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

7-27-16

CBOE # 10

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
M033175	2016	601	3781-291-00-008

PROPERTY OWNER

FERRO JOHN
PO BOX 853
GUNNISON, CO 81230-0853

RECEIVED
SEP 09 2016
BY: Hand Delivered

LEGAL DESCRIPTION

1959 ULT 41X10 SERIAL #41F16298, 8.678 AC IN W2NE4 (LYING E OF EXISTING FENCE LINE)SEC 29 49N4W INCL PT OF UNPLATTED BLK 5 BLUE MESA EST LTD, LAND OWNED BY FERRO JOHN ETAL

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		300	1,030
TOTALS		$300	$1,030

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.

The condition of this mobile home has been raised from salvage to minimum, since inspection indicates that it is habitable

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

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.)

$ 300.00

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.)

Due to the age and condition, it is only a summer liveable unit. 2 years ago it was given a value of $200 then last year jumped to $300. It is not insulated inside or underneath.

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.

John Ferro	641-4671	9-9-16
Signature	Telephone Number	Date

*Attach letter of authorization signed by property owner.

Gunnison County
COLORADO

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

September 9, 2016

CBOE # 10
John Ferro
PO Box 853
Gunnison, CO 81230-0853

Schedule Number: M033175
Parcel Number: 3781-291-00-008
Property Description: 1959 ULT 41X10 SERIAL #41F16298, 8.678 AC IN W2NE4 (LYING E OF EXISTING FENCE LINE) SEC 29 49N4W INCL PT OF UNPLATTED BLK 5 BLUE MESA EST LTD, LAND OWNED BY FERRO JOHN ETAL

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 10:30AM. 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

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 09 2016

John Ferro
PO Box 853
Gunnison, Co 81230

2016
Gunnison County Board of Equalization:
Hearing # 10

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 following page(s) characterize the petitioner's property and compare it to several examples selected from the "Manufactured Housing Sales" list. To account for any difference in property characteristics (such as size, quality or condition) relative to the petitioner's property, a net adjustment has been applied to each example sale. These adjustments are derived directly from the mass appraisal analysis.

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

Property Owner:	**FERRO JOHN & FERRO KAY**
Account Number:	**M033175**
Parcel Number:	**3781-291-00-008**
Legal Description:	**1959 ULT 41X10 SERIAL #41F16298, 8.678 AC IN W2NE4 (LYING E OF EXISTING FENCE LINE)SEC 29 49N4W INCL PT OF UNPLATTED BLK 5 BLUE MESA EST LTD, LAND OWNED BY FERRO JOHN ETAL**
Value:	**$1,030**

As a result of appeal at the Assessor level, we inspected this mobile home and determined that it is habitable, and should therefore be valued based on a condition of Minimum rather than Salvage. As a result, the Assessor adjusted the value from $300 to $1030.

This mobile home was built in 1959 and is of low quality. A list of sales of low quality mobile homes from the 2015 reappraisal data gathering period is attached. Analysis of these sales indicates a range of values of $0.96 per square foot to $14.29 per square foot. Given the seasonal location and poor condition of the subject property, a value at the lower end of this range is appropriate. The Assessor believes that the current value of $2.51 per square foot is well supported.

RECEPTIONNO	ACCOUNTNO	SALE DATE	SALE PRICE	ECON AREA	NBHD	CONDITION	QUALITY	BUILT AS	YEAR	LIVING AREA	SP/SF	SOLD WITH LAND
622387	M032171	10-Oct-11	500	1	190001	Average	Low	10 WIDE	1963	520	0.96	NO
626765	M024641	09-May-14	1000	1	117010	Minimum	Low	14 WIDE	1977	904	1.11	YES
616179	M006543	16-Oct-12	1500	8	890003	Average	Low	12 WIDE	1965	672	2.23	NO
Subject	**M033175**		**1030**	**8**	**890000**	**Minimum**	**Low**	**10 WIDE**	**1959**	**410**	**2.51**	
614977	M000022	23-Aug-12	2350	1	190001	Minimum	Low	12 WIDE	1972	660	3.56	YES
626086	M000095	28-Mar-14	3000	1	190003	Average	Low	12 WIDE	1972	720	4.17	NO
624783	M027520	09-Sep-13	2000	1	190001	Minimum	Low	10 WIDE	1963	460	4.35	NO
614979	M000306	22-Aug-12	3070	1	190001	Below Average	Low	12 WIDE	1968	672	4.57	YES
608884	M000069	13-Oct-11	5000	1	111000	Minimum	Low	10 WIDE	1959	520	9.62	YES
619482	M006469	04-Apr-13	5500	8	890003	Average	Low	10 WIDE	1961	500	11.00	NO
614802	M030102	15-Aug-12	6500	8	890003	Below Average	Low	10 WIDE	1976	460	14.13	NO
619852	M006719	01-May-13	6000	1	190001	Below Average	Low	10 WIDE	1963	420	14.29	NO