October 2, 2017

Gunnison County
200 E. Virginia Ave, Suite 104
Gunnison, CO 81230

RE: LETTER OF AUTHORIZATION

To Whom it May Concern:

I am the owner of real property located at 506 Elk Avenue, Crested Butte, CO 81224, Acct #: R003316, Lots 13-14 BLK 25 Crested Butte #604229.

Attorney Aaron J. Huckstep will be representing our interests in the appeal process. Please contact him, or his Paralegal, Kaitlyn Archambault, directly with respect to the Appeal.

Mitch Weisz, Manager
Better to Ski, LLC

Received
County Administration
9/18/17

2017 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 31, 2017
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

CBOE # 50

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R003316	2017	200	3255-031-75-002

PROPERTY OWNER	LEGAL DESCRIPTION
BETTER TO SKI LLC PO BOX 515 CRYSTAL LAKE, IL 60039-0515 AGENT: HUCKSTEP, AARON	LOTS 13-14 BLK 25 CRESTED BUTTE #604229

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial		602,870	602,870
Residential		309,030	309,030
TOTALS		$911,900	$911,900

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.

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 #50

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, 2016? (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.)

$ 543,060.06

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 2017 Valuation increased dramatically from 2015. Applicant believes that the 2017 Valuation is materially and substantially higher than the actual value of the subject property. Comparable sales are provided to demonstrate conclusion on Exhibit A, attached hereto.

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

813-381-2873
Telephone Number

9-11-17
Date

*Attach letter of authorization signed by property owner.

CBOE # 50

EXHIBIT A
Page 1 of 1

EXHIBIT A TO REAL PROPERTY APPEAL FORM
ACOUNT NO. R003316

COMPARISON OF SURROUNDING PROPERTY CLASSIFICATION AND VALUATION

	Account No.	2014	2016	Valuation SqFt	Valuation per SqFt	Classification	Construction Quality	Exterior Condition	Effective Year Built	Sale Date
Subject	**R003316**	**235,860.00**	**309,030.00**	**768**	402.38	**Residential**	Fair	Average	1925	
	R003316	**515,930.00**	**602,870.00**	**1,338**	450.58	**Commercial**	Fair	Average	1916	
		751,790.00	**911,900.00**	**2,106**	433.00					

Comp No.		**Property Address**								
Commerical										
	Acct No.	Address	2017 Assessed Value	Sq ft	Per Sq Ft	Classification	Quality	Condition	Year Built	Sale Date
1	R003197	226 Elk Ave	1,270,420.00	5,454	232.93	Commercial	Avg	Avg	1990	7/14/2009
2	R003174	229 Elk Ave	1,090,600.00	4,184	260.66	Commercial	Fair	Below Avg	1940	8/15/2011
3	R003514	303 Elk Ave	1,489,730.00	5,406	275.57	Commercial	Fair	Below Avg	1970	6/14/2012
Residential										
1	R002844	730 Elk Ave, Unit A	547,350.00	1,482	369.33	Residential	Avg	Avg	1985	1/25/2013
3	R003563	503 Belleview Ave, #5	343,740.00	1,145	300.21	Residential	Fair	Avg	1979	7/25/2011
4	R002912	730 Belleview Ave, #4	274,620.00	1,336	205.55	Residential	Fair	Avg	1979	4/13/2012
1	R033105	302 Belleview Ave, #4	185,600.00	849	218.61	Residential	Fair	Avg	1997	9/25/2013
2	R041136	602 Butte Ave, #4	250,580.00	1,202	208.47	Residential	Avg	Avg	1984	8/16/2012

Subject Property Analysis:		
Gross Change in Valuation from Prior:		160,110.00
Average Valuation per SqFt (Subject):		433.00
Average Valuation per SqFt (Comps):		258.92
Construction Quality Comparison:	Below Comps	
Exterior Condition Comparison:	Similar to Comps	
Age Comparison:		
Proposed Valuation per SqFt:	$	258.92
Proposed Total Valuation:	$	545,285.52

For Commercial + 309,030.00 for Residential

Proposed Total Valuation for all: $854,315.52

REAL PROPERTY APPEAL FORM

Gunnison County Assessor's Office
221 N. Wisconsin Ave, Suite A
Gunnison, CO 81230

Appeals will be accepted: May 1 - June 1
Postmark deadline June 1 - In Person June 1

Office hours: 9:00 a.m. to 4:00 p.m.
Telephone Number: (970) 641-1085
FAX Number: (970) 641-7920
assessor@gunnisoncounty.org

Required Fields indicated by *

Account Number R003316

* Property Address 506 Elk Avenue, Crested Butte, CO 81224

* Owner's Name Better to Ski, LLC

☐ check if this is owner's new address

* Owner's Mailing Address PO Box 515

* City State Zip Crystal Lake, IL 60039

* Phone - Day: 815-351-2875 Evening: _____

YOU MAY ELECT TO COMPLETE THIS FORM TO APPEAL YOUR PROPERTY VALUATION OR CLASSIFICATION.

REAL PROPERTY VALUATION APPEAL: If you disagree with the "current year actual value" or the classification determined for your property, you may file an appeal by mail or in person with the County Assessor. Please refer to the Notice of Valuation for the deadline dates for filing appeals.

Completing the Real Property Questionnaire will help you determine an estimate of value for your property, which can be compared to the value determined by the Assessor. Colorado law requires consideration of the market approach to value for residential properties (includes apartments) and the cost, market, and income approaches to value for vacant land, commercial, and industrial properties.

DOCUMENTATION - REASON FOR REQUESTING A REVIEW:

The 2017 Property Valuation increased dramatically. Applicant believes the 2017 Valuation is materially and substantially higher than the actual value of the subject property. Please see Exhibit A, attached, for reference of similar properties valuations.

REAL PROPERTY QUESTIONNAIRE

ATTACH ADDITIONAL DOCUMENTS AS NECESSARY.

MARKET APPROACH: This approach to value uses sales from the **appropriate time period** to determine the actual value of your property. The following items, if known, will help you estimate the market value of your property. If available, attach a copy of any appraisal or written estimate of value. Have similar properties in your immediate neighborhood sold?

DATE SOLD	PROPERTY ADDRESS	SELLING PRICE
	See EXHIBIT A	

Based on these sales and accounting for differences between sold properties and your property, state the value of your property.

$ 543,060.06

COST APPROACH: (USE FOR NON-RESIDENTIAL PROPERTIES ONLY) This approach to value uses replacement construction costs from the appropriate time period to determine the value of your property. The following items, if known, will help you estimate the replacement cost of your property.

Year Built _____ Builder _____ Original Cost of Construction _____

List all changes made to your property prior to January 1 of the current year (i.e. remodeling of storefront; expansion of storage area; addition to parking, service or manufacturing area.)

DATE	DESCRIPTION OF CHANGE	COST

Is your structure in typical condition for its age? _____

If not, why ? _____

Based on the replacement cost of construction and of any changes, including depreciation, state the total value of your property:

$ _____

INCOME APPROACH: (USE FOR NON-RESIDENTIAL PROPERTIES ONLY.) This approach to value converts economic net income from the appropriate time period into present worth.

If your property was rented or leased, attach operating statements showing rental and expense amounts for this property. Indicate square foot rental rate for all tenants who negotiated leases. (Attach rent schedule.)
If known, list rents of comparable properties.

If available, attach operating statements showing rental and expense amounts for comparable properties.
If an appraisal using the income approach was conducted, please attach.

*** FINAL ESTIMATE OF VALUE:** $ _____

AGENT ASSIGNMENT: I authorize the below-named agent to act on my behalf regarding the property tax valuation of the property described herein for the year 2017

Agent's Name (please print): AARON J. HUCKSTEP Telephone Number: 970-349-2009
Please mail all correspondence regarding this protest
to the above-named agent at the following address: HUCKSTEP LAW, LLC PO BOX 2958 CRESTED BUTTE, CO 81224

Owner's Signature: _____ Date: 6/1/17
Indicate name and telephone number for a person the Assessor may contact if an on-site inspection is necessary:

VERIFICATION: I, the undersigned owner or agent of this property, state that the information and facts contained herein and on any attachment constitute true and complete statements concerning the described property.

* Signature _____ * Date 6/1/17

HUCKSTEP LAW LLC
Business • Real Estate • Land Use

P: 970-349-2009 • F: 970-797-1023
www.hucksteplaw.com • info@hucksteplaw.com
P.O. Box 2958 • 223 Elk Avenue, Unit 202B • Crested Butte, CO 81224

May 31, 2017

VIA FACSIMILE

Gunnison County Assessor's Office
221 N. Wisconsin Ave, Suite A
Gunnison, CO 81230

RE: 2017 PROPERTY TAX VALUATION APPEAL

To Whom it May Concern:

Our office represents Better to Ski, LLC, property owner of 506 Elk Avenue, Crested Butte, CO 81224, Account No. R003316.

Our Client feels that their 2017 Property Valuation is substantially higher than the actual value of the subject property. After reviewing the 2017 Valuations of similar properties and comparing the valuation per square foot, we found that our Client's property was valued much higher per square foot than any of the similar properties.

We found that the bulk of the increase was in the Commercial portion of the property and the valuation came in above $400.00 per square foot, which is substantially higher than any other similar properties valuations. Additionally, similar properties' valuations did not match the residential valuation for Account No. R003316 as many of those properties were valued at significantly less per square foot as well.

Please reference the attached worksheet that demonstrates these discrepancies and our proposed Property Valuation based on these comparisons.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

HUCKSTEP LAW, LLC

*/s/ Aaron J. Huckstep*___
Aaron J. Huckstep

2017 REAL PROPERTY NOTICE OF VALUATION

Gunnison County
COLORADO

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

Date of Notice: May 1, 2017
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
R003316	2017	200	3255-031-75-002

PROPERTY OWNER	LEGAL DESCRIPTION
5772 1 MB 0.423 **<23>**1/1**G50****AUTO**MIXED AADC 990 BETTER TO SKI LLC PO BOX 515 CRYSTAL LAKE IL 60039-0515	LOTS 13-14 BLK 25 CRESTED BUTTE #604229

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE as of June 30, 2014	CURRENT YEAR ACTUAL VALUE as of June 30, 2016	+ OR - CHANGE
Residential	235,860	309,030	+73,170
Commercial	515,930	602,870	+86,940
TOTALS	$751,790	$911,900	+$160,110

The tax bill you receive next January will be based on the current year actual value shown above. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Merchandising-Land	Commercial	0.09
Single Fam.Res.-Land	Residential	0.05

ELECTRICITY:	Installed
SEWER:	Central Installed
WATER:	Domestic Installed
SITE ACCESS:	Alley Access Only
	Year Around Govt Maintained

OTHER ATTRIBUTES:
Typical Or Average Views

SUBDIVISION:
Crested Butte (Town Of)

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Res With Commercial
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1971
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	768 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

Go paperless next year!
Go to eNoticesOnline.com and register with this code:
GNN-72MD1SGR

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY.

EXHIBIT A

EXHIBIT A TO REAL PROPERTY APPEAL FORM
ACOUNT NO. R003316

COMPARISON OF SURROUNDING PROPERTY CLASSIFICATION AND VALUATION

	Account N	2014	2016	Valuation SqFt	Valuation per SqFt	Classificati	Constructio Quality	Exterior Condition	Effective Year Built
Subject	**R003316**	**235,860.00**	**309,030.00**	**768**	402.38	**Residential**	Fair	Average	1925
	R003316	**515,930.00**	**602,870.00**	**1,338**	450.58	**Commercia**	Fair	Average	1916
		751,790.00	**911,900.00**	**2,106**	433.00				

Comp No.	**Property Address**								
Commerical									
	Acct No.	Address	2017 Assessed Value	Sq ft	Per Sq Ft	Classificati	Quality	Condition	Year Built
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3	R003514	303 Elk Ave	1,489,730.00	5,406	275.57	Commercia	Fair	Below Avg	1970
				AVG	**256.39**				
Residential									
1	R002844	730 Elk Ave, Unit A	547,350.00	1,482	369.33	Residential	Avg	Avg	1985
3	R003563	503 Belleview Ave, #5	343,740.00	1,145	300.21	Residential	Fair	Avg	1979
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1	R033105	302 Belleview Ave, #4	185,600.00	849	218.61	Residential	Fair	Avg	1997
2	R041136	602 Butte Ave, #4	250,580.00	1,202	208.47	Residential	Avg	Avg	1984
				AVG	**260.43**				

Subject Property Analysis: R003316 Residential		
Gross Change in Valuation from Prior:		73,170.00
Average Valuation per SqFt (Subject):		402.38
Average Valuation per SqFt (Comps):		260.43
Construction Quality Comparison:	Below Comps	
Exterior Condition Comparison:	Similar to Comps	
Age Comparison:		
Proposed Valuation per SqFt:	$	260.43
Proposed Total Valuation:	$	200,010.24

Subject Property Analysis: R003316 Commercial		
Gross Change in Valuation from Pr		86,940.00
Average Valuation per SqFt (Subje		450.58
Average Valuation per SqFt (Comp		256.39
Construction Quality Comparison:	Below Comps	
Exterior Condition Comparison:	Similar to Comps	
Age Comparison:		
Proposed Valuation per SqFt:	$	256.39
Proposed Total Valuation:	$	343,049.82

Residential 200,010.24 + Commercial $343,049.82

Proposed Total Valuation for all: $543,060.06