Received
County Administration
9/15/17

Gunnison County
COLORADO

2017 REAL PROPERTY NOTICE OF DETERMINATION

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 #34

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R033900	2017	200	3255-031-86-022

PROPERTY OWNER	LEGAL DESCRIPTION
ROSCOE DEVELOPMENT CORP 8467 FIRETHORN CT LONGMONT, CO 80503-7291	UNIT A MAJESTIC PLAZA CONDOS PHASE II #486723

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial		224,120	224,120
TOTALS		$224,120	$224,120

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 #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, 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.)

$ 145,736

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.

Signature

(303) 809-6003
Telephone Number

9/17/17
Date

*Attach letter of authorization signed by property owner.

9/12/2017

2017 REAL PROPERTY TAX PROTEST - APPEAL

Roscoe Development Corp.

Please contact Doug D'Apuzzo with any questions at
(303)809-6003 or doug@dapuzzo.com

Delivered by US Priority mail to Gunnison County Board of Equalization, 200 E Virginia Ave., Gunnison, CO 81230

Please accept this real property tax protest APPEAL for the following COMMERCIAL properties:

	Unit #	Sched. #	Use	Square Feet	June 2016 Scheduled Annual Gross Rent	June 2016 Annual Operating Expenses (dues+mgmt)	June 2016 Annual Scheduled Net Rent	2014 Assessed Valuation	2016 Assessed Valuation	2016 Assessed Valuation PSF	Percentage Valuation Increase 2014-2016	Effectrive Cap Rate based on Valuation	PROPOSED Value at Cap Rate 10.00% based on Scheduled Net Rent	PROPOSED Value at $221.23 Per Sq. Ft.
Maj Plaza	A	R033900	Retail	691	18,300	3,726	14,574	125,840	224,120	324.34	178%	6.50%	145,735	152,870
Maj Plaza	B	R033901	Retail	435	10,920	2,298	8,622	79,810	170,860	392.78	214%	5.05%	86,220	96,235

CBOE # 34

EXHIBIT A
Page 1 of 1

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CBOE # 35

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R033901	2017	200	3255-031-86-023

PROPERTY OWNER	LEGAL DESCRIPTION
ROSCOE DEVELOPMENT CORP 8467 FIRETHORN CT LONGMONT, CO 80503-7291	UNIT B MAJESTIC PLAZA CONDOS PHASE II #486723

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Commercial		170,860	170,860
TOTALS		$170,860	$170,860

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.

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200 E Virginia Ave
Gunnison, CO 81230
(970) 641-0248

CBOE #35

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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.)

$ 88,220

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.

Signature

(303) 809-6003
Telephone Number

9/12/17
Date

*Attach letter of authorization signed by property owner.

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EXHIBIT A
Page 1 of 1

CBOE # 35