Received
County Adminstration
7/16/13

CBOE #57

2013 REAL PROPERTY NOTICE OF DETERMINATION

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
R003172	2013	200	3255-031-36-014

AGENT	LEGAL DESCRIPTION
DOWNEY AND ASSOCIATES PC 383 INVERNESS PKWY STE 300 ENGLEWOOD, CO 80112-5863 OWNER: MILLMAN ELAINE	LOTS 24-27 BLK 21 CRESTED BUTTE #553623

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial		1,356,170	1,356,170
TOTALS		$1,356,170	$1,356,170

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.

Agent provided same income analysis in 2013 as in 2011. No basis for change in 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.

CBOE # 51

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.)

$ 810,000

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.

Thomas E Dewey
Attorney for Petitioner
Attorney Reg. # 9686

303-813-1111
Telephone

7-12-13
Number Date

signed by property owner.

CBOE #57-03 EXHIBIT A Page 1 of 1

DOWNEY & ASSOCIATES, PC
A PROFESSIONAL CORPORATION

303 813-1111

July 15, 2013

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED
Gunnison County Board of Equalization
200 E. Virginia Avenue
Gunnison, CO 81230

Re: Property Tax Protests

Dear Clerk to the Board:

Enclosed please find for filing the following tax protests for Gunnison County:

1. 217 Elk Avenue, Gunnison, CO
   Account No. R003172

2. 720-730 N. Main Street, Gunnison, CO
   Account No. R024535
   Account No. R032037
   Account No. R032038
   Account No. R032039
   Account No. R032040
   Account No. R032041

Please contact our office if you have any questions concerning these Protests.

Very truly yours,

Marian Brennan

Marian Brennan

Enclosures

383 Inverness Parkway ▫ Suite 300 ▫ Englewood, Colorado 80112 ▫ fax 303 813-1122
www.downeylawpc.com ▫ www.coloradopropertytaxattorney.com

CBOE #51

EXHIBIT B
Page 1 of 1

DOWNEY & ASSOCIATES, PC
A PROFESSIONAL CORPORATION

303 813-1111

July 12, 2013

VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED

Gunnison County Board of Equalization
200 E. Virginia Avenue
Gunnison, CO 81230

Re: 217 Elk Avenue, Crested Butte, CO
Parcel No. 3255-031-36-014
Account No. R003172

Dear Clerk to the Board:

We represent the owner of the above referenced real property ("Subject Property") in Gunnison County. Enclosed is the Petition to the Board of Equalization protesting the denial, or inadequate adjustment, by the Gunnison County Assessor.

I will not be available for hearing on July 25 and August 5, 2013.

Please direct the Notice of Hearing on this matter to the undersigned.

Petitioner, pursuant to C.R.S.§ 39-8-107(3), respectfully requests that the Assessor provide all data supporting the assessor's determination of actual value on these parcels to the undersigned no later than two working days prior to the CBOE hearing.

Thank you for your cooperation in this regard. Should you have questions, please call.

Very truly yours,

Thomas E. Downey, Jr.

TED/ss
Enclosure

cc: McIntosh & Associates

383 Inverness Parkway ▫ Suite 300 ▫ Englewood, Colorado 80112 ▫ fax 303 813-1122
www.downeylawpc.com ▫ www.coloradopropertytaxattorney.com

CBOE #57

EXHIBIT C
Page 1 of 1

McIntosh & Associates, LLC
Real Estate Tax Consulting

217 Elk Ave

County:	Gunnison
Parcel:	325503136014

Bldg Area		3,360

Income Approach

			per SF	
Potential Gross Income	$	81,000	$	24.11
Vacancy & Collection Loss	$	-		
Effective Gross Income	$	81,000		
Operating Expenses	$	(8,100)		10% Management Fees and other Operating Expenses
Net Operating Income	$	72,900		
Capitalization Rate		9.00%	(Includes real estate taxes)	
Indicated Value	**$**	**810,000**	**$**	**241**
FMV Assessment	**$**	**1,356,170**	**$**	**404**
Assessment	$	393,289		
Assessment Ratio		29%		

Notes:

Overall postal service revenues are declining due to changes in technologies. The Postal Service is currently reviewing consolidation opportunities, which may affect their space needs around the country. This property is currently being reviewed.

CERTIFIED MAIL™

7013 0600 0000 9571 6098

UNITED STATES POSTAL SERVICE

1000

81230

U.S. POSTAGE
PAID
ENGLEWOOD.CO
80112
JUL 15, '13
AMOUNT

$7.57

00094984-12

DOWNEY & ASSOCIATES
A Professional Corporation / Attorneys at Law
383 Inverness Parkway, Suite 300
Englewood, CO 80112

CBOE #57-63

Gunnison County Board of Equalization
200 Virginia Avenue
Gunnison, Colorado 81230