CBOE #2

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
R033211	2020	601	3691-091-12-001

PROPERTY OWNER	LEGAL DESCRIPTION
TETER RANDALL N 7700 W WARREN ST WICHITA, KS 672123024	LOTS 1-16 & 21-32 BLK 25 LAVETA PLACER PITKIN #477760

RECEIVED
SEP 23 2020
BY: Chelsea
(Assessor's office)

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		50,400	50,400
TOTALS		$50,400	$50,400

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.

Current value support by sales of other properties in LaVeta Placer

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.)

$ 9,000.00

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e., comparable sales, rent roll, original installed cost, appraisal, etc.)

* SEE ENCLOSED LETTERS

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

316 650 6467
Telephone Number

9/19/20
Date

*Attach letter of authorization signed by property owner.

9/19/20

~~July 29,2019~~

RE: Appraisal Protest R033211

Dear Gunnison County Assessor,

Please find enclosed letter from "List My Land Pro". Please add this letter to my protest Of my recent reappraisal of our property outside Pitkin. Your parcel # 3691-091-12-001 Your appraisal of $56,000 (as you can see) Is way out of line! It reflects an 800% increase in property values since last "appraisal"!!! This is totally ridiculous for a seasonal access property on a jeep trail that has not been maintained by the county! The so called comparable properties were NOT comparable! Please refer to my letter of protest submitted in May. At that time, my property was not accessable by 4WD vehicles..... The "comparables" were accessable the first week of May by a better road at a lower elevation.

I have received several offers on this property over the years; the most I have been offered is $7500 when the last land boom occurred in Crested Butte. It is interesting that when land prices fell drastically during the last recession; the property value assessments did not decrease! Please review my information and realize that I could get a motel room in Gunnison for 10 days for the amount of money your office is proposing to tax me!

OBVIOUSLY, THIS IS UNFAIR TAXATION!!

Respectfully submitted,

Randall Teter

Conni Teter (Conni) Teter

P.S. JUST LIKE LAST YEAR YOUR OFFICE CANNOT ABIDE BY YOUR DEADLINES! DETERMINATION WAS TO BE MADE BY 8/15/20! THIS IS WHAT KRISTY TOLD ME EARLIER THIS SUMMER.

P.S.S. I SEE THAT ALL THE STREETS IN GUNNISON ARE BEING REPAVED!!

9/19/20
~~5/19/19~~

RE: #R033211

Dear Gunnison County Assessor,

This letter is my written protest of the most recent appraisal of my property in Gunnison county ,Co. (Account #R033211). I have had 3 different offers to purchase this parcel in the last 5 years: the most recent offer for the property was last fall for $6000.00.....You can imagine my surprise and disgust opening your appraisal to find you have raised my property value 800%! This property is not worth anything close to the $56,000 that you have valued it at.

I immediately called your office, I suspected a mistake was made in valuing my parcel. I spoke with Mary at length about this issue and she informed me that there were two comparable properties within La Veta Placer within the last year. The two parcels sold were #R008928 and #R007401. These two parcels are located on Cemetery Rd and are not on #770(Terrible Mountain Rd.). Cemetery Road is accessible right now and is a very flat road not even crossing a contour line on your topo map! In contrast, #770 is a very rugged jeep trail that is not accessible now. My property is 275 feet above town, the "comparable "sales are 130 feet above Pitkin. My Property overlooks 2 lots with Travel Trailers; the "comparable" tracts are adjacent to and overlook several million dollar homes. In reality, the so-called "comparable" sales are not comparable and are truly nothing like my parcel. The Quartz Creek area has many year round access properties next to these sales and they keep the road open. The comparable sales are YEAR ROUND access, unlike my property. If I could get to my place now, I would have driven there to get the photographic evidence to support my request for review.

Several years ago your county went through a real estate boom (and then bust). Our increases never really reflected what was happening on my property; much like the prices paid last year for the 2 "comparable" properties at the far west end of La Veta Placer! Those two sales were a half mile from my parcel (which I camp on one week per year). I am 62 years old and have camped, fished, and enjoyed Gunnison County since 1962. However, your escalating taxes may force me to sell the property and I guarantee that nobody would pay the overvalued price you have placed on my land. At current mil levy rate; this 800% increase will cost me $906 per year. In light of the fact that there has never been any road maintenance, I really wonder why I would pay for this increase. Cheaper in a motel!

Respectfully Submitted, Randall Teter

2020
Gunnison County Board of Equalization:
Hearing # 2

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 8 Vacant Land Sales**" list.

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

Property Owner:	**TETER RANDALL N et al**
Account Number:	**R033211**
Parcel Number:	**3691-091-12-001**
Legal Description:	**LOTS 1-16 & 21-32 BLK 25 LAVETA PLACER PITKIN**
Value:	**$50,400**

CBOE # 2	VACANT LAND SALES EXAMPLES
2020	

Owner: TETER RANDALL & CONNI
7700 W WARREN ST
WICHITA, KS 67212-3024

Account #: R033211
Parcel #: 3691-091-12-001
Econ Area: 8

Property Location: La Veta Placer, Pitkin
Legal Description: LOTS 1-16 & 21-32 BLK 25 LAVETA PLACER PITKIN

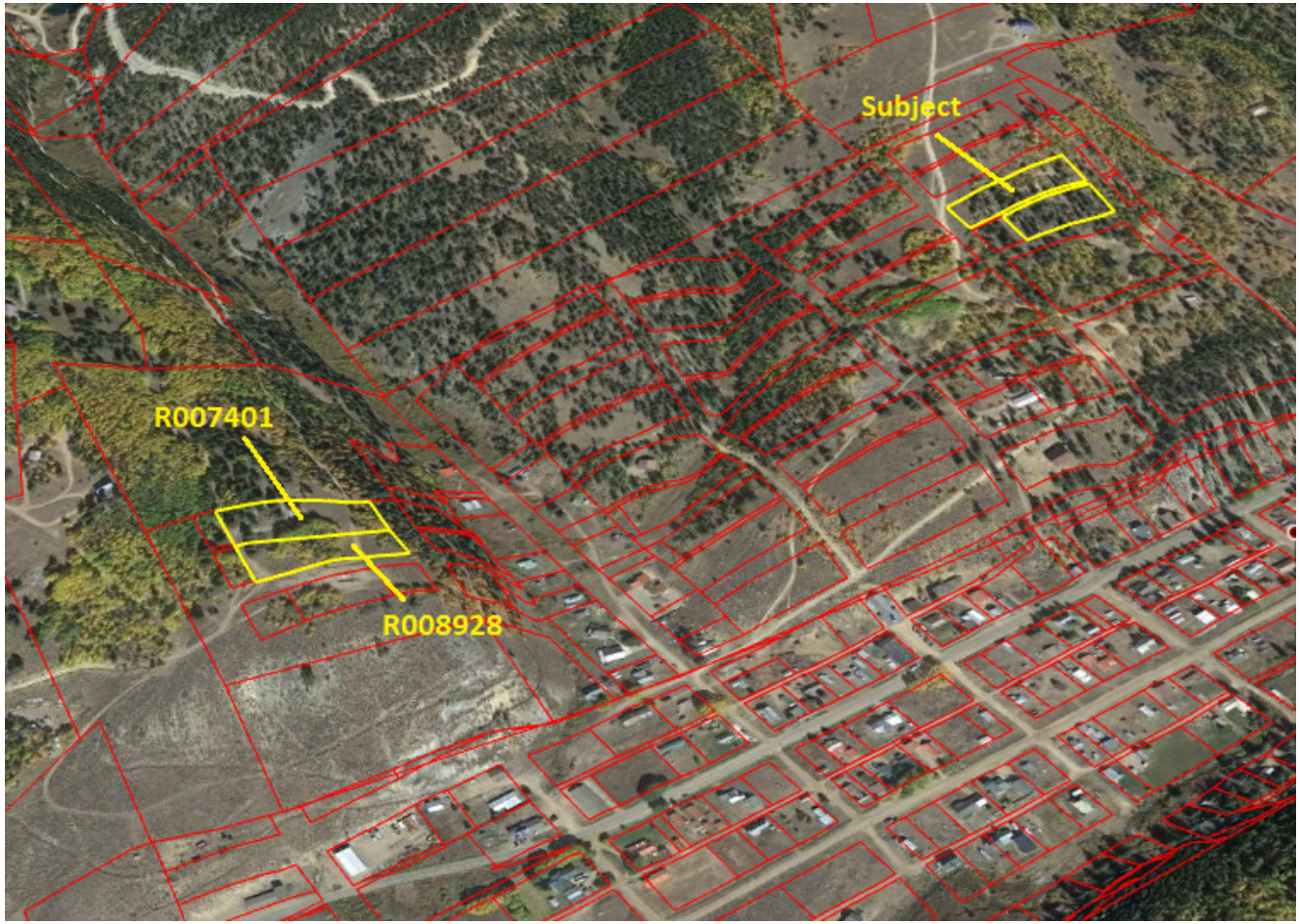
SALES STUDY PERIOD:
JULY 1, 2013 - JUNE 30, 2018

2019 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND SUBDIVISION SALES

80270 - LA VETA PLACER
80280 - LA VETA PLACER IMPROVED
$2,000 BASE VALUE PER SITE

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED	SQ FT	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R008928	7/12/2017	$28,500	$28,500	46,375	14	**$2,036**	3691-091-20-003	LOTS 19-32, E 1/2 OF ALLEY ADJT, BLK 2 LAVETA PLACER PITKIN #647629	ABOVE AVERAGE VIEWS, SEASONAL ACCESS
R007401	4/26/2018	$33,500	$33,500	46,375	14	$2,393	3691-091-20-001	LOTS 1-14 W 1/2 OF ALLEY ADJT BLK 2 LAVETA PLACER PITKIN #652926	ABOVE AVERAGE VIEWS, SEASONAL ACCESS

Narrative	Table above lists the sales of vacant land in La Veta Placer that were used to set the base site value for the 2019 reappraisal. Subject property has similar views and general topography to the sales. It is valued at a base rate of $2,000 per lot, with a 5% reduction for 4x4 access and a 5% reduction for electricity not available. The Assessor's Office is not currently attributing any value to two sheds on the property, although one appears to be equipped with some form of basic heating system.


Subject
R007401
R008928