2015 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 30, 2015
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

Received
County Adminstration
7/14/15

CBOE # 55

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R043157	2015	606	3257-273-03-013

PROPERTY OWNER	LEGAL DESCRIPTION
PITT TYLER R ETAL ~~47 ALPINE CT~~ 147 LOWER ALLEN RD. CRESTED BUTTE, CO 81224-9606	LOT 10 ALLEN HOME SITES #601754

PROPERTY CLASSIFICATION		PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
			ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential			896,150	789,920
	TOTALS		$896,150	$789,920

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.

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:

CBOE # 55

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, 2014? (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.)

$ 536,750

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.)

PLEASE READ THE ATTACHED PAPER + REVIEW THE INCLUDED COMPS.

I AM BEING VALUED AT TWICE THE SQUARE FOOT PRICE AS A HOUSE THAT IS MUCH NICER THAN MINE - 2 DOORS DOWN?

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.

Tyler Pitt	970 901 9787	7/13/15
Signature	Telephone Number	Date

*Attach letter of authorization signed by property owner.

trpincb@hotmail.com
caseym_74@hotmail.com

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MY HOUSE IS 147 LOWER ALLEN RD.

I HAVE INCLUDED SEVERAL COMPS., HOWEVER, 215 LOWER ALLEN RD. IS THE MOST COMPRABLE IN TERMS OF QUALITY OF CONSTRUCTION AND THEY + I ARE THE TWO MOST RECENTLY BUILT HOMES IN THE NEIGHBORHOOD.

MY HOUSE HAS THE SAME VALUATION AS 215 (AFTER MY REVIEWED EVALUATION) BUT I HAVE 1603 LESS SQUARE FT!

215 SITS TWO HOUSES DOWN THE STREET AND HAS THE HIGHEST QUALITY OF CONSTRUCTION AND FINISHES OF ANY HOMES NEARBY - INCLUDING MINE.

WHAT 215 HAS, THAT 147 DOESN'T IS: INTERIOR ROCK WALLS, EXTERIOR ROCK WAINSCOT, CURVED ROOF, HUGE VAULTED CEILINGS, CUSTOM CABINETS, AND AMAZING FINISHES INSIDE AND OUT. PLEASE REVIEW THE ATTACHED PACKET.

FOR ARGUMENT'S SAKE LETS ASSUME THAT MY HOUSE IS AS NICE AS 215. <u>HERE IS THE MATH:</u>

215 TOTAL ACTUAL VALUE	$790,000	147 SQUARE FOOTAGE	2,132
215 PROPERTY VALUE	− 126,000	SQUARE FOOT PRICE OF 215	× 177.8
BUILDING ACTUAL VALUE	664,000	WHAT 147 STRUCTURE SHOULD BE	379,070
215 SQUARE FOOTAGE	÷ 3,735	PROPERTY VALUE OF 147	+ 126,000
SQUARE FOOT PRICE OF 215 = 177.8			505,070

I ALSO HAVE 264 SQFT MORE GARAGE IF YOU VALUE THAT @ $120 SQ FT = 31,680

PROPOSED TOTAL VALUE = $ 536,750

I ALSO INCLUDED 202 + 181 LOWER ALLEN (ACROSS THE STREET + NEXT DOOR) BOTH HAVE MORE SQUARE FOOTAGE AND ARE VALUED AT LESS THAN HALF OF MY REVIEWED VALUE

THANKS, TYLER PITT (970) 901-9787

215 LOWER ALLEN
2 DOORS FROM SUBJECT

Received
County Administration
7/15/15

Assessor Quick Links
- Gunnison Assessor Home
- Find Property Records

Assessor Property Record Search

CBOE # 55

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
PRICE CLAY MICHAEL 3106 COUNTRY CLUB DR MCKINNEY, TX 75070-4532	
Business Name:	NA

Today's Date:	May 24, 2015
Appraisal Year:	2015

Account Number:	R013377
Parcel Number:	3257-273-03-007
Account Type:	Residential
Economic Area:	Econ Area 6
Tax District:	606
Mill Levy:	56.397

EXHIBIT A Page 1 of 2

Property Location:	215 LOWER ALLEN RD, CRESTED BUTTE SOUTH
Neighborhood:	ALLEN HOMESITES LOWER
LEA:	ALLEN HOMESITES:RIVER LOTS (60340)
Subdivision:	ALLEN HOME SITES
Condo:	
Legal Description:	LOT 12 ALLEN HOME SITES #632275
Parcel Notes	728 SF TOTAL = 1.27 AC

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$126,000	$10,030	$664,000	$52,850	$790,000	$62,880

Sq ft 212

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$664,950	$52,930	56.397	$2,985.09
2013	$664,950	$52,930	49.795	$2,635.67
2012	$1,248,760	$99,400	43.359	$4,309.89
2011	$1,248,760	$99,400	44.434	$4,416.74
2010	$1,255,690	$99,950	40.244	$4,022.39
2009	$1,255,690	$99,950	39.091	$3,907.16
2008	$1,016,740	$80,930	40.652	$3,289.96
2007	$1,016,740	$80,930	35.448	$2,868.80
2006	$272,080	$21,660	44.485	$963.56

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	1.270	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - SAGE

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
04/10/2015	$1,000,000	WEISMAN WARD ETAL	PRICE CLAY MICHAEL	Improved	632275	GEN WARR DEED - FEE
11/09/2011		ALLEN JANET M ESTATE OF	ALLEN RALPH JR ETAL	N/A	609469	CORRECTION DEED - NO FEE

03/11/2005	$500,000	HOLLIS DAVID H	WEISMAN WARD ETAL	Improved	551797	WARRANTY DEED - FEE
12/06/2001		HOLLIS DAVID H ETAL	HOLLIS DAVID H	N/A	516473	QUIT CLAIM DEED - NO FEE
05/31/2000	$305,000	SCHOONVELD BRIAN G	HOLLIS DAVID H ETAL	Improved	502229	WARRANTY DEED - FEE
05/06/1999		SCHOONVELD GILBERT H ETAL	SCHOONVELD BRIAN G	N/A	497275	QUIT CLAIM DEED - FEE
12/28/1994	$159,900	Unknown	Unknown	Improved	B000757P0009	GEN WARR DEED - FEE

Building Information

Building Number 1:

Occupancy Type	CONVENTION	**Quality of Construction**	Good	**Stories**	1	**Primary Heating System**	
Building Description	CONVENTIONAL	**Exterior Condition**	Average	**Roof**	Preformed Metal	**Domestic Hot Water**	
Original Year Built	2005	**Interior Condition**		**Exterior**		**Landscaping**	0
Effective Year Built	2005	**Bedrooms**	4	**Foundation**	Slab		
Percent Complete	100%	**Bathrooms**	4	**Windows**			

Building Square Footage or Units:

Above-grade Living Area	3,735 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	728 sqft

CBOE #55

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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: May 18, 2015

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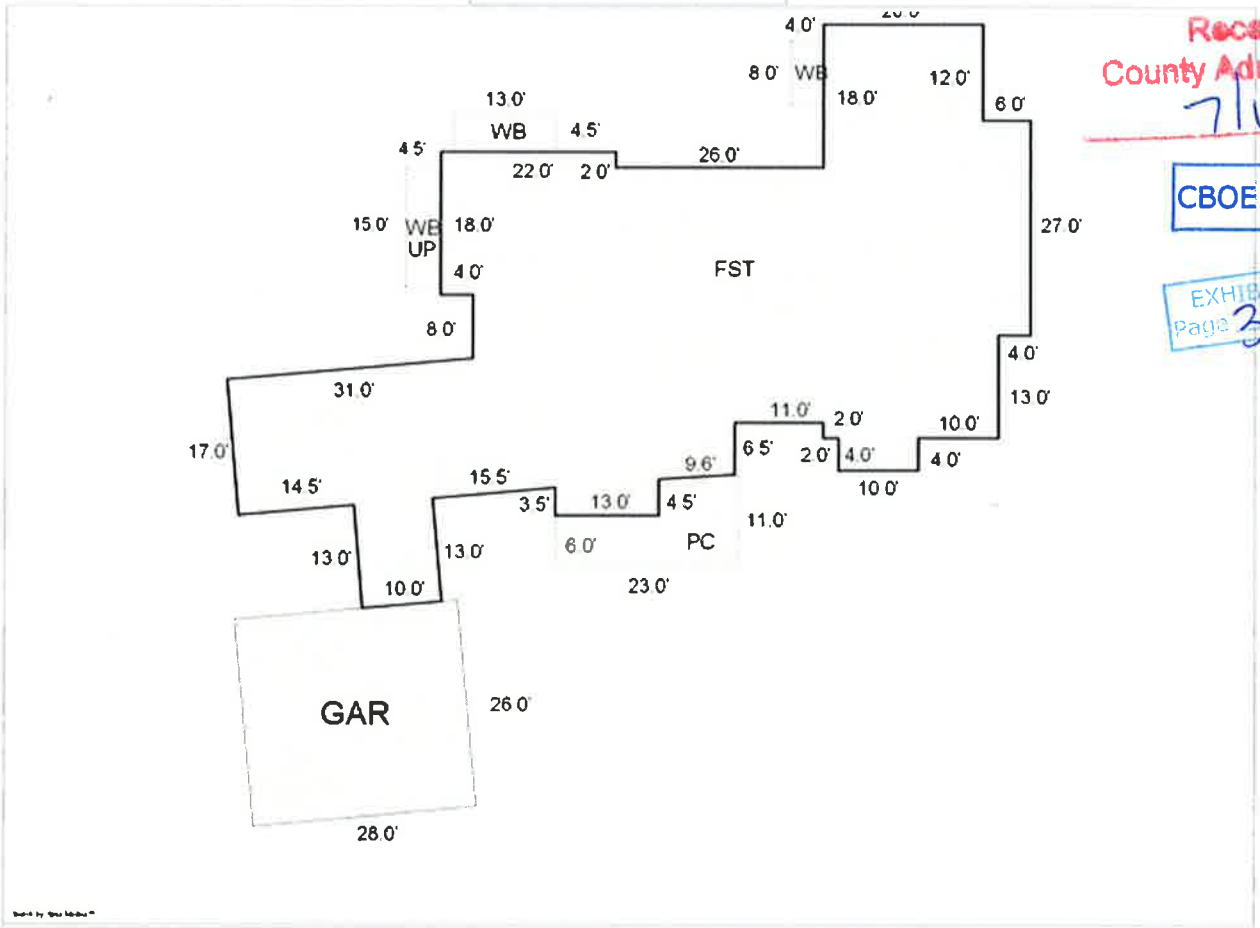
Sketch 1 for Account: R013377



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Close Window

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CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

MLS #	36292	**# of Dwellings**	Single Unit/Home
Price	$999,500	**#Bds/Prim**	Four
Status	Withdrawn	**FlBa/Prim**	3
Type	Single Family	**Half Baths**	1
Address	215 Lower Allen Road	**Furnished**	None
Address 2		**ApxSF**	4001-5000
Condo/Town		**Style**	Ranch
City	Crested Butte	**Garage Type**	Garage-Attached
Zip	81224	**Access**	Year Round
Area	Rural CB	**PropFeat**	Waterfront
Class	RESIDENTIAL	**Days On Market**	652

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MARGARET D DETHLOFF - Cell: 970-209-7880
RED LADY REALTY - Main: 970-349-5007

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Virtual Tour: Virtual Tour

GENERAL

Agency Type	Exclusive Right to Sell	**Year Built**	2005	**Input Date**	2/5/2013 10:10 AM
MgmtCo		**Subdivision**	NO Subdivision	**Original Price**	$1,345,000
Commission TB	3	**County**	Gunnison	**Price Date**	4/28/2014
Commission BB	3	**# of Acres**	1.27	**Price/FinishedSF**	$242.54
VarComm	Yes	**Lot Size**	1.27 acres	**Ownership**	Owner
Excluded Buyer Y/N	No	**Zoning**	SF		
AssrSched	R013377	**Total Finished Sq Ft**	4,121		
Owner Name	Weisman	**Total Unfinished SqFt**	0		
Occupant	owenr	**Garage SqFt**	728		
Seller Licensed Y/N	No	**Square Footage Source**	plans		
Earnest Money	65,000	**Horses Allowed Y/N**	No		
		Water Rights Y/N	No		

Legal Description:
LOT 12 ALLEN HOME SITES #551797

Room	Room Size	Comments	Room	Room Size	Comments
Living Room			**Bed 4**		
Family Room			**Loft BR**		
Dining Room			**Baths**		
Kitchen			**Unfinished Basement**	0	
Master Bedroom			**Extra Room 1**		
Bed 2			**Extra Room 2**		
Bed 3					

FEATURES

CONSTRUCTION	Stucco, Stone, Permanent Foundation	**EXTERIOR**	Landscaped, Outbuilding, Outdoor Grill
ROOF	Metal	**PETS ALLOWED**	Yes
HEATING	Natural Gas, Active Solar, Radiant Floor	**GARAGE CAPACITY**	2
DOMESTIC WATER	Private Well	**PATIO/DECKS**	Deck, Covered
SEWER	Central	**WATERFRONT**	River
UTILITIES	Electric, Phone, Natural Gas	**POSSESSION**	Upon Closing
PHONE	Land Line	**TERMS**	Cash, New Loan, Conventional
WATER HEATER	Natural Gas, Solar	**AMENITIES**	Hot Tub, Heated Garage, Pets Allowed, Fishing Rights
APPLIANCES	Dishwasher, Garbage Disposal, Refrigerator, Range/Oven, Convection Oven, Microwave, Washer, Dryer, Wall Oven, Double Oven	**SHOW INSTRUCTIONS**	Key In Office, Appointment Only
INTERIOR	Window Coverings, Carpet, Hardwood Floors, Tile, Fireplace/Heating Stove, Intercom System, Vaulted Ceilings, Wet Bar, Steam Shower, Central Sound, Garage	**DOCUMENTS ON FILE**	Covenants, Well Permit, Property Disclosure

OTHER ROOMS	Door Opener, Security System, Handicap Access Den/Study, Game Room, Laundry Room, Mud Room, Air Lock Entry, 1st Floor Master Bedroom

MLS # 36292 **Address:** 215 Lower Allen Road

CBOE # 55

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AGENT FULL DETAIL REPORT- RESIDENTIAL

FINANCIAL

Real Property Taxes $	2635.67	**Real Property Tax Year**	2013
Personal Property Tax		**Personal Prop Tax Year**	
HOA Fee	100	**HOA Per**	Yearly
Space Rent		**Owner Financing Avail Y/N**	No

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PUBLIC REMARKS

Beyond compare, this special house offers the finest in features and finishes throughout! Nestled along Cement Creek on 1.27 acres, this 4 bedroom home is anything but your simple mountain retreat. Enjoy majestic views of Mt. Crested Butte from the great room which opens onto a full length deck complete with built-in barbeque and private hot tub. Gourmet kitchen with cork flooring, double wall oven, granite counter tops and custom island with addt'l sink. Additional living spaces include: large office, library, family room & craft room. Extensive exterior deck with hot tub and built in gas grill. Situated almost exclusively on one level, this home is handicap accessible.

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CONFIDENTIAL REMARKS

$10,000 Selling Agent Bonus for completed contract to closing; ALSO $100. to first 5 agents who show the home to qualified buyers before April 5, 2014

SOLD DATA

Asking Price	$999,500	**Sell Agt 1 - Agt Nm Ph**	
Sold Price		**Sell Ofc 1 - Ofc Nm Ph**	
Contract Date			
Closing Date			
Property Use			
How Sold			
Sold Price Per SqFt			

This information is deemed reliable, but not guaranteed.

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Listing #00000

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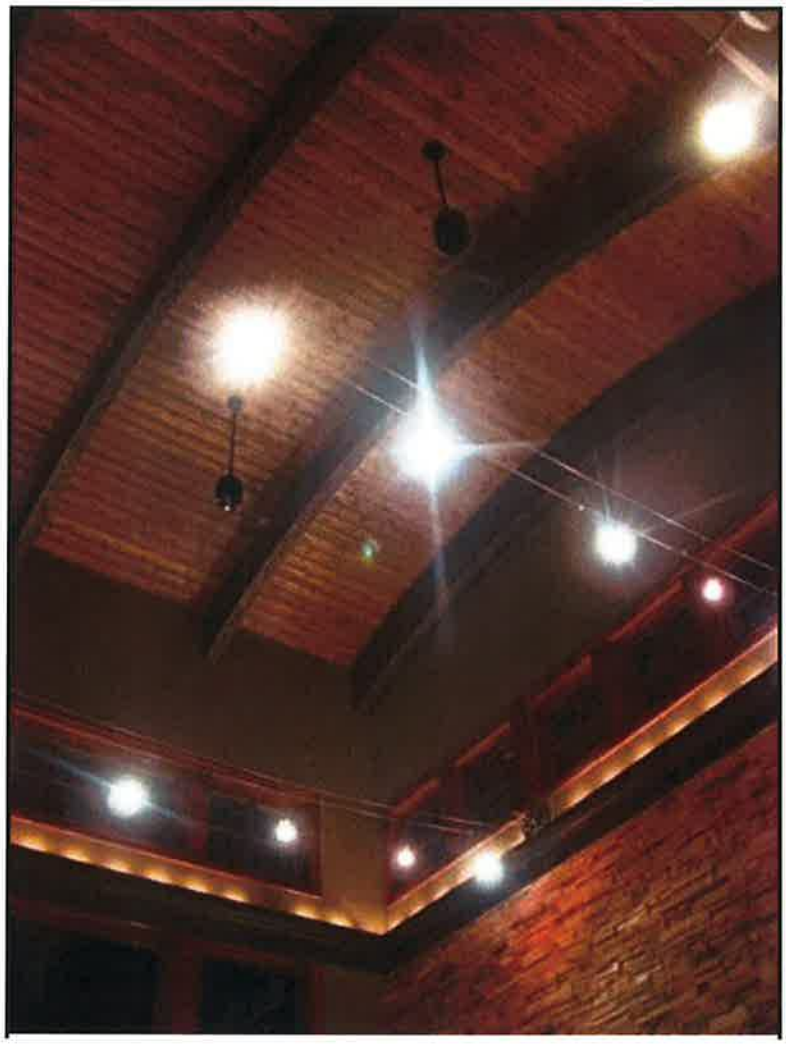

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147 LOWER ALLEN
SUBJECT PROPERTY

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5/24/15 12:13 PM
7/13/15

Assessor Quick Links
Gunnison Assessor Home
Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

CBOE #59

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
PITT TYLER R ETAL PITT CASEY M 47 ALPINE CT CRESTED BUTTE, CO 81224-9606	
Business Name:	NA

Today's Date:	May 24, 2015
Appraisal Year:	2015

Account Number:	R043157
Parcel Number:	3257-273-03-013
Account Type:	Residential
Economic Area:	Econ Area 6
Tax District:	606
Mill Levy:	56.397

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Property Location:	147 LOWER ALLEN RD, CRESTED BUTTE SOUTH
Neighborhood:	ALLEN HOMESITES LOWER
LEA:	ALLEN HOMESITES:RIVER LOTS (60340)
Subdivision:	ALLEN HOME SITES
Condo:	
Legal Description:	LOT 10 ALLEN HOME SITES #601754
Parcel Notes	TOTAL PARCEL = 1.15 AC

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

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789,920
sq ft 361

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2014	$697,840	$55,550	56.397	$3,132.86
2013	$174,680	$13,910	49.795	$692.67
2012	$80,900	$23,460	43.359	$1,017.20
2011	$80,900	$23,460	44.434	$1,042.42
2010	$128,700	$37,320	40.244	$1,501.91
2009	$128,700	$37,320	39.091	$1,458.88
2008	$195,500	$56,700	40.652	$2,304.96
2007	$195,500	$56,700	35.448	$2,009.92
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Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	1.150	YEAR AROUND GOVT MAINTAINED	INSTALLED	CENTRAL INSTALLED	WELL INSTALLED	VIEWS - TYPICAL OR AVERAGE TREE TYPE - SCRUB OAK SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY UNIQUE CHARACTERISTICS - WATER INFLUENCE LAND TYPE PRIMARY - MEADOW

Sales Information

Sale	Sale	Grantor	Grantee	Vacant or Improved		Deed

Date	Amount			(at time of sale)	Reception #	Type
11/09/2011		ALLEN JANET M ESTATE OF	ALLEN RALPH JR ETAL	N/A	609469	CORRECTION DEED - NO FEE
11/02/2010	$126,000	PICCARO ROBERT A	PITT TYLER R ETAL; PITT CASEY M	Vacant	601754	GEN WARR DEED - FEE
05/27/2010		GIP ZETA LLC	PICCARO ROBERT A	N/A	599037	SPEC WARR DEED - NO FEE
07/23/2008		PICCARO ROBERT A	GIP ZETA LLC	N/A	585340	GEN WARR DEED - NO FEE

CBOE # 59

Building Information

Building Number 1:

Occupancy Type	Single Family Dwelling	**Quality of Construction**	Good	**Stories**	2	**Primary Heating System**	Radiant - Multiple Controls
Building Description	CONVENTIONAL	**Exterior Condition**	Excellent	**Roof**	Corrugated Metal	**Domestic Hot Water**	Electric Storage Tank
Original Year Built	2012	**Interior Condition**	Excellent	**Exterior**	Wood Boards (Clapboa	**Landscaping**	0
Effective Year Built	2012	**Bedrooms**	4	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	3	**Windows**	Good		

Building Square Footage or Units:	
Above-grade Living Area	2,132 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	992 sqft

EXHIBIT P page 2 of 2

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Assessor Property Record Search

CBOE # 55

EXHIBIT E
Page 1 of 2

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
PITT TYLER R ETAL PITT CASEY M 47 ALPINE CT CRESTED BUTTE, CO 81224-9606	
Business Name:	NA

Today's Date:	May 24, 2015
Appraisal Year:	2015

Account Number:	R043157
Parcel Number:	3257-273-03-013
Account Type:	Residential
Economic Area:	Econ Area 6
Tax District:	606
Mill Levy:	56.397

Property Location:	147 LOWER ALLEN RD, CRESTED BUTTE SOUTH
Neighborhood:	ALLEN HOMESITES LOWER
LEA:	ALLEN HOMESITES:RIVER LOTS (60340)
Subdivision:	ALLEN HOME SITES
Condo:	
Legal Description:	LOT 10 ALLEN HOME SITES #601754
Parcel Notes	TOTAL PARCEL = 1.15 AC

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$126,000	$10,030	$770,150	$61,300	$896,150	$71,330

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$697,840	$55,550	56.397	$3,132.86
2013	$174,680	$13,910	49.795	$692.67
2012	$80,900	$23,460	43.359	$1,017.20
2011	$80,900	$23,460	44.434	$1,042.42
2010	$128,700	$37,320	40.244	$1,501.91
2009	$128,700	$37,320	39.091	$1,458.88
2008	$195,500	$56,700	40.652	$2,304.96
2007	$195,500	$56,700	35.448	$2,009.92
2006	$60,000	$17,400	44.485	$774.04

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	1.150	YEAR AROUND GOVT MAINTAINED	INSTALLED	CENTRAL INSTALLED	WELL INSTALLED	VIEWS - TYPICAL OR AVERAGE TREE TYPE - SCRUB OAK SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY UNIQUE CHARACTERISTICS - WATER INFLUENCE LAND TYPE PRIMARY - MEADOW

Sales Information

Sale	Sale	Grantor	Grantee	Vacant or Improved		Deed

Date	Amount			(at time of sale)	Reception #	Type
11/09/2011		ALLEN JANET M ESTATE OF	ALLEN RALPH JR ETAL	N/A	609469	CORRECTION DEED - NO FEE
11/02/2010	$126,000	PICCARO ROBERT A	PITT TYLER R ETAL; PITT CASEY M	Vacant	601754	GEN WARR DEED - FEE
05/27/2010		GIP ZETA LLC	PICCARO ROBERT A	N/A	599037	SPEC WARR DEED - NO FEE
07/23/2008		PICCARO ROBERT A	GIP ZETA LLC	N/A	585340	GEN WARR DEED - NO FEE

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Building Information

Building Number 1:

Occupancy Type	Single Family Dwelling	**Quality of Construction**	Good	**Stories**	2	**Primary Heating System**	Radiant - Multiple Controls
Building Description	CONVENTIONAL	**Exterior Condition**	Excellent	**Roof**	Corrugated Metal	**Domestic Hot Water**	~~Electric Storage Tank~~
Original Year Built	2012	**Interior Condition**	Excellent	**Exterior**	Wood Boards (Clapboa	**Landscaping**	0
Effective Year Built	2012	**Bedrooms**	4	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	3	**Windows**	Good		

CBOE #5

EXHIBIT E
Page 22

Building Square Footage or Units:

Above-grade Living Area	2,132 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	992 sqft

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212 Sqft WARD'S
x 2,132 my sq ft
=$451,984

234

379,496
126,000
$ 505,000

Gunnison County COLORADO

Photograph 1 for Account: R043157

CBOE # 55

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EXHIBIT Page 1 of 2

Sketch 1 for Account: R043157

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CBOE # 55

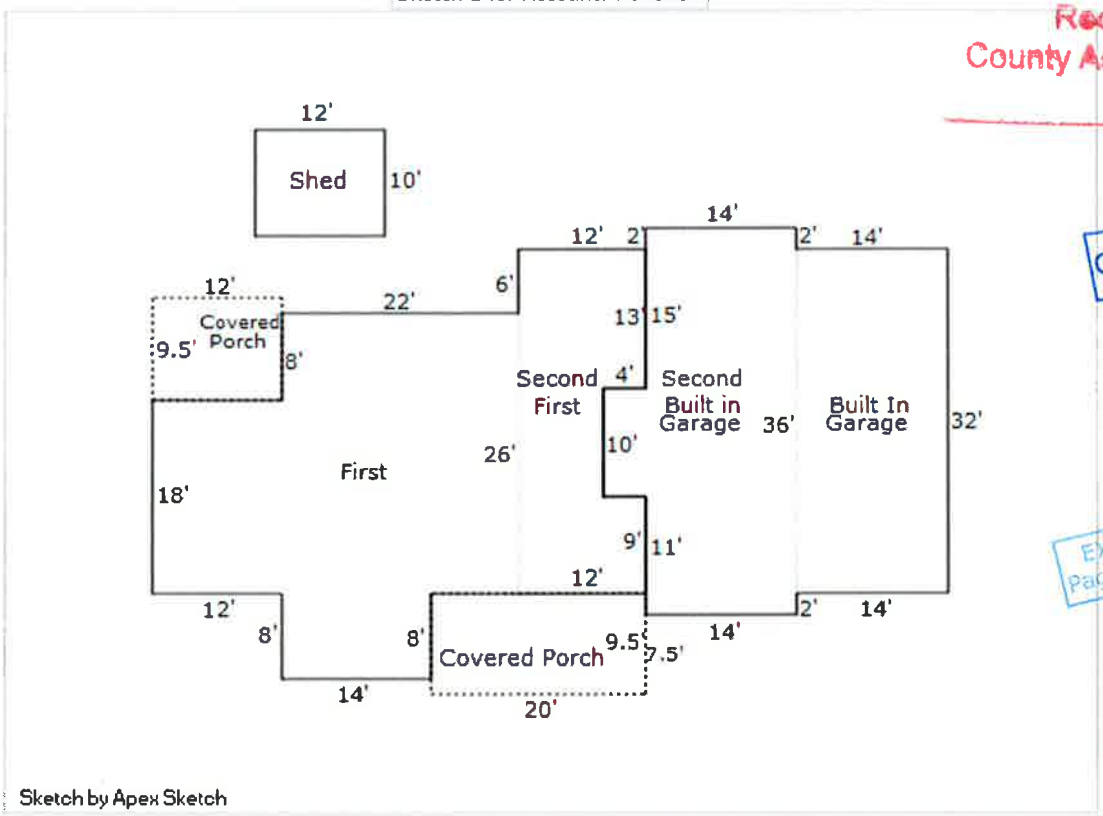

EXHIBIT F
Page 2 of 2

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202 LOWER ALLEN
ACROSS THE STREET FROM SUBJECT

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Assessor Property Record Search

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Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
SKERRITT GARCIA ERIN KRISTEN ETAL GARCIA RANDY PO BOX 1089 CRESTED BUTTE, CO 81224-1089	
Business Name:	NA

Today's Date:	May 24, 2015
Appraisal Year:	2015

Account Number:	R013383
Parcel Number:	3257-273-04-015
Account Type:	Residential
Economic Area:	Econ Area 6
Tax District:	606
Mill Levy:	56.397

CBOE # 55

Property Location:	202 LOWER ALLEN RD, CRESTED BUTTE SOUTH
Neighborhood:	ALLEN HOMESITES LOWER
LEA:	ALLEN HOMESITES:RIVER LOTS (60340)
Subdivision:	ALLEN HOME SITES
Condo:	
Legal Description:	LOT 18 & NW 49\' OF LOT 19 ALLEN HOME SITES #504910 #517195
Parcel Notes	NOW 1.5 LOTS STILL ONE SIRE 02/26/93

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

EXHIBIT 5 of 5

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$126,000	$10,030	$251,630	$20,030	$377,630	$30,060

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$382,020	$30,410	56.397	$1,715.04
2013	$382,020	$30,410	49.795	$1,514.27
2012	$439,170	$34,960	43.359	$1,515.82
2011	$439,170	$34,960	44.434	$1,553.41
2010	$329,590	$26,230	40.244	$1,055.60
2009	$329,590	$26,230	39.091	$1,025.36
2008	$508,060	$40,440	40.652	$1,643.96
2007	$508,060	$40,440	35.448	$1,433.52
2006	$399,580	$31,810	44.485	$1,415.08

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	1.500	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - RIVER

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
01/02/2002		GARCIA ERIN KRISTEN SKERRITT	SKERRITT-GARCIA ERIN KRISTEN ETAL	N/A	517195	QUIT CLAIM DEED - NO FEE
09/06/2000	$395,000	NEAL MICHAEL H	GARCIA ERIN KRISTEN SKERRITT	Improved	504910	GEN WARR DEED - FEE
10/22/1999	$255,000	HASTREITER PATTI M	NEAL MICHAEL H	Improved	497298	SPEC WARR DEED - FEE

Building Information

Building Number 1:

Occupancy Type	CONVENTION	**Quality of Construction**	Fair	**Stories**	2	**Primary Heating System**	
Building Description	CONVENTIONAL	**Exterior Condition**	Average	**Roof**	Preformed Metal	**Domestic Hot Water**	
Original Year Built	1975	**Interior Condition**		**Exterior**		**Landscaping**	0
Effective Year Built	1977	**Bedrooms**	0	**Foundation**	Slab		
Percent Complete	100%	**Bathrooms**	2	**Windows**			

Building Square Footage or Units:	
Above-grade Living Area	2,227 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	0 sqft

CBOE #55

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EXHIBIT G
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Listing #35775

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CBOE #55

EXHIBIT G
Page 3 of 3

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

MLS #	35775	**# of Dwellings**	Single Unit/Home
Price	$995,000	**#Bds/Prim**	Three
Status	Expired	**FlBa/Prim**	2
Type	Single Family	**Half Baths**	1
Address	202 Lower Allen Road	**Furnished**	None
Address 2		**ApxSF**	2001-3000
Condo/Town		**Style**	Two Story
City	Crested Butte	**Garage Type**	None
Zip	81224	**Access**	Year Round
Area	Rural CB	**PropFeat**	Waterfront
Class	RESIDENTIAL	**Days On Market**	479

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CBOE #55

JOE GARCIA - HOME: 970-209-4034
RED LADY REALTY - Main: 970-349-5007

Virtual Tour:

GENERAL

Agency Type	Exclusive Right to Sell	**Year Built**	1977	**Input Date**	7/25/2012 12:25 PM
MgmtCo		**Subdivision**	Allen Homesites	**Original Price**	$995,000
Commission TB	3%	**County**	Gunnison	**Price Date**	7/25/2012
Commission BB	3%	**# of Acres**	1.50	**Price/FinishedSF**	$456.42
VarComm	Yes	**Lot Size**	1.5	**Ownership**	Owner
Excluded Buyer Y/N	No	**Zoning**	sf		
AssrSched	RO13383	**Total Finished Sq Ft**	2,180		
Owner Name	Randy Garcia	**Total Unfinished SqFt**	0		
Occupant	owner	**Garage SqFt**	0		
Seller Licensed Y/N	No	**Square Footage Source**	assessor		
Earnest Money	50,000.	**Horses Allowed Y/N**	No		
		Water Rights Y/N	No		

EXHIBIT H Page 1 of 3

Legal Description:
Lot 18 and NW 49' of Lot 19 Allen Home Sites

Room	Room Size	Comments	Room	Room Size	Comments
Living Room			**Bed 4**		
Family Room			**Loft BR**		
Dining Room			**Baths**		
Kitchen			**Unfinished Basement**	0	
Master Bedroom			**Extra Room 1**		
Bed 2			**Extra Room 2**		
Bed 3					

FEATURES

CONSTRUCTION	Frame, Log	**EXTERIOR**	Landscaped, Outbuilding, Outdoor Grill
ROOF	Shake	**PETS ALLOWED**	Yes
HEATING	Natural Gas	**PATIO/DECKS**	Patio, Deck
DOMESTIC WATER	Private Well	**WATERFRONT**	River
SEWER	Septic	**POSSESSION**	Negotiable
UTILITIES	Electric, Phone, Natural Gas	**TERMS**	Cash, New Loan, Conventional
PHONE	Land Line	**AMENITIES**	Hot Tub, Pets Allowed, Fishing Rights
WATER HEATER	Natural Gas	**SHOW INSTRUCTIONS**	24 Hours Notice
APPLIANCES	Dishwasher, Garbage Disposal, Refrigerator, Range/Oven, Microwave, Washer, Dryer	**DOCUMENTS ON FILE**	Covenants, Well Permit
INTERIOR	Window Coverings, Carpet, Hardwood Floors, Tile , Ceiling Fans, Fireplace/Heating Stove, Vaulted Ceilings, Steam Shower, Jacuzzi Tub, Sump Pump		
WINDOWS	Storm Windows		
BASEMENT	Crawl Space		

AGENT FULL DETAIL REPORT- RESIDENTIAL

FINANCIAL

Real Property Taxes $	1515.82	**Real Property Tax Year**	2012
Personal Property Tax		**Personal Prop Tax Year**	
HOA Fee	0	**HOA Per**	Yearly
Space Rent		**Owner Financing Avail Y/N**	

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7/14/15

PUBLIC REMARKS

Incredible opportunity for River Front home located in Lower Allen Homesites. This three bedroom 2.5 bath home sits right on the East River. Completely gutted and remodeled in 2002 with new electrical, plumbing, radiant in-floor heat, roof, decks, insulation, drywall, doors and most windows. This home boasts gourmet kitchen with Viking Range, beautiful rock fireplace, walnut floors, natural stone master bath with steam shower and Jacuzzi tub. Extensive beam work, wood ceilings, custom built cabinets/doors show the quality craftsmanship that is prevalent in this one-of-a-kind home

CBOE # 55

CONFIDENTIAL REMARKS

EXHIBIT H
Page 2 of 3

SOLD DATA

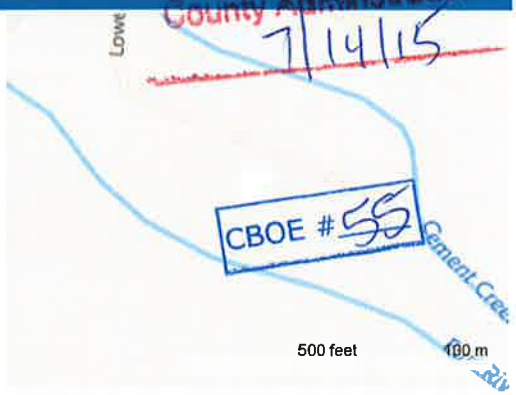
Asking Price	$995,000	**Sell Agt 1 - Agt Nm Ph**	
Sold Price		**Sell Ofc 1 - Ofc Nm Ph**	
Contract Date			
Closing Date			
Property Use			
How Sold			
Sold Price Per SqFt			

PROPERTY HISTORY DETAIL

Received
County Administration
7/14/15

Address
202 Lower Allen Road
Crested Butte, CO 81224

MLS #35775



CBOE #55

EXHIBIT H
Page 3 of 3

MLS # 35775 **Class** RESIDENTIAL **List Date** 7/25/2012 **DOM** 479

Chg Date	Chg Type	Status	Price	Agent - Agent Name	Listing Office 1 - Office Name
11/15/2014 12:26:00 AM	Status	Expired	$995,000	JOE GARCIA	RED LADY REALTY
07/25/2012 12:25:00 PM	First Recorded Entry	Active	$995,000	JOE GARCIA	RED LADY REALTY

MLS # 33002 **Class** RESIDENTIAL **List Date** 6/1/2010 **DOM** 577

Chg Date	Chg Type	Status	Price	Agent - Agent Name	Listing Office 1 - Office Name
05/15/2014 1:25:00 AM	Status	Withdrawn	$1,095,000	JOE GARCIA	RED LADY REALTY
11/14/2011 9:44:00 AM	Asking Price	Active	$1,095,000	JOE GARCIA	RED LADY REALTY
11/15/2010 9:25:00 AM	First Recorded Entry	Active	$1,295,000	JOE GARCIA	RED LADY REALTY

MLS # 30927 **Class** RESIDENTIAL **List Date** 3/7/2009 **DOM** 94

Chg Date	Chg Type	Status	Price	Agent - Agent Name	Listing Office 1 - Office Name
Current	Status	Withdrawn	$1,195,000	JOE GARCIA	RED LADY REALTY
06/09/2009 3:20:00 PM	First Recorded Entry	Active	$1,195,000	JOE GARCIA	RED LADY REALTY

181 LOWER ALLEN

NEXT TO SUBJECT

Received County Adminstr... 7/14/15

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Find Property Records

Assessor Property Record Search

CBOE # 55

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
MORGAN RANDY C PO BOX 1382 CRESTED BUTTE, CO 81224-1382	
Business Name:	NA

Today's Date:	May 24, 2015
Appraisal Year:	2015

Account Number:	R013376
Parcel Number:	3257-273-03-006
Account Type:	Residential
Economic Area:	Econ Area 6
Tax District:	606
Mill Levy:	56.397

EXHIBIT J Page 1 of 2

Property Location:	181 LOWER ALLEN RD, CRESTED BUTTE SOUTH
Neighborhood:	ALLEN HOMESITES LOWER
LEA:	ALLEN HOMESITES:RIVER LOTS (60340)
Subdivision:	ALLEN HOME SITES
Condo:	
Legal Description:	LOT 11 ALLEN HOME SITES B677 P932-935
Parcel Notes	PARTIAL TOTAL = 1.1 AC

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$126,000	$10,030	$243,200	$19,360	$369,200	$29,390

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$362,940	$28,890	56.397	$1,629.32
2013	$362,940	$28,890	49.795	$1,438.58
2012	$488,240	$38,860	43.359	$1,684.94
2011	$488,240	$38,860	44.434	$1,726.71
2010	$411,710	$32,770	40.244	$1,318.80
2009	$411,710	$32,770	39.091	$1,281.00
2008	$481,260	$38,310	40.652	$1,557.36
2007	$481,260	$38,310	35.448	$1,358.00
2006	$337,190	$26,840	44.485	$1,193.96

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	1.100	YEAR AROUND GOVT MAINTAINED	INSTALLED	CENTRAL INSTALLED	WELL INSTALLED	LAND TYPE PRIMARY - MEADOW SITE IMPROVEMENTS - UNIMPROVED DIRT DRIVEWAY VIEWS - TYPICAL OR AVERAGE

Sales Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type

11/09/2011	ALLEN JANET M ESTATE OF	ALLEN RALPH JR ETAL	N/A	609469	CORRECTION DEED - NO FEE

Building Information

Building Number 1:

Occupancy Type	Single Family Dwelling	**Quality of Construction**	Average	**Stories**	2	**Primary Heating System**	
Building Description	SOUTHWESTERN	**Exterior Condition**	Average	**Roof**	Composition - Asphalt Shingle	**Domestic Hot Water**	
Original Year Built	1991	**Interior Condition**	Average	**Exterior**	Stucco	**Landscaping**	0
Effective Year Built	1992	**Bedrooms**	3	**Foundation**	Concrete		
Percent Complete	75%	**Bathrooms**	2	**Windows**	Average		

Building Square Footage or Units:	
Above-grade Living Area	2,532 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	0 sqft

EXHIBIT 1 Page 2 of 2

CBOE # 55

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Gunnison County
COLORADO

Gunnison County Administration
Phone: (970) 641–0248 • Fax: (970) 641–3061
www.GunnisonCounty.org

July 17, 2015

CBOE #55
Tyler R Pitt
147 Lower Allen Rd
Crested Butte, CO 81224
trpincb@hotmail.com, caseym_74 @hotmail.com

Schedule Number: R043157
Parcel Number: 3257-273-03-013
Property Description: LOT 10 ALLEN HOME SITES #601754

Dear Property Owner,

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your property on Wednesday July 29, 2015 at 1:30 pm. The hearing will be held in the Board of County Commissioners meeting room, located in the Courthouse at 200 E. Virginia Ave. Gunnison, CO 81230. Please read the following information carefully.

You may appear before the Board in person, via telephone conference call, appear with your representative, or have your representative appear on your behalf. **If you plan to be represented by someone other than yourself at your hearing, please submit a letter of agency signed by you** to Bre Shelton by email at bshelton@gunnisoncounty.org, or by fax at 970-641-3061. **Please contact Bre prior to the hearing date to make a special request for a phone conference, if needed.**

1. You may submit your case in written form and waive a personal appearance before the Board. If your information is submitted in this manner, the Board will make a determination after reviewing the petition, any written evidence that has been provided, and after allowing the Assessor to give testimony and submit exhibits.

2. Upon your written request to the Assessor's Office at 221 N Wisconsin Street, Gunnison Colorado 81230, phone number 970-641-1085, the Assessor is required to make available to you, three (3) working days after receiving the request, all data supporting the valuation. Your request must be accompanied by your information supporting your valuation. This disclosure does not prohibit the introduction of additional data at the hearing discovered as a result of the exchange of the information.

3. Please provide one copy of the documentation that you plan to submit at the hearing, AND any documentation that has been provided to the Assessor's Office, by 8:00 am, two (2) business days prior to the hearing date of Wednesday July 29, 2015 to permit the exhibits to be presented to the Board. Please bring, or have delivered, such documentation to the County Administration Office located at 200 E. Virginia Avenue, Gunnison, Colorado. This documentation may also be faxed to 970-641-3061, or email to bshelton@gunnisoncounty.org. **If you must bring additional documentation to the hearing, please bring five (5) copies of each document.**

4. Because of the volume of cases before the Board of Equalization, all hearings scheduled are final and cannot be rescheduled. Hearings will go before the board in your absence. The Board will carefully consider all data submitted. If you cannot attend the hearing scheduled for you above, please contact Bre Shelton at 970-641-7600.

Sincerely,

Bre Shelton
Clerk to the Board of Equalization

Gunnison County
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

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ZIP 81230 $ 000.48[5]
02 1W
0001368390 JUL 17 2015

Tyler Pitt
147 Lower Allen Rd
Crested Butte, CO 81224