Received
County Administration
9/18/17

RFM - RFM CButte

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 # 76

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R041018	2017	200	3255-022-34-006

AGENT	LEGAL DESCRIPTION
RYAN LLC 7979 E TUFTS AVE STE 1500 DENVER, CO 80237-2843 OWNER: RFM CBUTTE LLC	TRACT 10 BLK 69 VERZUH RANCH ANNEXATION #636771

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		1,952,330	1,952,330
TOTALS		$1,952,330	$1,952,330

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.

Current value supported by market data

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 # 76

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.)

$ 1,675,000

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 property is valued in excess of fair market value based on the three aproaches to value: cost, market and income approaches. In addition, the property is valued in excess of other similarly situated properties.

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 Michelle Tarbell | (720)524-0022 Telephone Number | 9/15/2017 Date

michelle.tarbell@ryan.com

*Attach letter of authorization signed by property owner.

CBOE # 76

LETTER OF AUTHORIZATION
FOR PROPERTY TAX REPRESENTATION

RFM CBUTTE LLC

Property Owner

R041018 809 Elk Avenue

Subject Property

Gunnison County, CO

Jurisdiction and State

2017/2018

Year

This letter authorizes Ryan, LLC and its affiliate, Ryan Tax Compliance Services, LLC to represent the above-named property as its property tax agent in the jurisdiction and state named above. This authorization includes, but is not limited to: filing property renditions or returns; signing and filing appeals; examining property tax records; and, appearances before the assessor, boards of equalization or review, or other governmental agencies responsible for the assessment of property.

If there are any questions concerning this authorization please contact the following:
Ian James, 720.524.0022, ian.james@ryan.com

A copy of any application or appeal attached to this authorization has been provided to the undersigned property owner. A facsimile or scanned image of a signature below shall constitute an original signing of this authorization and the document containing the original signature will be submitted upon request.

This authorization shall remain effective as long as permitted by law or until revoked in writing by the owner. The person signing below certifies that they are a duly appointed officer, representative or agent of the owner and that they have the legal capacity to execute this authorization.

Property Owner:

Signature	Printed Name	Date
	Richard E McCales	6/30/17

Managing Member
Title

Sworn and subscribed before me this 30th day of May, 2017.

MICHELLE M. FONTENOT
Notary Public, State of Texas
My Commission Expires
March 26, 2019

Michelle M. Fontenot
Notary Public
My commission expires: 3/26/2019

Site: RFM CBUTTE LLC

A VALUE ANALYSIS OF

RFM Commercial

RFM CBUTTE, LLC

809 Elk Avenue
809 Elk Aveue
Gunnison, Colorado

Gunnison County

SCHEDULE NUMBER(S):

R041018

ASSESSOR'S ACTUAL 2017 VALUE

$1,952,330

TAXPAYER'S OPINION OF ACTUAL VALUE

$1,675,000

Prepared by:

Ryan Property Tax Services

Michelle Tarbell
Michelle.Tarbell@Ryan.com

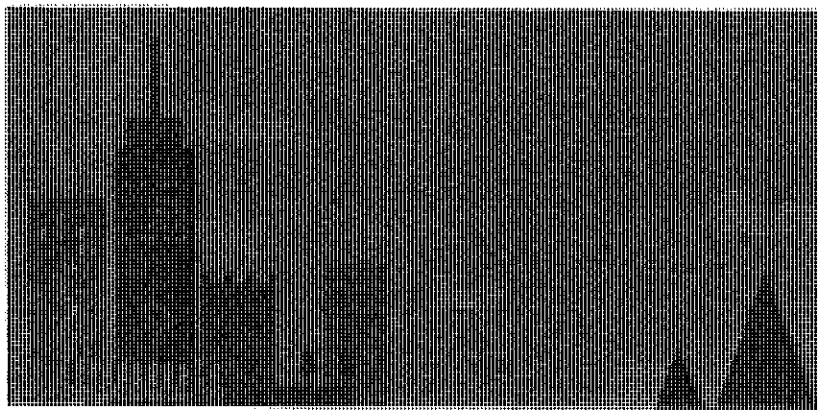
As of:

June 30, 2016

Residence at 809 Elk Avenue
Legend
809 E
809 Elk Ave
Google Earth
1000 ft

Google Maps 809 Elk Ave

Imagery ©2017 Google, Map data ©2017 Google United States 50 ft



809 Elk Ave

Crested Butte, CO 81224

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Consultant	Michelle Tarbell	
Tax Year	2017	
Date of Value	6/30/2016	
County	Gunnison County	
Client Name	RFM Commerical	
Ownership Name	RFM CBUTTE LLC	
Location	809 Elk Avenue Crested Butte, Colorado	
Property Type	3-Story Single Family Residence	
Site Size	0.13 (Acres)	5,576 (SF)
Above Grade SF	2,745	484 SF Garage
Year of Construction	2014	

ASSESSED VALUE SUMMARY

Tax Account Parcel Number(s)	R041018	
Historical Assessments	**2017**	**2016**
Land Value	$223,673	$61,379
Improvement Value	$1,728,657	$1,576,931
Total Value	$1,952,330	$1,638,310
Total Improvement Value PSF	$711 PSF	$597 PSF
Total Land Value PSF	$40 PSF	$11 PSF
Value Change from Prior Year	19.2%	

TAXPAYER'S OPINION OF VALUE

2017 Taxpayer's Market Value Estimate	**$1,675,000**	**$610 /SF**

The property was purchased in the base period (11/30/2015) for $1,675,000.

Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address			
RFM CBUTTE LLC 1920 NACOGDOCHES RD STE 201 SAN ANTONIO, TX 78209-2241	Today's Date:	May 27, 2017	Account Number: R041018
	Appraisal Year:	2017	Parcel Number: 3255-022-34-006
			Account Type: Residential
Business Name: NA			Economic Area: Econ Area 2
			Tax District: 200
			Mill Levy: 66.376

Property Location:	809 ELK AVE, CRESTED BUTTE
Neighborhood:	SOUTHEAST QUARTER: VERZUH
LEA:	CRESTED BUTTE RESIDENTIAL (20001)
Subdivision:	VERZUH RANCH ANNEXATION
Condo:	
Legal Description:	TRACT 10 BLK 69 VERZUH RANCH ANNEXATION #636771
Parcel Notes	TOTAL PARCEL = 6,000SF STATEMENT OF AUTHORITY #609891 RECORDED DEC 9 2011 FOR JAMES A FAUST AND GREGORY S FAUST AS MEMBERS OF FAUST BUILDERS LLC

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

2017 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$223,660	$17,800	$1,728,670	$137,600	$1,952,330	$155,400

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2016	$1,638,310	$130,410	66.376	$8,656.09
2015	$1,020,640	$81,240	65.458	$5,317.80
2014	$357,000	$103,530	67.759	$7,015.09
2013	$357,000	$103,530	60.601	$6,274.04
2012	$336,000	$97,440	53.944	$5,256.30
2011	$336,000	$97,440	55.019	$5,361.05
2010	$564,000	$163,560	48.639	$7,955.39
2009	$564,000	$163,560	47.426	$7,757.00
2008	$434,950	$126,140	48.986	$6,179.08
2007	$434,950	$126,140	43.707	$5,513.20
2006	$168,300	$48,810	53.726	$2,622.36

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information

Land Description	Land Type	Acres	Site Access	Electricity	Sewer	Water	Other Attributes
SINGLE FAM.RES.-LAND	Residential	0.138	YEAR AROUND GOVT MAINTAINED	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - MEADOW SITE IMPROVEMENTS - CURBS AND OR GUTTER VIEWS - SCENIC OR ABOVE AVERAGE

Sales and Conveyance Information

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
11/30/2015	$1,675,000	$1,675,000	FAUST BUILDERS LLC	RFM CBUTTE LLC	Improved	636771	WARRANTY DEED - FEE
04/11/2012	$376,000	$376,000	VERZUH RANCH INC	FAUST MOUNTAIN PROPERTIES LLC	Vacant	612363	GEN WARR DEED - FEE

Building Number 1:

Occupancy Type	Single Family Dwelling	Quality of Construction	Very Good	Stories	3	Primary Heating System	In-floor Radiant - Gas
Building Description	CONVENTIONAL	Exterior Condition	Excellent	Roof	Seamed Metal - Painted	Domestic Hot Water	Gas Storage Tank
Original Year Built	2014	Interior Condition	Excellent	Exterior	Wood Boards (Clapboa	Landscaping	0
Effective Year Built	2014	Bedrooms	5	Foundation	Concrete		
Percent Complete	100%	Bathrooms	5	Windows	Good		

Building Square Footage or Units:

Above-grade Living Area	2,745 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	484 sqft

The Gunnison County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All assessment information is subject to change before the next certified tax roll. Website Updated: May 22, 2017

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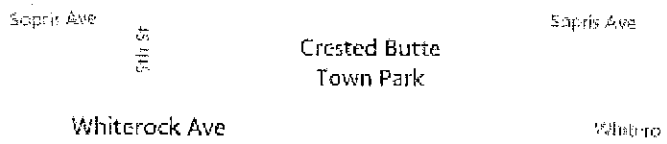
SAVE SHARE HIDE MORE EXPAND CLOSE



809 Elk Ave, Crested Butte, CO 81224

3 beds · 5 baths · 2,745 sqft

SOLD:
$1,675,000
Sold on 11/30/15

Zestimate®:
$1,946,568
I disagree

Est. Refi Payment
$6,534/mo

See current rates

Home Shoppers are Waiting

254 shoppers are looking in your neighborhood and price range.

Your name

Phone

mmtarbell@gmail.com

I own this home and would like to ask an agent about selling

Or call 970-800-2125 for more info

Is this your rental?

Get a monthly local market report with comparable rentals in your area.

I own and manage this rental

I manage this rental for the owner

mmtarbell@gmai

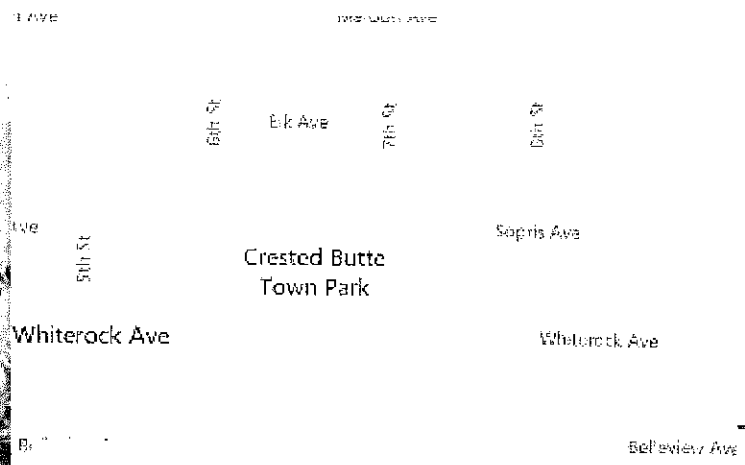
Claim this home as your residence

Subject property Sold 11/30/2015 for $1,675,000 or $610/SF

SAVE SHARE HIDE MORE EXPAND CLOSE

Public Landlord

Colorado · Crested Butte · 81224 · 502 9TH Street



502 9TH St, Crested Butte, CO 81224

4 beds · 4 baths · 3,036 sqft

YOC 2006
11,325 SF lot

SOLD:
$1,200,000
Sold on 06/08/15

Zestimate®:
$1,893,263
I disagree

Est. Refi Payment
$4,681/mo
See current rates

Home Shoppers are Waiting

229 shoppers are looking in your neighborhood and price range.

Your name

Phone

mmtarbell@gmail.com

I own this home and would like to ask an agent about selling

Or call 970-800-2125 for more info

Is this your rental?

Get a monthly local market report with comparable rentals in your area.

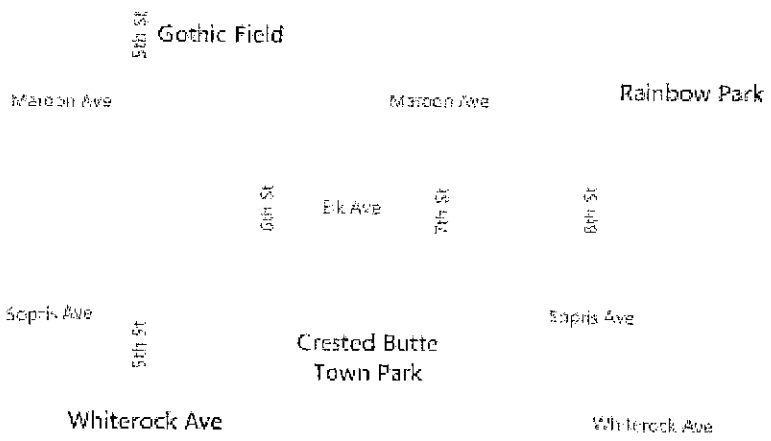
I own and manage this rental

Sales comparable
Sold 6/8/15 for
$ 395/SF

SAVE SHARE HIDE MORE EXPAND CLOSE

Public View Owner View

Colorado · Crested Butte · 722 Elk Avenue



722 Elk Ave, Crested Butte, CO

3 beds · 2.5 baths · 2,232 sqft

YOC 1997
5,998 SF lot

SOLD:
$1,090,000
Sold on
02/26/16

Zestimate®:
$1,179,947
I disagree

Est. Refi Payment
$4,252/mo
See current rates

base period
sales comparable
sold 2/26/16
for $488/SF

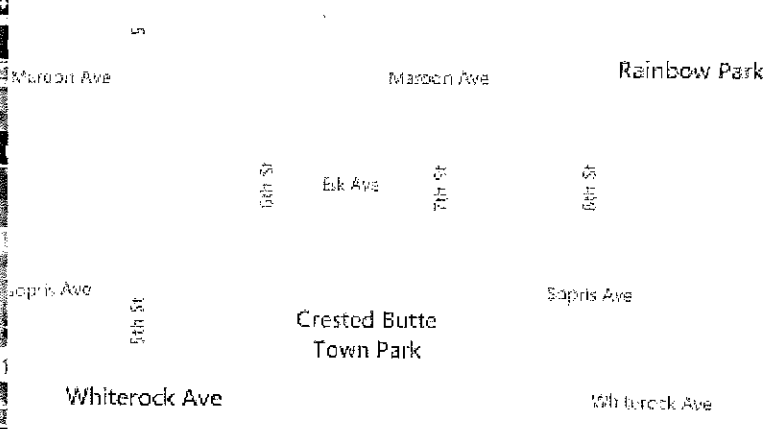
Note: This property is not currently for sale or for rent. The description below may be from a previous listing.

The beautiful views of iconic Mt. Crested Butte from the dining room and spacious deck will greet you and your family in

SAVE SHARE HIDE MORE EXPAND CLOSE

Public Landlord

Colorado · Crested Butte · 821 Sopris Avenue



821 Sopris Ave, Crested Butte, CO

3 beds · 3 baths · 2,571 sqft

YOC 2003
6,098 SF lot

SOLD:
$1,479,000
Sold on
06/07/16

Est. Refi Payment
$5,769/mo
See current rates

base period
Sales comparable
Sold 6/7/16 for
$ 575/SF

Is this your rental?

Get a monthly local market report with comparable rentals in your area.

- I own and manage this rental
- I manage this rental for the owner

mmtarbell@gmai

LETTER OF AUTHORIZATION
FOR PROPERTY TAX REPRESENTATION

RFM CBUTTE LLC

Property Owner

R041018 809 Elk Avenue

Subject Property

Gunnison County, CO

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2017/2018

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This authorization shall remain effective as long as permitted by law or until revoked in writing by the owner. The person signing below certifies that they are a duly appointed officer, representative or agent of the owner and that they have the legal capacity to execute this authorization.

Property Owner:

Signature | Richard E McCaleb (Printed Name) | 6/30/17 (Date)

Managing Member
Title

Sworn and subscribed before me this 30th day of May, 2017.

MICHELLE M. FONTENOT
Notary Public, State of Texas
My Commission Expires
March 26, 2019

Michelle M. Fontenot
Notary Public
My commission expires: 3/26/2019

Site: RFM CBUTTE LLC