMBINE LOT 17 & 1/4 OF LOT 18

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner
CLEMENTS MOUNTAIN HOUSE LLC
3125 FM 1187
CROWLEY, TX 76036-4591

Business Name

Current Assessment Information

	2019
+ Land Actual Value	$260,000
+ Building Actual Value	$750,490
= Total Actual Value	$1,010,490
+ Land Assessed Value	$18,590
+ Building Assessed Value	$53,660
= Total Assessed Value	$72,250

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2019	$1,010,490	$72,250	77.275	$5,583.12
2018	$955,620	$68,810	80.800	$5,559.85
2017	$955,620	$60,810	81.046	$5,576.76
2016	$734,120	$58,430	77.318	$4,517.69
2015	$734,120	$58,430	76.457	$4,467.39
2014	$622,860	$49,580	79.356	$3,934.48
2013	$622,060	$49,500	72.668	$3,602.80
2012	$861,230	$68,550	62.819	$4,306.26
2011	$861,230	$68,550	63.047	$4,321.87
2010	$1,062,350	$84,560	57.547	$4,866.17
2009	$1,062,350	$84,560	55.846	$4,722.92
2008	$1,098,050	$87,400	55.620	$4,861.20
2007	$1,098,050	$87,400	50.049	$4,374.28
2006	$733,930	$58,420	63.424	$3,705.24

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes

Land

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES-LAND	Residential	0.43	YEAR AROUND GOVT MAINTAINED	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	VIEWS - SCENIC OR ABOVE AVERAGE (+) TREE TYPE - EVERGREEN TREE TYPE - ASPEN LAND TYPE PRIMARY - TREE LAND TYPE PRIMARY - MEADOW

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type	Sale Note
8/5/2015	$975,000	$975,000	HODES STEVEN B REVOCABLE TRUST ETAL	RECTOR MARY LYNN ETAL	Improved	634724	GEN WARR DEED - FEE	
8/13/2009	$845,000	$765,000	BIGGS ADELAIDE ELIZABETH	HODES STEVEN B ETAL	Improved	592934	GEN WARR DEED - FEE	

Buildings

Building Number	1
Building Description	Single Family Dwelling
Occupancy Type	CONVENTIONAL
Original Year Built	1981
Effective Year Built	1981
Percent Complete	100
Quality of Construction	Average
Exterior Condition	Good
Interior Condition	Good
Bedrooms	5
Bathrooms	5
Stories	2

Roof	Seamed Metal - Painted
Exterior	Wood Boards (Clapboard, etc)
Foundation	Concrete
Windows	Average
Primary Heating System	
Domestic Hot Water	
Landscaping	
Above-grade Living Area	3,615 sqft
Finished Basement	
Unfinished Basement	
Garage	504 sqft

Generate Owner List by Distance

Distance:
100 Feet

Use Address From:
(•) Owner ( ) Property

Select export file format:
Address labels (5160)

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

Generate

[x] Show All Owners
[ ] Show Parcel ID on Label

Skip Labels: 0

Recent Sales In Area

From 03/16/2010 To: 03/16/2020

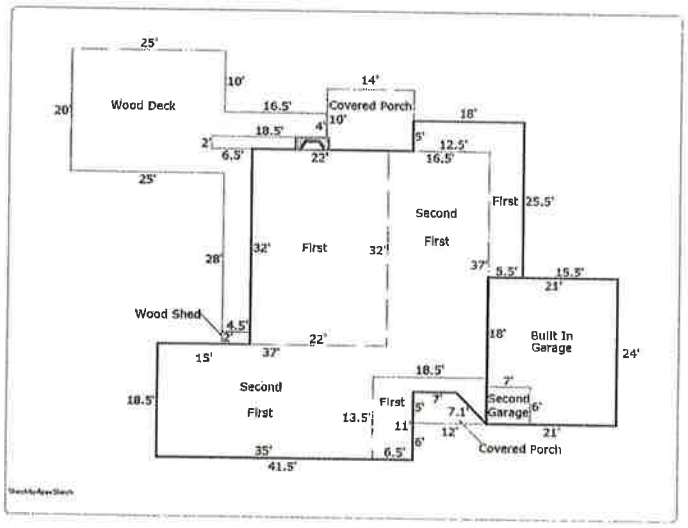
Sales by Subdivision

Recent Sales in Area

Sales by Distance 1500 Feet

Photos

Sketches



Property Tax Statement

2019 Tax Statement

Notices of Valuation

2019 Notice of Valuation

No data available for the following modules: Notice of Determination.

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Summary

Account Number	R071789
Parcel Number	3177-242-05-031
Account Type	Residential
Economic Area	Econ Area 6
Tax District	500
Mill Levy	77.275
Property Location	16 RED LADY WAY , MT CRESTED BUTTE
Neighborhood	MT CB CVA S
LEA	ELK RUN & TIMBERLAND LOTS (60660)
Subdivision	ELK RUN SUBDIVISION - MT CB
Condo	N/A
Legal Description	NEWLY CREATED LOT 20A OF LOT LINE VACATION PLAT ELK RUN SUBD #655287
Parcel Notes	LOT 20A = 1.405 AC

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents

Owner

Owner
DLPVFT VENTURES COLORADO LLC
4351 SHENANDOAH ST
DALLAS, TX 75205-2025

Business Name

Current Assessment Information

	2019
+ Land Actual Value	$240,000
+ Building Actual Value	$813,890
= Total Actual Value	$1,053,890
+ Land Assessed Value	$17,160
+ Building Assessed Value	$58,190
= Total Assessed Value	$75,350

Prior Year Assessment Information

Year	Actual Value	Assessed Value	MILL Levy	Ad Valorem Taxes
2019	$1,053,890	$75,350	77.275	$5,822.67
2018	$1,083,770	$78,030	80.000	$6,304.82
2017	$1,083,770	$78,030	81.046	$6,324.02
2016	$1,176,030	$93,610	77.318	$7,237.74
2015	$1,332,330	$138,940	76.457	$10,622.92

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	1.41	PAVED ACCESS YEAR AROUND GOV'T MAINTAINED	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	UNIQUE CHARACTERISTICS - OVER SIZED LOT (+) UNIQUE CHARACTERISTICS - MODERATE SLOPE LESS THAN 45 DEG (+) UNIQUE CHARACTERISTICS - CUL DE SAC (+) TREE TYPE - ASPEN LAND TYPE PRIMARY - TREE VIEWS - TYPICAL OR AVERAGE TREE TYPE - EVERGREEN SITE IMPROVEMENTS - PAVED OR CONCRETE DRIVEWAY SITE IMPROVEMENTS - RETAINING WALLS

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type	Sale Note
8/20/2018	$950,000	$950,000	LAKOSKI JOHN MICHAEL	DLPVFT VENTURES COLORADO LLC	Improved	655287	WARRANTY DEED - FEE	
4/21/2017	$799,000	$799,000	MAY CAROL ANN	LAKOSKI JOHN MICHAEL	Improved	646033	WARRANTY DEED - FEE	

Buildings

Building Number	1
Building Description	Single Family Dwelling
Occupancy Type	CONVENTIONAL
Original Year Built	
Effective Year Built	1983
Percent Complete	100
Quality of Construction	Average
Exterior Condition	Good
Interior Condition	Good
Bedrooms	4
Bathrooms	5
Stories	2
Roof	Seamed Metal - Painted
Exterior	Wood Boards (Clapboard, etc)
Foundation	Concrete
Windows	Average
Primary Heating System	Baseboard or Wall - Gas
Domestic Hot Water	Gas Storage Tank
Landscaping	Average
Above-grade Living Area	3,081 sqft
Finished Basement	1,852 sqft
Unfinished Basement	
Garage	420 sqft

Generate Owner List by Distance

Distance: 100 Feet

Use Address From: Owner Property

Select export file format: Address labels (5160)

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

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Show All Owners

Show Parcel ID on Label

Skip Labels 0

Recent Sales In Area

From: 03/16/2010 To: 03/16/2020

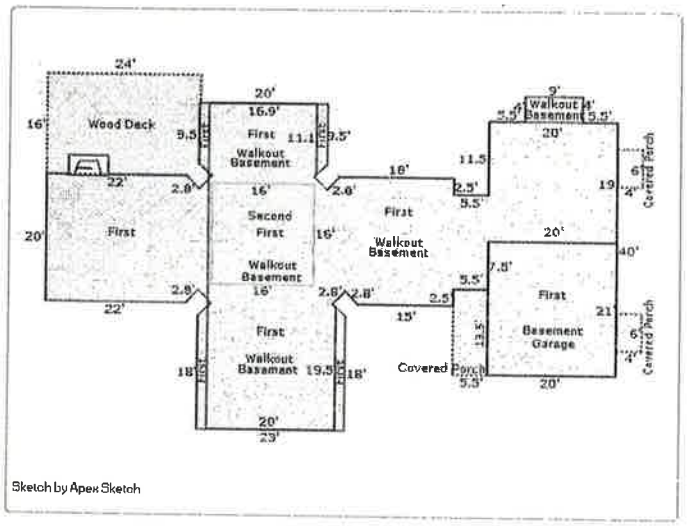
Select for Subdivision

Recent Sales in Area

Sales by Distance 1500 Feet

Photos

Sketches



Sketch by Apex Sketch

Property Tax Statement

2019 Tax Statement

Notices of Valuation

2019 Notice of Valuation

Notice of Determination

2019 Notice of Determination

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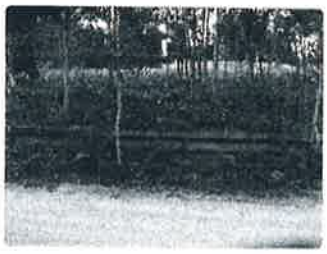
Summary

Account Number	R071405
Parcel Number	3177-243-02-035
Account Type	Vacant
Economic Area	Econ Area 6
Tax District	500
Mill Levy	77.275
Property Location	39 RUDY DR , MT CRESTED BUTTE
Neighborhood	N/A
LEA	ELK RUN & TIMBERLAND LOTS (60660)
Subdivision	ELK RUN SUBDIVISION - MT CB
Condo	N/A
Legal Description	LOT 41 ELK RUN SUBD #655516
Parcel Notes	TOTAL PARCEL = 0.685 ACRES

View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents



Owner

Owner	Business Name
ALSUP JAMES M	
ALSUP DEBORA B	
SCHOFIELD SCOTT Y	
SCHOFIELD KATHLEEN T	
2610 SAINT ANTHONY ST	
AUSTIN, TX 78703-1746	

Current Assessment Information

	2019
+ Land Actual Value	$240,000
+ Building Actual Value	$0
= Total Actual Value	$240,000
+ Land Assessed Value	$69,600
+ Building Assessed Value	$0
= Total Assessed Value	$69,600

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2019	$240,000	$69,600	77.275	$5,378.34
2018	$232,880	$67,540	80.800	$5,457.23
2017	$232,880	$67,540	81.046	$5,473.85
2016	$257,900	$74,790	77.318	$5,782.61
2015	$257,900	$74,790	76.457	$5,718.23
2014	$242,250	$19,280	79.356	$1,529.99

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	0.69	IMPROVED DIRT OR GRAVEL ROAD YEAR AROUND GOVT MAINTAINED	TO SITE	CENTRAL TO SITE NOT YET INSTALLED	DOMESTIC TO SITE NOT YET INSTALLED	UNIQUE CHARACTERISTICS - OVER SIZED LOT (+) LAND TYPE PRIMARY - MEADOW LAND TYPE SECONDARY - TREE TREE TYPE - ASPEN VIEWS - TYPICAL OR AVERAGE

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type	Sale Note
8/21/2018	$235,000	$235,000	WILLIAMSON DIRK ANDREW ETAL	ALSUP JAMES M ETAL	Vacant	655516	GEN WARR DEED - FEE	
10/15/2014	$230,000	$230,000	SEEDS DEIRDRE E	WILLIAMSON DIRK ANDREW ETAL	Vacant	629511	GEN WARR DEED - FEE	
8/11/2005	$275,000	$275,000	SYMONDS ANNE ALLEN REV TRUST	SEEDS DEIRDRE E	Improved	556813	GEN WARR DEED - FEE	

Generate Owner List by Distance

Distance: 100 Feet

Use Address From: Owner Property

Select export file format: Address labels (5160)

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

Download

Show All Owners

Show Parcel ID on Label

Skip Labels 0

Recent Sales In Area

From: 03/16/2010 To: 03/16/2020

Sales by Subdivision

Recent Sales in Area

Sales by Distance 1500 Feet

Photos

Property Tax Statement

2012 Tax Statement

Notices of Valuation

2012 Notice of Valuation

No data available for the following modules: Buildings, Sketches, Notice of Determination.

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2020
Gunnison County Board of Equalization:
Hearing # 5

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 6 Single Family Residential Sales**" list.

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

Property Owner:	**HERRMANN DAVID S et al**
Account Number:	**R005387**
Parcel Number:	**3177-242-07-007**
Legal Description:	**LOT 4 ELK RUN SUBDIVISION**
Current Value:	**$1,292,280**
Recommendation:	**$1,079,780**

CBOE #5	Residential Sales Examples
2020	Inventory and Account Value Summary

OWNER: HERRMANN DAVID & GRETCHEN
5005 WEST AVE STE 100
SAN ANTONIO, TX 78213-2711

ACCOUNT #: R005387
PARCEL #: 3177-242-07-007
ECONOMIC AREA: 6

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
ACCOUNT NUMBER:	R0005387	R004883	R005366	R004925
PARCEL NUMBER:	3177-242-07-007	3177-231-01-031	3177-242-05-029	3177-234-03-014
PROPERTY ADDRESS:	67 ANTHRACITE DR	35 ANTHRACITE DR	10 RED LADY WAY	24 CINNAMON MOUNTAIN RD
	MT CRESTED BUTTE	MT CRESTED BUTTE	MT CRESTED BUTTE	MT CRESTED BUTTE
LEGAL DESCRIPTION:	LOT 4 ELK RUN SUBDIVISION	LOT 36 CHALET VILLAGE ADDN 9	LOT 17A (AKA LOT 17 & 1/4 LOT 18) ELK RUN SUBD	LOT 7 BLK K CHALET VILLAGE 7
LAND ACRES:	0.322	0.920	0.430	0.500
LAND ATTRIBUTES:	SKI-IN/SKI-OUT SUPERIOR VIEWS	OVERSIZED LOT SCENIC VIEWS	SCENIC VIEWS	LIMITED VIEWS
ARCHITECTURAL STYLE:	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
EFFECTIVE YEAR BUILT:	1985	1982	1981	1984
QUALITY CONSTRUCTION:	AVERAGE	AVERAGE	AVERAGE	AVERAGE
CONDITION:	AVERAGE	GOOD	GOOD	AVERAGE
RESIDENTIAL SQ FT:	2,574	1,834	3,615	2,781
BASEMENT SQ FT:	1,063	1,529	0	0
GARAGE SQ FT:	394	322	504	288
EQUIVALENT SQ FT:	3,503	3,122	3,716	2,839
SALE DATE:		6/8/2017	8/5/2015	4/17/2018
SALES PRICE:		$845,000	$975,000	$650,000
TIME ADJUSTED SALES PRICE:		**$915,980**	**$1,207,050**	**$659,100**
TASP PER EQUIVALENT SQ FT:		**$293**	**$325**	**$232**
COMPARABILITY:		**SIMILAR**	**SIMILAR**	**INFERIOR**

SUBJECT ACCOUNT VALUE*:	**$1,079,780**
VALUE PER EQUIVALENT SQ FT:	**$308**

*based on Assessor's recommended adjustment

Narrative Subject is a single familily residence of typical size and style to other 1980s properties in the area. It sits on a lot that is significantly superior due to its excellent views, and the fact that it directly abuts ski terrain, which affords it highly desirable ski-in/ski-out access. Example sales 1 and 2 are of similar size and quality but have been better maintained. However, neither enjoys ski-in/ski out access. Example 3 is of similar quality, and was in similar condition to the subject at time of sale. It is somewhat smaller, and situated on an interior lot with no ski access. Analysis indicates that ski-in/ski-out access commands a significant premium in the market; however, the combination of this attribute together with superior views has resulted in the subject being overvalued. The Assessor's Office is therefore recommending an reduction in the subject's valuation to $1,079,780.