Received
County Adminstration
7/2/2013

CBOE #24

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 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
R031587	2013	200	3177-344-02-032

AGENT	LEGAL DESCRIPTION
LEINSDORF, DAVID PO BOX 187 CRESTED BUTTE, CO 81224-0187 OWNER: SHERMAN STREET HOLDINGS LLC	LOT 32 KAPUSHION SUBDIVISION #541821

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		759,380	759,380
TOTALS		$759,380	$759,380

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 is comparing vacant lot to improved properties. Comparison is not applicable.

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.)

$ 418,990

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 May 16, 2013 letter and enclosure.

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
[signature]	349-6111	7/2/13

*Attach letter of authorization signed by property owner.

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CBOE #9-27

EXHIBIT A
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DAVID LEINSDORF
ATTORNEY AT LAW

P.O. BOX 187, 215 ELK AVENUE
CRESTED BUTTE, CO 81224-0187
EMAIL: david81224@gmail.com

TELEPHONE: (970) 349-6111
FACSIMILE: (970) 349-6243

July 2, 2013

Ms. Bobbie Lucero
Administrative Assistant
Gunnison County Board of Equalization
Gunnison County Courthouse
200 East Virginia
Gunnison, CO 81230

By Courier

Re: Petitions to the County Board of Equalization

Dear Bobbie,

Following up on yesterday's telephone conversation, I have enclosed the following Petitions to the Gunnison County Board of Equalization:

Property Owner	Account No(s).	Property Description
1. Joan B. Atkinson	R030330	Lot 32A Trappers Crossing at Wildcat
2. Gerald & Carolyn Roach Revocable Living Trust	R043090	Unit 569 Grand Lodge, Crested Butte Resort Condominiums
	R043092	Unit 571 Grand Lodge, Crested Butte Resort Condominiums
3. Verzuh Ranch, Inc.	R041059	Tract 1, Block 70, Verzuh Ranch Annexation
	R041060	Tract 2, Block 70, Verzuh Ranch Annexation
	R041061	Tract 3, Block 70, Verzuh Ranch Annexation
	R041071	Tract 2, Block 71, Verzuh Ranch Annexation
	R041072	Tract 3, Block 71, Verzuh Ranch Annexation
	R041100	Tract 1, Block 75, Verzuh Ranch Annexation
	R041102	Tract 3, Block 75, Verzuh Ranch Annexation
	R041104	Tract 5, Block 75, Verzuh Ranch Annexation
	R041106	Tract 2, Block 74, Verzuh Ranch Annexation
	R041107	Tract 3, Block 74, Verzuh Ranch Annexation
	R041108	Tract 4, Block 74, Verzuh Ranch Annexation
4. David M. Weekley	R041996	Lot C-30, Prospect at Mt. Crested Butte, Phase 1
5. Sherman Street Holdings, LLC	R031587	Lot 32, Kapushion Subdivision, Town of Crested Butte
	R003150	Lots 25 and 26, Block 20, Town of Crested Butte

CBOE #9-21

EXHIBIT A
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6. David Leinsdorf	R003550	Unit 5, Elk Avenue Building, Town of Crested Butte
7. David and Sandra Leinsdorf and Roger and Barbara Ross	R003413	Lots 19 through 24, Block 38, Town of Crested Butte

As we discussed, I would appreciate it if you would schedule all of these Petitions back to back on July 22, 2013 so that I have to make only one trip to Gunnison.

Many thanks.

Best regards,

David Leinsdorf

DL/aw

Enclosures: Petitions (19)

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EXHIBIT B
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DAVID LEINSDORF
ATTORNEY AT LAW

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CRESTED BUTTE, CO 81224-0187
EMAIL: david81224@gmail.com

TELEPHONE: (970) 349-6111
FACSIMILE: (970) 349-6243

July 2, 2013

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

BY COURIER

RE: Account No. R031587

Dear Paula, Phil, and Jonathan:

With this letter I am transmitting a Petition appealing the Assessor's Notice of Determination, which left unchanged the original actual value. The principal basis for the Petition is set forth in the enclosed letter dated May 16, 2013.

Please do not schedule my Board of Equalization hearing on Thursday, July 25, when I have an appointment in Grand Junction. Since I am submitting all of my appeals simultaneously, I would appreciate it if you would schedule all my appeals consecutively on the same day.

Many thanks.

Best regards,

David Leinsdorf

DL/jmk

Enclosures: Petition to County Board of Equalization
Letter

ec: Jeff Hermanson
Kristy McFarland

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EXHIBIT C
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DAVID LEINSDORF
ATTORNEY AT LAW

P.O. BOX 187, 215 ELK AVENUE
CRESTED BUTTE, CO 81224-0187
EMAIL: david81224@gmail.com

TELEPHONE: (970) 349-6111
FACSIMILE: (970) 349-6243

May 16, 2013

Mr. George Lickiss
Senior Appraiser / Analyst
Gunnison County Assessor's Office
221 N. Wisconsin Ave.
Gunnison, CO 81230

By Electronic Mail
(assessor@gunnisoncounty.org)

Re: Lots 25 and 26, Block 20
Town of Crested Butte
Account No. R003150

Dear George,

Attached is an email from Jeff Hermanson of Sherman Street Holdings, LLC authorizing this protest. We request that you reduce the actual value of Lots 25 and 26 in Block 20 to $418,990 based on two factors: (a) The sale of the Grubstake Building, located on three lots at 229 Elk Avenue (R003174), on August 15, 2011 for $766,700 and (b) the Assessor's $418,990 land value on two lots at 201 Elk Avenue (West End Public House, R003169).

(a) The Grubstake Building, which sold for $766,700 on August 15, 2011, is located on what are likely the three most valuable commercial lots in the Town of Crested Butte. It is on the northwest corner of the Elk Avenue and Third Street intersection, the highest traffic and most visible location in town. In the winter, the north side of Elk Avenue is superior to the south because it is sunny and warmer, which encourages pedestrian traffic. In the summer the intersection of Elk Avenue and Third Street is the center of activity, especially during events such as the Fourth of July celebration and arts fair.

The Assessor has allocated 69% of the total actual value of 229 Elk Avenue to the land. If we allocate that same 69% to the August 15, 2011 sale price, the land value of all three lots is only $529,023, or $176,341 per lot. While that result may be somewhat low, it still supports our requested valuation of $418,990 for two lots located in an inferior block that sees less traffic.

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(b) 201 Elk Avenue (Lots 17 and 18 in Block 21, R003169), on which the West End Public House is located, are valued by the Assessor at $418,990 for both lots. This location, also on the sunny side of the street, is at the northeast corner of the intersection of Elk Avenue and Second Street, diagonally across from the Old Town Hall bus stop. This location is better than Lots 25 and 26 in Block 20 because it receives a high volume of pedestrian traffic. Lots 25 and 26, located in the 100 block of Elk Avenue, receive much less traffic than the 200 and 300 blocks of Elk Avenue. Therefore, the Assessor has no basis for valuing Lots 25 and 26 at $670,000, or 60% above 201 Elk Avenue.

Accordingly, we request that you reduce the actual value to $418,990.

If you have any questions about or want to discuss this protest, please let me know.

Many thanks for your consideration.

Best regards,

David Leinsdorf

DL/aw

Enclosure: Email authorization

Ec: Jeff Hermanson

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Gmail by Google

David Leinsdorf <david81224@gmail.com>

Protesting Notices of Valuation

Jeff Hermanson <jhermanson@larimerassociates.com> Wed, May 15, 2013 at 3:47 PM
To: David Leinsdorf <david81224@gmail.com>
Cc: Matt Petcoff <mpetcoff@larimerassociates.com>, Brandy Jackson <bjackson@larimerassociates.com>

Hi David:

On behalf of Sherman Street Holdings LLC, I am authorizing you to Protest the Notice of Valuations on properties identified by R031587 and R003150. Thanks

Jeff Hermanson

President/CEO

Larimer Associates

From: David Leinsdorf [mailto:david81224@gmail.com]
Sent: Wednesday, May 15, 2013 2:46 PM
To: Jeff Hermanson
Subject: Protesting Notices of Valuation

[Quoted text hidden]