Attorney Barbara Butler

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 # 34

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R011288	2016	622	4049-180-03-026

PROPERTY OWNER

CREWS KAREN J
3336 SEDONA RD
TALLAHASSEE, FL 32308-4519

Received
County Administration
9/15/16

LEGAL DESCRIPTION

LOT 4 BLK 6 ARROWHEAD FILING 1 #579794

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		284,040	284,040
TOTALS		$284,040	$284,040

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 value is supported by sales in our current analysis period, which ended June 30 2014. Sales from 2015 will be used in 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 # 34

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.)

$ 162,935.00

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.)

see attached

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.

Karen L. Crews — Signature
(970 862-8345) — Telephone Number
Sept 14, 2016 — Date

*Attach letter of authorization signed by property owner.

850 656-6935 - after Sept 30th

76 Balsam Rd
Cimarron, CO 81220

EXHIBIT A Page 1 of 2

CBOE # 34

In the continuation of our tax assessment dispute with Gunnison County, we are now presenting to you real estate comparables for 2013-2014 in Arrowhead proper. All sold below $200,000. See attached. Based on the provided comparable sales, 76 Balsam Rd. had an average value of $162,935 for the period 2013-2014. We agree.

Previously, we sent you six comparable sales for 2015 and highlighted two cabins, in particular, closest to our cabin in square footage. Their adjusted value was under $200,000.

We believe that Gunnison County's tax assessment of 76 Balsam Road — at an increase of $67,000 over the previous assessment period — is not realistic for a two bedroom, 1½ bath, no basement, no garage, 38 year old, uninproved structure.

And to reinforce our belief that Gunnison County's assessed value of our cabin at $284,040 is grossly over valued, USAA — our insurance company — just notified us that they

assess the replacement cost of this cabin at $207,000 for 2016!

CBOE # 34

EXHIBIT A
Page 2 of 2

Karen J. Crewe

76 Balsam	520 Balsam		1571 Spruce		1153 Spruce	
	$120,000.00		$160,000.00		$167,700.00	
	Sold 10/03/2013		Sold 02/20/2014		Sold 01/29/2014	
1863 sf yr. built 1978	1,240 sf yr.built 1982	$37,380.00	1,914sf yr. built 1980	-$3,060.00	1691 sf yr. built 1988	$10,320.00
bedrooms 2, Baths 1.5	Bedrooms 2, Baths 2.0		Bedrooms 5, Baths 2		Bedrooms 2, Baths 1	$5,000.00
					walk-out basement 960 sf	-$33,600.00
no garage	no garage		1 car garage	-$12,000.00	no garage	
						$0.00
	adjusted value	$157,380.00	adjusted value	$144,940.00	adjusted value	$149,420.00

Values used for adjustments same as Appraisal Group of Western Colorado

CBOE # 34

EXHIBIT 3
Page 1 of 5

220 Balsam	
$180,000.00	
Sold 12/20/2013	
1488 sf yr. 1982	$22,500.00
Bedroom 3, Baths 1.5	$2,500.00
remodeled/quaility	-$5,000.00
no garage	
adjusted value	$200,000.00

Karen Crews
76 Balsam Rd
Cimarron, CO. 81220

Based on comparable sales the average value of 76 Balsam is $162,935.00 for the period of 2013 through June of 2014.

LISTING DETAIL

MLS #	**684546**
Asking Price	**$140,000**
Address	**520 Balsam Road**
Unit/Suite #	
City	**Cimarron**
Area	**Cimarron**
Status	**Sold CREN Member**
Type	**Stick Built**

CBOE #34

EXHIBIT B
Page 2 of 5

Lucia A Lebon
Arrowhead Ranch Real Estate
Main: 970-862-8402
Cell: 970-209-4589
21399 Alpine Plateau Road
Cimarron CO 81220
arrowheadrre@gmail.com
www.arrowheadranch.com

GENERAL

Addit Living Quarters	**No**	Apx.Total SF	**1,240**	Year Built	**1982**
RV Parking	**Yes**	Main SF	**840**	Bedrooms	**2**
Dining Room	**No**	Upper SF	**400**	Total Baths	**2.00**
Family Room	**No**	Lower SF		Bathrooms Descr	**2 full**
	0	Bsmt SF		Master Bedrm Dimensions	**12x15**
		Finished Bsmt SF		Living Room Dimensions	**24x14**
	0	Fronts	**south**	Bedroom #2 Dimensions	**19x20(loft)**
Real Estate Included	**Yes**	Lot Dimension	**200' diameter**	Dining Room Dimensions	**w/great room**
Great Room	**No**	Lot Dim. Source	**plat**	Bedroom #3 Dimensions	
Map Horizontal		Apx.Total Acres	**0.72**	Family Room Dimensions	
Map Vertical		Apx. Irrig. Acres	**0.00**	Bedroom #4 Dimensions	
Subdv Name	**Arrowhead**	Irrigation/Water District	**n/a**	Kitchen Dimensions	**10x12**
County	**Gunnison**	Irr. Water Desc/Amnt	**n/a**	Office/Den Dimensions	
		Elem. School	**Johnson K-5**	Laundry/Util Dimensions	
		Middle School	**Centennial 6-8**	Garage Capacity	**0**
		High School	**Montrose 9-12**	Garage Type	

FEATURES

RESIDENCE STYLE	**Cabin**	DOMESTIC WATER SOURCE	**Installed Paid, Central Water**	SHOWING INSTRUCTIONS	**Call Listing Office, No Sign, Beware of Pets**
RESIDENCE STORIES	**1.5 Story**	DOMESTIC SEWER SOURCE	**Septic System**	TERMS	**Cash, FHA, Conventional**
CONSTRUCTION TYPE	**Wood Frame**	DISCLOSURES	**Covenants**	PROPERTY DESCRIPTION	**Adj to Greenbelt, Wooded Lot**
FOUNDATION/BASEMENT	**Crawl Space, Piers**	APPLIANCE INCLUSIONS	**Range/Oven, Refrigerator, Dishwasher, Washer, Dryer, Microwave,**		
ROOF	**Metal**				
FLOORING	**Tile**				
HEATING FUEL/SOURCE	**Electric, Wood**				

FINANCIAL

Closing Date	**10/3/2013**
Sold Price	**$120,000**

Water Supplier	**Arrowhead Ranch Water Co.**
Sewer Supplier	**septic installed**
Gas Supplier	**propane**
Electric Supplier	**Gunnison County Electric**
HOA/Metro Fees	**$480**
HOA/Metro Fees Freq.	**Annually**

REMARKS

UNBEATABLE PRICE for this beautiful setting! Great living space with interior T&G ceiling and walls, wood stove, Anderson windows and two large decks for outdoor enjoyment! Partially furnished. Easy access to crawl space offers extra storage area. Very close to winter parking lot for easy winter access (via snowmobile or tracked vehicle over groomed roads from the parking area). Convenient to 4 private lakes for fishing and Forest Service & BLM trails for hiking, mountain biking, hunting, etc. Blue Mesa Lake is just minutes away. Horse boarding facilities available adjacent to the community. So Much Potential!

This information is deemed reliable, but not guaranteed.

LISTING DETAIL

MLS #	**688646**
Asking Price	**$186,000**
Address	**1571 Spruce Road**
Unit/Suite #	
City	**Cimarron**
Area	**Cimarron**
Status	**Sold Inner Office**
Type	**Stick Built**

CODE # 34

EXHIBIT B
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Lucia A Lebon
Arrowhead Ranch Real Estate
Main: 970-862-8402
Cell: 970-209-4589
21399 Alpine Plateau Road
Cimarron CO 81220
arrowheadrre@gmail.com
www.arrowheadranch.com

GENERAL

Addit Living Quarters	**No**	Apx.Total SF	**1,914**	Year Built	**1980**
RV Parking		Main SF	**1,018**	Bedrooms	**5**
Dining Room	**No**	Upper SF	**440**	Total Baths	**2.00**
Family Room	**No**	Lower SF		Bathrooms Descr	**2 Full**
	0	Bsmt SF	**456**	Master Bedrm Dimensions	
		Finished Bsmt SF	**456**	Living Room Dimensions	
	0	Fronts		Bedroom #2 Dimensions	
Real Estate Included	**Yes**	Lot Dimension	**200' diameter circle**	Dining Room Dimensions	
Great Room	**Yes**	Lot Dim. Source	**Developer**	Bedroom #3 Dimensions	
Map Horizontal		Apx.Total Acres	**0.75**	Family Room Dimensions	
Map Vertical		Apx. Irrig. Acres	**0.00**	Bedroom #4 Dimensions	
Subdv Name	**Arrowhead**	Irrigation/Water District	**0**	Kitchen Dimensions	
County	**Gunnison**	Irr. Water Desc/Amnt	**0**	Office/Den Dimensions	
		Elem. School	**Out of Area**	Laundry/Util Dimensions	
		Middle School	**Out of Area**	Garage Capacity	**1**
		High School	**Out of Area**	Garage Type	**Attached Garage**

FEATURES

RESIDENCE STYLE	**Ranch, Cabin, Ranch Basement**	DOMESTIC WATER SOURCE	**Installed Paid, Other**	SHOWING INSTRUCTIONS	**Call Listing Office, Call Listing Agent, No Sign**
RESIDENCE STORIES	**Two Story, Loft**	DOMESTIC SEWER SOURCE	**Septic System**	VIEWS	**Mountains, Valley**
CONSTRUCTION TYPE	**Wood Frame**	DISCLOSURES	**Covenants**	TERMS	**Cash, Owner Carry, Conventional**
FOUNDATION /BASEMENT	**Basement-below grade, Basement-walk out,**	APPLIANCE INCLUSIONS	**Range/Oven, Refrigerator, Dishwasher**	PROPERTY DESCRIPTION	**Adj to Greenbelt, Wooded Lot**

FINANCIAL

Closing Date	**2/20/2014**
Sold Price	**$160,000**

Water Supplier	**Arrowhead Ranch Water Co.**
Sewer Supplier	**Septic**
Gas Supplier	**Propane**
Electric Supplier	**Gunnison County Electric**
HOA/Metro Fees	**$40.00**
HOA/Metro Fees Freq.	**Monthly**

REMARKS

Great view of the San Juan Mtns. A big family rustic cabin. Loft storage over garage with ramp for snowmobiles. Totally furnished and the price is right. Stocked trout lakes. Close to BLM & Nat'l Forrest, Crested Butte Ski, Telluride Ski. Fire dep't & full time security staff. Summer&winter activities-hunting,fishing, hiking, skiing, snowmobiling. Wildlife abounds. Nearby full service B & B Inn. Safe, serene privacy-live here or vacation/2nd home.

This information is deemed reliable, but not guaranteed.

LISTING DETAIL

MLS #	687683
Asking Price	$179,000
Address	1153 Spruce Road
Unit/Suite #	
City	Cimarron
Area	Cimarron
Status	Sold Inner Office
Type	Stick Built

CBOE # 34

EXHIBIT B
Page 4 of 5

Lucia A Lebon
Arrowhead Ranch Real Estate
Main: 970-862-8402
Cell: 970-209-4589
21399 Alpine Plateau Road
Cimarron CO 81220
arrowheadrre@gmail.com
www.arrowheadranch.com

GENERAL

Addit Living Quarters	No	Apx.Total SF	1,691	Year Built	1988
RV Parking		Main SF	960	Bedrooms	2
Dining Room	No	Upper SF	731	Total Baths	1.00
Family Room	No	Lower SF		Bathrooms Descr	
	0	Bsmt SF	816	Master Bedrm Dimensions	11'3"x9'2"
		Finished Bsmt SF	144	Living Room Dimensions	20'x22'10"
	0	Fronts		Bedroom #2 Dimensions	11'3"x9'2"
Real Estate Included	Yes	Lot Dimension	200' diameter	Dining Room Dimensions	
Great Room	Yes	Lot Dim. Source	assessor	Bedroom #3 Dimensions	
Map Horizontal		Apx.Total Acres	0.72	Family Room Dimensions	
Map Vertical		Apx. Irrig. Acres	0.00	Bedroom #4 Dimensions	
Subdv Name	Arrowhead	Irrigation/Water District	N/A	Kitchen Dimensions	
County	Gunnison	Irr. Water Desc/Amnt	N/A	Office/Den Dimensions	
		Elem. School	Johnson K-5	Laundry/Util Dimensions	7'4"x17'2"
		Middle School	Centennial 6-8	Garage Capacity	0
		High School	Montrose 9-12	Garage Type	

FEATURES

RESIDENCE STYLE	Cabin	DOMESTIC WATER SOURCE	Installed Paid, Central Water	SHOWING INSTRUCTIONS	Notice Required, Call Listing Office, Lock Box, No Sign
RESIDENCE STORIES	Three Story	DOMESTIC SEWER SOURCE	Septic System	VIEWS	Mountains
FOUNDATION /BASEMENT	Basement-below grade, Basement -partial finish, Concrete	DISCLOSURES	Covenants	TERMS	FHA, Conventional
		APPLIANCE INCLUSIONS	Range/Oven, Refrigerator	PROPERTY DESCRIPTION	Adj to Greenbelt, Wooded Lot
ROOF	Metal	DINING	Living Room Dining		
FLOORING	Vinyl, Linoleum				

FINANCIAL

Closing Date	1/29/2014
Sold Price	$167,700

Water Supplier	Arrowhead Ranch Water Co.
Sewer Supplier	septic
Gas Supplier	propane
Electric Supplier	Gunnison County Electric
HOA/Metro Fees	480/yr
HOA/Metro Fees Freq.	Quarterly

REMARKS

Lots of room and potential with this cabin that has a fabulous private location! Add your finishing touches to make this your dream cabin.

This information is deemed reliable, but not guaranteed.

LISTING DETAIL

MLS #	**659699**
Asking Price	**$189,900**
Address	**220 Balsam Road**
Unit/Suite #	
City	**Cimarron**
Area	**Cimarron**
Status	**Sold Inner Office**
Type	**Stick Built**

CBOE # 34

EXHIBIT 3
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Lucia A Lebon
Arrowhead Ranch Real Estate
Main: 970-862-8402
Cell: 970-209-4589
21399 Alpine Plateau Road
Cimarron CO 81220
arrowheadrre@gmail.com
www.arrowheadranch.com

GENERAL

Addit Living Quarters	**No**	Apx.Total SF	**1,488**	Year Built	**1982**
RV Parking	**No**	Main SF	**864**	Bedrooms	**3**
Dining Room	**No**	Upper SF	**624**	Total Baths	**1.50**
Family Room	**No**	Lower SF		Bathrooms Descr	
	0	Bsmt SF		Master Bedrm Dimensions	**12 'x 13'**
		Finished Bsmt SF		Living Room Dimensions	**15' x 23'**
	0	Fronts		Bedroom #2 Dimensions	**12'-6" x 11'**
Real Estate Included	**Yes**	Lot Dimension	**200' diameter circle**	Dining Room Dimensions	
Great Room	**Yes**	Lot Dim. Source		Bedroom #3 Dimensions	**12'-6" x 11'**
Map Horizontal		Apx.Total Acres	**0.75**	Family Room Dimensions	**Loft 8' x 23'**
Map Vertical		Apx. Irrig. Acres	**0.00**	Bedroom #4 Dimensions	
Subdv Name	**Arrowhead**	Irrigation/Water District	**0**	Kitchen Dimensions	**11' x 14'**
County	**Gunnison**	Irr. Water Desc/Amnt	**0**	Office/Den Dimensions	
	Res	Elem. School	**Out of Area**	Laundry/Util Dimensions	
		Middle School	**Out of Area**	Garage Capacity	**0**
		High School	**Out of Area**	Garage Type	

FEATURES

RESIDENCE STYLE	**Ranch, Cabin**	DOMESTIC WATER SOURCE	**Installed Paid, Other**	SHOWING INSTRUCTIONS	**Call Listing Office, Call Listing Agent, Lock Box, No Sign**
RESIDENCE STORIES	**1.5 Story**	DOMESTIC SEWER SOURCE	**Septic System**	TERMS	**Cash, Conventional**
CONSTRUCTION TYPE	**Wood Frame, Wood**	DISCLOSURES	**Covenants**	PROPERTY DESCRIPTION	**Adj to Greenbelt, Wooded Lot**
FOUNDATION /BASEMENT	**Piers, Insulated**	APPLIANCE INCLUSIONS	**Range/Oven, Refrigerator, Washer, Dryer**		
ROOF	**Metal**				
FLOORING	**Laminate**				
HEATING FUEL/SOURCE	**Electric, Wood**				

FINANCIAL

Closing Date	**12/20/2013**
Sold Price	**$180,000**

Water Supplier	**Arrowhead Ranch Water Co.**
Sewer Supplier	**Septic**
Gas Supplier	**Propane**
Electric Supplier	**Gunn.County Elec. Ass'n**
HOA/Metro Fees	**$40.00**
HOA/Metro Fees Freq.	**Monthly**

REMARKS

What a charmer, secluded from the road--A great mountain family cabin--comes complete w/furniture, 52" flat screen TV + 3 other TVs, dishes, etc. Loft area, great game area, plus an office or 4th sleeping area. 3 bedrooms, 1.5 baths & large loft area. 1488 sq.ft.. Covered deck & a large open deck. New metal green roof. Wood burning stove, plus back-up electric baseboard heat registers. Well insulated for winter & summer. Don't miss this one-priced right.

This information is deemed reliable, but not guaranteed.

9800 Fredericksburg Road
San Antonio, TX 78288

CBOE #34

EXHIBIT C
Page 1 of 1

01786.3DD9G.JSS1297046207.01.01.766

KAREN J CREWS
76 BALSAM RD # G10
CIMARRON CO 81220-9513

August 20, 2016

Reference: New Estimate for Your Home's Rebuilding Cost

Dear Ms. Crews,

Thank you for trusting us with your insurance needs. Your home is one of your most important financial assets, so we're always looking for ways to help you protect it in case you have a loss and need to rebuild. We've recently started using a new tool and information provided by Xactware Solutions, Inc. to estimate your home's rebuilding cost.

We're writing to let you know the results of the most recent rebuilding cost calculations for your home and how it will affect your upcoming homeowners policy renewal on October 18, 2016, which will arrive soon.

Your Rebuilding Cost Details

The new minimum estimated rebuilding cost for your home at 76 BALSAM RD, CIMARRON, CO 81220-9513 is $207,000.00. This new estimated rebuilding cost is lower than your current dwelling coverage limit of $244,000.00; however, we won't decrease the dwelling coverage limit without your permission.

Before you consider decreasing your coverage, we recommend reviewing your home characteristics to make sure we have the correct information. To review your policy, make updates to your home characteristics or change your coverage limit(s), log on to usaa.com and follow these steps:

1. In the My Accounts Summary, scroll down to the Insurance section.
2. From the Insurance section, select Homeowners.
3. Select the Review Home Characteristics tab on Account Summary.

Please keep in mind that the cost to rebuild could differ greatly from market or tax-assessed values, so insuring for at least the minimum estimated rebuilding cost is important. If you have a separate flood or wind policy, remember to review those coverage limits to ensure your home is still adequately covered.

We Care About Your Financial Security

You're a part of the USAA family, and we care about you. Estimating your home's minimum rebuilding cost is one way we help you protect your financial security in case disaster strikes.

Gunnison County
COLORADO

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

September 15, 2016

CBOE # 34
Karen J Crews
3336 Sedona RD
Tallahassee, FL 32308-4519

Schedule Number: R011288
Parcel Number: 4049-180-03-026
Property Description: LOT 4 BLK 6 ARROWHEAD FILING 1 #579794

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 11:45AM. 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 15 2016

Karen J. Crews
3336 Sedona RD
Tallahasse, FL 32308-4519

2016
Gunnison County Board of Equalization:
Hearing # 34

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 "Economic Area 8 Single Family Residential 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:	**CREWS KAREN J & CREWS WHITBY CAROLYN**
Account Number:	**R011288**
Parcel Number:	**4049-180-03-026**
Legal Description:	**LOT 4 BLK 6 ARROWHEAD FILING 1**
Value:	**$284,040**

Residential Sales Comparable Inventory and Account Value Summary

Appraisal Date: June 30, 2014

		CBOE #	34
Owner:	CREWS KAREN J ETAL	ACCOUNT #:	R011288
	3336 SEDONA RD	PARCEL #:	4049-180-03-026
	TALLAHASSEE, FL 32308-4519	ECON AREA:	8

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
		R012108	R014854	R011965
PARCEL NUMBER:	4049-180-03-026	4049-180-05-020	4047-010-04-029	4049-060-04-003
PROPERTY ADDRESS:	76 BALSAM RD ARROWHEAD	771 SPRUCE RD ARROWHEAD	1001 HAZEL LAKE DR ARROWHEAD	2190 SPRUCE RD ARROWHEAD
LEGAL DESCRIPTION:	LOT 4 BLK 6 ARROWHEAD FILING 1	LOT 4 BLK 4 ARROWHEAD FILING 1	LOT 6 BLK 12 ARROWHEAD FILING 2	LOT 11 BLK 5 ARROWHEAD FILING 2
NET LAND AREA (SQ FT):	32,650	32,650	43,560	43,560
NET LAND AREA (ACRES):	0.7500	0.7500	1.0000	1.0000
# OF BUILDINGS:	1	1	1	1
ARCHITECTURAL STYLE:	A-FRAME	A-FRAME	CONVENTIONAL	CONVENTIONAL
ADJUSTED YEAR BUILT:	1978	1976	1997	1999
QUALITY CONSTRUCTION:	AVERAGE	FAIR	AVERAGE	AVERAGE
CONDITION:	AVERAGE	AVERAGE	AVERAGE	AVERAGE
RESIDENTIAL SQ FT:	1,863	1,407	1,472	1,908
FINISHED BASEMENT TYPE:			EGRESS WINDOW	
FINISHED BASEMENT SQ FT:			448	
UNFINISHED SQ FT:			448	366
GARAGE SQ FT:		576		747
VIEW:	LIMITED	LIMITED	LIMITED	LIMITED
ACCESS:	ON MAIN ROAD	ON MAIN ROAD	ON MAIN ROAD	ON MAIN ROAD
SALE DATE:		8/22/2013	6/13/2014	10/31/2013
SALES PRICE:		$225,000	$266,500	$300,000
NET ADJUSTMENTS:		$46,000	$10,000	-$14,000
ADJUSTED SELLING PRICE:		**$271,000**	**$276,500**	**$286,000**
SUBJECT ACCOUNT VALUE:	**$284,040**			