Received
County Adminstration
7/15/13

CBOE #52

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
R015670	2013	617	2917-073-03-016

PROPERTY OWNER	LEGAL DESCRIPTION
MARTIN HERBERT E ETAL PO BOX 97 OHIOPYLE, PA 15470-0097	LOTS 1,2 CHAIR MTN RANCH 2 #619178

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		715,710	425,750
TOTALS		$715,710	$425,750

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.)

$ 275,000.00

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.)

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
	412-582-2306	7/11/2013

*Attach letter of authorization signed by property owner.

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EXHIBIT A
Page 1 of 1

July 11, 2013

Gunnison County Board of Equalization
200 E Virginia Ave
Gunnison, CO 81230

To whom it concerns,

I am writing to appeal the Actual Value determination for my property located at 1212 Evergreen Lane, Marble, Colorado 81623, also known as parcel number 2917-073-016. It is greatly appreciated that the information we provided was used to lower the valuation considerably during the May protest period, but I believe that the value is still in error by $150,00.

This property was not habitable on June 30th, 2012. The primary problem was an infestation of a colony of pack rats. This infestation destroyed all of the flooring, a huge percentage of the insulation, and the majority of the cabinetry in the house. It also created a health hazard that had to be remediated prior to the building being considered habitable. Essentially this home had been abandoned since November of 2009, when all utilities were disconnected. All plumbing fixtures were inoperable, and the water system did not function in June 2012. Additionally, the exterior of the home is in poor condition and most windows need to be replaced due to failed seals. Please refer to the considerable documentation that I provided to the Assessor for my Real Property Protest in May of this year.

I purchased this home in January of 2013 for $330,000. I fully realize that this is beyond the time period for which the valuation is being determined, however, the sales price in January of 2013 sets an absolute and undeniable valuation ceiling. The sale price reflects the increased value since June of 2012 due to the remediation and improvements to the home and the improvement in the real estate market of Gunnison County. Since both of these actions increased the value of the property after June 30, 2012, it is impossible for the value to be any greater than $330,000. Through conversations with the contractor who conducted all of the work for the previous owner, Chase Bank, we have determined that approximately $50,000 of work was completed between June 2012 and January 2013. It is these 2 facts that have led us to an estimated value of $275,000 for 1212 Evergreen Lane on June 30, 2012.

Respectfully,

Herbert Eric Martin

CBOE # 52 EXHIBIT B 6

Picture 3

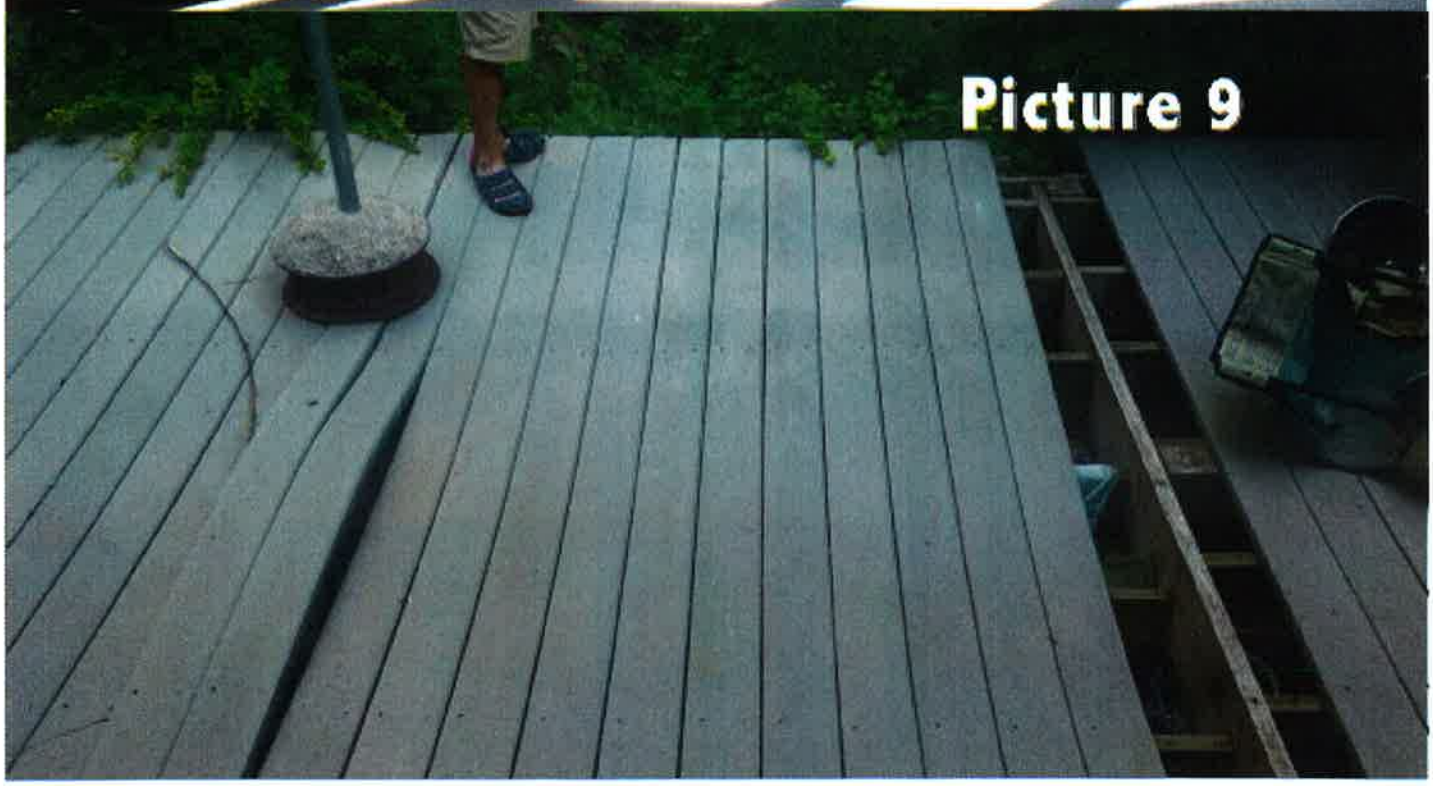
Picture 4

Garage door damag

rat residue
infested
insulation
Picture 6
Picture 7

X = Bad Window , Broken Seal

Picture 8



Picture 9

CBOE #52
EXHIBIT B
Page 5 of 6

Picture 11

Picture 12

CBOE #52 EXHIBIT C Page 1 of 3

Dear Ms. McFarland,

I am writing to protest the valuation of my property located at 1212 Evergreen Lane, Marble, CO 81623, also known as parcel 2917-073-03-016 and account # R015670.

The valuation as stated by Gunnison County is $715,710, we believe that the proper valuation is $275,000. The condition of this home and the property should be considered "poor condition". We understand that the valuation is based upon the condition of the market and the property on June 30 of 2012. The documentation that we possess regarding the condition of the property is from just beyond this date, but believe it frames the context of this discussion and accurately portrays the condition of the property on June 30, 2012. The reason for us not having properly dated evidence, is that we are new owners of the property (contract 1/20/13 close 3/22/13) and the structure has been uninhabited since November 2009. The pictures are from July 2012, and the contractor estimate regarding the required repairs is from August 2012.

The building was uninhabited and with out electric, heat, or water service for 39 months, more importantly 4 winters. During this period of time,
considerable water damage has occurred to the interior, both from roof leakage and non closed doors and windows. - **Picture 1 & Picture 2**

Plumbing was entirely unserviceable with visible burst pipes to all plumbing appliances, and tell tale water damage to ceilings and drywall.

The house was infested with a colony of pack rats, that destroyed all floor surfaces, kitchen cabinets, and created holes in the exterior surface of the house. All carpets had to be removed due to the health risk presented by the rat feces present in all rooms. **Pictures 3 & 4**

Garage doors were destroyed by the rat pack travel into and out of the home. Panels were chewed through and knocked from the door frame.

Large portions of the fiberglass insulation in the 900 square foot crawlspace has been removed from the joists by the rats, the remainder will need to be replaced due to the rat residue. **Pictures 6 & 7**

Approximately 60% of all of the windows in the home have failed seals, resulting in foggy, non-serviceable windows. **Picture 8** - one of the broken seals is visible and the cloudy windows are visible

The back deck is unusable and needs to be replaced. **Picture 9**

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EXHIBIT D
Page 1 of 3

Garrett Hansen Plumbing,Inc.
175 Bighorn In
Redstone, CO 81623

Estimate

Name / Address
Betsy Wedemeyer 1212 Evergreen Redstone, CO 81623

Date
8/20/2012

Other
1212 Evergreen

Item	Description	Qty	Rate	Total
	Remodel house in conjunction with West Elk Builders			
Note	By turing the water on in the house we will determine what repairs are necessary, and these repairs are not included in this estimate			
Note	By turning the electricity on we will determine what repairs are necessary and these repairs are not included in this estimate		0.00	0.00
Note	All bedrooms painted, new carpet. All interior doors re-stained, painted, or replaced. Alll hardwood floors sanded and stained			
Note	All rooms are requiring paint, lighting, sheet rock repairs			
**1	Paint / interior and exterior		7,500.00	7,500.00
**2	Upgrade Lighting throughout house		10,000.00	10,000.00
**3	Sheet rock garage and (office) plywood room, exterior trim		5,000.00	5,000.00
	Windows			
**1	Replace 14 non-operative windows (Great room, and throughout)		10,000.00	10,000.00

Remodel house in conjunction with West Elk Builders

Total

Garrett Hansen Plumbing,Inc.
77garrett77@gmail.com
970-704-1209
970-618-1241

CBOE # 52

EXHIBIT D
Page 2 of 3

Garrett Hansen Plumbing,Inc.
175 Bighorn In
Redstone, CO 81623

Estimate

Name / Address

Betsy Wedemeyer
1212 Evergreen
Redstone, CO 81623

Date
8/20/2012

Other
1212 Evergreen

Item	Description	Qty	Rate	Total
	Roof			
**1	Tear off old roof over great room and install new roof		10,000.00	10,000.00
	Carpet			
**1	Replace all carpet in house		10,000.00	10,000.00
	Master Bath			
**1	New fixtures			0.00
**2	Cabinets			0.00
**3	Tile and Countertops		25,000.00	25,000.00
	Kitchen			
**1	Cabinets			
**2	Fixtures			
**3	Appliances			
**4	Countertops			
**5	Sand floor		35,000.00	35,000.00
	Guest baths 1 and 2			
**1	Cabinets			
**2	Countertops			
**3	Fixtures			

Remodel house in conjunction with West Elk Builders

Total

Garrett Hansen Plumbing,Inc.
77garrett77@gmail.com
970-704-1209
970-618-1241

CBOE #52

EXHIBIT D
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Garrett Hansen Plumbing,Inc.
175 Bighorn In
Redstone, CO 81623

Estimate

Name / Address

Betsy Wedemeyer
1212 Evergreen
Redstone, CO 81623

Date
8/20/2012

Other
1212 Evergreen

Item	Description	Qty	Rate	Total
**4	Tile	2	12,000.00	24,000.00
	Powder bath			
**1	Fixtures			
**2	Tile		5,000.00	5,000.00
	Garage			
**1	Garage doors			
**2	Repair garage door header		5,000.00	5,000.00
	Front Deck			
**1	Front railing			
**2	Re-deck		3,000.00	3,000.00
	Back Deck			
**1	Complete re-build		5,000.00	5,000.00
	Laundry			
**1	Cabinets and Countertops			
**2	Flooring			
**3	Laundry sink		4,000.00	4,000.00

Remodel house in conjunction with West Elk Builders

Total $158,500.00

Garrett Hansen Plumbing,Inc.
77garrett77@gmail.com
970-704-1209
970-618-1241

EASE PRESS FIRMLY

PLEASE PRESS FIRMLY

PITNEY BOWES
02 1P $ 005.60⁰
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associate for details.

CBOE #52

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From:/Expéditeur:
ERIC Martin
P.O BOX 97
Ohiopyle PA 15470

To:/Destinataire:
Gunnison County Board of Equalization
200 E. Virginia AVE
Gunnison, CO 81230

Country of Destination:/Pays de destination:

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