Received
County Administration
9/18/17

Gunnison County
COLORADO

2017 REAL PROPERTY NOTICE OF DETERMINATION

CBOE # 83

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

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R014801	2017	612	4251-000-00-019

PROPERTY OWNER	LEGAL DESCRIPTION
PERRIN JACK M 131 CARLITOS AVE GRAND JUNCTION, CO 81501-6803	LOT 12 SEC 2, LOTS 1, 8 & 9 SEC 3 46N6W B714 P926-927 #488037 #497877 #568915 #570288 #602184

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Agricultural Land Residential		7,610 208,950	7,610 208,950
TOTALS		$216,560	$216,560

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 # 83

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.)

$ $110,000.00

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.)

"Comparable" Sales

Common sense – a house valued at 57,030 in 2010 can't be worth $208,950 six years later!

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
Karen E. Perrin	970-243-7734	9-15-17

*Attach letter of authorization signed by property owner.

CBOE # 83

EXHIBIT A
Page 1 of 1

May 24, 2017

Protest of Residential Value placed on property: Account Number R014801, Parcel Number 4251-000-00-019.

We are filing a protest to the **HUGE** increase in value that you have given to our residential house located on the High Mesa. This is a house built in 2000, with **no** running water, **no** indoor plumbing, **no** electricity, **no** services provided by Gunnison County except having the county road graded once a year (right before hunting season). Another factor that needs to be figured in is the access. Because of the snow, access to the cabin is from mid-June to mid- November (5 months) – and the rest of the time the road is in horrible condition. There is **no way** that this house is worth $208,950.00. 000 There are no comparables in the area to base your figures on. Our estimate of the value that we would place on the house is $110,000. We own a similar house in Mesa County, and it's 2017 value (according to Mesa County Notice of Valuation) is listed as $118,580 – with running water, indoor plumbing, electricity, paved streets, street lights, and additional services. You've placed an 84.3% increase on the house since 2015, and a whopping 266% increase since 2010. Anyone can see that this is completely ridiculous and is unfair and unsubstantiated.

Summary of Gunnison Valuations:

Year(s)		Residential	Land
2010 & 2011		**57,030**	5790
2012 & 2013		**71,510**	6560
	Amount of Increase	+14,487 - a 25.4 % increase from 2010 to 2012	+770 – a 13.3% increase
2014 & 2015		**113,370**	7,110
	Amount of increase	+41,860 - a 58.5% increase from 2012 to 2014	+550 – an 8.4% increase
2016		**208,950**	7610
	Amount of increase	+95,580 - an 84.3% increase from 2014 to 2016	+500 – a 7% increase
Overall, an increase from 2010 to 2016 of $151,920, or a 266% increase!!!!			

We can be contacted at 131 Carlitos Ave., Grand Junction CO. 81501, or phone number 970-243-7734.

Sincerely,

Karen E. Perrin

Karen and Jack Perrin

Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
PERRIN JACK M GROSSNICKLE MARY C PERRIN KAREN E GROSSNICKLE JOHN 131 CARLITOS AVE GRAND JUNCTION, CO 81501-6803	
Business Name:	NA

Today's Date:	September 14, 2017
Appraisal Year:	2017

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EXHIBIT B Page 1 of 2

Account Number:	R014801
Parcel Number:	4251-000-00-019
Account Type:	Agricultural
Economic Area:	Econ Area 8
Tax District:	612
Mill Levy:	53.555

Property Location:	7500 COUNTY ROAD 864A , LITTLE CIMARRON RIVER AREA
Neighborhood:	SOUTHWEST SEASONAL
LEA:	AGRICULTURAL (4000)
Subdivision:	
Condo:	
Legal Description:	LOT 12 SEC 2, LOTS 1, 8 & 9 SEC 3 46N6W B714 P926-927 #488037 #497877 #568915 #570288 #602184
Parcel Notes	ON HIGH MESA LEFT TURN +- 1 MILE PAST CIMARRON OVERLOOK TOTAL PARCEL = 152.90 AC EASEMENT #568207 RECORDED AUG 21 2006 DEED OF CONSERVATION EASEMENT #571842 DEC 26 2006 AMENDMENT TO DEED OF CONSERVATION EASEMENT #588222 RECORDED DEC 22 2008

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
$28,250	$3,700	$188,310	$13,560	$216,560	$17,260

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2016	$120,480	$11,080	53.555	$593.36
2015	$120,480	$11,080	52.884	$585.98
2014	$78,070	$7,590	54.136	$410.91
2013	$78,070	$7,590	47.726	$362.24
2012	$62,820	$6,220	42.505	$264.40
2011	$34,200	$3,960	42.465	$168.16
2010	$146,590	$12,920	39.179	$506.19
2009	$146,590	$12,920	38.055	$491.68
2008	$122,960	$10,970	39.644	$434.88
2007	$122,960	$10,970	34.247	$375.68
2006	$153,220	$12,350	41.703	$515.04

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
RES LAND NOT INTEGRAL TO AG OPS	Residential	2.000	SEASONAL	NO	NONE	NONE	LAND TYPE PRIMARY - MEADOW
GRAZING LAND-AGRICULTURAL	Agricultural	150.900	SEASONAL	NO	NONE	NONE	LAND TYPE PRIMARY - MEADOW

Sales and Conveyance Information

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved	Reception #	Deed Type

					(at time of sale)		
12/21/2006		$0	PERRIN JACK M ETAL	VALLEY LAND CONSERVANCY DBA BLACK CANYON	Vacant	571842	CONSERVATORS DEED- NO FEE
10/21/1999	$54,800	$54,300	BURDICK MICHAEL G	PERRIN JACK M ETAL	Vacant	497877	WARRANTY DEED - FEE
11/20/1996	$90,000	$90,000	Unknown	Unknown	Vacant	B473406P-1	WARRANTY DEED - FEE

Building Information

Building Number 1:

Occupancy Type	Single Family Dwelling	**Quality of Construction**	Poor	**Stories**	1	**Primary Heating System**	
Building Description	CABIN	**Exterior Condition**	Average	**Roof**	Preformed Metal	**Domestic Hot Water**	
Original Year Built	0	**Interior Condition**		**Exterior**		**Landscaping**	0
Effective Year Built	2000	**Bedrooms**	1	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	0	**Windows**			

Building Square Footage or Units:	
Above-grade Living Area	1,473 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	0 sqft

CBOE #83

EXHIBIT B
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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: September 3, 2017

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Assessor Quick Links

Gunnison Assessor Home

Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
WHITE CECIL J PO BOX 601 NUCLA, CO 81424-0601	
Business Name:	NA

Today's Date:	September 14, 2017
Appraisal Year:	2017

CBOE #33

EXHIBIT C Page 1 of 2

Account Number:	R011242
Parcel Number:	4049-060-01-039
Account Type:	Residential
Economic Area:	Econ Area 8
Tax District:	622
Mill Levy:	55.262

Property Location:	230 TIMBER DR, ARROWHEAD AREA
Neighborhood:	ARROWHEAD
LEA:	ARROWHEAD (80505)
Subdivision:	ARROWHEAD FILING 2
Condo:	
Legal Description:	LOT 2 BLK 17 ARROWHEAD FILING 2 #643437
Parcel Notes	TOTAL PARCEL = 1 AC

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
$37,500	$2,700	$132,580	$9,550	$170,080	$12,250

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2016	$197,290	$15,700	55.262	$867.63
2015	$197,290	$15,700	55.077	$864.69
2014	$170,700	$13,590	56.101	$762.40
2013	$170,700	$13,590	49.659	$674.86
2012	$220,980	$17,590	44.034	$774.54
2011	$220,980	$17,590	44.240	$778.18
2010	$227,790	$18,130	40.963	$742.66
2009	$227,790	$18,130	39.818	$721.92
2008	$173,140	$13,780	41.424	$570.84
2007	$173,140	$13,780	36.247	$499.48
2006	$148,440	$11,810	43.703	$516.12

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	1.000					ARROWHEAD - ON MAIN ROAD ARROWHEAD - LIMITED VIEW LOT ARROWHEAD - UTILITIES

Sales and Conveyance Information

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
11/16/2016	$140,000	$140,000	FEDERAL HOME LOAN MORTGAGE CORPORATION	WHITE CECIL J	Improved	643437	SPEC WARR DEED - FEE
07/15/2002	$145,900	$143,400	MILLER ROY C ETAL	BLACK RONALD F ETAL	Improved	522025	WARRANTY DEED - FEE
09/08/1995	$11,500	$11,500	Unknown	Unknown	Vacant	B000770P0001	WARRANTY DEED - FEE

Building Information

Building Number 1:

Occupancy Type	CONVENTION	**Quality of Construction**	Fair	**Stories**	2	**Primary Heating System**	
Building Description	CONVENTIONAL	**Exterior Condition**	Average	**Roof**	Preformed Metal	**Domestic Hot Water**	
Original Year Built	0	**Interior Condition**		**Exterior**		**Landscaping**	0
Effective Year Built	1995	**Bedrooms**	2	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	1	**Windows**			

Building Square Footage or Units:

Above-grade Living Area	1,314 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	0 sqft

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Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
HARMSEN AMY LYNN HARMSEN WILLIAM D III 15278 6160 RD MONTROSE, CO 81403-9602	
Business Name:	NA

Today's Date:	September 14, 2017
Appraisal Year:	2017

CBOE #83

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Account Number:	R014699
Parcel Number:	4249-000-00-009
Account Type:	Residential
Economic Area:	Econ Area 8
Tax District:	612
Mill Levy:	53.555

Property Location:	9851 COUNTY ROAD 864 , LITTLE CIMARRON RIVER AREA
Neighborhood:	SOUTHWEST SEASONAL
LEA:	MEADOW / TREE FAIR ACCESS (80080)
Subdivision:	
Condo:	
Legal Description:	2.018 ACRES IN NW4 SEC 5 46N5W #646659
Parcel Notes	2.018 ACRES

Parcel Map	Show Parcel Map
Building Photos	NA
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
$20,680	$1,490	$180,070	$12,970	$200,750	$14,460

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2016	$158,080	$12,580	53.555	$673.72
2015	$158,080	$12,580	52.884	$665.32
2014	$118,400	$9,420	54.136	$509.98
2013	$118,400	$9,420	47.726	$449.57
2012	$118,310	$9,420	42.505	$400.39
2011	$118,310	$9,420	42.465	$400.02
2010	$256,560	$20,420	39.179	$800.04
2009	$256,560	$20,420	38.055	$777.08
2008	$131,410	$10,470	39.644	$415.08
2007	$131,410	$10,470	34.247	$358.56
2006	$155,430	$12,380	41.703	$516.28

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	2.020	SEASONAL				TREE TYPE - TREE

Sales and Conveyance Information

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type
05/24/2017	$150,000	$150,000	LEHMAN JANET R ETAL	HARMSEN AMY LYNN ETAL	Improved	646659	WARRANTY DEED - FEE
08/08/2006		$0	CARR JANET R	LEHMAN JANET R ETAL	Vacant	567988	QUIT CLAIM DEED - NO FEE
06/12/2006		$0	CARR JANET R	LEHMAN JANET R ETAL	Vacant	565909	QUIT CLAIM DEED - NO FEE
12/05/2005		$0	CARR RONALD R ETAL	CARR RONALD R & JANET R REV LIVING TRUST	Vacant	561248	CORRECTION DEED - NO FEE
12/05/2005		$0	CARR RONALD R & JANET R	CARR JANET R	Vacant	561249	CORRECTION DEED - NO FEE

			REVLIVING TRUST				
05/16/2005		$0	CARR RONALD R & JANET R CARR REVOCABLE	CARR JANET R	Vacant	553663	QUIT CLAIM DEED - NO FEE
06/07/2004		$0	CARR RONALD R ETAL	CARR RONALD R & JANET R CARR REVOCABLE	Vacant	545140	QUIT CLAIM DEED - NO FEE

Building Information

Building Number 1:

Occupancy Type	SUMMER SFR	**Quality of Construction**	Fair	**Stories**	1	**Primary Heating System**	
Building Description	SUMMER SFR	**Exterior Condition**	Average	**Roof**	Preformed Metal	**Domestic Hot Water**	
Original Year Built	0	**Interior Condition**		**Exterior**		**Landscaping**	0
Effective Year Built	1991	**Bedrooms**	1	**Foundation**	Post and Pier		
Percent Complete	100%	**Bathrooms**	0	**Windows**			

Building Square Footage or Units:	
Above-grade Living Area	1,186 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	0 sqft

CBOE #63

EXHIBIT D
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Assessor Quick Links

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Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
NEEDHAM DANIEL A NEEDHAM NANCY E 600 BALSAM RD CIMARRON, CO 81220-9534	
Business Name:	NA

Today's Date:	September 29, 2017
Appraisal Year:	2017

Account Number:	R012452
Parcel Number:	4049-180-03-002
Account Type:	Residential
Economic Area:	Econ Area 8
Tax District:	622
Mill Levy:	55.262

Property Location:	600 BALSAM RD, ARROWHEAD AREA
Neighborhood:	ARROWHEAD
LEA:	ARROWHEAD (80505)
Subdivision:	ARROWHEAD FILING 1
Condo:	
Legal Description:	LOT 4 BLK 12 ARROWHEAD FILING 1 #643348
Parcel Notes	TOTAL PARCEL = .75 AC

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
$37,500	$2,700	$123,860	$8,920	$161,360	$11,620

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2016	$184,210	$14,660	55.262	$810.15
2015	$184,210	$14,660	55.077	$807.40
2014	$160,080	$12,740	56.101	$714.73
2013	$160,080	$12,740	49.659	$632.66
2012	$207,520	$16,520	44.034	$727.42
2011	$207,520	$16,520	44.240	$730.84
2010	$212,640	$16,920	40.963	$693.09
2009	$212,640	$16,920	39.818	$673.72
2008	$144,200	$11,480	41.424	$475.56
2007	$144,200	$11,480	36.247	$416.12
2006	$136,020	$10,820	43.703	$472.88

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	0.750	IMPROVED DIRT OR GRAVEL ROAD	INSTALLED	ISDS SEPTIC SYSTEM INSTALLED	DOMESTIC INSTALLED	ARROWHEAD - ON MAIN ROAD LAND TYPE PRIMARY - TREE SITE IMPROVEMENTS - IMPROVED DIRT OR GRAVEL DRIVEWAY TREE TYPE - ASPEN TREE TYPE - EVERGREEN VIEWS - TYPICAL OR AVERAGE ARROWHEAD - LIMITED VIEW LOT ARROWHEAD - UTILITIES

Sales and Conveyance Information

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type

11/14/2016	$155,500	$155,500	NEWTON RICHARD BRENT ETAL	NEEDHAM DANIEL A ETAL	Improved	643348	WARRANTY DEED - FEE
03/25/2016	$168,000	$168,000	DALE MICHAEL W	NEWTON RICHARD BRENT ETAL	Improved	638622	WARRANTY DEED - FEE
08/14/2002	$137,000	$137,000	BELDEN HEATHER H	DALE MICHAEL W	Improved	522850	GRANT DEED - FEE
11/19/1999	$116,000	$115,000	FORMAN FAMILY TRUST	BELDON HEATHER H	Improved	497947	WARRANTY DEED - FEE
09/23/1992	$12,500	$12,500	Unknown	Unknown	Vacant	B000712P0006	WARRANTY DEED - FEE

Building Information

Building Number 1:

Occupancy Type	Single Family Dwelling	**Quality of Construction**	Fair	**Stories**	2	**Primary Heating System**	Forced Air - Gas
Building Description	CONVENTIONAL	**Exterior Condition**	Average	**Roof**	Seamed Metal - Painted	**Domestic Hot Water**	Electric Storage Tank
Original Year Built	0	**Interior Condition**		**Exterior**	Wood Boards (Clapboa	**Landscaping**	0
Effective Year Built	1993	**Bedrooms**	1	**Foundation**	Concrete		
Percent Complete	100%	**Bathrooms**	1	**Windows**	Average		

Building Square Footage or Units:	
Above-grade Living Area	1,200 sqft
Finished Basement	0 sqft
Unfinished Basement	0 sqft
Garage	0 sqft

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