Received
County Administration
7/15/13

CBOE # 2

EXHIBIT A
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Carolyn J. Summers
118 Camino del Rio, Unit 33
Gunnison, CO 81230

July 15, 2013

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

Re: Petition of Protest on valuation for assessment of my property:
Schedule No. R010798,
Parcel No. 3787-100-29-025,
Property Description: Unit 33 Bldg J Heatherwood Villas Condos 6 #601742

Points made by me to support my request for reevaluation of my property:

- When I purchased this property (1993), it was evaluated the same as the other similar size condos on the river.
- This condo is on the river without land behind it; there is no land behind my yard on the ditch and the river. (see attached picture)
- Unit 32 owned by Barclay, next door of my unit to the north and also on the ditch, same size as my unit, is assessed as actual value of $297,510.
- Unit 33, my unit, is assessed as actual value $138,980, less than half the same-sized unit next door which is also on the ditch (Barclay).
- A two-bedroom smaller condo to the north of my unit sold for $260,000 in 2011 (the Warth unit #19).

Attached is an overhead picture I received from the Assessor's Office on which I have marked in green my unit (#33) showing the ditch and showing that there is NO land behind my yard and the river – only the ditch. It also shows the unit north of mine (#32) is also on the ditch but has not had its value lowered by the ditch. That unit is the same size as my unit.

I am concerned that in the event of my death that my children would be needing to sell my unit at a lower price because of an appraisal that would occur and would be based on the Assessor's evaluation.

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Please consider these concerns and points that I have made for the reevaluation of my condo, unit #33 at Heatherwood. Thank you.

Sincerely,

Carolyn J. Summers

Carolyn J. Summers
Telephone: 970-641-5423 (h); 970-275-3248 (c)
Email: csummers1@roadrunner.com

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ACCOUNT	SALE DATE	SALE PRICE	TIME-ADJUSTED SALE PRICE	ADDRESS	NEIGHBORHOOD	INVENTORY AT TIME OF SALE							
						ABOVE GRADE SQ FT	FINISHED BASEMENT SQ FT	UNFINISHED BASEMENT SQ FT	GARAGE SQ FT	BUILDING CONDITION	CONSTRUCTION QUALITY	EFFECTIVE YEAR BUILT	ARCHITECTURAL STYLE
R001417	15-Jul-08	$120,000	$62,400	1009 W DENVER AVE	165500: SUNSHINE	948				Average	Fair	1981	Condo <= 3 Stories
R001424	17-Sep-08	$125,000	$67,500	1005 W DENVER AVE	165500: SUNSHINE	1194				Average	Fair	1981	Condo <= 3 Stories
R010802	14-Aug-09	$154,500	$100,425	105 SHAVANO DR	166100: FAIRWAY	1326			320	Average	Average	1980	Condo <= 3 Stories
R010804	5-Jun-12	$109,500	$108,405	105 SHAVANO DR	166100: FAIRWAY	1326			320	Average	Average	1980	Condo <= 3 Stories
R010814	23-Jul-08	$223,000	$115,960	107 SHAVANO DR	166100: FAIRWAY	1338			320	Average	Average	1980	Condo <= 3 Stories
R010841	1-Mar-12	$40,200	$38,592	115 SHAVANO DR	166150: DOS RIOS	678				Average	Fair	1978	Condo <= 3 Stories
R010860	8-Dec-11	$57,800	$53,754	115 SHAVANO DR	166150: DOS RIOS	855				Average	Fair	1978	Condo <= 3 Stories
R010836	29-Dec-09	$99,100	$68,379	113 SHAVANO DR	166150: DOS RIOS	855				Average	Fair	1978	Condo <= 3 Stories
R010856	6-Jul-10	$94,000	$71,440	115 SHAVANO DR	166150: DOS RIOS	855				Average	Fair	1978	Condo <= 3 Stories
R010855	10-Sep-10	$133,000	$103,740	113 SHAVANO DR	166150: DOS RIOS	855				Average	Fair	1978	Condo <= 3 Stories
R017517	5-May-10	$96,500	$71,410	144 CURECANTI DR	166190: WATER WHEEL	856				Average	Fair	1979	Condo <= 3 Stories
R010786	15-Jul-08	$224,400	$116,688	112 COUNTY RD 33	166200: HEATHERWOOD #23	1634			447	Average	Average	1977	Condo <= 3 Stories
R010790	26-Aug-08	$230,000	$121,900	114 COUNTY RD 33	166200: HEATHERWOOD #27	1933			445	Average	Average	1980	Condo <= 3 Stories
R010782	15-Nov-11	$260,000	$239,200	108 COUNTY ROAD 33	166200: HEATHERWOOD #19	1634			447	Average	Average	1981	Condo <= 3 Stories
R010880	5-Oct-10	$180,000	$142,200	490 CURECANTI DR	166340: QUE QUA	1608			264	Average	Average	1981	Condo <= 3 Stories
R032362	12-Oct-09	$299,400	$200,598	37480 W HWY 50	166345: LAKESIDE TOWNHOMES	2066			552	Average	Good	1995	Condo <= 3 Stories
R010909	17-Sep-08	$358,700	$193,698	18 WILD GOOSE LN	166350: TOMICHI	2371			492	Average	Good	1982	Condo <= 3 Stories
R010901	16-Jul-09	$347,000	$222,080	29 WILD GOOSE LN	166350: TOMICHI	2371			492	Average	Good	1982	Condo <= 3 Stories
R010908	27-Sep-10	$318,000	$248,040	20 WILD GOOSE LN	166350: TOMICHI	2371			492	Average	Good	1982	Condo <= 3 Stories
R010899	23-Nov-09	$650,000	$442,000	33 WILD GOOSE LN	166350: TOMICHI	3180			560	Average	Good	1982	Condo <= 3 Stories
R044329	14-Aug-08	$430,000	$227,900	17 WILD GOOSE LN	166375: BACK NINE	2489			624	Excellent	Average	2007	Condo <= 3 Stories
R040488	28-Aug-08	$525,000	$278,250	93 E COTTONWOOD RD	166380: ISLAND	1946			487	Average	Average	2000	Condo <= 3 Stories
R031888	30-Sep-08	$250,000	$135,000	102 SHAVANO DR	166430: PINE GROVE	1383			491	Average	Average	1995	Condo <= 3 Stories

Units #23 and #27 are not on the river. #19 is on the river.
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2013 REAPPRAISAL - CONDOMINIUM SALES IN ECONOMIC AREA 1 (GUNNNISON AREA)

						INVENTORY AT TIME OF SALE							
ACCOUNT	SALE DATE	SALE PRICE	TIME-ADJUSTED SALE PRICE	ADDRESS	NEIGHBORHOOD	ABOVE GRADE SQ FT	FINISHED BASEMENT SQ FT	UNFINISHED BASEMENT SQ FT	GARAGE SQ FT	BUILDING CONDITION	CONSTRUCTION QUALITY	EFFECTIVE YEAR BUILT	ARCHITECTURAL STYLE
R042444	8-Jan-09	$55,000	$31,900	1312 W TOMICHI AVE	150000: WILDWOOD	339				Average	Fair	1980	Condo <= 3 Stories
R042261	16-Sep-11	$36,500	$32,850	1312 W TOMICHI AVE	150000: WILDWOOD	336				Average	Fair	1980	Condo <= 3 Stories
R042266	19-Sep-11	$36,500	$32,850	1312 W TOMICHI AVE	150000: WILDWOOD	337				Average	Fair	1980	Condo <= 3 Stories
R042441	15-Sep-11	$37,400	$33,660	1312 W TOMICHI AVE	150000: WILDWOOD	339				Average	Fair	1980	Condo <= 3 Stories
R042269	14-May-10	$77,000	$56,980	1312 W TOMICHI AVE	150000: WILDWOOD	753				Average	Fair	1980	Condo <= 3 Stories
R044684	31-Jul-08	$175,000	$91,000	102 WILDROSE LN	150110: WILDWOOD TOWNHOMES	852				Average	Average	2007	Condo <= 3 Stories
R042273	18-Aug-08	$198,000	$104,940	WILDFLOWER DR	150110: WILDWOOD TOWNHOMES	1053				Average	Average	2003	Condo <= 3 Stories
R043918	19-Apr-11	$136,500	$116,025	108 WILDROSE LN	150110: WILDWOOD TOWNHOMES	1371				Average	Average	2006	Condo <= 3 Stories
R044685	25-May-12	$155,300	$152,194	104 GRANITE DR	150110: WILDWOOD TOWNHOMES	1578			336	Average	Average	2007	Condo <= 3 Stories
R042485	23-Oct-08	$30,000	$16,500	1200 US HIGHWAY 50	160050: GRRC GARAGES	0			383	Average	Average	2003	Condo <= 3 Stories
R026551	7-Oct-10	$113,000	$89,270	1200 US HIGHWAY 50	160000: GRRC	782				Average	Fair	1989	Condo <= 3 Stories
R002337	18-Nov-11	$48,000	$44,160	212 S 11TH ST	163000: WILLOWS	861				Average	Fair	1979	Condo <= 3 Stories
R040494	18-Jan-11	$186,300	$152,766	229 S BOULEVARD ST	163300: LAVETA TOWNHOMES	1244	391	208	391	Average	Average	1999	Condo <= 3 Stories
R042381	15-Jun-10	$148,500	$111,375	130 S 7TH ST	163400: 7TH STREET	1471			336	Average	Average	2003	Condo <= 3 Stories
R043617	5-Aug-08	$235,500	$124,815	723 N 10TH ST	163450: ANTHRACITE TOWNHOMES	1453			240	Average	Average	2005	Condo <= 3 Stories
R044291	24-Aug-11	$176,000	$156,640	723 N 10TH ST	163450: ANTHRACITE TOWNHOMES	1143	534		215	Average	Average	2006	Condo <= 3 Stories
R001362	23-Oct-09	$128,500	$86,095	512 N 14TH ST	163500: HALLMARK	954	462			Average	Fair	1978	Condo <= 3 Stories
R002140	30-Jun-09	$142,000	$89,460	223 W RIO GRANDE AVE	164010: GOLD BASIN	899	444			Average	Fair	1982	Condo <= 3 Stories
R002142	27-Apr-11	$133,000	$113,050	217 W RIO GRANDE AVE	164010: GOLD BASIN	899		444		Average	Fair	1982	Condo <= 3 Stories
R001639	15-Dec-09	$114,000	$78,660	216 W GEORGIA AVE	164100: RICHARDSON SQUARE	719				Average	Fair	1983	Condo <= 3 Stories
R040036	10-Feb-11	$99,000	$82,170	226 W GEORGIA AVE	164100: RICHARDSON SQUARE	703				Average	Fair	1981	Condo <= 3 Stories
R031768	23-Jul-08	$153,700	$79,924	308 S 11TH ST	164200: CINNAMON TEAL	836			201	Average	Fair	1995	Condo <= 3 Stories
R001437	3-Sep-09	$115,000	$75,900	438 N 11TH ST	164500: CEDAR TERRACE	1036				Average	Fair	1980	Condo <= 3 Stories
R002416	11-Aug-09	$155,300	$100,945	1202 W NEW YORK AVE	165000: COTTONWOOD	534	534			Average	Average	1981	Condo <= 3 Stories
R030735	26-Jun-12	$114,900	$113,751	310 S 5TH ST	165300: WEST HAVEN	844			308	Average	Fair	1993	Condo <= 3 Stories