Received
County Adminstration
7/6/13

CBOE # 4

EXHIBIT C
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Bobbie Lucero

From: Todd Wiseman <toddwiseman@gmail.com>
Sent: Saturday, July 06, 2013 4:56 PM
To: Assessor; Bobbie Lucero
Subject: R005396 Protest - Hearing Documentation and Request for Evidence
Attachments: Ruby Wetland.png; Ruby Comparable.pdf; MLS Points.pdf; Ruby Drive (CBOE).doc

Follow Up Flag: Follow up
Flag Status: Flagged

Assessor's Office and Bobbie -
Kindly find attached my evidence for the CBOE hearing on July 22nd. Please get back to me if this form of delivery is unacceptable for your purposes. Also, consider this my request for your evidence supporting valuation that you will be bringing to the CBOE hearing. This should be provided via email at toddwiseman@gmail.com.

As mentioned previously Bobbie, I am requesting a phone conference. Please be in touch with me so we can set that up.

Thanks,
Todd

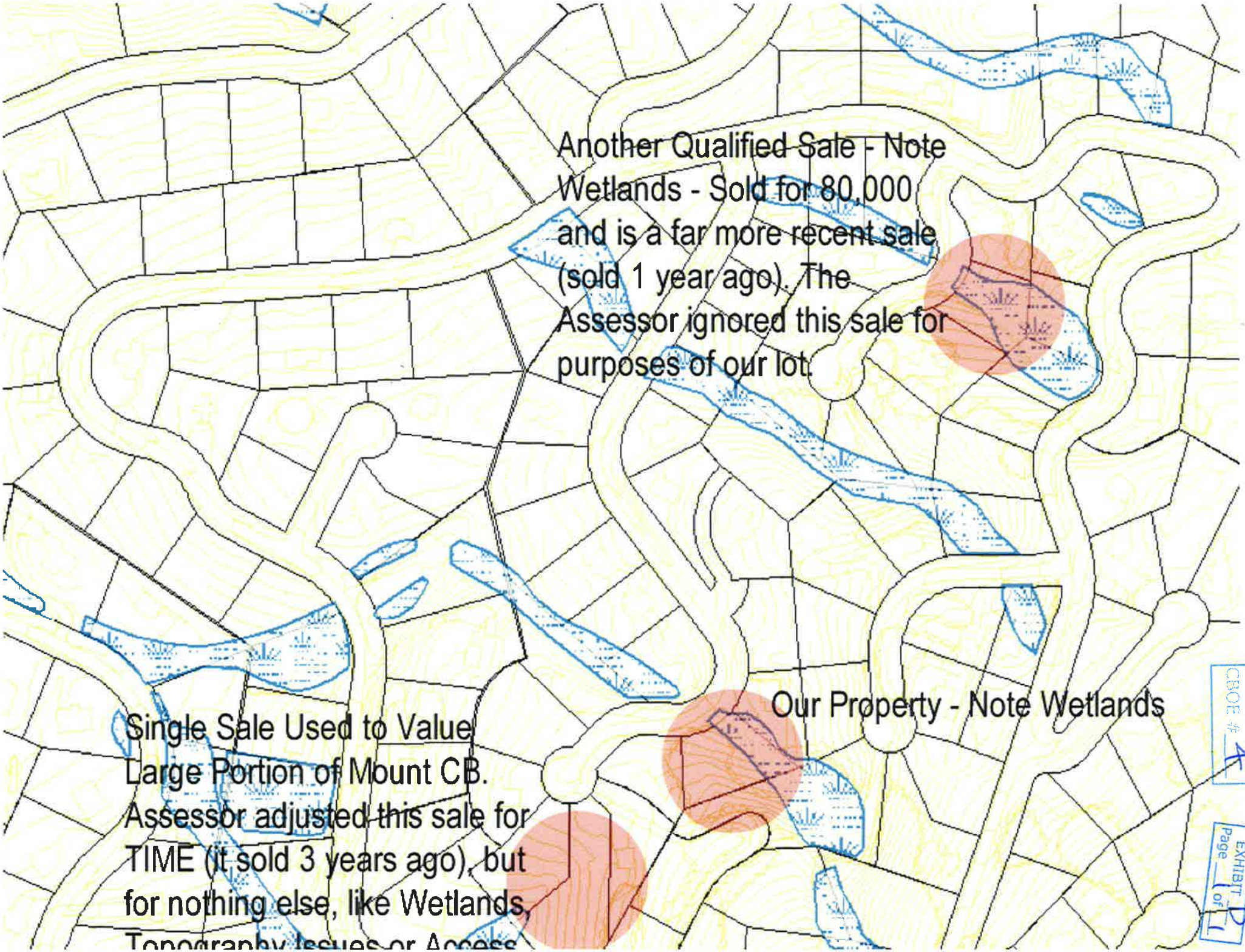

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EXHIBIT P
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2013 REAPPRAISAL
ECONOMIC AREA 6
VACANT LAND:
SUBDIVISIONS

SALES STUDY PERIOD:
JULY 1, 2007 - JUNE 30, 2012

60500 - EAST RIVER RANCHES **$530,000 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	TASP PER UNIT	PARCEL NUMBER	LEGAL
R032798	26-Sep-11	$530,000	$530,000	1	**$530,000**	3257-000-04-003	LOT 4 EAST RIVER RANCHES SUB #608580 #608685

COMPARABLE TO LEA 60500:
60490 - DANNI RANCH RIVER

60560 - PITCHFORK MULTI-UNITS **$64,050 PER SITE**

VALUE DETERMINED BY LAND: BUILDING RATIO FROM LEA 60560

60590 - CHALET VILLAGE ADDITION 3 **$112,500 PER SITE**

COMPARABLE TO LEA 60620 WITH 20% DOWNWARD ADJUSTMENT FOR OUTSIDE INFLUENCE : **$140,600 X 0.80 = $112,500**

60620 - CHALET VILLAGE ADDITION 11 UPPER LOTS **$140,600 PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	25% LAND VALUE	PARCEL NUMBER	LEGAL
R030017	23-Feb-10	$178,000	$140,600	1	**$140,600**	3177-243-01-029	LOT 27 CHALET VILLAGE #11 #597078

COMPARABLE TO LEA 60620:
60580 - CHALET VILLAGE ADDITION 10
60600 - CHALET VILLAGE ADDITION 1-2-6-7-8-9-11
60610 - CHALET VILLAGE ADDITION 7 UPPER LOTS
60640 - CHALET VILLAGE ADDITION 2 UPPER LOTS
60650 - CHALET VILLAGE ADDITION 6 UPPER LOTS

60630 - CHALET VILLAGE ADDITION AFFECTED LOTS **$133,550 PER SITE**

VALUE DETERMINED BY APPLYING A 5% DOWNWARD ADJUSTMENT TO CHALET VILLAGE ADDITION VALUE OF $140,600 : **$140,600 X 0.95 = $133,550**

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CBOE # 4

EXHIBIT F
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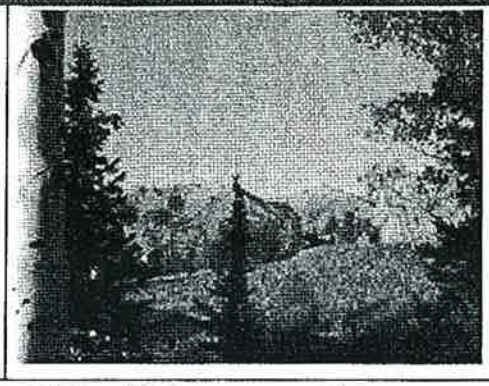
PROPERTY HISTORY DETAIL

Address
31 Ruby Road
Mt. Crested Butte, CO 81225

MLS #30984



MLS # 30984 **Class** LAND **List Date** 3/23/2009 **DOM** 566

Chg Date	Chg Type	Status	Price	Agent - Agent Name	Listing Office 1 - Office Name
10/10/2010 11:26:00 PM	Status	Withdrawn	$165,500	MINDY L STURM	PREMIER MOUNTAIN PROPERTIES
6/29/2010 12:23:00 PM	Asking Price	Active	$165,500	MINDY L STURM	PREMIER MOUNTAIN PROPERTIES
6/7/2010 11:17:00 AM	Asking Price	Active	$165,000	MINDY L STURM	PREMIER MOUNTAIN PROPERTIES
5/23/2010 11:24:00 AM	Asking Price	Active	$175,000	MINDY L STURM	PREMIER MOUNTAIN PROPERTIES
3/28/2010 5:37:00 PM	Asking Price	Active	$185,000	MINDY L STURM	PREMIER MOUNTAIN PROPERTIES
12/17/2009 12:43:00 PM	Asking Price	Active	$199,500	MINDY L STURM	PREMIER MOUNTAIN PROPERTIES
10/12/2009 1:57:00 PM	Ownership	Active	$299,000	MINDY L STURM	PREMIER MOUNTAIN PROPERTIES
6/8/2009 1:27:00 PM	Asking Price	Active	$299,000	MINDY L STURM	PREMIER MOUNTAIN PROPERTIES
3/23/2009 2:43:00 PM	Asking Price	Active	$357,000	MINDY L STURM	PREMIER MOUNTAIN PROPERTIES
3/23/2009 1:57:00 PM	First Recorded Entry	Active	$397,000	MINDY L STURM	PREMIER MOUNTAIN PROPERTIES

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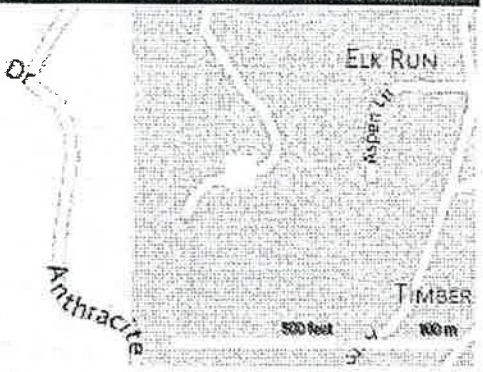
PROPERTY HISTORY DETAIL

Address
31 RUBY DRIVE
MT CRESTED BUTTE, CO 81225

MLS #35004



MLS # 36058 **Class** LAND **List Date** 10/25/2012 **DOM** 57

Chg Date	Chg Type	Status	Price	Agent - Agent Name	Listing Office 1 - Office Name
12/25/2012 9:28:00 PM	Status	Sold-Co-Op By BOR Member	$32,000	CHANNING BOUCHER	BENSON SOTHEBY'S INTERNATIONAL REALTY
12/2/2012 10:18:00 AM	Status	Under Cont -Take Backups	$80,000	CHANNING BOUCHER	BENSON SOTHEBY'S INTERNATIONAL REALTY
10/27/2012 9:15:00 PM	First Recorded Entry	Active	$80,000	CHANNING BOUCHER	BENSON SOTHEBY'S INTERNATIONAL REALTY

MLS # 35004 **Class** LAND **List Date** 1/24/2012 **DOM** 258

Chg Date	Chg Type	Status	Price	Agent - Agent Name	Listing Office 1 - Office Name
10/8/2012 2:25:00 AM	Status	Expired	$94,023	MARY ANN FORE	SANNINO FORE LLC
8/22/2012 3:10:00 PM	Asking Price	Active	$94,023	MARY ANN FORE	SANNINO FORE LLC
7/20/2012 10:04:00 AM	Asking Price	Active	$95,942	MARY ANN FORE	SANNINO FORE LLC
6/13/2012 5:28:00 PM	Asking Price	Active	$97,900	MARY ANN FORE	SANNINO FORE LLC
5/15/2012 5:02:00 PM	Asking Price	Active	$99,900	MARY ANN FORE	SANNINO FORE LLC
1/24/2012 5:03:00 PM	First Recorded Entry	Active	$115,000	MARY ANN FORE	SANNINO FORE LLC

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EXHIBIT H
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Real Estate Appeal

Account # R005396

Property Address:
31 Ruby Drive
Mount Crested Butte, CO 81225

Please consider this note an appeal against the property tax assessment on the above referenced property in Gunnison County.

Justifications:

The County, through their mass appraisal, has valued this lot off of a single sale that occurred in February 2010. A single sale does not form the basis for an assessment value on our lot. Further, our lot comprises approximately 40% wetland along with potentially problematic access issues. The single "comparable" used for the assessment does not exhibit these qualities.

I would contend that other qualified sales like R005367 that occurred during the assessment window for $80,000 are fairer as they exhibit sizable wetland encroachments like that found on our lot.

Further, we purchased our lot for $32,000, in a qualified sale that is closer to the reappraisal date than the comparable used by the county. The property was sold via the MLS in an arms length transaction after being on the market for years. This speaks to the true value of the lot during this assessment period, much more than a single sale that occurred two years prior to the assessment date, on a lot with superior characteristics.

Kindly consider the most recent sale price as well as the facts as presented and come to a fair valuation for this lot.

I am petitioning for an appraised value of 32,000, the best market estimate on the property within the tax window.

We can be reached by email or phone with questions - (719) 352-7421

Further, I give my husband, Todd Wiseman, full authority to discuss and shepherd this appeal through the appeal's process.

Thanks,

Renee Wiseman