Received
County Adminstration
8/31/16

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 # 3

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R024686	2016	602	4049-000-00-087

AGENT	LEGAL DESCRIPTION
DUFF & PHELPS 1200 17TH ST STE 990 DENVER, CO 80202-5835 OWNER: TEJON INVESTMENTS LLC	SE4SE4. SEC 34 SW4SW4. SEC 35 47N4W #563532

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Vacant		166,310	166,310
TOTALS		$166,310	$166,310

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 parcel is not contiguous with R012336. It is separated from it by government lots.

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.

CBOE # 3

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.)

$ 166,310

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 subject property is contiguous to the common ownerships residential lot account R012336. Pursuant to 39-1-102 C.R.S (14.4) (a) "Residential land" means a parcel or contiguous parcels of land under common ownership upon which residential improvements are located and that is used as a unit in conjunction with the residential improvements located thereon. Therefore, Duff & Phelps hereby request that the subject property be classified and taxed at the residential rate.

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.

Sig Francis Stewart

303-749-9033
Telephone Number

8/29/2016
Date

*Attach letter of authorization signed by property owner.

EXHIBIT A
Page 1 of 2

DOCE # 3

DUFF & PHELPS

Gunnison County Board of Equalization
200 E. Virginia Ave.
Gunnison, CO 81230

8/29/2016

Subject: 2016 Board of Equalization Appeal for TEJON INVESTMENTS LLC

Dear Honorable Board:

As duly authorized agent of TEJON INVESTMENTS LLC, Duff & Phelps LLC is hereby appealing the 2016 value for the following account to the Gunnison County Board of Equalization:

Schedule # / Parcel #	Address	2016 NOD Value	D&P Requested Value
R024686	Contiguous	$166,310	$166,310

The subject property is contiguous to the common ownerships residential lot account R012336. Pursuant to 30-1-102 C.R.S (14.4) (a) "Residential land" means a parcel or contiguous parcels of land under common ownership upon which residential improvements are located and that is used as a unit in conjunction with the residential improvements located thereon. Therefore, Duff & Phelps hereby request that the subject property be classified and taxed at the residential rate.

Our authorization to appeal is attached. This notice of appeal is being sent via certified mail with tracking number 7010-3090-0000-1431-5374.

If you have any questions, please feel free to contact me at 303-749-9033 or at travis.stuard@duffandphelps.com.

Sincerely,

Travis Stuard

Travis Stuard
Senior Associate, Duff & Phelps, LLC

Duff & Phelps, LLC
1200 17th Street
Suite 990
Denver, CO 80202

T +1 303-749-9033

travis.stuard@duffandphelps.com
www.duffandphelps.com

CBOE # 3

EXHIBIT A
Page 2 of 2

Appointment of Agency for Property Tax Matters

Duff & Phelps, LLC is authorized to represent **TEJON INVESTMENTS LLC** for the property known by account number **R024686** regarding the real property assessment matters in **Gunnison County, Colorado.** Any and all previous authorizations are hereby revoked. Duff & Phelps, LLC is authorized to act on our behalf in obtaining and providing information, negotiating, settling and assessing for all real property matters related to the property owned, possessed, or controlled by the undersigned at the above referenced parcel. This agent is delegated full authority to handle real property matters relative to assessments and to represent us, with the assistance of legal counsel, if necessary, in the appeal process. This authority is extended to the account number **R024686** and may be amended as necessary.

This appointment of agency remains in effect for tax year(s) **2014 - 2016** or until revoked in writing by **TEJON INVESTMENTS LLC** or Duff & Phelps, LLC.

All correspondence should be directed to the following:

NAME: Bruce Cartwright
Duff & Phelps LLC

ADDRESS: 1200 17th Street, Suite 990
Denver, Colorado 80202
303-749-9003

SIGNED NAME: Terry L. Schmidt

PRINTED NAME: TERRY L. SCHMIDT

TITLE (in Relationship to Owner Entities) OWNER/MANAGER

DATE EFFECTIVE: 05/20/2016

ERICA DYCE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164006797
MY COMMISSION EXPIRES FEBRUARY 19, 2020

Notarize

Duff & Phelps, LLC Attn: TS
1200 17th Street Suite 990
Denver, CO 80202

CERTIFIED MAIL™

7010 3090 0000 1431 5374

UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 007.36⁰
0000826176 AUG 29 2016
MAILED FROM ZIP CODE 80202

Gunnison County Board of Equalization
200 E Virginia Ave
Gunnison, CO 81230

Gunnison County
COLORADO

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

September 7, 2016

CBOE # 03
Duff & Phelps
1200 17th ST STE 990
Denver, CO 80202

Tejon Investments LLC.

Schedule Number: R024686
Parcel Number: 4049-000-00-087
Property Description: SE4SE4. SEC 34 SW4SW4. SEC 35 47N4W #563532

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 8:30AM. 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
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

Duff & Phelps
1200 17th ST, STE 990
Denver, CO 80202

2016
Gunnison County Board of Equalization:
Hearing # 3

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:	**TEJON INVESTMENTS LLC**
Account Number:	**R024686**
Parcel Number:	**4049-000-00-087**
Legal Description:	**SE4SE4. SEC 34 SW4SW4. SEC 35 47N4W**
Value:	**$166,310**

The petitioner is requesting reclassification of account R024686 from vacant to residential, on the basis that it is contiguous with their existing residential property, account R012336.

The Assessor has reviewed the petitioner's request, and concluded that the property should continue to be classified as vacant. There is no residential structure on account R024686, nor is it contiguous with any residential property under common ownership. The attached map and government survey show that the petitioner's two properties are separated by a number of government lots.

Sec. 34

Sec. 35

78.34

39.17

S. 89° 15' E.

40.81

4-13.91 3-13.36 2-12.82 1-12.27

4-11.73 3-11.17 2-10.62 1-10.08

5 6 7 8

40 40 40 40

80 80

Sec. 3

692.36

160 160

Sec. 2

683.60

160 160

Creek

BLUE

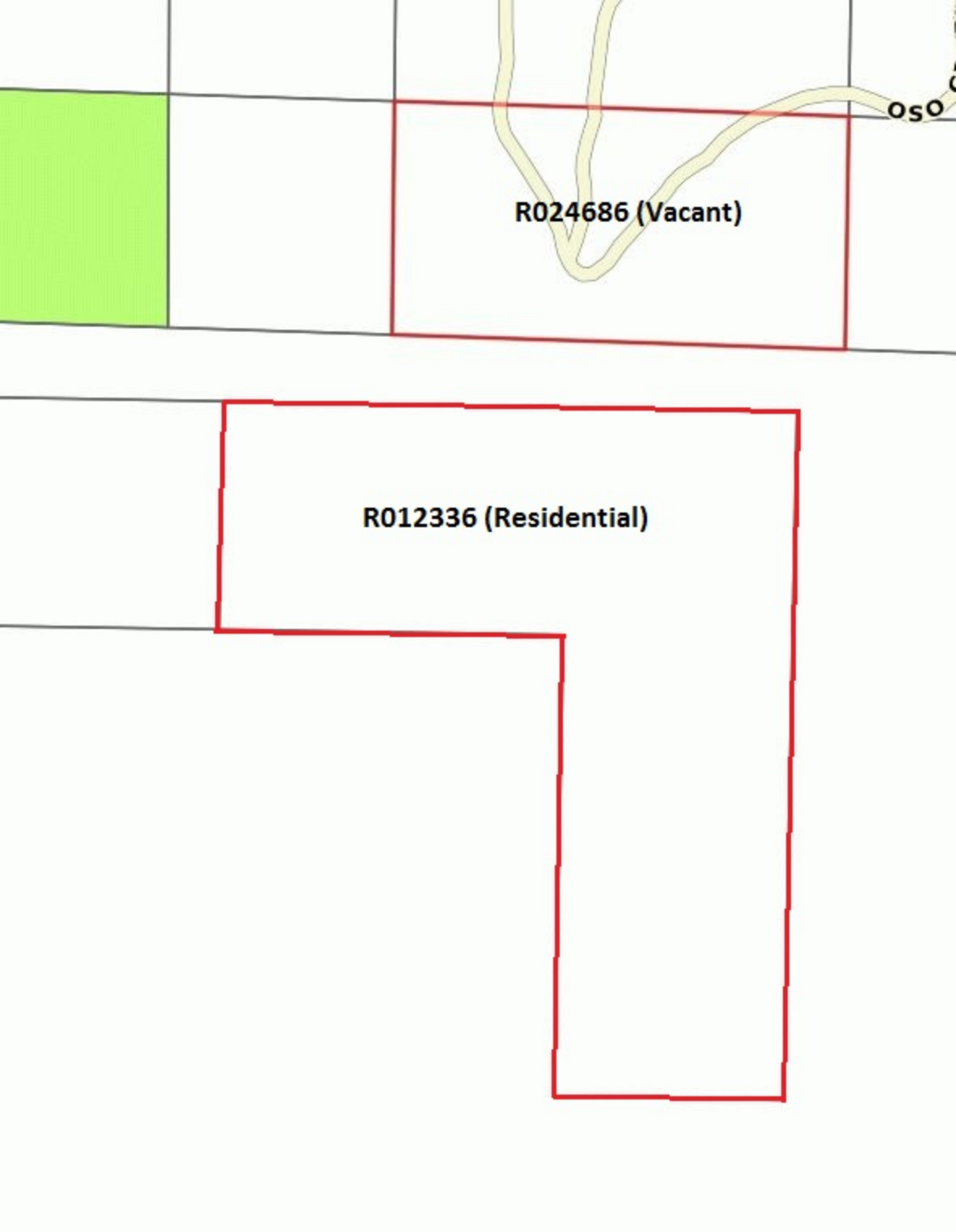
(20.00) 87.09 North 40.00

(20.00) 86.00 North 40.00

(20.00) 84.90 North 40.00

Sectional East 80.00

Correction East 80.00


R024686 (Vacant)
R012336 (Residential)