Received
County Adminstration
9/6/16

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 # 4

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R009005	2016	601	3525-000-00-038

PROPERTY OWNER	LEGAL DESCRIPTION
HOWELL JOHN L JR 18160 COTTONWOOD RD SUNRIVER, OR 97707-9317	HUMMINGBIRD #14511 QUARTZ CREEK MD 51N4E #612254

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant Residential		12,740 0	0 11,890
TOTALS		$12,740	$11,890

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.

Value adjusted to reflect no vehicular access. Classification changed to residential based on use in conjunction with neighboring residential property.

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.)

$ 5,940

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.)

This property is identical in characteristics with Tax Account R009344 + R009343 except less acreage. It is adjacent to R009343 + has no access. I sold 5 similar properties Nov 30, 2015, Tax Accts R033622, 33594 + 33598, .43 acres for $22,000 or a little over $500 per acre.

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 mobile	Date
	210-827-9859	Sept. 6, 2016

*Attach letter of authorization signed by property owner.

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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 # 5

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R040304	2016	601	3525-000-00-179

PROPERTY OWNER	LEGAL DESCRIPTION
JOHN HOWELL MINERALS LLC 18160 COTTONWOOD RD SUNRIVER, OR 97707-9317	LINDA BELLE #930 QUARTZ CREEK MD #574116 #576160

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		12,690	12,690
TOTALS		$12,690	$12,690

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.

This property already carries the no vehicular access attribute and is currently valued accordingly

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.)

$ 7,472

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.)

This property is under contract to be sold in the next month. It is being sold with tax acct# R033634 for a total of $16,500, $874/acre or 7,472 this parcel.

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 Powell, Member
Signature

210.827.9859
Telephone Number

Sept. 6, 2016
Date

*Attach letter of authorization signed by property owner.

Received
County Adminstration
9/6/16

2016 REAL PROPERTY NOTICE OF DETERMINATION

CBOE # 6

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

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R033634	2016	601	3525-000-00-149

PROPERTY OWNER	LEGAL DESCRIPTION
JOHN HOWELL MINERALS LLC 18160 COTTONWOOD RD SUNRIVER, OR 97707-9317	BIG GALENA #5507 QUARTZ CREEK MD SEC 15,16 51N4E #574116

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		16,420	15,330
TOTALS		$16,420	$15,330

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.

Value adjusted to reflect no vehicular access

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.)

$ 9,028

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.)

This property is under contract to be sold in the next month. It is being sold with tax account R040304 for a total of $16,500, $874 acre or 9,028 this parcel.

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
[illegible], Member	210-827-9859	Sept 6, 2016

*Attach letter of authorization signed by property owner.

Received
County Adminstration
9/6/16

2016 REAL PROPERTY NOTICE OF DETERMINATION

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 # 7

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R033639	2016	601	3525-000-00-176

PROPERTY OWNER	LEGAL DESCRIPTION
JOHN HOWELL MINERALS LLC 18160 COTTONWOOD RD SUNRIVER, OR 97707-9317	CLEOPATRA #6507 QUARTZ CREEK MD SEC 16 51N4E #585110

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		16,420	15,330
TOTALS		$16,420	$15,330

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.

Value adjusted to reflect no vehicular access

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

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Gunnison County Board of Equalization
200 E Virginia Ave
Gunnison, CO 81230
(970) 641-0248

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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.)

$ 5,940

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.)

This property is similar to Tax Account R009344 which it is adjacent to, except steeper slope and more trees.

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 Farrell, Member
Signature

210-827-9859
Telephone Number

Sept 6, 2016
Date

*Attach letter of authorization signed by property owner.

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County Adminstration
7/6/16

Gunnison County
COLORADO

2016 REAL PROPERTY NOTICE OF DETERMINATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

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Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

CBOE # 8

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R009059	2016	601	3525-000-00-175

PROPERTY OWNER	LEGAL DESCRIPTION
JOHN HOWELL MINERALS LLC 18160 COTTONWOOD RD SUNRIVER, OR 97707-9317	FAIRVIEW #582, PITKIN BELL NO 1, NO 2 #6901, QUARTZ CREEK MD,NEW DOLLAR #586 QUARTZ CREEK SUBD 51N4E B518 P33 #507561 #528087 #551518 #567719 #573694 #573697

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		63,650	53,160
TOTALS		$63,650	$53,160

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.

Value adjusted to reflect correct access and topography attributes

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.

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Please refer to the reverse side of this notice for additional information.

APPEAL PROCEDURES

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Gunnison, CO 81230
(970) 641-0248

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www.dola.colorado.gov/baa

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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.)

$ 23,760

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.)

These 4 tracts are identical in characteristics with Tax Accounts R009344 + 009343. They are adjacent to the Mayfie's on two sides, North + West. They are similar to 3 tax accounts I sold Nov 30, 2015, R033622, R033594 + R033598 for a little over $500 per acre.

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 Howell, member	210-827-9859	Sept. 6, 2016
Signature	Telephone Number mobile	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 7, 2016

CBOE # 04
John L Howell Jr.
18160 Cottonwood RD
Sunriver, OR 97707-9317

Schedule Number: R009005
Parcel Number: 3525-000-00-038
Property Description: HUMMINGBIRD #14511 QUARTZ CREEK MD 51N4E #612254

Dear Property Owner:

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your Real property on Monday, September 26, 2016 at 8:45AM. 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 08 2016

John L Howell Jr.
18160 Cottonwood RD
Sunriver, OR 97707-9317

Gunnison County
COLORADO

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

September 7, 2016

CBOE # 05
John Howell Minerals LLC.
18160 Cottonwood RD
Sunriver, OR 97707-9317

Schedule Number: R040304
Parcel Number: 3525-000-00-179
Property Description: LINDA BELLE #930 QUARTZ CREEK MD #574116 #576160

Dear Property Owner:

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your Real property on Monday, September 26, 2016 at 9:00AM. 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

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John Howell Minerals LLC.
18160 Cottonwood RD
Sunriver, OR 97707-9317

Gunnison County
COLORADO

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

September 7, 2016

CBOE # 06
John Howell Minerals LLC.
18160 Cottonwood RD
Sunriver, OR 97707-9317

Schedule Number: R033634
Parcel Number: 3525-000-00-149
Property Description: BIG GALENA #5507 QUARTZ CREEK MD SEC 15, 16 51N4E #574116

Dear Property Owner:

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your Real property on Monday, September 26, 2016 at 9:15AM. 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.

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Sincerely,

Josh Ost
Administrative Assistant III

Gunnison County
COLORADO

200 East Virginia Avenue
Gunnison, CO 81230

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September 7, 2016

CBOE # 07
John Howell Minerals LLC.
18160 Cottonwood RD
Sunriver, OR 97707-9317

Schedule Number: R033639
Parcel Number: 3525-000-00-176
Property Description: CLEOPATRA #6507 QUARTZ CREEK MD SEC 16 51N4E #585110

Dear Property Owner:

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your Real property on Monday, September 26, 2016 at 9:30AM. 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.

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Sincerely,

Josh Ost
Administrative Assistant III

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September 7, 2016

CBOE # 08
John Howell Minerals LLC.
18160 Cottonwood RD
Sunriver, OR 97707-9317

Schedule Number: R009059
Parcel Number: 3525-000-00-175
Property Description: FAIRVIEW #582, PITKIN BELL NO 1, NO 2 #6901, QUARTZ CREEK MD, NEW DOLLAR #586 QUARTZ CREEK SUBD 51N4E B518 P33 #507561 #528087 #551518 #567719 #573694 #573697

Dear Property Owner:

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your Real property on Monday, September 26, 2016 at 9:45AM. 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.

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Sincerely,

Josh Ost
Administrative Assistant III

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2016
Gunnison County Board of Equalization:
Hearing # 4 - 8

The Gunnison County Assessor's Office has been asked to communicate the assignment results for a group of similar properties that were 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 "Economic Area 8 Vacant 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 group of properties being characterized for this hearing is identified as:

Property Owner:	**HOWELL JOHN L JR**
CBOE #:	**4**
Account Number:	**R009005**
Parcel Number:	**3525-000-00-038**
Legal Description:	**HUMMINGBIRD #14511 QUARTZ CREEK MD**
Value:	**$11,890**

Property Owner: JOHN HOWELL MINERALS LLC

CBOE #: 5
Account Number: R040304
Parcel Number: 3525-000-00-179
Legal Description: LINDA BELLE #930 QUARTZ CREEK MD
Value: $12,690

CBOE #: 6
Account Number: R033634
Parcel Number: 3525-000-00-149
Legal Description: BIG GALENA #5507 QUARTZ CREEK MD SEC 15,16 51N4E
Value: $15,330

CBOE #: 7
Account Number: R033639
Parcel Number: 3525-000-00-176
Legal Description: CLEOPATRA #6507 QUARTZ CREEK MD SEC 16 51N4E
Value: $15,330

CBOE #: 8
Account Number: R009059
Parcel Number: 3525-000-00-175
Legal Description: FAIRVIEW #582, PITKIN BELL NO 1, NO 2 #6901, QUARTZ CREEK MD,NEW DOLLAR #586 QUARTZ CREEK SUBD 51N4E
Value: $53,160

The properties that are the subject of these appeals are unimproved mining claims. A list of vacant mining claim sales for the 2015 reappraisal data gathering period is attached. These sales were used to establish a per acre value for similar mining claim properties, based on the level of access to the property:

Seasonal Access	$2,120 per acre
4 x 4 Access Only	$1,590 per acre
No Vehicular Access	$1,484 per acre

Based on information provided by Mr Howell, we reviewed and corrected the access attributes on a number of his mining claims, and adjusted the values accordingly at the Assessor level of appeal.

All the accounts appealed here, except for R009059, are now classified as No Vehicular Access. Three mining claims under account R009059 (the Fairview, and the Pitkin Bell No 1 & No 2) are classified as 4 x 4 Access Only. There is one additional mining claim under R009059 (the New Dollar) which is part of Quartz Creek Properties. It is valued based on sales of similar Quartz Creek Properties mining claims.

In his petition, Mr Howell states that he recently purchase a number of mining claims at around $500 per acre. However, that sale occurred on 11/30/2015 which is after the current appraisal date of 6/30/2014, and cannot be considered for the current valuation cycle.

82000 - MINING CLAIMS:
MEADOW/TREE WITH SEASONAL ACCESS **$2,120 PER ACRE**

ACCOUNT NUMBER	RECEPTION NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	TASP PER ACRE	PARCEL NUMBER	LEGAL
R032067	622825	16-Sep-13	$87,500	$87,500	41.32	**$2,118**	3691-000-00-044	OTERO, OTERO NO 1, ARKANSAS VALLEY, NETTED GEM, ALL MS #17176, BOX CANYON MD SEC 27,28 50N4E #622825

DOWNWARD ADJUSTMENT IN THIS LEA INCLUDES: 4x4 ACCESS

82000 - MINING CLAIMS:
MEADOW/TREE WITH NO VEHICULAR ACCESS **$1,450 PER ACRE**

ACCOUNT NUMBER	RECEPTION NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	TASP PER ACRE	PARCEL NUMBER	LEGAL
R008970	609040	19-Oct-11	$40,000	$34,832	31.92	$1,091	368900000044	PHILADELPHIA BOY #984, ROCKFORD #985, MINERS RELIEF #986, FREEPORT #987 ALL TOMICHI MD SEC 24 50N5E SEC 19 50N6E
R012910	625689	26-Feb-14	$15,000	$15,000	10.33	$1,452	317900000029	TELLER #17919, RUBY MINING DISTRICT SEC 21, SEC 28 13S87W #6256
R028045	613897	28-Jun-12	$7,800	$7,266	5	**$1,453**	326500000003	J W MANNING #1887 TINCUP MD SEC 29 14S81W #613897 #628977
R033557	609179	20-Oct-11	$40,000	$34,832	22.39	$1,556	368935000024	DEWEY PLACER SEC 35 50N5E (AKA LOTS 17,20,31) #609179
R007547	615735	24-Sep-12	$17,000	$16,225	10.33	$1,571	368900000038	PRESCOTT #17589 TOMICHI MINING DISTRICT SEC 24 50N5E #615735