Received
County Adminstration
7/11/13

CBOE # 36

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
R025813	2013	200	3255-031-81-015

PROPERTY OWNER	LEGAL DESCRIPTION
GIBSON JOHN A & M ISABEL REVOCABLE REAL ESTATE TRUST AGREEMENT 26 N REGENCY DR E ARLINGTON HEIGHTS, IL 60004-6640	UNIT 2 CRYSTAL CREEK CONDOS #569096

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		178,030	178,030
TOTALS		$178,030	$178,030

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.

In mass appraisal, all sales of similar properties are included in the sales array to establish 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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EXHIBIT A
Page 1 of 1

July 9, 2013

Gunnison County Board of Equalization

Enclosed is my tax appeal for Unit 2 Crystal Creek Condos #569096, Parcel Number 3255-031-81-015.

I will be in Crested Butte Until the 15th of September. Please notify me at Crested Butte.

John Gibson
PO Box 1504
Crested Butte CO 81224
970-349-5454

John Gibson

REAL PROPERTY QUESTIONNAIRE

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EXHIBIT B Page 1 of 1

ATTACH ADDITIONAL DOCUMENTS AS NECESSARY.

MARKET APPROACH: This approach to value uses sales from the **appropriate time period** to determine the actual value of your property. The following items, if known, will help you estimate the market value of your property. If available, attach a copy of any appraisal or written estimate of value. Have similar properties in your immediate neighborhood sold?

DATE SOLD	PROPERTY ADDRESS	SELLING PRICE
2011-05-02	UNIT 11 CRYSTAL CREEK CONDOS #605663	$154,000

Based on these sales and accounting for differences between sold properties and your property, state the value of your property.

$ 24,030 - $178,030

COST APPROACH: (USE FOR NON-RESIDENTIAL PROPERTIES ONLY) This approach to value uses replacement construction costs from the appropriate time period to determine the value of your property. The following items, if known, will help you estimate the replacement cost of your property.

Year Built _____ Builder _____ Original Cost of Construction_____

List all changes made to your property prior to January 1 of the current year (i.e. remodeling of storefront; expansion of storage area; addition to parking, service or manufacturing area.)

DATE	DESCRIPTION OF CHANGE	COST

Is your structure in typical condition for its age?_____

If not, why ?_____

Based on the replacement cost of construction and of any changes, including depreciation, state the total value of your property:

$_____

INCOME APPROACH: (USE FOR NON-RESIDENTIAL PROPERTIES ONLY.) This approach to value converts economic net income from the appropriate time period into present worth.

If your property was rented or leased, attach operating statements showing rental and expense amounts for this property. Indicate square foot rental rate for all tenants who negotiated leases. (Attach rent schedule.)
If known, list rents of comparable properties.

If available, attach operating statements showing rental and expense amounts for comparable properties.
If an appraisal using the income approach was conducted, please attach.

*** FINAL ESTIMATE OF VALUE:** $_____

AGENT ASSIGNMENT: I authorize the below-named agent to act on my behalf regarding the property tax valuation of the property described herein for the year_____.

Agent's Name (please print):_____Telephone Number:_____
Please mail all correspondence regarding this protest
to the above-named agent at the following address:_____

Owner's Signature:_____Date: _____
Indicate name and telephone number for a person the Assessor may contact if an on-site inspection is necessary:

VERIFICATION: I, the undersigned owner or agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property.

* Signature * Date

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REAL PROPERTY APPEAL FORM

EXHIBIT C
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Gunnison County Assessor's Office
221 N. Wisconsin Ave. Suite A
Gunnison, CO 81230

Appeals will be accepted: May 1 - June 1
Postmark deadline June 1 - In Person June 1

Office hours: 9:00 a.m. to 4:00 p.m.
Telephone Number: (970) 641-1085
FAX Number: (970) 641-7920
assessor@gunnisoncounty.org

Required Fields indicated by *

Account Number RO 25813

* Property Address UNIT 2 CRYSTAL CREEK CONDOS #569096

* Owner's Name GIBSON JOHN A + M ISABEL REVOCABLE TRUST

☐ check if this is owner's new address

* Owner's Mailing Address 26 N. REGENCY DR E

* City State Zip ARLINGTON HTS, IL 60004-6640

* Phone - Day: 847 255 2740 Evening: 847 878 3150 CELL

YOU MAY ELECT TO COMPLETE THIS FORM TO APPEAL YOUR PROPERTY VALUATION OR CLASSIFICATION.

REAL PROPERTY VALUATION APPEAL: If you disagree with the "current year actual value" or the classification determined for your property, you may file an appeal by mail or in person with the County Assessor. Please refer to the Notice of Valuation for the deadline dates for filing appeals.

Completing the Real Property Questionnaire will help you determine an estimate of value for your property, which can be compared to the value determined by the Assessor. Colorado law requires consideration of the market approach to value for residential properties (includes apartments) and the cost, market, and income approaches to value for vacant land, commercial, and industrial properties.

DOCUMENTATION - REASON FOR REQUESTING A REVIEW:

MY CURRENT JUNE 30, 2012 VALUE $178,030
UNIT 11 SOLD ON 5/2/2011 FOR $154,00
DIFFERENCE OF $24,030
UNIT 11 HAS THE SAME SQFT AS UNIT 2
IS IN THE SAME INSIDE LOCATION ON THE
BUILDING DIRECTLY EAST OF UNIT 2

John Gibson
PO Box 1504
Crested Butte CO 81224

7010 0780 0001 8902 3383

UNITED STATES POSTAL SERVICE

1000

81230

U.S. POSTAGE
PAID
CRESTED BUTTE, CO
81224
JUL 09, '13
AMOUNT
$6.31
00095160-03

CBOE # 36

GUNNISON COUNTY BOARD of EQUALIZATION
200 E VIRGINIA AVE
GUNNISON CO 81230

RETURN RECEIPT
REQUESTED

1st NOTICE _____
2nd NOTICE _____
RETURNED _____

81230\$2248 C001