2016 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: August 26, 2016
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

CBOE # 32

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R045247	2016	601	3787-100-34-007

PROPERTY OWNER	LEGAL DESCRIPTION
SCHUMACHER JON 282 TOMICHI CREEK LOOP GUNNISON, CO 81230	LOT 6 TOMICHI CREEK SUBDIVISION #636865

Received
County Administration
9/15/16

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		455,150	455,150
TOTALS		$455,150	$455,150

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.

Your purchase occurred after the cut off for sales used in our current valuation cycle. It will be considered as part of our next reappraisal.

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 and personal property appeals is September 15.

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.

APPEAL PROCEDURES

County Board of Equalization Hearings will be held from September 1 through November 1 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

CBOE # 32

To preserve your appeal rights, your Petition to the County Board of Equalization must be postmarked or delivered on or before **September 15 for real property and 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 November 1, § 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 December 8, § 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 information about binding arbitration, contact the County Board of Equalization at the address above.

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.)

$ 135,000.00

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.)

The Lot was vacant as of June 30, 2014.

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]	(970) 641-4900	9-15-16

*Attach letter of authorization signed by property owner.

(with attachments)

I certify this was delivered by hand delivery to the Board of Equalization on 9-15-16. [signature]

Assessor Quick Links
Gunnison Assessor Home
Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
SCHUMACHER JON HILDRETH TAHNEE 282 TOMICHI CREEK LOOP GUNNISON, CO 81230	
Business Name:	NA

Today's Date:	September 15, 2016
Appraisal Year:	2015

EXHIBIT A Page 1 of 2 CBOE # 32

Account Number:	R045247
Parcel Number:	3787-100-34-007
Account Type:	Residential
Economic Area:	Econ Area 1
Tax District:	601
Mill Levy:	56.853

Property Location:	282 TOMICHI CREEK LOOP, GUNNISON
Neighborhood:	TOMICHI CREEK SUBD
LEA:	TOMICHI CREEK OFF CREEK (11620)
Subdivision:	TOMICHI CREEK SUBDIVISION
Condo:	
Legal Description:	LOT 6 TOMICHI CREEK SUBDIVISION #636865
Parcel Notes	TOTAL PARCEL = .27 AC

Parcel Map	Show Parcel Map
Building Photos	NA
Building Sketches	NA

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$135,000	$10,750	$320,150	$25,480	$455,150	$36,230

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	$31,510	$9,140	55.585	$508.04
2014	$10,810	$3,130	56.853	$177.95
2013	$10,810	$3,130	50.446	$157.91
2012	$20,050	$5,810	44.797	$260.27
2011	$20,050	$5,810	44.988	$261.38
2010	$26,420	$7,660	41.575	$318.46
2009	$26,420	$7,660	40.414	$309.56
2008	$3,740	$1,080	42.029	$45.40

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	0.270	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW SITE IMPROVEMENTS - PAVED OR CONCRETE DRIVEWAY UNIQUE CHARACTERISTICS - POND OR LAKE ON PROPERTY VIEWS - SCENIC OR ABOVE AVERAGE

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
12/04/2015	$415,000	WEST ELK PROPERTIES LLC	SCHUMACHER JON ETAL	Improved	636865	GEN WARR DEED - FEE

Building Information

Building Number 1:

Occupancy Type	Single Family Dwelling	Quality of Construction	Average	Stories	1	Primary Heating System	Radiant - Multiple Controls

Building Description	RANCH	**Exterior Condition**	Excellent	**Roof**	Seamed Metal - Painted	**Domestic Hot Water**	Gas Storage Tank
Original Year Built	2015	**Interior Condition**	Excellent	**Exterior**	Wood Boards (Clapboa	**Landscaping**	0
Effective Year Built	2015	**Bedrooms**	3	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	2	**Windows**	Good		

Building Square Footage or Units:	
Above-grade Living Area	1,778 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	730 sqft

EXHIBIT A
Page 2 of 2

CBOE # 32

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: September 11, 2016

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Assessor Quick Links
Gunnison Assessor Home
Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
SMITH TREVOR HARVEY EMILY PO BOX 7162 GUNNISON, CO 81230-7162	
Business Name:	NA

Today's Date:	September 15, 2016
Appraisal Year:	2015

EXHIBIT B Page 1 of 2 CBOE # 32

Account Number:	R045243
Parcel Number:	3787-100-34-003
Account Type:	Residential
Economic Area:	Econ Area 1
Tax District:	601
Mill Levy:	56.853

Property Location:	364 TOMICHI CREEK LOOP, GUNNISON
Neighborhood:	TOMICHI CREEK SUBD
LEA:	TOMICHI CREEK OFF CREEK (11620)
Subdivision:	TOMICHI CREEK SUBDIVISION
Condo:	
Legal Description:	LOT 2 TOMICHI CREEK SUBDIVISION PLAT #628762
Parcel Notes	TOTAL PARCEL = .29 AC

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

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$135,000	$10,750	$275,160	$21,900	$410,160	$32,650

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	$410,160	$32,650	55.585	$1,814.86
2014	$305,650	$24,330	56.853	$1,383.20
2013	$175,220	$13,950	50.446	$703.72
2012	$148,250	$11,800	44.797	$528.60
2011	$148,250	$11,800	44.988	$530.86
2010	$26,420	$7,660	41.575	$318.46
2009	$26,420	$7,660	40.414	$309.56
2008	$4,020	$1,170	42.029	$49.16

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	0.290	YEAR AROUND PRIVATELY MAINTAINED	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW SITE IMPROVEMENTS - PAVED OR CONCRETE DRIVEWAY VIEWS - SCENIC OR ABOVE AVERAGE

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
09/09/2014	$370,000	WEST ELK PROPERTIES LLC	SMITH TREVOR ETAL	Improved	628762	WARRANTY DEED - FEE

Building Information

Building Number 1:

Occupancy Type	Single Family Dwelling	Quality of Construction	Average	Stories	1	Primary Heating System	
Building Description	CONVENTIONAL	Exterior Condition	Good	Roof	Seamed Metal - Painted	Domestic Hot Water	
Original Year Built	2010	Interior Condition	Good	Exterior	Stucco & Wood or Log	Landscaping	0

Effective Year Built	2010	**Bedrooms**	3	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	2	**Windows**	Average		

Building Square Footage or Units:	
Above-grade Living Area	1,724 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	652 sqft

EXHIBIT 3
Page 2 of 2

CBOS # 32

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Assessor Quick Links
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Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
WELLS GARY A MUIRHEAD CYNTHIA A 324 TOMICHI CREEK LOOP GUNNISON, CO 81230-3238	
Business Name:	NA

Today's Date:	September 15, 2016
Appraisal Year:	2015

EXHIBIT C Page 1 of 2 CBOE # 32

Account Number:	R045245
Parcel Number:	3787-100-34-005
Account Type:	Residential
Economic Area:	Econ Area 1
Tax District:	601
Mill Levy:	56.853

Property Location:	324 TOMICHI CREEK LOOP, GUNNISON
Neighborhood:	TOMICHI CREEK SUBD
LEA:	TOMICHI CREEK OFF CREEK (11620)
Subdivision:	TOMICHI CREEK SUBDIVISION
Condo:	
Legal Description:	LOT 4 TOMICHI CREEK SUBDIVISION #599297
Parcel Notes	TOTAL PARCEL = .32 AC

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

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2016 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$135,000	$10,750	$274,320	$21,840	$409,320	$32,590

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2015	$409,320	$32,590	55.585	$1,811.50
2014	$287,790	$22,910	56.853	$1,302.49
2013	$287,790	$22,910	50.446	$1,155.71
2012	$287,600	$22,890	44.797	$1,025.40
2011	$241,860	$19,250	44.988	$866.02
2010	$101,250	$8,060	41.575	$335.09
2009	$26,420	$7,660	40.414	$309.56
2008	$4,440	$1,290	42.029	$54.20

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	0.320	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW

Sales and Conveyance Information

Sale Date	Sale Amount	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
06/30/2010	$358,200	WEST ELK PROPERTIES LLC	WELLS GARY A ETAL	Improved	599297	GEN WARR DEED - FEE

Building Information

Building Number 1:

Occupancy Type	CONVENTION	Quality of Construction	Average	Stories	1	Primary Heating System	
Building Description	CONVENTIONAL	Exterior Condition	Average	Roof	Preformed Metal	Domestic Hot Water	
Original Year Built	0	Interior Condition		Exterior	Allowance	Landscaping	0
Effective Year Built	2009	Bedrooms	3	Foundation	Concrete		
Percent Complete	100%	Bathrooms	2	Windows			

EXHIBIT C
Page 2 of 2

CBOE #32

Building Square Footage or Units:	
Above-grade Living Area	1,780 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	624 sqft

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: September 11, 2016

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Gunnison County
COLORADO

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

September 15, 2016

CBOE # 32
Jon Schumacher
282 Tomichi Creek Loop
Gunnison, CO 81230

Schedule Number: R045247
Parcel Number: 3787-100-34-007
Property Description: LOT 6 TOMICHI CREEK SUBDIVISION #636865

Dear Property Owner:

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your property on Monday, September 26, 2016 at 11:15AM. The hearing will be held in the Board of County Commissioners Board Room at the Gunnison County Court House 200 E. Virginia, Gunnison, Colorado, 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** by email to CBOE@gunnisoncounty.org, or by fax at 970-641-3061. **Please contact the CBOE Administrative Officer 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 or appear in person or by phone before the Board. If your information is submitted in writing, 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. All of the data used by the Assessor's Office in determining the actual value of your property is available on the Assessor's website (http://www.gunnisoncounty.org/678/reappraisal-sales). If you wish to receive a copy of this data, you must submit a request either by email (assessor@gunnisoncounty.org), by fax (970-641-7920), or in writing (221 N. Wisconsin St. Ste A, Gunnison, CO 81230). The Assessor's Office will send you the requested data within three (3) working days of receiving your request. You may choose to receive the data by email or in printed form. If you choose to receive it in printed form, the Assessor's Office may charge you for the printing and mailing costs.

3. Please provide one copy of the documentation that you plan to submit at the hearing, including any documentation that has previously been provided to the Assessor's Office, by 8:00 am, two (2) business days prior to the hearing date of Monday, September 26, 2016 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 CBOE@gunnisoncounty.org. **If you 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 the CBOE Administrative Officer by email at CBOE@gunnisoncounty.org or by telephone at 970-641-7600.

Sincerely,

Josh Ost
Administrative Assistant III

Gunnison County
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

U.S. POSTAGE PITNEY BOWES
ZIP 81230 $ 000.46[5]
02 4W
0000339802 SEP 15 2016

Jon Schumacher
282 Tomichi Loop
Gunnison, CO 81230

2016
Gunnison County Board of Equalization:
Hearing # 32

The Gunnison County Assessor's Office has been asked to communicate the assignment results for a single property that was appraised as part of our mass appraisal assignment.

The Uniform Standards of Professional Appraisal Practice (USPAP) defines mass appraisal as: the process of valuing a universe of properties as of a given date using standard methodology, employing common data, and allowing for statistical testing.

All of the sales used for Gunnison County's mass appraisal can be viewed on the Gunnison County web site (www.gunnisoncounty.org).

For the purposes of the mass appraisal, market value is defined as:

> "The most probable price, expressed in terms of money, that a property would bring if exposed for sale in the open market in an arm's-length transaction between a willing seller and a willing buyer, both of whom are knowledgeable concerning all the uses to which it is adapted and for which it is capable of being used." – Property Assessment Valuation, 1996, IAAO

For the 2016 property tax year, the effective **appraisal date is June 30, 2014**, as required by § 39-1-104(10.2)(a)(d), Colorado Revised Statutes.

The single property being characterized for this hearing is identified as:

Property Owner:	**SCHUMACHER JON & HILDRETH TAHNEE**
Account Number:	**R045247**
Parcel Number:	**3787-100-34-007**
Legal Description:	**LOT 6 TOMICHI CREEK SUBDIVISION**
Value:	**$455,150**

The petitioner's property is currently valued at $455,150 ($135,000 land plus $320,150 improvement). The petitioner is requesting that the value of his property be adjusted to $135,000 (that is, land only) because his lot was vacant as of June 30, 2014.

The Assessor is required by statute to value property "according to its condition and use on the assessment date". The appraisal date (6/30/2014) determines the market conditions to be used in establishing value, whereas the assessment date (1/1/2016) determines the property characteristics to be used in establishing value. Therefore, the Assessor believes that the current valuation of the petitioner's property as a single family residence is correct.