# AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

**AgendaTitle:**
Lot Cluster Application; Marble Ski Area, Filing #2, Block 10, Lots 3, 4, 5 and 6; Rex and Vickie Branson

**Action Requested:** Board of County Commissioners' Signature

**Parties to the Agreement:**

**Term Begins:** **Term Ends:** **Grant Contract #:**

**Summary:**
Rex and Vickie Branson have applied to cluster their lots in Marble Ski Area Filing #2- Block 10, Lots 3,4,5, & 6. I have attached all the above mentioned documents. The lot cluster will result in one lot – 1.752 acres. The lots are currently vacant.

**Fiscal Impact:** None.

**Submitted by:** Beth Baker **Submitter's Email Address:** bbaker@gunnisoncounty.org

**Finance Review:** ○ Required ● Not Required

Comments:

Reviewed by: Discharge Date:

**County Attorney Review:** ● Required ○ Not Required

Comments:

Reviewed by: GUNCOUNTY1\ATREZISE Discharge Date: 10/18/2013 Certificate of Insurance Required Yes ○ No ●

**County Manager Review:**

Comments:

Reviewed by: GUNCOUNTY1\MBIRNIE Discharge Date: 10/29/2013

○ Consent Agenda ● Regular Agenda ○ Worksession Time Allotted: 5

Agenda Date: 11/5/2013 Follow Up Agenda Date:

*Revised April 2013*

Gunnison County, CO
Community Development Department
**221 N. Wisconsin St. Ste. D, Gunnison, CO 81230**
**Phone: (970) 641-0360 FAX: (970) 641-8585**
**Website: www.gunnisoncounty.org/planning.html**
**Email: planning@gunnisoncounty.org**

To: Board of County Commissioners

From: Community Development Department Services Manager Beth Baker

Date: October 21, 2013

| Lot Cluster request<br>Marble Ski Area Filing # 2<br>Block 10<br>Lots 3,4,5, & 6<br>**Rex and Vickie Branson** |
|---|
| • **Application** |
| • **Lot Cluster Agreement** |
| • **Warranty Deed** |
| • **Utility Agreements** |
| • **Assessors Record** |
| • **Treasurers Receipt of Payment** |
| • **Plat with Lots Outlined** |
| |
| |

Rex and Vickie Branson have applied to cluster their lots in Marble Ski Area Filing #2- Block 10, Lots 3,4,5, & 6. I have attached all the above mentioned documents. The lot cluster will result in one lot – 1.752 acres. The lots are currently vacant.

Please call me with any questions you may have.

Thanks,
Beth Baker
Community Development Services Manager
970-641-7932
bbaker@gunnsioncounty.org

GUNNISON COUNTY, COLORADO

# LAND USE CHANGE APPLICATION FOR LOT CLUSTERS TO COMBINE EXISTING PARCELS OF REAL PROPERTY

Gunnison County Planning Department 221 N. Wisconsin St. Gunnison, CO
Telephone: 970-641-0360 FAX: 970-641-8585 Website: www.gunnisoncounty.org

**DATE RECEIVED BY PLANNING DEPT.** 10/16/13
**APPLICATION FEE PAID ($ ):** 10/16/13 $150.00

| | | |
|---|---|---|
| **APPLICANT:** REX and Vickie Branson | | |
| **MAILING ADDRESS:** 620 West Park St | | |
| **CITY:** Marble | **STATE:** Co | **ZIP:** 81623 |
| **PHONE (day):** 970-963-7117 | **(evening):** 970-963-7117 | |
| **FAX:** | **E-MAIL ADDRESS:** | |

**LEGAL DESCRIPTION.** The undersigned (is) (are) the ow ner (s) of the following described adjacent parcels of real property in Gunnison County, Colorado (include full legal description):
Lots 3-4-5-6 Block 10 Marble Ski Area Filing No 2

and any adjacent street or alley that is or may be vacated.
County of Gunnison,
State of Colorado.

**REQUEST TO COMBINE LOTS AND VACATE BOUNDARY LINE(S).** The undersigned desire(s) to create a single undivided building lot from the adjacent parcels described above; the undersigned expressly desires to vacate the boundary line(s) between such adjacent parcels. Between Lot 3+4 Between Lot 4+6 Between 4-5-6

**LIEN OR MORTGAGE HOLDER ADDRESS(ES).** For each parcel described in #1, above, state the name, address and telephone number of each lien and or mortgage holder and briefly describe each lien and/or mortgage:

N.A.

**LIEN OR MORTGAGE HOLDER CONSENT.** For each lien and/or mortgage described in #4, above, as applicable, provide notarized letters of consent or a signed and notarized subordination to the lot cluster from lien or mortgage holders of the individual pre-clustered lots; the lien/mortgage holder is required to sign the attached "Lot Cluster Agreement and Declaration."

N.A.

Each undersigned applicant, for themselves, their heirs, successors, personal representatives and assigns, declares an intention to combine the parcels described in #1, above, into one lot to be maintained as one new integrated single building lot and further declares an intention that no portion of such new lot constituting less than the entire new lot may be conveyed, mortgaged, encumbered or otherwise transferred without prior compliance with applicable subdivision requirements including but not limited to those required by the *Gunnison County Land Use Resolution*. The above declaration is for the benefit of Gunnison County, Colorado and shall run with the land in perpetuity. Nothing in this Agreement is or shall be construed to be a waiver of applicable County building, sewage disposal, driveway and/or other permit requirements.

The approval of this Lot Cluster is not a guarantee of County approval of a Individual Septic Disposal System variance, should one be required.

Date: OCT 10-2013 Rex A. Branson
Applicant

Date: 10/10/2013 Vickie Branson
Applicant

**AUTHORIZATIONS**

Date: 10/18/13
Gunnison County Attorney

Date: 10/18/13
Gunnison County Planning Director

# LOT CLUSTER AGREEMENT AND DECLARATION
# GUNNISON COUNTY, COLORADO

THIS LOT CLUSTER AGREEMENT AND DECLARATION is made this _____ day of _____, 20 13 by and between the Board of County Commissioners of the County of Gunnison, Colorado (hereinafter "Gunnison County") and _____ (jointly and severally) (hereinafter "Owner"). REX BRASON And Vickie Branson

RECITALS:

1. The undersigned (are) the owner of the following described properties;
   REX A. BRANSON
   See Attached legal description
   and any adjacent street or alley that is or may be vacated.,
   County of Gunnison
   State of Colorado

2. This Lot Cluster Agreement and Declaration is made for good, valuable and sufficient consideration, including the creation of a single parcel by the clustering of the above described properties.

NOW, THEREFORE, it is agreed that:

1. Gunnison County and Owner, on behalf of themselves, their respective heirs, *successors*, personal representatives and assigns, hereby declare that the real property described above shall hereafter be and is combined into one parcel to be maintained as one new integrated parcel and single building lot and further declare that no portion of such new parcel constituting less than the entire new parcel may be conveyed, mortgaged or encumbered or otherwise transferred without prior compliance with *applicable* subdivision requirements including but not limited to the *Gunnison County Land Use Resolution.*

2. This Agreement does not independently change or amend any fee, assessment or charge regarding any service to such real property.

3. This Lot Cluster Agreement And Declaration is made for the benefit of Gunnison County, Colorado, and shall run with the land in perpetuity. Nothing in this Agreement is or shall be construed to be a waiver of applicable County building, sanitary or other permit requirements.

4. This Agreement and Declaration shall not have effect until it is recorded, at the cost of the applicant, with the Clerk and Recorder of Gunnison County, Gunnison Colorado.
5. This Lot Cluster approval does not result in a guarantee of approval of an Individual Septic System variance approval.

Date: oct 10 -2013 Rex A. Branson
Owner

Date: Oct/10/2013 Vickie Branson
Owner

05/01/01

Date:_____ N.A.
Mortgage or Lien Holder

STATE OF COLORADO )
Garfield )ss
COUNTY OF ~~GUNNISON~~ )

The foregoing instrument was acknowledged before me this 10 day of October 2013 by Rex Allen Branson (Owner).

Witness my hand and official seal.

My Commission expires: 8/30/2016

Notary Public
Address: 1901 Grand Ave
Glenwood Springs Co 81601

RENEE Y. CALDERON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124056190
MY COMMISSION EXPIRES 08-30-2016

STATE OF COLORADO )
Garfield )ss
COUNTY OF ~~GUNNISON~~ )

The foregoing instrument was acknowledged before me this 10 day of October 2013 by Vickie Branson (Mortgage/Lien Holder).

Witness my hand and official seal.

My Commission expires: 8/30/2016

Notary Public
Address: 1901 Grand Ave
Glenwood Springs Co 81601

RENEE Y. CALDERON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124056190
MY COMMISSION EXPIRES 08-30-2016

Date: _____

Commissioner Commissioner Commissioner

Board of County Commissioners
Gunnison County, Colorado

Attest:

Gunnison County Clerk and Recorder

05/01/01

**Lots to be clustered**

Lots 3,4,5,6 Block 10 Marble Ski Area #2
And any adjacent street or alley that is or may be vacated
County of Gunnison
State of Colorado.

# WARRANTY DEED

State Doc Fee: $3.50
Recording Fee: $16.00

**THIS DEED** is dated the 1st day of May, 2013, and is made between

Gary A. Wagner and Patsy L. Wagner

(whether one, or more than one), the "Grantor" of the County of Gunnsion and State of Colorado and

**Rex Branson and Vickie Branson**

the "Grantees", whose legal address is 620 W Park, Marble, CO 81623 of the County of Gunnison and State of Colorado_____.

**WITNESS,** that the Grantor, for and in consideration of the sum of **Thirty Five Thousand Dollars and No Cents ( $35,000.00 )**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with any improvements thereon, located in the County of Gunnison and State of Colorado described as follows:

Lots 3, 4, 5 and 6,
Block 10,
MARBLE SKI AREA, FILING NO. 2,
According to the plat thereof recorded December 11, 1970 as Reception No. 282563.

COUNTY OF GUNNISON,
STATE OF COLORADO.

also known by street address as: TBD Serpentine Trail, Marble, CO 81623

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantees, and the Grantees' heirs and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

General taxes for the year 2013 and subsequent years; and those specific exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8.1 (Record Title Matters) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements (including, cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8.2 (Off Record Title Matters) and Section 9 (Current Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special taxing district; the benefits and burdens and of any recorded declaration and party wall agreements, if any.

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

01330-24008

State of Colorado
County of Garfield

The foregoing instrument was acknowledged before me this 1st day of May, 2013 by Gary A. Wagner and Patsy L. Wagner.

Witness my hand and official seal.

Mary L Scheurich

Notary Public Mary L. Scheurich
My commission expires:

MARY L. SCHEURICH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19974007954
My Commission Expires May 22, 2017

CenturyLink™

222 West 5th Street
Pueblo, CO 81003
TEL 719-584-6484
FAX 719-584-6462

September 30, 2013

Mr. Rex Branson
620 West Park Street
Marble, CO 81623

Re: Lot Consolidation

Dear Mr. Branson:

Please be advised that CenturyLink does not have an objection to the proposed consolidation of Lots 3, 4, 5 and 6, Block 10, Marble Ski Area, Filing 2, Gunnison County, Colorado, nor the vacation o any platted utility easements associated with the consolidation.

Please call if I can be of further assistance.

Yours truly,

Murk Mansell

Murk Mansell
Right of Way Manager
719-584-6484

STATE OF COLORADO
COUNTY OF PUEBLO

The foregoing instrument was acknowledged before me this 30th day of Sept, 2013, by Murk Mansell as Right of Way Manager for Qwest Corporation d/b/a CenturyLink QC.

(NOTARY SEAL)

HAZEL A. KENT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044046087
MY COMMISSION EXPIRES FEBRUARY 9, 2017

Witness my hand and official seal:

Hazel A Kent
Notary Public

My commission expires: 2-9-2017

HAZEL A. KENT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY COMMISSION
MY COMMISSION EXPIRES FEBRUARY 9, 1977

# AGREEMENT TO ABANDON UTILITY EASEMENT

THIS AGREEMENT is made and entered into this 4th day of September, 2013, by and between HOLY CROSS ENERGY and REX BRANSON, hereinafter called "Owner".

## RECITALS

1. The "Owner" owns certain residential real property located in Gunnison County, Colorado. Said real property is specifically known as Lots 3, 4 and 5, 6 Block 10, Marble Ski Area, Filing 2, MSA Filing 2, a plat of which is attached hereto as Exhibit "A".

2. Gunnison County has instituted a "one acre" minimum building site regulation in the Marble Ski Area and requires the accumulation of as many original residential lots as necessary to reach said "minimum" threshold.

3. The "Owner", by combining the above referenced residential lots, has reached that "minimum".

4. The "Owner", at the request of the Gunnison County Planning Department, desires to have the interior utility easements, being five feet on each side of the centerline, abandoned. More specifically, the easement between Lots 3, 4 and 5. 6

5. All perimeter easements that currently exist and are in place as shown on the recorded plat therefore shall remain in place.

NOW THEREFORE, in consideration of the foregoing recitals, the parties agree as follows:

The utility easements enumerated above will be abandoned and forever eliminated from the common lot lines of said Lots 3, 4 and 5, Marble Ski Area, Filing 2.

The Utility easements around the perimeter of said Lots 3, 4 and 5, Filing 2, Marble Ski Area will remain in place for the future use by Holy Cross Energy.

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.

Holy Cross Energy, a Colorado corporation

By: _____
Richard D. Brinkley, Chief Operations Officer

_____
Rex Branson

STATE OF Colorado )
)ss.
COUNTY OF Garfield )

The foregoing instrument was acknowledged before me this 10 day of October, 20 13, by REX BRANSON as Owner.

Witness my hand and official seal
My commission expires: 8/30/2016

Notary Public

Address: 1901 Grand Ave - Glenwood Spr Co 81601

RENEE Y. CALDERON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124056190
MY COMMISSION EXPIRES 08-30-2016

STATE OF COLORADO )
)ss.
COUNTY OF GARFIELD )

The foregoing instrument was acknowledged before me this 6TH day of SEPTEMBER, 20 13, by Richard D. Brinkley, Chief Operations Officer, as representative of Holy Cross Energy.

Witness my hand and official seal
My commission expires:

Notary Public

Address: 95 Pittenigan Ln.
GLENWOOD SPGS, CO.

JEFFREY A. FRANKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114003703
MY COMMISSION EXPIRES 02/18/2016

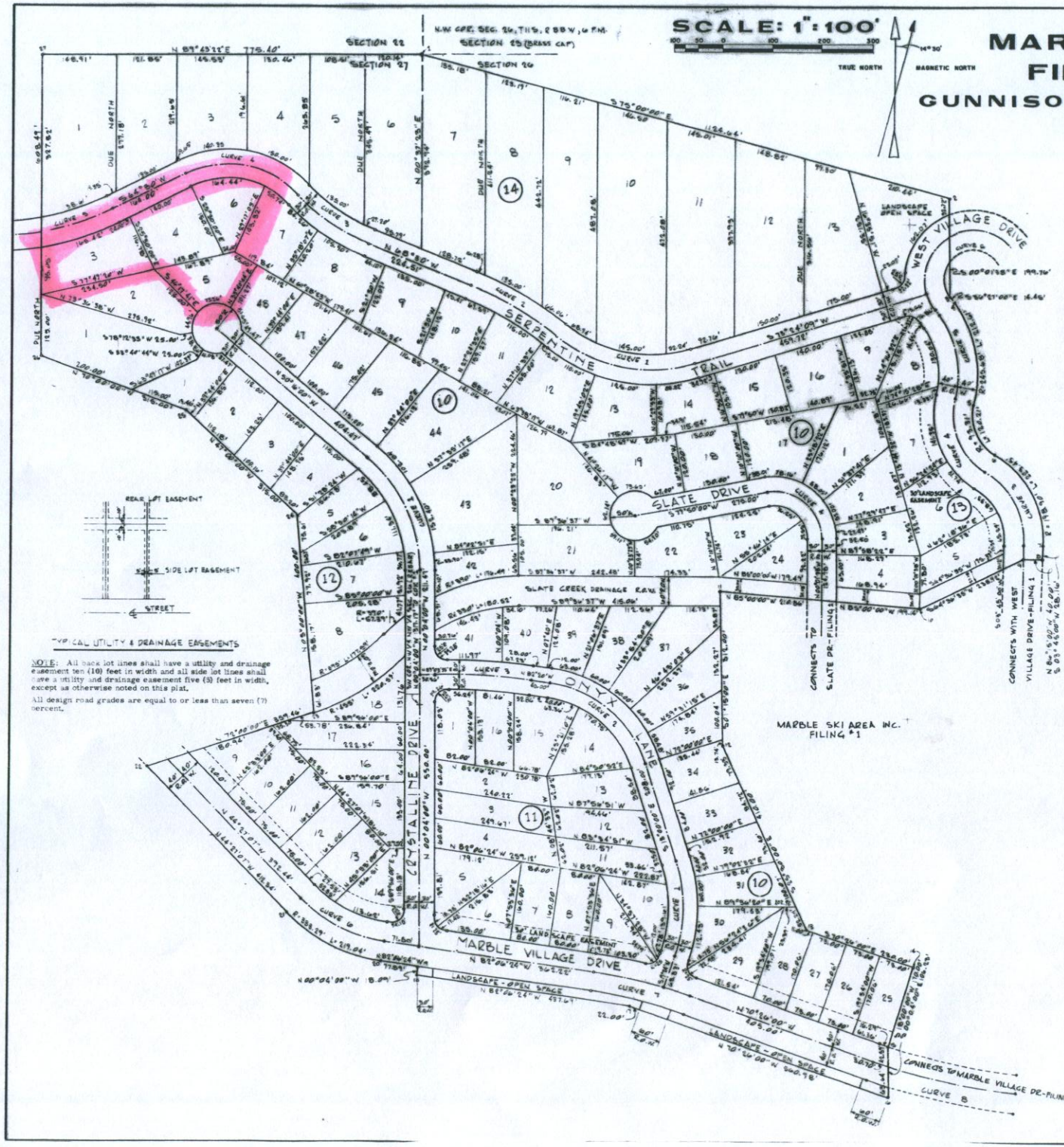
v\Chaney\Abandon Agmt Marble Ski Branson

# PLAT OF MARBLE SKI AREA FILING NO. 2

## GUNNISON COUNTY, COLORADO

SCALE: 1" = 100'

TRUE NORTH — MAGNETIC NORTH 14° 30'




TYPICAL UTILITY & DRAINAGE EASEMENTS

NOTE: All back lot lines shall have a utility and drainage easement ten (10) feet in width and all side lot lines shall have a utility and drainage easement five (5) feet in width, except as otherwise noted on this plat.

All design road grades are equal to or less than seven (7) percent.

### DESCRIPTION

A parcel of land, containing 60.3 acres more or less, located in Sections 26 and 27, T. 11S., R. 88 W. of the 6th P. M., more specifically described as follows: Beginning at Corner #1, the Northwest corner of Section 26, T. 11 S., R. 88 W. of the 6th P. M.; thence S. 73° 00' 00" E. 1124.64 feet to Corner #2; thence S. 00° 01' 28" E. 188.76 feet to Corner #3; thence S. 36° 27' 00" E. 14.45 feet to Corner #4; thence 312.61 feet along a curve to the right whose radius is 245.88 feet and interior angle is 49° 25' 00" to Corner #5; thence 120.21 feet along a curve to the left whose radius is 93.317 feet and interior angle is 73° 45' 00" to Corner #6; thence 223.45 feet along a curve to the right whose radius is 198.90 feet and interior angle is 64° 22' 00" to Corner #7; thence S. 03° 45' 00" W. 28.16 feet to Corner #8; thence N. 86° 13' 00" W. 40.00 feet to Corner #9; thence S. 64° 38' 35" W. 338.92 feet to Corner #10; thence N. 85° 00' 00" W. 410.00 feet to Corner #11; thence S. 01° 15' 00" E. 312.00 feet to Corner #12; thence S. 25° 30' 00" E. 410.00 feet to Corner #13; thence S. 70° 26' 00" E. 230.00 feet to Corner #14; thence S. 18° 00' 00" W. 170.00 feet to Corner #15; thence S. 00° 04' 00" E. 108.23 feet to Corner #16; thence N. 70° 26' 00" W. 580.38 feet to Corner #17; thence N. 82° 06' 24" W. 437.68 feet to Corner #18; thence N. 00° 04' 00" W. 18.00 feet to Corner #19; thence N. 82° 06' 24" W. 77.80 feet to Corner #20; thence 215.04 feet along a curve to the right whose radius is 233.28 feet and interior angle is 37° 38' 13" to Corner #21; thence N. 44° 27' 07" W. 412.34 feet to Corner #22; thence N. 72° 00' 00" E. 350.46 feet to Corner #23; thence N. 05° 00' 00" W. 400.00 feet to Corner #24; thence N. 47° 00' 00" W. 315.00 feet to Corner #25; thence N. 70° 00' 00" W. 315.00 feet to Corner #26; thence due North 508.35 feet to Corner #27; thence N. 89° 47' 11" E. 775.40 feet to the point of beginning.

### DEDICATION

State of Colorado )
County of Gunnison) SS

KNOW ALL MEN BY THESE PRESENTS that Marble Ski Area Inc., a Colorado Corporation, being owner of the above described property situate in Gunnison County, Colorado and have by these presents laid out, platted and subdivided, streets, easements, lots as shown hereon under the name of Marble Ski Area - Filing No. 2 and do hereby dedicate to Gunnison County Colorado in fee simple all such streets, easements and public ways shown thereon.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed this 23rd day of November, 1970.

Marble Ski Area, Inc.
Post Office Box 38
Larkspur, Colorado 80118

By [signature] President

Attest [signature] Assistant Secretary

SEAL:

### SURVEYOR'S AFFIDAVIT

I, Leroy E. Tobler, a registered land surveyor in the State of Colorado, do hereby certify that the survey of Marble Ski Area - Filing No. 2 and the plat thereof were made under my direction and that said survey is accurately represented upon this plat. All monument points and corners were marked as required by the laws of the State of Colorado regulating land surveying. Bearings were determined by solar observation.

Date Plat Prepared 11-20-70

[signature] Leroy E. Tobler, P.L.S. #5447
KKSNA, Consulting Engineers

LEROY E. TOBLER REGISTERED 5447 LAND SURVEYOR STATE OF COLORADO

### NOTARY'S ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 23rd day of November, 1970 by

My Commission Expires Feb. 1, 1971 [signature] Notary Public

NOTARY PUBLIC STATE OF COLORADO

### APPROVALS

Approved this 7th day of December, 1970. Approved and accepted this 7th day of December, 1970.

GUNNISON COUNTY PLANNING COMMISSION
by [signature] Chairman

BOARD OF COUNTY COMMISSIONERS
GUNNISON COUNTY, COLORADO
[signature] Chairman

State of Colorado )
County of Gunnison) SS

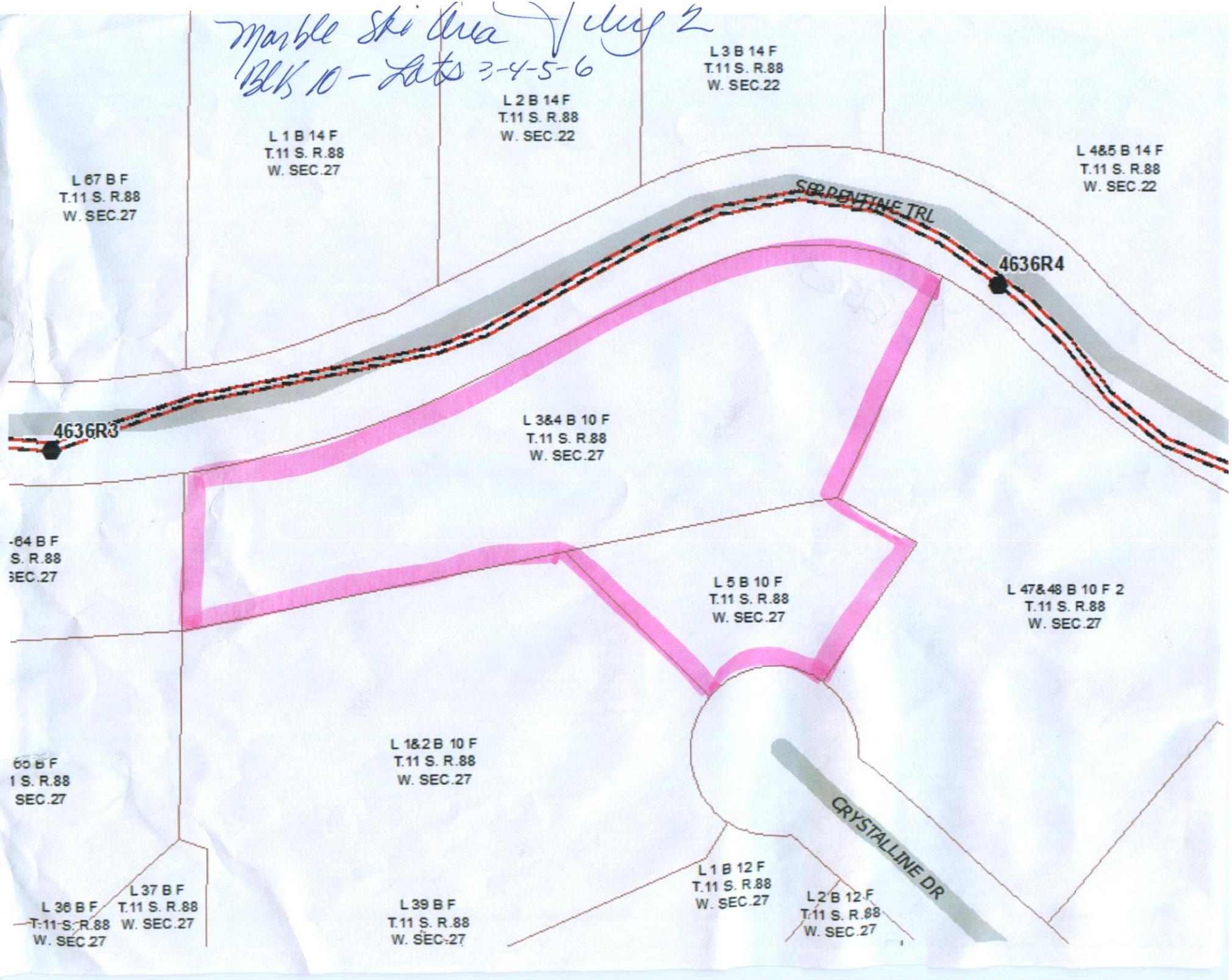
I hereby certify that this plat was filed for record in my office at 10:00 o'clock A. m., 11th day of December, 1970, bearing Reception Number 282663

[signature] County Clerk and Recorder

### CURVE DATA -- CENTERLINE OF ROAD

| Curve No. | Δ | R | T | L | Long Chord Length | Long Chord Bearing |
|---|---|---|---|---|---|---|
| MARBLE VILLAGE DRIVE | | | | | | |
| 6 | 37° 39' 17" | 293.29' | 100.00' | 192.75' | 189.30' | S. 63° 16' 45" E. |
| 7 | 11° 40' 24" | 978.23' | 100.00' | 199.31' | 198.98' | S. 76° 16' 12" E. |
| 8 | 14° 22' 00" | 1190.16' | 150.00' | 298.43' | 297.65' | S. 77° 37' 00" E. |
| WEST VILLAGE DRIVE | | | | | | |
| 3 | 54° 22' 00" | 158.90' | 100.00' | 178.51' | 169.27' | N. 28° 26' 00" W. |
| 4 | 73° 45' 00" | 133.32' | 100.00' | 171.61' | 160.00' | N. 23° 44' 30" W. |
| 5 | 49° 35' 00" | 205.68' | 95.00' | 177.99' | 172.40' | N. 11° 29' 30" W. |
| 6 | 224° 52' 00" | 100.00' | — | 392.47' | 184.86' | N. 75° 59' 00" E. |
| CRYSTALLINE DRIVE | | | | | | |
| 1 | 50° 12' 00" | 300.00' | 140.53' | 262.85' | 254.52' | N. 25° 30' 00" W. |
| ONYX LANE | | | | | | |
| 1 | 37° 24' 00" | 295.44' | 100.00' | 192.85' | 189.44' | N. 00° 42' 00" E. |
| 2 | 64° 20' 00" | 238.50' | 150.00' | 267.80' | 253.95' | N. 30° 10' 00" W. |
| 3 | 08° 50' 02" | 1284.60' | 100.00' | 199.60' | 199.40' | N. 86° 45' 01" W. |
| SLATE DRIVE | | | | | | |
| 4 | 100° 08' 22" | 96.26' | 115.00' | 168.24' | 147.63' | N. 50° 05' 49" W. |
| SERPENTINE TRAIL | | | | | | |
| 1 | 55° 02' 51" | 307.05' | 160.00' | 295.00' | 283.78' | N. 79° 04' 25" W. |
| 2 | 16° 57' 00" | 704.68' | 105.00' | 208.47' | 207.71' | N. 80° 01' 30" W. |
| 3 | 24° 47' 00" | 408.63' | 90.00' | 177.18' | 175.81' | N. 58° 06' 30" W. |
| 4 | 71° 47' 00" | 201.75' | 146.00' | 252.78' | 236.55' | N. 79° 38' 30" W. |
| 5 | 30° 00' 00" | 559.81' | 150.00' | 293.12' | 289.78' | S. 75° 39' 00" W. |

Marble Ski Area / Map 2
Blk 10 – Lots 3-4-5-6



Assessor Quick Links
Gunnison Assessor Home
Find Property Records

Gunnison County COLORADO

# Assessor Property Record Search

## Owner and Parcel Information

| Owner Name & Mailing Address | |
|---|---|
| BRANSON REX ETAL<br>BRANSON VICKIE<br>620 W PARK ST<br>MARBLE, CO 81623-9027 | |
| **Business Name:** | NA |

| | |
|---|---|
| **Today's Date:** | October 17, 2013 |
| **Appraisal Year:** | 2013 |

| | |
|---|---|
| **Account Number:** | R071231 |
| **Parcel Number:** | 2917-271-02-023 |
| **Account Type:** | Vacant |
| **Economic Area:** | Econ Area 8 |
| **Tax District:** | 617 |
| **Mill Levy:** | 47.507 |

| | |
|---|---|
| **Property Location:** | , |
| **Neighborhood:** | 81820 |
| **LEA:** | () |
| **Subdivision:** | MARBLE SKI AREA 2 |
| **Condo:** | |
| **Legal Description:** | LOT 3-6 BLK 10 MARBLE SKI AREA 2 #619884 |
| **Parcel Notes** | TOTAL PARCEL = 1.752 AC |

| | |
|---|---|
| **Parcel Map** | Show Parcel Map |
| **Building Photos** | NA |
| **Building Sketches** | NA |
| Generate Neighboring Owner List by Distance | |
| Search Sales By Subdivision | |

## 2013 Assessment Information

| Land Actual Value | Land Assessed Value | Building Actual Value | Building Assessed Value | Total Actual Value | Total Assessed Value |
|---|---|---|---|---|---|
| | | | | | |

## Prior Year Assessment Information

| Year | Actual Value | Assessed Value | Mill Levy | Ad Valorem Taxes |
|---|---|---|---|---|
| No Prior Year Assessment History associated with this parcel | | | | |

## Land Information

| Land Description | Land Type | Acres | Site Access | Electricity | Sewer | Water | Other Attributes |
|---|---|---|---|---|---|---|---|
| VACANT RES LOTS | Vacant | 0.342 | YEAR ROUND | YES | ISDS ALLOWED NOT INSTALLED | WELL INSTALLED | LAND TYPE - TREE |
| VACANT RES LOTS | Vacant | 1.410 | YEAR ROUND | YES | ISDS ALLOWED NOT INSTALLED | WELL INSTALLED | LAND TYPE - TREE |

## Sales Information

| Sale Date | Sale Amount | Grantor | Grantee | Vacant or Improved (at time of sale) | Reception # | Deed Type |
|---|---|---|---|---|---|---|
| 05/01/2013 | $35,000 | WAGNER GARY A ETAL | BRANSON REX ETAL | Vacant | 619884 | WARRANTY DEED - FEE |

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: October 13, 2013

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# GUNNISON COUNTY
## Property Tax Receipt

**Receipt Number** 1046098
Transaction Number 83080324266658
Transaction Date 05/07/2013

Date Receipt Printed 10/18/2013

**CURRENT TAX YEAR INFORMATION**

**Account Number** R014100
**Owner** WAGNER GARY A ETAL
63 LICHEN CT
MARBLE, CO 816237757

**Parcel Number** 291727102022
**Property Address**
SERPENTINE TRL
MARBLE 81623

**Legal** LOTS 3, 4, 6 BLK 10 MARBLE SKI AREA 2 #511383 #511384

**Actual Value** $110,000.00
**Assessed Value** $31,900.00

**Tax District** 617
**Mill Levy** 47.507

| PAID | Tax Year: | Bill Item Type: | Amount: | Description: |
|---|---|---|---|---|
| | 2012 | AD VALOREM | $757.74 | 2ND HALF |
| | | **Annual Total:** | $757.74 | |
| | | **Account Total:** | **$757.74** | |

**PAID BY INFORMATION**

| | | | |
|---|---|---|---|
| CHECK | 271292 2 | STEWART TITLE | $757.74 |
| Over/Short | | | $0.00 |
| Change | | | $0.00 |
| Refund | | | $0.00 |

**Transaction Total Received** **$757.74**

**Tax Receipt valid upon check(s) clearing your bank.**

# GUNNISON COUNTY
## Property Tax Receipt

**Receipt Number** 1045599
Transaction Number 83080324266382
Transaction Date 05/03/2013

Date Receipt Printed 10/18/2013

**CURRENT TAX YEAR INFORMATION**

**Account Number** R014102
**Owner** WAGNER GARY A ETAL
63 LICHEN CT
MARBLE, CO 816237757

**Parcel Number** 291727102005
**Property Address**

**Legal** LOT 5 BLK 10 MARBLE SKI AREA 2 #586500 #618844

**Actual Value** $10,750.00
**Assessed Value** $3,120.00

**Tax District** 617
**Mill Levy** 47.507

| PAID | Tax Year: | Bill Item Type: | Amount: | Description: |
|---|---|---|---|---|
| | 2012 | AD VALOREM | $74.11 | 2ND HALF |
| | | **Annual Total:** | $74.11 | |
| | | **Account Total:** | **$74.11** | |

**PAID BY INFORMATION**

| | | |
|---|---|---|
| Online Payment Card | WAGNER GARY A ETAL | $74.11 |
| Over/Short | | $0.00 |
| Change | | $0.00 |
| Refund | | $0.00 |

**Transaction Total Received** **$74.11**