Received
County Adminstration
7/8/2013

CBOE #34

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 18, 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
R032072	2013	601	3519-000-00-143

PROPERTY OWNER	LEGAL DESCRIPTION
WEISS ROBERT 12000 COUNTY ROAD 743 GUNNISON, CO 81230-9641	THAT PORTION OF TRACT 46 IN NW4SE4 & SW4NE4 SEC 29 51N2E B785 P24 #568644

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Agricultural Land		3,480	3,480
Agricultural Other Improvements		12,270	12,270
Agricultural Residence		322,220	322,220
TOTALS		$337,970	$337,970

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.

Sales in rural Gunnison County support this value.

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.)

$ 197,000.00

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 attached

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
Robert Owen	970-390-1372	7-8-13

*Attach letter of authorization signed by property owner.

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EXHIBIT A
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To: Gunnison County Board of Equalization

Re: 12000 County Road 743, Account #RO32072

To start off with my home went up 51 % from its last assessment. Not the land, just the home. That kind of raised a red flag.

I went to the assessor's office and questioned this and asked how the came to that conclusion and ask for three good comparable sales. I was handed five pages of sales in economic area eight for a period of three years from July of 2009 to June of 2012 and ranging in price from $22,824.00 to $7,502,950.00. After going through all 127 homes with countless hours of work, I came to the conclusion that my assessment should be $197,000.00.

It appears that there was only one sale in the Gunnison Highlands area in the past three years. This was not the only house for sale; it was the only one that had an offer on it. The other three never had an offer. This house is Account #RO09472 and it sold for $290,000.00, the pervious assessment was $321,950.00 and the current assessment is $266,320.00. The land was assessed $30,400.00 less than the previous assessment and the house was $25,230.00 less or a 7.5% decrease in value. (7.5 % just the home) **That's believable.** A 51% increase in the past two years is not believable. This area is off grid, it barely has a passable road and most of these homes don't even have a heating system other than a wood stove. It is an area that you have to snowmobile in and out in the winter and stay in or out during the mud season.

To come to the conclusion that this area is some sort of utopia and isolated from the rest of the economic world is ridiculous. Also, to have some houses in a subdivision go down 5-10 % and others go up 50 % is stretching the imagination. Subdivisions generally move up and down by the same percentage, barring major improvements.

Thank you,

Robert Weiss

Robert Weiss