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 #32

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R032477	2017	606	3257-000-03-005

PROPERTY OWNER	LEGAL DESCRIPTION
TOCHER RICHARD J PO BOX 863 CRESTED BUTTE, CO 81224-0863	LOT 2 RED MOUNTAIN ESTATES #550229 #556901

PROPERTY CLASSIFICATION		PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
			ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential			1,602,840	1,602,840
	TOTALS		$1,602,840	$1,602,840

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 # 32

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.)

$ 1,261,320

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.)

Basis is three comparable sales within 5 miles of residence
- See attached calculations (7 pages)

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.

Richard Tocher
Signature

970-901-0930
Telephone Number

9/12/17
Date

*Attach letter of authorization signed by property owner.

CBOE # 32

EXHIBIT A
Page 1 of 7

Engineering Analytics, Inc.

CLIENT Tocher/Vlier JOB NO. PAGE 1 OF 7
PROJECT 1614 Red Mtn. Ranch DATE 5/28/17 DATE CHECKED 5/28/17
DETAIL Appraisal Evaluation COMPUTED BY R.T. CHECKED BY JW

Account R032477

Calculation of Assessed Value.
- Use same procedure as used and accepted in May 2015
- Three comparable sales through 6/30/2016. (Attached)
- 35 Ac. rural south of Crested Butte.
- All comparables within 1-5 miles of subject residence.

MLS # 13423	$525/SF	(2 miles away)
MLS # 13456	$243/SF	(5 miles away)
MLS # 13537	$232/SF.	(1 mile away)
Avg.	$333.33 SF	

Finished Above Grade	2,328 SF x 333.33	$775,992
Finished Walkout.	1224 SF x 333.33	$407,996
Minimal Finish (no wall, ceiling finish, no heat.	464 SF x 333.33 x 0.50	$77,333
		$1,261,321

Estimate of Property Value Round to $1,261,320.

Note: SF of house based on Gunnison assessor site visit

MLS # 13423

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

Status	Sold CREN Member	**Asking Price**	$1,750,000
MLS #	13423	**Apx.Total SF**	3,237
Class	RESIDENTIAL	**Price Per SQFT**	$525.18
Type	Stick Built	**Bedrooms**	3
Address	455 Oversteeg Gulch Road	**Total Bathrooms**	3.00
Unit/Suite #		**Apx.Total Acres**	35.04
City	Crested Butte	**Garage Y/N**	Yes
County	Gunnison	**Garage Type**	Attached Garage
Zip	81224	**Garage Cap**	2
Area	Crested Butte Rural	**RV Parking**	Yes
Subdv Name	Red Mountain Ranch	**AddlLvgQrt**	No
Virtual Tour:			

PROPERTY DETAILS

Year Built	1997	**Legal/Lot Block**	35.05 A IN N2. SEC 4 15S85W (AKA TRAC MOUNTAIN RANCH) #578432
Finished Bsmt SF	0	**Lot Dimension**	
Master Bel		**Water Rights/Irrig.**	No
Bedroom 2L		**Apx. Irrig. Acres**	
Bedroom 3L		**Irrig. Dis**	
Bedroom 4L		**Dining Room**	
1/4 Baths		**Dining RoL**	
1/2 Baths	0	**KitchenL**	
3/4 Baths	3	**Living RoL**	
Full Baths		**Family Room**	
Bathrooms Descr		**Family RoL**	
Total Office/Den(s)		**LaundryL**	
Office/Den Dimensions		**Elem. School**	
Great Room		**Middle School**	
		High School	

PROPERTY DESCRIPTION / REMARKS

Located on the flank of iconic Red Mountain, this is the Crested Butte ranch retreat you've been looking for: a well appointed mountain home, panoramic views for miles, fenced pastures, a big barn and beautiful forests and meadows all around. Imag with a stunning view from the wrap around deck and soaking your tired ski legs in the hot tub while the snow falls. Highlights log beams, wide plank hardwood and tile flooring, hand forged iron work, granite tops and custom cabinetry in the kitchen. Tl south and east and basks in brilliant Colorado light. You will appreciate the amazing sunrises and sunsets everyday from this Oversteeg Gulch is home to elk, deer, fox, marmot, various birds of prey and grouse. Offered fully furnished.

FEATURES

RESIDENCE STYLE	Ranch	**HEATING FUEL/SOURCE**	Propane, Wood
FIREPLACE/LOCATION/ TYPE	Other	**HEATING SYSTEM**	Floor Radiant
FENCE	Fenced - Front	**WATER HEATER**	Propane Water Heater
CONSTRUCTION TYPE	Wood Frame, Log, Wood, Post & Beam	**UTILITIES**	Electric, Phone - Landline
FLOORING	Carpet-Partial, Hardwood, Tile	**DOMESTIC WATER SOURCE**	Domestic Well
ROOF	Metal, Wood Shingle	**DOMESTIC SEWER SOURCE**	Septic System
WINDOWS	Low Emittance, Thermal Panes	**DISCLOSURES**	Covenants, Pets Allowed, Prop
FOUNDATION/ BASEMENT	Basement-walk out, Basement-finished, Permanent	**EXTERIOR STRUCTURES**	Barn, Corral
APPLIANCE INCLUSIONS	Range/Oven, Refrigerator, Dishwasher, Washer, Other	**EXTERIOR INCLUSIONS**	Satellite Dish, Landscaping, Pa

MLS # 13423

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

PARCEL / TAX / HOA

Parcel ID #		**Covenants Y/N**		**HOA INCLUSIONS**	Management, R
Tax ID	R031981	**HOA Y/N**	Yes		Heated Garage
Tax Year	2014	**HOA Name**			
Total Taxes $	8478	**HOA/Metro Fees**	2500		
Special As		**Frequency**	Annually		

LISTING DETAILS

Agent - Agt Name Channing Boucher
List Ofc 1 - Ofc Name Benson Sotheby's International Realty
List Agt 2 - Agt Name

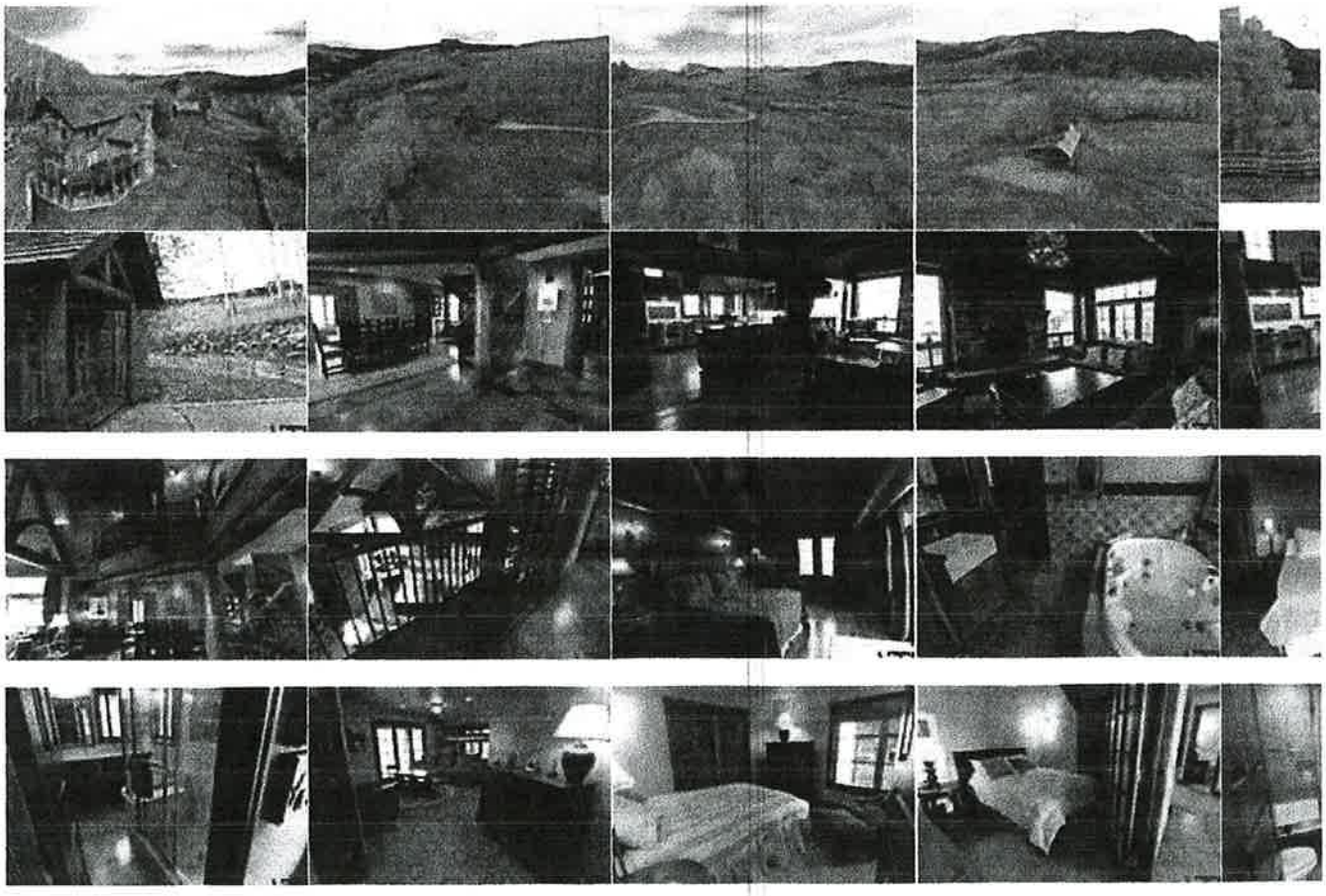
Seller Lic	No	**REOLndrOwn**	
Listing Ag	Exclusive Right to Sell	**Short Sale**	
Agency Rel		**EM Deposit**	5%
Owner/Rent	Beard	**EM Holder**	
Trans. Brk		**Title Comp**	
Buyer Agen		**Possession**	Upon Closing
Variable R	No	**Exchange**	
Limited Se		**Exchange**	

SOLD INFO

Sell Agt 1 - Agt Name Steve Ryan
Sell Ofc 1 - Ofc Name St. James Sporting F
Sell Agt 2 - Agt Name

Sold Price	$1,700,000
Sold Price/Sqft	
Contract Date	
Closing Date	1/19/2016
How Sold	CONVENTIONAL
Concessions Y/N	
Concessions	
Cumulative DOM	254

AGENT CONFIDENTIAL REMARKS



CBOE # 32

EXHIBIT A
Page 4 of 7

4/7

MLS # 13456

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

Status	Sold Inner Office	**Asking Price**	$725,000
MLS #	13456	**Apx.Total SF**	2,904
Class	RESIDENTIAL	**Price Per SQFT**	$243.11
Type	Stick Built	**Bedrooms**	3
Address	1 No Name Road	**Total Bathrooms**	2.50
Unit/Suite #		**Apx.Total Acres**	35.49
City	Almont	**Garage Y/N**	Yes
County	Gunnison	**Garage Type**	Attached Garage
Zip	81210	**Garage Cap**	2
Area	Crested Butte Rural	**RV Parking**	No
Subdv Name	Roaring Judy Ranch	**AddlLvgQrt**	No

Virtual Tour:

PROPERTY DETAILS

Year Built	2004	**Legal/Lot Block**	TRACT 5 ROARING JUDY RANCH PHASE
Finished Bsmt SF	912	**Lot Dimension**	
Master Bel		**Water Rights/Irrig.**	No
Bedroom 2L		**Apx. Irrig. Acres**	
Bedroom 3L		**Irrig. Dis**	
Bedroom 4L		**Dining Room**	
1/4 Baths		**Dining RoL**	
1/2 Baths	1	**KitchenL**	
3/4 Baths	2	**Living RoL**	
Full Baths		**Family Room**	
Bathrooms Descr		**Family RoL**	
Total Office/Den(s)		**LaundryL**	
Office/Den Dimensions		**Elem. School**	
Great Room		**Middle School**	
		High School	

PROPERTY DESCRIPTION / REMARKS

The mountain views from this property truly can't get any better! This home sits on 35.49 acres and has permanently unobstr every direction. You can see Fossil Ridge, the San Juan Range, the Elk Mountain Range, the Castles and all the way up vall Mountain, Mt. Emmons and Paradise Divide. The home has been immaculately cared for and offers three bedrooms and an The kitchen has beautiful appliances, tons of counter space with the large island and plenty of room to entertain while enjoyir the huge picture windows. There is in-floor heat throughout and two gas burning, free standing fireplaces to cozy up to on a c Enjoy the extra space in the large loft that is perfect for your home office, kids play room or sleeping space. The finished wall would make a great master suite or guest retreat, family room or work-out room. Don't miss the lovely front porch and covere deck that overlooks the pristine working cattle ranches, Jack's Cabin Road, the Almont Triangle and watch the herds of Elk a across the property. There is plenty of room to bring your horses, bikes and toys to enjoy the surrounding National Forest.

FEATURES

RESIDENCE STYLE	Ranch	**HEATING FUEL/SOURCE**	Propane
FIREPLACE/LOCATION/ TYPE	Other	**HEATING SYSTEM**	Floor Radiant
		WATER HEATER	Propane Water Heater
CONSTRUCTION TYPE	Wood Frame, Log, Wood	**UTILITIES**	Electric, Phone - Landline
FLOORING	Carpet-Partial, Tile	**DOMESTIC WATER SOURCE**	Domestic Well
ROOF	Metal	**DOMESTIC SEWER SOURCE**	Septic System
WINDOWS	Double Pane, Storm Windows	**DISCLOSURES**	Covenants, Property Disclosur
FOUNDATION/ BASEMENT	Basement-below grade, Basement-walk out, Basement-finished, Permanent	**EXTERIOR INCLUSIONS**	Landscaping, Patio, Deck, Othe
APPLIANCE INCLUSIONS	Range/Oven, Refrigerator, Dishwasher, Washer, Microwave, Water Purifier, Other		
INTERIOR INCLUSIONS	Window Coverings, Ceiling Fan(s), Vaulted Ceiling,		

MLS # 13456

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

PARCEL / TAX / HOA

Parcel ID #		**Covenants Y/N**		**HOA INCLUSIONS**	Trash, Snow Rem Road Maintenanc
Tax ID	R027493	**HOA Y/N**	Yes		
Tax Year	2014	**HOA Name**			
Total Taxes $	2,414.45	**HOA/Metro Fees**	2,000.00		
Special As		**Frequency**	Annually		

LISTING DETAILS

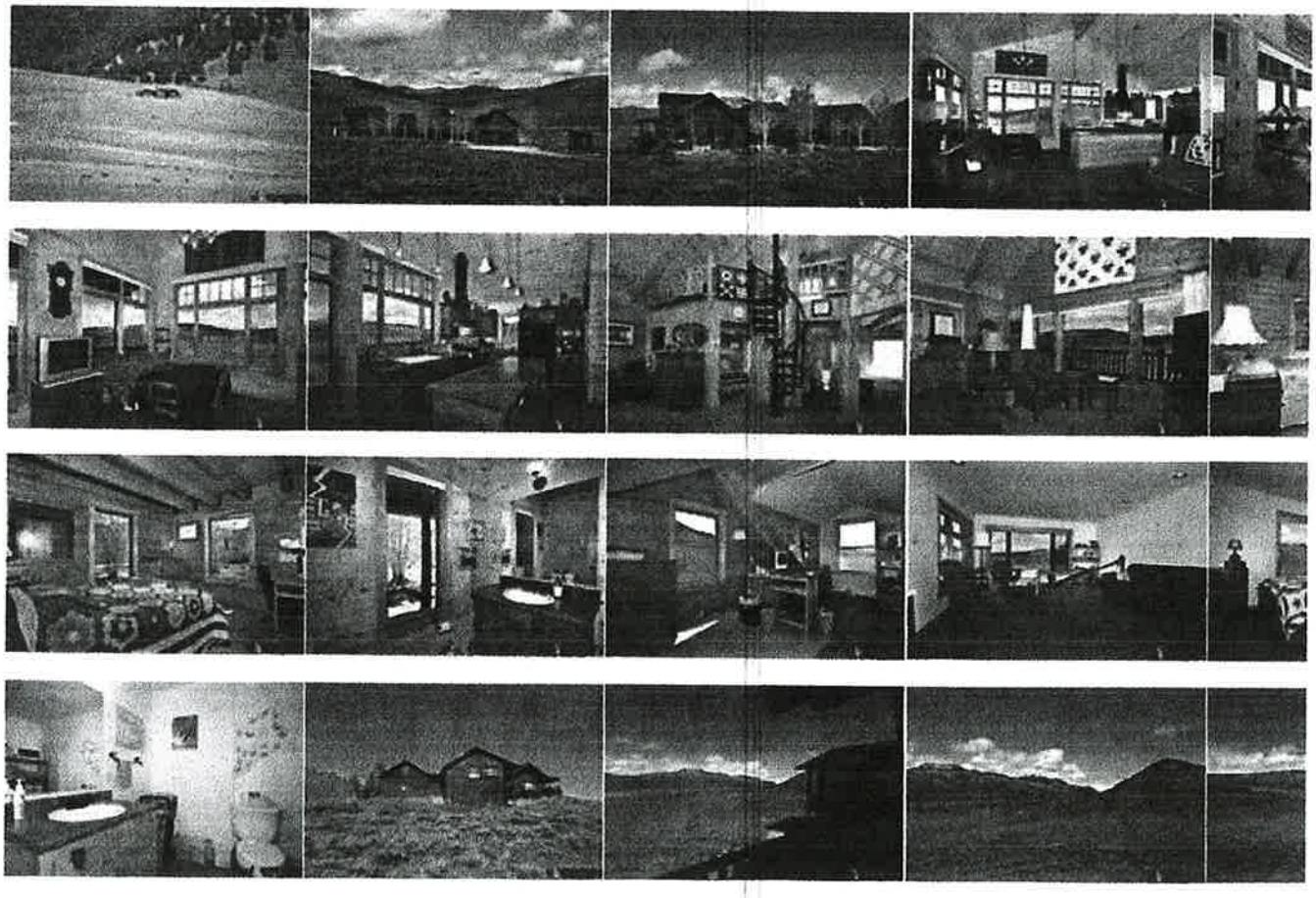
Agent - Agt Name Jesse Ebner
List Ofc 1 - Ofc Name Keller Williams Realty Colorado Heritage
List Agt 2 - Agt Name

Seller Lic	No	**REOLndrOwn**		**Sold Price**	$706,000
Listing Ag	Exclusive Right to Sell	**Short Sale**		**Sold Price/Sqft**	
Agency Rel		**EM Deposit**	5%	**Contract Date**	
Owner/Rent	Diani	**EM Holder**		**Closing Date**	10/30/2015
Trans. Brk		**Title Comp**		**How Sold**	CONVENTIONAL
Buyer Agen		**Possession**	Upon Closing	**Concessions Y/N**	
Variable R	No	**Exchange**		**Concessions**	
Limited Se		**Exchange**		**Cumulative DOM**	164

SOLD INFO

Sell Agt 1 - Agt Name Jesse Ebner
Sell Ofc 1 - Ofc Name Keller Williams Realt Heritage

AGENT CONFIDENTIAL REMARKS



CBOE #32

EXHIBIT A Page 6 of 7

MLS # 13537

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

Status	Sold CREN Member	**Asking Price**	$695,000
MLS #	13537	**Apx.Total SF**	2,928
Class	RESIDENTIAL	**Price Per SQFT**	$232.24
Type	Stick Built	**Bedrooms**	4
Address	10 ZELIGMAN Street	**Total Bathrooms**	2.50
Unit/Suite #	TRACT 1, THE RIDGE	**Apx.Total Acres**	35.00
City	Crested Butte	**Garage Y/N**	Yes
County	Gunnison	**Garage Type**	Attached Garage
Zip	81224	**Garage Cap**	2
Area	Crested Butte Rural	**RV Parking**	No
Subdv Name	Crested Butte (Town of)	**AddlLvgQrt**	No

Virtual Tour:

PROPERTY DETAILS

Year Built	1994	**Legal/Lot Block**	TRACT 1, THE RIDGE AT CRESTED BUTT TO THE PLAT THEREOF RECORDED FEE 1989 BEARING RECEPTION # 412693, CC GUNNISON, ETC
Finished Bsmt SF		**Lot Dimension**	
Master Bel		**Water Rights/Irrig.**	Yes
Bedroom 2L		**Apx. Irrig. Acres**	
Bedroom 3L		**Irrig. Dis**	
Bedroom 4L		**Dining Room**	
1/4 Baths		**Dining RoL**	
1/2 Baths	1	**KitchenL**	
3/4 Baths	2	**Living RoL**	
Full Baths		**Family Room**	
Bathrooms Descr		**Family RoL**	
Total Office/Den(s)		**LaundryL**	
Office/Den Dimensions		**Elem. School**	
Great Room		**Middle School**	

PROPERTY DESCRIPTION / REMARKS

SITUATED HIGH ON A RIDGE, OVERLOOKING CRESTED BUTTE SOUTH, THIS HOME OFFERS SOME OF THE MOST VIEWS OF THE VALLEY. AN EXPANSIVE DECK WRAPS AROUND 2 SIDES OF THE HOME. IN APPROXIMATELY 3000 ARE 4 BEDROOMS AND 2 1/2 BATHS AND A LARGE LIVING ROOM WITH VAULTED CEILINGS. THE 35+ ACRES ALSC LARGE BARN W/HORSE STALLS, A TACK SHACK AND 2 SPRINGS. THE PROPERTY ABUTTS THE CEMENT CREEK I TO TRAILER YOUR HORSES. JUST RIDE UP THE VALLEY TO WALROD AND BEYOND. IF YOU ARE LOOKING FOR "I HORSE PROPERTY OR JUST A HOME WITH ACREAGE, THEN THIS IS ONE TO CONSIDER. YOU ARE LOCATED JUS FROM HISTORIC CRESTED BUTTE, THE CRESTED BUTTE SKI RESORT AND THE GOLF COMMUNITY OF SKYLAND

FEATURES

RESIDENCE STORIES	Three Story	**HEATING FUEL/SOURCE**	Propane
FIREPLACE/LOCATION/ TYPE	Other	**HEATING SYSTEM**	Floor Radiant, Forced Air, Othe
CONSTRUCTION TYPE	Wood Frame, Wood, Stone	**WATER HEATER**	Propane Water Heater
FLOORING	Carpet-Partial, Hardwood, Tile	**UTILITIES**	Electric, Internet - DSL, Phone
ROOF	Metal	**DOMESTIC WATER SOURCE**	Domestic Well
SIDING	Stucco	**DOMESTIC SEWER SOURCE**	Septic System
WINDOWS	Thermal Panes, Wood	**DISCLOSURES**	Pets Allowed
FOUNDATION/ BASEMENT	Crawl Space, Permanent	**EXTERIOR STRUCTURES**	Barn, Corral
APPLIANCE INCLUSIONS	Range/Oven, Refrigerator, Dishwasher, Washer , Disposal, Microwave, Other	**EXTERIOR INCLUSIONS**	Deck, Other
INTERIOR INCLUSIONS	Window Coverings, Ceiling Fan(s), Vaulted Ceiling, Hot Tub, Garage Door Opener		

MLS # 13537

CUSTOMIZED AGENT FULL DETAIL - RESIDENTIAL

PARCEL / TAX / HOA

Parcel ID #		**Covenants Y/N**	
Tax ID	R013245	**HOA Y/N**	Yes
Tax Year	2014	**HOA Name**	
Total Taxes $	3943.45	**HOA/Metro Fees**	330.00
Special As		**Frequency**	Annually

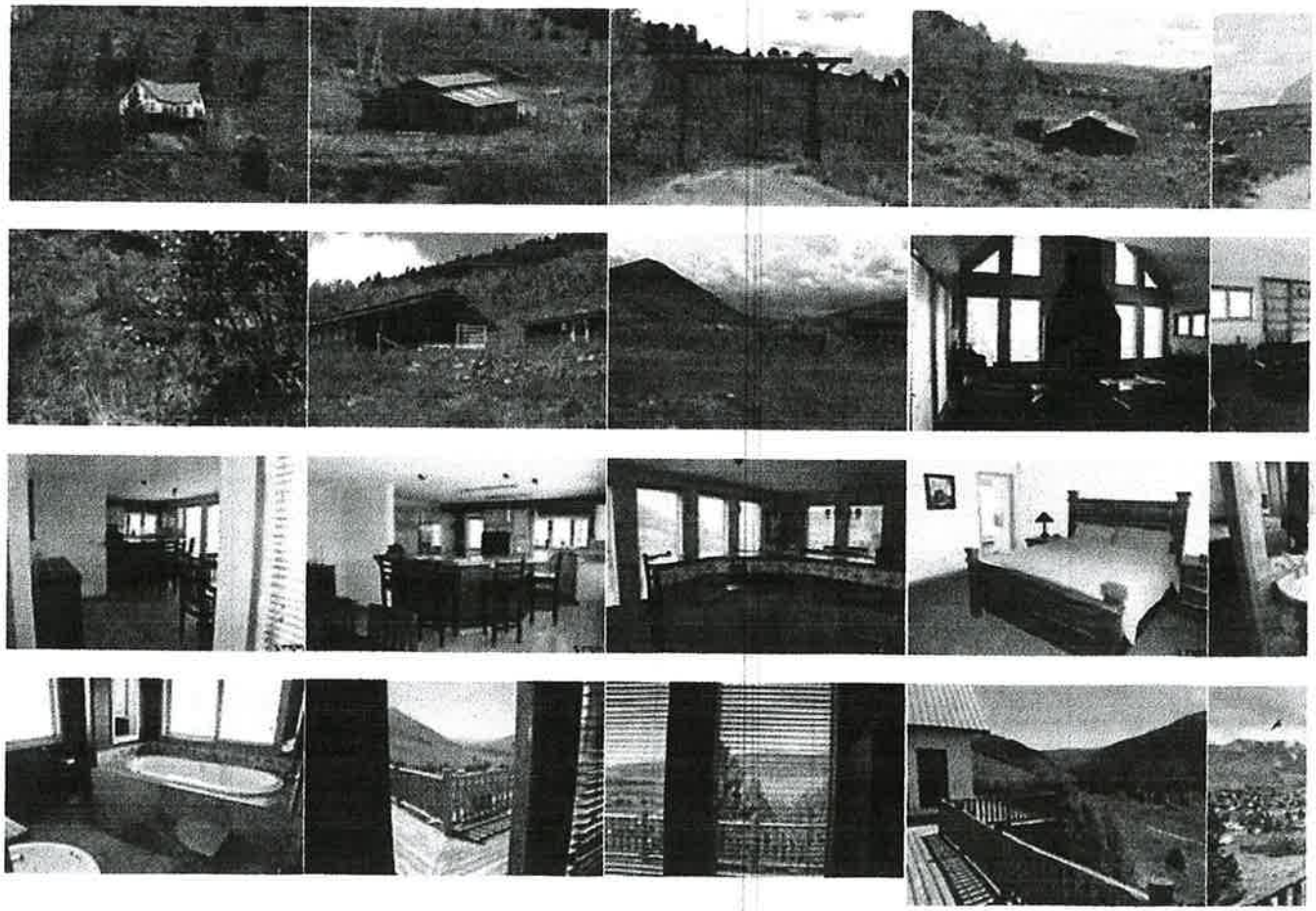
LISTING DETAILS

Agent - Agt Name Eric Roemer
List Ofc 1 - Ofc Name Coldwell Banker Bighorn Realty
List Agt 2 - Agt Name

Seller Lic	No	**REOLndrOwn**	
Listing Ag	Exclusive Right to Sell	**Short Sale**	
Agency Rel		**EM Deposit**	30000.00
Owner/Rent	PURPLE MTN PROPERTIES	**EM Holder**	
Trans. Brk		**Title Comp**	
Buyer Agen		**Possession**	Upon Closing
Variable R	No	**Exchange**	
Limited Se		**Exchange**	

SOLD INFO

Sell Agt 1 - Agt Name Diane Aronovic
Sell Ofc 1 - Ofc Name Red Lady Realty
Sell Agt 2 - Agt Name

Sold Price	$680,000
Sold Price/Sqft	
Contract Date	
Closing Date	8/19/2015
How Sold	CONVENTIONAL
Concessions Y/N	
Concessions	
Cumulative DOM	101

AGENT CONFIDENTIAL REMARKS