Received
County Adminstration
7/17/13

CBOE #90

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
R003453	2013	200	3255-031-02-001

PROPERTY OWNER	LEGAL DESCRIPTION
GRUZEN ALEXANDER ETAL 600 LOGANS LN AUSTIN, TX 78746-3728	LOTS 1,2,3 BLK 2 CRESTED BUTTE #593142

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		1,463,520	1,463,520
TOTALS		$1,463,520	$1,463,520

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.

Looking at the sales of comparable properties, values increased for this quality of construction.

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.)

$1,117,400

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.)

VALUE BASED ON THE "TIME ADJUSTED SALE PRICE" DATA ENCLOSED, AND RELATIVE TO THE BEST MATCHING COMPARABLE ON OUR STREET (SEE ATTACHED COMPARE TO 500 BUTTE AVE). WHILE THE TOWN'S AVERAGE DECLINE WAS 9%, THE NEW VALUATION WAS UP 16%. THIS 25% GAP SEEMS UNREASONABLE. THANK YOU FOR YOUR FURTHER REVIEW AND CONSIDERATION.

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
	(970) 349-2495	7/15/2013

*Attach letter of authorization signed by property owner.

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EXHIBIT A
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2013 REAPPRAISAL - SINGLE FAMILY RESIDENCE SALES IN ECONOMIC AREA 2 (TOWN OF CRESTED BUTTE)

						INVENTORY AT TIME OF SALE							
ACCOUNT	SALE DATE	SALE PRICE	TIME-ADJUSTED SALE PRICE	ADDRESS	NEIGHBORHOOD	ABOVE GRADE SQ FT	FINISHED BASEMENT SQ FT	UNFINISHED BASEMENT SQ FT	GARAGE SQ FT	BUILDING CONDITION	CONSTRUCTION QUALITY	EFFECTIVE YEAR BUILT	ARCHITECTURAL STYLE
R043710	23-Jun-10	$372,500	$307,313	618 BUTTE AVE	211300: EAST HALF R2	1120			1204	Average	Average	2005	TOWNHOUSE
R002829	3-Aug-10	$375,000	$314,625	609 ELK AVE	211300: EAST HALF R2	910				Average	Fair	1950	CONVENTIONAL
R002827	30-Apr-10	$750,000	$608,250	620 MAROON AVE	211300: EAST HALF R2	2242			484	Average	Average	2005	CONVENTIONAL
R044296	1-Sep-09	$840,000	$640,080	730 MAROON AVE	211300: EAST HALF R2	2075		588	380	Average	Average	2005	TOWNHOUSE
R002869	10-May-12	$150,000	$147,900	512 SEVENTH ST	211500: SOUTHEAST QUARTER	1002				Average	Fair	1973	TOWNHOUSE
R002922	25-Jun-12	$376,000	$373,368	825 RED LADY AVE	211500: SOUTHEAST QUARTER	722			504	Average	Average	1997	CONVENTIONAL
R002894	4-Feb-10	$510,000	$406,470	719 BELLEVIEW AVE	211500: SOUTHEAST QUARTER	1584				Average	Average	1977	CONVENTIONAL
R002863	20-Dec-11	$470,200	$447,160	719 WHITEROCK AVE	211500: SOUTHEAST QUARTER	1718				Average	Average	1982	CONVENTIONAL
R002895	21-Nov-11	$480,000	$453,120	727 BELLEVIEW AVE	211500: SOUTHEAST QUARTER	1074			484	Average	Fair	1979	CONVENTIONAL
R002856	8-Jun-12	$475,000	$471,675	625 SOPRIS AVE	211500: SOUTHEAST QUARTER	1538				Average	Fair	1976	CONVENTIONAL
R002847	11-Dec-09	$937,000	$733,671	702 ELK AVE	211500: SOUTHEAST QUARTER	2241				Average	Fair	1980	CONVENTIONAL
					R002847 2nd improvement:	378			423	Average	Average	2001	GARAGE LIVING AREA
R002874	11-Nov-11	$1,298,500	$1,225,784	829 BELLEVIEW AVE	211500: SOUTHEAST QUARTER	2680			504	Average	Average	2005	CONVENTIONAL
R003157	20-Mar-12	$251,000	$243,972	128 MAROON AVE	212000: NORTHWEST QUARTER	896				Below Average	Fair	1952	CONVENTIONAL
R003103	14-Jun-12	$346,000	$343,578	201 MAROON AVE	212000: NORTHWEST QUARTER	1365				Average	Fair	1960	DUPLEX
R003097	15-May-12	$400,000	$394,400	203 THIRD ST	212000: NORTHWEST QUARTER	1490				Average	Fair	1955	CONVENTIONAL
R003481	13-Oct-10	$529,700	$451,834	409 MAROON AVE	212000: NORTHWEST QUARTER	1138			294	Average	Fair	1950	CONVENTIONAL
R003163	8-Jun-12	$500,000	$496,500	305 THIRD ST	212000: NORTHWEST QUARTER	2216				Average	Average	1991	CONVENTIONAL
R003063	26-Aug-09	$664,300	$501,547	29 GOTHIC AVE	212000: NORTHWEST QUARTER	1152				Below Average	Fair	1976	CONVENTIONAL
R003464	6-Apr-10	$725,000	$587,975	16 THIRD ST	212000: NORTHWEST QUARTER	2084*			270	Average	Average	1978	CONVENTIONAL
R003090	30-Mar-12	$735,000	$714,420	217 GOTHIC AVE	212001: NORTHWEST QUARTER	1712				Good	Average	1999	CONVENTIONAL
					R003090 2nd improvement:	784			264	Average	Average	1999	CONVENTIONAL
R003463	7-Oct-10	$850,000	$725,050		212000: NORTHWEST QUARTER	1860				Average	Average	1994	CONVENTIONAL
					R003463 2nd improvement:	400			240	Average	Fair	1994	GARAGE LIVING AREA
R003520	16-Dec-10	$840,000	$728,280	414 MAROON AVE	212000: NORTHWEST QUARTER	1483			326	Average	Fair	1983	CONVENTIONAL
R026455	18-Sep-09	$1,200,000	$914,400	500 BUTTE AVE	212000: NORTHWEST QUARTER	2547			436	Average	Good	1989	CONVENTIONAL
					R026455 2nd improvement:	624			336	Good	Good	2001	GARAGE LIVING AREA
R003124	29-Jul-09	$1,420,000	$1,062,160	18 GOTHIC AVE	212000: NORTHWEST QUARTER	3805			720	Average	Average	1979	CONVENTIONAL
R003453	18-Aug-09	$1,480,000	$1,117,400	430 BUTTE AVE	212001: NORTHWEST QUARTER	2867				Average	Good	2000	CONVENTIONAL
					R003453 2nd improvement:	490			698	Average	Good	2000	GARAGE LIVING AREA
R040009	19-Mar-12	$1,400,000	$1,360,800	422 GOTHIC AVE	212001: NORTHWEST QUARTER	2140	528	775		Good	Good	2002	CONVENTIONAL
R003039	26-Jul-11	$1,969,000	$1,803,604	1 TEOCALLI AVE	212000: NORTHWEST QUARTER	2594	1266		300	Average	Good	1980	CONVENTIONAL

ALEX GRUZEN
P.O. BOX 2535
CRESTED BUTTE, CO 81224

CBOE # 90

CRESTED BUTTE
JUL 15 2013
81224
USA FIRST-CLASS FOREVER

GUNNISON COUNTY BOARD OF EQUALIZATION
200 E VIRGINIA AVE
GUNNISON, CO 81230

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