Received
County Administration
9/13/17

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 # 13

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R015402	2017	615	3257-281-04-013

PROPERTY OWNER	LEGAL DESCRIPTION
PERKINS DUSTIN W 15 KUBLER ST CRESTED BUTTE, CO 81224-8002	LOT 4 BLK 13 CRESTED BUTTE SOUTH FILING 2 #614325

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		905,920	826,060
TOTALS		$905,920	$826,060

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 # 13

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.)

$ 702,535

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.)

Please see attached sheet.

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
	970-251-5034	9/13/17

*Attach letter of authorization signed by property owner.

CBOE # 13

EXHIBIT A
Page 1 of 1

Gunnison County Board of Equalization
200 East Virginia Avenue
Gunnison, CO 81230

Dustin Perkins
15 Kubler Street
Crested Butte, CO 81224
970-251-5034
coredsoxnation@gmail.com

September 13, 2017

To Whom it May Concern,

I am writing to you to protest the evaluation of our house at 15 Kubler Street at $826,060, located in Crested Butte South. My estimate of the property's value is $702,535. The following houses are all houses sold in CB South that are between 2500 and 4500 square feet from July 1, 2013 to June 30, 2016:

43 Fox Place, 9/28/2015, 3,035 sf, 0.48 acres, $557,500, 184/sf
210 Huckeby Way, 11/1/2013, 3,568 sf, 1.04 acres, $553,000, 155/sf
1556 Bryant Ave., 4/28/2016, 2,917 sf, 0.43 acres, $720,000, 246/sf
156 Zeligman St., 4/18/2016, 2,580 sf, 0.99 acres, $630,000, 244/sf
76 Kubler St, 7/30/2015, 2,869 sf, 0.32 acres, $587,500, 205/sf
454 Teocalli, 7/8/2015, 2,827 sf, 0.34 acres, $555,000, 196/sf

These 6 properties average to 2,966 sf, 0.60 acres and an average sale cost per square foot of $205/sf.

Our house is 2,755 square feet with an apartment of 672 square feet for a total of 3,427 square feet of living space. We have 0.42 acres. With an average sale price of 205/sf, this would result in a potential sale price of our home at $702,535 (3,427 sf X 205/sf).

Our current assessment of $826,060 ($241/sf) is way too high. There has not been a single house sold in CB South during the appraisal period for more than $720,000.

Thanks for your consideration.

Dustin and Darcie Perkins