Received
County Administration
9/14/17

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 # 17

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R017166	2017	609	4251-050-01-006

PROPERTY OWNER	LEGAL DESCRIPTION
FISHER WAYNE A 724 BIRDIE DR GRAND JUNCTION, CO 81506-1860	LOT 21 SILVERJACK SUBD #504698 #564327 #600247

PROPERTY CLASSIFICATION		PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
			ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential			559,470	559,470
	TOTALS		$559,470	$559,470

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

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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.)

$384,000.00

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.)

When I was in the assessors office she showed me about 10 comparison all where between $103 & $135 per sq. ft and I had 4 the same thing, What makes mine be worth 197.00/sq ft
She said they would come take picture They never did

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
[signature]	970-250-5454	Sept. 7, 2017

*Attach letter of authorization signed by property owner.

CBOE # 17

EXHIBIT A
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PROPERTY ESSENTIALS

MLS #	718680	**Class**	RESIDENTIAL
Status	Sold Non Member	**Type**	Stick Built
Asking Price	$424,950	**Bedrooms**	3
Address	600 Crest Drive	**Total Bathrooms**	3.00
City	Cimarron	**Year Built**	2006
County	Gunnison	**Apx.Total SF**	3,128
State	CO	**List Price/SqFt**	$135.85
Zip	81220	**Garage Capacity**	1
Area	Cimarron	**Apx.Total Acres**	1.00

LISTING DETAILS

Listing Agent 1	Lucia A Lebon - Cell: 970-209-4589	**REO/Lender Owned**	No
Board Name	MONTROSE ASSOCIATION OF REALTORS	**Real Estate ...**	
Seller Licensed Y/N	No	**EM Deposit $**	3,000
Listing Agreement	Exclusive Right to Sell	**EM Holder**	TBD
Agency Relationship	Seller's Agent	**Preferred Title Comp.**	Other
Variable Rate Y/N	No	**Sale/Rent**	For Sale
Limited Service Y/N	No	**Original Price**	$424,950
Listing Date	5/10/2016	**Listed in other Class Y/N**	No
Update Date	8/13/2016	**Picture Count**	17
Price Date	8/13/2016	**Days On MLS**	92
Sold Price Per SQFT	$113.49	**Cumulative DOM**	94
Input Date	5/12/2016 10:23 AM	**Cumulative DOMLS**	92
		Price Per SQFT	$113.49

PROPERTY DETAILS

Subdv Name	Arrowhead	**1/4 Baths**	0
Legal/Lot Block	Lot 12, Block 10, Filing 3	**1/2 Baths**	1
Lot Dim. Source	plat	**Full Baths**	1
NewCnstrct	No	**Bathrooms Descr**	1/2, 3/4, full
Water Front	No	**Addit Living Quarters**	No
Main SF	1,078	**Master Bedrm Dimensions**	17'6" x 18' 11"
Finished Bsmt SF	1,000	**Bedroom #3 Dimensions**	13'10" x 9'5"
SqFt Source	Assessor	**Living Room Dimensions**	great room 27'3" x 22'6"
Garage Y/N	Yes	**Dining Room**	No
Garage Type	Attached Garage	**Family Room**	Yes
Elevation	9276 +/-	**Kitchen Dimensions**	15'4" x 16'9"
		Office/Den Dimensions	13'7" x 8'3"
		Laundry/Util Dimensions	10' x 10'2"
		Great Room	Yes
		Elem. School	Johnson K-5
		Middle School	Centennial 6-8
		High School	Montrose 9-12

UTILITIES/RIGHTS

Water Supplier	Arrowhead Ranch Water Company	**Water Rights/Irrig.**	No
Water Well	No		
Gas Supplier	AmeriGas		
Electric Supplier	Gunnison County Electric Association		

PARCEL/TAX/HOA

Realist ID	398536001008	**HOA Name**	Arrowhead Improvements Assoc.
Tax Year	2015	**HOA/Metro Fees**	$480/yr
Total Taxes $	1,342.81	**HOA/Metro Fees Freq.**	Quarterly
Special Assemnt Y/N	No	**Covenants Y/N**	YES

MARKETING INFO

Branded Virtual Tour Branded Virtual Tour

GREEN CERTIFICATIONS

Green Certification Y/N	No	**LEED for Homes Y/N**	No
HERS Rated Y/N	No	**NAHB/NGBS-ICC 700 Y/N**	No

FEATURES

CURRENT PROPERTY USE
Residential

ZONING
Residential Single Family
Other

LOT SIZE/ACREAGE

PROPERTY DESCRIPTION
Adj to Greenbelt
Wooded Lot

RESIDENCE STYLE
Contemporary

FLOORING
Hardwood

HEATING FUEL/SOURCE
Propane

HEATING SYSTEM
Forced Air

Living Room
Pellet

DINING
Island
Living Room Dining

DOMESTIC WATER SOURCE
Installed Paid

DOMESTIC SEWER SOURCE
Engineered Septic

APPLIANCE INCLUSIONS
Range/Oven

Dishwasher
Washer
Dryer
Disposal
Microwave

EXTERIOR INCLUSIONS
Satellite Dish

Hot Tub

HOA INCLUSIONS
Other

COMMON FACILITIES

DISCLOSURES
Covenants

SHOWING INSTRUCTIONS
Call Listing Office
With Lister Present

RESIDENCE STORIES

CONSTRUCTION TYPE
Wood Frame

FOUNDATION/BASEMENT
Basement-walk out
Basement-finished
Concrete
Insulated

ROOF
Metal

MASTER BEDROOM LEVEL
Upper Level

STREET DESCRIPTION/ACCESS
Private
Paved
Gravel
Dirt

VIEWS
Other

INTERIOR INCLUSIONS
Pellet Stove
Window Coverings
Ceiling Fan(s)
Heating Zones
Other
Granite Counters
T&G Ceilings
Walk In Closet
Hot Tub

Key with List Office
No Sign

TERMS
Cash

AVAILABLE FOR AUCTION
No

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EXHIBIT A
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DIRECTIONS

DIRECTIONS Hwy 50 east approx. 30 miles to Alpine Plateau Rd., turn right. 5.5 miles to listing office for Visitors Pass and map to property.. VISITOR PASS REQUIRED

PROPERTY DESCRIPTION

Prop. Description/Remarks Custom Frontier-built, cedar siding, massive log accents and prow, and a steel roof with snow guards. The prow front with wraparound deck and log railing on the main level and private patio with hot tub on the lower level overlooks a beautiful forest. This home has custom double bane glass in the prow front and double bane steel clad wood windows throu... The house is well insulated - even the garage, interior walls and floors. Thomasville hickory cabinets and upgraded gran... countertops were used throughout. Enter through a beautiful leaded glass oak door into the Great Room which has a large pellet stove, large chandeliers, dining area and log staircase to an open loft, tongue and groove aspen ceiling and hickory flooring. The porcelain tile flooring in the chef's kitchen continues into the powder room and laundry. This remarkable kitchen also offers custom drawer pulls. Custom tile backsplash including a mural over the range. 5x8 island with a nuge corner walk-in pantry and a separate coffee center. The stainless steel appliances are all top of the line. The laundry /mudroom, conveniently located off the kitchen, includes a washer and dryer, a deep freeze and more cabinets for lot of storage space. It also serves as the winter entry from the garage with handy seating for removing winter gear and a walk-in closet. the upper level includes a loft-office overlooking the Great Room and an impressive master suite. The suite includes a workout room, bedroom, adjoining walk-in closets, a bathroom with double sinks and a 5x11 walk-in shower plus a private deck overlooking the aspen forest. Lower level is pre-wired for theater sound and includes a work station with more cabinets for storage, a full bath, 2 large bedrooms, a utility room (propane furnace and Marathon water heater) and a secure room under the stairs. You will be impressed by the quality throughout this lovely home!

ADDENDUM

Addendum All information deemed reliable but buyer is advised to verify. Co-listed with Ray Rickert - Remax 4000. Grand Junction

SOLD INFO

Selling Agent 1 Montrose NON MEMBER
Selling Office 1 NON MEMBER/FSBO Montrose - Main: 000-000-0000
Closing Date 8/12/2016
Sold Price $355,000
Sold Price/Sqft $113.49

Selling Agent 2 Lucia A Lepon - Cell: 970-209-4589
Selling Office 2 Arrowhead Ranch Real Estate - Main: 970-862-8402
How Sold CASH

ADDITIONAL PICTURES

DISCLAIMER

Measurements are approximate information. Not guaranteed and subject to correction or change.

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PROPERTY ESSENTIALS

MLS #	713971	**Class**	RESIDENTIAL
Status	Sold CREN Member	**Type**	Stick Built
Asking Price	$319,900	**Bedrooms**	3
Address	743 Crest Drive	**Total Bathrooms**	2.00
City	Cimarron	**Year Built**	1989
County	Gunnison	**Apx.Total SF**	2,310
State	CO	**List Price/SqFt**	$138.48
Zip	81220	**Garage Capacity**	2
Area	Cimarron	**Apx.Total Acres**	1.00

LISTING DETAILS

Listing Agent 1	Carla A Reed - cell: 970-433-9701	**REO/Lender Owned**	Yes
Board Name	MONTROSE ASSOCIATION OF REALTORS		
Seller Licensed Y/N	No	**EM Deposit $**	2500.00
Listing Agreement	Exclusive Right to Sell	**EM Holder**	Julie A Dale Closing Serv
Agency Relationship	Seller's Agent	**Preferred Title Comp.**	Other
Variable Rate Y/N	No	**Original Price**	$300,000
Limited Service Y/N	No	**Exchange/Trade Y/N**	No
Listing Date	1/7/2016	**Listed in other Class Y/N**	No
Update Date	1/27/2016	**Picture Count**	22
Price Date	1/27/2016	**Days On MLS**	10
Sold Price Per SQFT	$126.49	**Cumulative DOM**	179
Input Date	1/10/2016 3:57 PM	**Cumulative DOMLS**	173
		Price Per SQFT	$126.49

PROPERTY DETAILS

Subdv Name	Arrowhead	**1/4 Baths**	0
Legal/Lot Block	Lot 3., Blk 8, Filing 3	**1/2 Baths**	0
Newly Listed	No	**Full Baths**	2
Water Front	No	**Addit Living Quarters**	No
Garage Y/N	Yes	**RV Parking**	No
Garage Type	Attached Garage	**Horse Setup**	No
		Middle School	Open Enrollment
		High School	Open Enrollment

UTILITIES/RIGHTS

Water Supplier	Arrowhead Ranch Water Company	**Water Rights/Irrig.**	No
Water Well	No		
Gas Supplier	Source/Gas		
Electric Supplier	Delta-Montrose Electric Association		

PARCEL/TAX/HOA

Parcel #	3000200001001	**HOA Name**	N/A
Tax Year	2014	**HOA/Metro Fees**	160.00
Total Taxes $	1529.12	**HOA/Metro Fees Freq.**	Quarterly
Special Assemnt Y/N	No	**FIPS Code**	08051

MARKETING INFO

GREEN CERTIFICATIONS

Green Certification Y/N	No	**LEED for Homes Y/N**	No
HERS Rated Y/N	No	**NAHB/NGBS-ICC 700 Y/N**	No

FEATURES

CURRENT PROPERTY USE

Residential

Residential Single Family

DIRECTIONS

DIRECTIONS Hwy 50 East, approx. 30 miles to Alpine Plateau Rd., turn right. 5.5 miles to the visitor center to obtain visitor's pass. VISITOR PASS

PROPERTY DESCRIPTION

Prop. Description/Remarks Beautiful home with panoramic views of the San Juan Mountain Range from deck. Home has slate tile flooring on main floor. Large open studio/office above the garage. Fishing permitted in 3 private lakes and horse boarding facilities are available for [illegible] Buyer is responsible for all costs associated with inspection. Buyer needs to be pre-qualified before making an offer. A copy of pre-qualification or proof of cash funds is to be attached with offer. Purchase of the property will be by cash at closing or on terms acceptable to the seller. Corporate owned REO property to be sold "AS IS WHERE IS" with any/all faults. Seller is unaware of the condition and makes no warranties, expressed or implied. All statements herein are to be verified by Buyer. Neither Seller nor any person acting as Seller's Representative has occupied the property - NO disclosures will be provided. Seller and Agent make no representation or expressed warranties. ALLOW 48 TO 72 HOURS FOR SELLER RESPONSE.

ADDENDUM

Addendum First Time Buyers, complete the HomePath Ready Buyer homeownership course, attach certificate to offer and request up to 3% closing cost assistance. For more details, please refer to the website where all offers are submitted. Restrictions apply.

SOLD INFO

Listing Agent 1 Lucia A Lebon - Cell: 970-209-4589
Listing Office 1 Arrowhead Ranch Real Estate - Main: 970-862-8402
Closing Date 1/25/2016
Sold Price $202,200
Sold Price/Sqft $126.49

How Sold CONVENTIONAL

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ADDITIONAL PICTURES

DISCLAIMER

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PROPERTY ESSENTIALS

MLS #	727987	**Class**	RESIDENTIAL
Status	Sold For Sale by Owner	**Type**	Stick Built
		Bedrooms	3
Asking Price	$257,500	**Total Bathrooms**	3.00
Address	700 Crest Drive	**Year Built**	1990
City	Cimarron	**Apx.Total SF**	2,339
County	Gunnison	**List Price/SqFt**	$110.09
State	CO	**Garage Capacity**	1
Zip	81220	**Apx.Total Acres**	1.00
Area	Cimarron		
Non Branded Virtual Tour	Non Branded Virtual Tour		

LISTING DETAILS

Board Name	MONTROSE ASSOCIATION OF REALTORS	**Real Estate Included**	Yes
Seller Licensed Y/N	Yes	**EM Deposit $**	5,000
Listing Agreement	Exclusive Right to Sell	**EM Holder**	TBD
Variable Rate Y/N	No	**Original Price**	$257,500
Limited Service Y/N	No	**Listed in other Class Y/N**	No
Listing Date	1/31/2017	**Picture Count**	24
Price Date	1/31/2017	**Price Per SQFT**	$110.09
Sold Price Per SQFT	$110.09	**Update Date**	1/31/2017 8:56 PM
Input Date	1/31/2017 8:56 PM		

PROPERTY DETAILS

Subdv Name	Arrowhead	**1/4 Baths**	0
Legal/Lot Block	Lot 1, Blk. 12, Filing 3	**1/2 Baths**	0
Water Front	No	**Addit Living Quarters**	No
Main SF	1,288	**Master Bedrm Dimensions**	16'x19'
Lower SF	1,051	**Bedroom #2 Dimensions**	13'6"x11'
Garage Type	Attached Garage	**Dining Room**	No
Access	Seasonal	**Dining Room Dimensions**	11'6"x11'
Occupancy	Owner Occ	**Family Room**	Yes
		Laundry/Util Dimensions	11'x4'
		Great Room	Yes
		Horse Setup	No
		Middle School	Centennial 6-8
		High School	Montrose 9-12

UTILITIES/RIGHTS

Water Supplier	Arrowhead Ranch Water Company	**Water Rights/Irrig.**	No
Water Well	No		
Gas Supplier	Other		
Electric Supplier	Gunnison County Electric Association		

PARCEL/TAX/HOA

Tax Year	2015	**HOA/Metro Fees**	$480/yr
Total Taxes $	961.85	**HOA/Metro Fees Freq.**	Quarterly
Special Assemnt Y/N	No	**FIPS Code**	08051

MARKETING INFO

Branded Virtual Tour Branded Virtual Tour

GREEN CERTIFICATIONS

HERS Rated Y/N	No	**Other Green Cert. Y/N**	No
Energy Star Qualified Y/N	No		

FEATURES

Mountain Recreation	Propane	Propane-Tank Leased	Deck
ZONING	Wood	**DOMESTIC WATER SOURCE**	**HOA INCLUSIONS**
Residential Single Family	**HEATING SYSTEM**	Installed Paid	Other
LOT SIZE/ACREAGE	Fireplace	**DOMESTIC SEWER SOURCE**	Covenants
1-1.99	**FIREPLACE/LOCATION/ TYPE**	Septic System	**SHOWING INSTRUCTIONS**
PROPERTY DESCRIPTION	Bedroom	**APPLIANCE INCLUSIONS**	Appointment Required
Adj to Greenbelt	Living Room	Range/Oven	Call Listing Office
Two Story	Electric Water Heater	Dishwasher	**TERMS**
CONSTRUCTION TYPE	**DINING**	Washer	Cash
Wood Frame	Kitchen Bar	Dryer	FHA
FOUNDATION/ BASEMENT	Living Room Dining	Disposal	Conventional

[illegible]-Walk Out
[illegible]
[illegible]

SIDING
Wood

FLOORING
Carpet-Partial
Hardwood
Vinyl

MASTER BEDROOM LEVEL
Main Level

STREET DESCRIPTION/ACCESS
Private
Seasonal
Gravel

INTERIOR INCLUSIONS
Microwave
Window Coverings
All Furnishings
Ceiling Fans
[illegible]
Vaulted Ceiling
Granite Counters
T&G Ceilings
Walk In Closet

AVAILABLE FOR AUCTION
No

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DIRECTIONS

DIRECTIONS 30 miles E on Hwy. 50, 5.5 miles S on Alpine Plateau Rd. to Arrowhead Ranch Real Estate office for map and directions.

PROPERTY DESCRIPTION

Prop. Description/Remarks Move right into this attractive fully furnished home with excellent craftsmanship nestled in aspens. Furnished and decorated by interior designer. New Oak flooring in great room and new granite kitchen counter tops. Rock fireplace in great room, gas fireplace in all 3 bedrooms. Vaulted ceilings on main level. Large family room on lower level. Fishing rights in 3 private lakes. Lots of hiking, mountain biking, fishing & hunting areas in nearby National Forest & BLM lands. Winter access partly via snowmobile on groomed roads. Horse boarding facilities adjacent to the community.

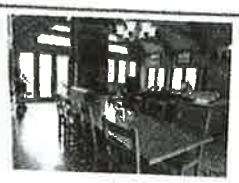
ADDENDUM

Addendum All information subject to change/error. Buyer is advised to verify all information.

SOLD INFO

Selling Agent 1 Lucia A Lebon - Cell: 970-209-4589
Selling Office 1 Arrowhead Ranch Real Estate - Main: 970-862-8402
Closing Date 1/31/2017
Sold Price $257,500
Sold Price/Sqft $110.09
How Sold CONVENTIONAL

ADDITIONAL PICTURES



DISCLAIMER

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