Received
County Adminstration

CBOE # 42

2013 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: June 25, 2013
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
R007327	2013	601	3427-083-11-009

PROPERTY OWNER	LEGAL DESCRIPTION
SMITH CARL R ESTATE OF C/O ANN STEINBECK 1008 W US HWY 50 GUNNISON, CO 81230-4032	LOT 5 & ADJ N2 ALLEY BLK 25 TINCUP B282 P286 #544292

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		6,190	6,190
TOTALS		$6,190	$6,190

The Assessor has carefully studied all the available information, giving particular attention to the specifics included on your protest. The Assessor's determination of value after review is based on the following:

The actual value of the property is determined by appropriate consideration of the approaches to appraisal set forth in § 39-1-103(5)(a), C.R.S.

If you disagree with the Assessor's decision, you have the right to appeal to the County Board of Equalization for further consideration, § 39-8-106(1)(a), C.R.S.

The deadline for filing real property appeals is July 15.
The deadline for filing personal property appeals is July 20.

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.

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APPEAL PROCEDURES

County Board of Equalization Hearings will be held from July 1 through August 5 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 **July 15 for real property** and on or before **July 20 for 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 August 5, § 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 September 12, § 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 a list of arbitrators, contact the County Commissioners at the address listed for the County Board of Equalization.

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.

PETITION TO COUNTY BOARD OF EQUALIZATION

What is your estimate of the property's value as of June 30, 2012? (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.)

$ 1,500 at the most

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 attached letter.

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	Telephone	Number Date
Anne Steinbeck	641-0576	7-12-2013

*Attach letter of authorization signed by property owner.

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EXHIBIT A
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To: Gunnison County Board of Equalization

From: Anne Steinbeck

Re: Request for Appeal of Appraised Value of 2013 Real Property

Lot 5 and Adj. N2 Alley Block 25Tincup B282 P286

This is my request to have this piece of property reviewed by the Board of Equalization regarding a valuation of $6,190 on the property.

First, the Town of Tin Cup now requires three lots before a permit can be issued to build.

Secondly, I do not feel the lot was appraised fairly on the basis of the a sale of lots in Tin Cup

Third, the deed of ownership is clouded and to sell it, if it were merchantable, would require an outlay of considerable funds.

Fourth, the lot is bordered by the parties who own all other lots in that block and they have established home and buildings on the first lots, and then own the remaining lots on the other side of the one in question.

Fifth, there is no way presently to access the lot. The street that was platted on the Town of Tin Cup has been closed for years, and the only access now is across the back of the adjacent owners property who are not willing to have persons crossing their property.

Sixth, the lot is not cleared and is covered with sharp boulders and overgrown with undergrowth and trees.

Seventh, it is located on a hillside with no access.

Eighth, there are no services available to the lot.

Anne Steinbeck

Anne Steinbeck
1008 W US Highway 50
Gunnison, CO 81230

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Board of Equalization
Gunnison County

Hand Delivered
7-12-2013