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 #48

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R045087	2017	200	3255-031-36-026

AGENT	LEGAL DESCRIPTION
HUCKSTEP, AARON PO BOX 2958 223 ELK AVE UNIT 202B CRESTED BUTTE, CO 81224-2958 OWNER: FOUR SQUARED LLC	UNIT 101 MOORE BEER GARDENS CONDOS PLAT #581523

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial		716,740	716,740
TOTALS		$716,740	$716,740

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 # 48

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.)

$ 572,451.54

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

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
	970 209 3859	9/15/17

*Attach letter of authorization signed by property owner.

CBOE # 48

EXHIBIT A
Page 1 of 1

EXHIBIT A TO REAL PROPERTY APPEAL FORM
ACOUNT NO. R045087
COMPARISON OF SURROUNDING PROPERTY CLASSIFICATION AND VALUATION

		Account No.	SqFt	Classification	2014 Valuation	2016 Valuation	Variance	PP Sq Ft
Subject		R045087	2397	Restaurant	$ 512,980.00	$ 716,740.00	$ 203,760.00	299.02
Comparable properties:				**Classification**	**2016 Valuation**	**2017 Valuation**	**Variance**	**PPSqFt**
	1	R003169	5964	Commercial - Restaurant (West End)	$ 1,253,650.00	$ 1,143,070.00	$ (110,580.00)	191.66
	2	R003170	2688	Offices - Land	$ 853,610.00	$ 714,850.00	$ (138,760.00)	265.94
	3	R003174	4184	Retail (Grubstake)	$ 835,000.00	$ 1,063,970.00	$ 228,970.00	254.29
	4	R003514	10812	Restaurant/Retail (Paradise/Company Store)	$ 1,909,710.00	$ 1,570,540.00	$ (339,170.00)	145.26
	5	R003344	7133	Restaurant with Commercial	$ 1,493,060.00	$ 1,729,950.00	$ 236,890.00	242.53
	6	R003353	8603	Restaurant and Retail	$ 1,792,390.00	$ 1,866,870.00	$ 74,480.00	217.00
	7	R003197	5454	Restaurant (Maxwell's)	$ 1,418,310.00	$ 1,273,940.00	$ (144,370.00)	233.58
	8	R027164	2031	Restaurant (Last Steep)	$ 804,700.00	$ 766,340.00	$ (38,360.00)	377.32
	9	R003183	.11ac	Vacant Land	$ 300,030.00	$ 412,500.00	$ 112,470.00	
	10	R041543	655	Retail	$ 281,190.00	$ 193,120.00	$ (88,070.00)	294.84
	11	R003180	3111	Restaurant and Retail (Princess)	$ 679,800.00	$ 689,850.00	$ 10,050.00	221.75
	12	R003200	2855	Restaurant (Nickel)	$ 573,830.00	$ 516,100.00	$ (57,730.00)	180.77
	13	R003178	3493	Restaurant/Residential (McGill's)	$ 757,270.00	$ 841,350.00	$ 84,080.00	240.87
							AVG	**238.82**

Proposed Fair Valuation:	**2397 sq ft x 238.82**	**$ 572,451.54**

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 # 49

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R045088	2017	200	3255-031-36-027

AGENT	LEGAL DESCRIPTION
HUCKSTEP, AARON PO BOX 2958 223 ELK AVE UNIT 202B CRESTED BUTTE, CO 81224-2958 OWNER: FOUR SQUARED LLC	UNIT 102 MOORE BEER GARDENS CONDOS PLAT #581523

PROPERTY CLASSIFICATION		PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
			ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial			63,150	63,150
	TOTALS		$63,150	$63,150

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:

CBOE # 49

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, 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.)

$ 35,823.00

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.)

The 2017 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 hereto, for reference of similar properties' valuations.

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
	970 209 3859	9/15/17

*Attach letter of authorization signed by property owner.

CBOE # 49

EXHIBIT A
Page 1 of 1

EXHIBIT A TO REAL PROPERTY APPEAL FORM
ACOUNT NO. R045088
COMPARISON OF SURROUNDING PROPERTY CLASSIFICATION AND VALUATION

	Account No.	SqFt	Classification	2014 Valuation	2016 Valuation	Variance	PP Sq Ft
Subject	R045088	150	Bar/Tavern	$ 23,790.00	$ 63,150.00	$ 39,360.00	421.00

Comparable properties:

			Classification	2016 Valuation	2017 Valuation	Variance	PPSqFt
1	R003169	5964	Commercial - Restaurant (West End)	$ 1,253,650.00	$ 1,143,070.00	$ (110,580.00)	191.66
2	R003170	2688	Offices - Land	$ 853,610.00	$ 714,850.00	$ (138,760.00)	265.94
3	R003174	4184	Retail (Grubstake)	$ 835,000.00	$ 1,063,970.00	$ 228,970.00	254.29
4	R003514	10812	Restaurant/Retail (Paradise/Company Store)	$ 1,909,710.00	$ 1,570,540.00	$ (339,170.00)	145.26
5	R003344	7133	Restaurant with Commercial	$ 1,493,060.00	$ 1,729,950.00	$ 236,890.00	242.53
6	R003353	8603	Restaurant and Retail	$ 1,792,390.00	$ 1,866,870.00	$ 74,480.00	217.00
7	R003197	5454	Restaurant (Maxwell's)	$ 1,418,310.00	$ 1,273,940.00	$ (144,370.00)	233.58
8	R027164	2031	Restaurant (Last Steep)	$ 804,700.00	$ 766,340.00	$ (38,360.00)	377.32
9	R003183	.11ac	Vacant Land	$ 300,030.00	$ 412,500.00	$ 112,470.00	
10	R041543	655	Retail	$ 281,190.00	$ 193,120.00	$ (88,070.00)	294.84
11	R003180	3111	Restaurant and Retail (Princess)	$ 679,800.00	$ 689,850.00	$ 10,050.00	221.75
12	R003200	2855	Restaurant (Nickel)	$ 573,830.00	$ 516,100.00	$ (57,730.00)	180.77
13	R003178	3493	Restaurant/Residential (McGill's)	$ 757,270.00	$ 841,350.00	$ 84,080.00	240.87
						AVG	**238.82**

Proposed Fair Valuation:	**150 sq ft x 238.82**	**$ 35,823.00**