AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Abatement Hearing - Alpine Lumber R002078

Action Requested: Other Abatement Hearing - Alpine Lumber R002078

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

2017 & 2018 Petition for Abatement submitted by Alpine Lumber R002078

Fiscal Impact:

Submitted by: Liz Mense for Bob Blackett **Submitter's Email Address:** EMense@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:
ok to schedule. db 2/27/20

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 2/27/2020 Certificate of Insurance Required Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 2/28/2020

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 10

Agenda Date: 3/17/2020

Revised April 2015

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: GUNNISON

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

RECEIVED
DEC 13 2019
BY: BS

Section I: **Petitioner, please complete Section I only.**

Date: December 6, 2019
Month Day Year

Petitioner's Name: ALPINE LUMBER COMPANY

Petitioner's Mailing Address: 10170 Church Ranch Way, Suite 50

Westminster	CO	80021
City or Town	State	Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R002078 / 378701220001	401 W Tomichi Ave

SCANNED

2017 Taxes
BML 1st 1/2
BML 2nd 1/2

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2017 and 2018 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

THE ASSESSOR DID NOT PROPERLY CONSIDER THE COST, MARKET & INCOME APPROACH TO VALUE OR ASPECTS OF THE PROPERTY IN QUESTION.

Not the owner

Petitioner's estimate of value: $ 890,000 (2017) and $ 890,000 (2018)
Value Year Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

_____
Petitioner's Signature

Daytime Phone Number (_____) _____

Email _____

By Todd Stevens
Agent's Signature*

Daytime Phone Number (303) 347-1878

Printed Name: Todd Stevens

Email RobynD@StevensandAssoc.com

***Letter of agency must be attached when petition is submitted by an agent.**

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II: **Assessor's Recommendation**
(For Assessor's Use Only)

	Tax Year _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original						
Corrected						
Abate/Refund						

☐ **Assessor recommends approval as outlined above.**

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: 2017 Protest? ☒ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: 2018 Protest? ☒ No ☐ Yes (If a protest was filed, please attach a copy of the NOD.)

☒ **Assessor recommends denial for the following reason(s):**
2017 - Owner does not have standing to Abate
2018 - Value is supported by consideration of the Cost, Market and Income approaches to value.

Kristy Vu
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/16

2018
Petition for Abatement

A Petition for Abatement was submitted for the 2017 and 2018 tax years. It is the opinion of the Assessor's Office that Alpine Lumber Company does not have standing to file any 2017 Abatements for account R002078. This property was not acquired by Alpine Lumber Company until July 5, 2018 (Reception #654235). Alpine Lumber Company does appear to have standing to file the 2018 Abatement for this account.

The Gunnison County Assessor's Office has been asked to communicate the assignment results for a single property that was appraised as part of our mass appraisal assignment.

The Uniform Standards of Professional Appraisal Practice (USPAP) defines mass appraisal as: the process of valuing a universe of properties as of a given date using standard methodology, employing common data, and allowing for statistical testing.

For the purposes of the mass appraisal, market value is defined as:

> "The most probable price, expressed in terms of money, that a property would bring if exposed for sale in the open market in an arm's-length transaction between a willing seller and a willing buyer, both of whom are knowledgeable concerning all the uses to which it is adapted and for which it is capable of being used." – Property Assessment Valuation, 1996, IAAO

Commercial property is valued by considering the cost, market and income approaches to value.

For the 2017 & 2018 property tax years, the effective **appraisal date is June 30, 2016**, as required by § 39-1-104(10.2)(a)(d), Colorado Revised Statutes.

The following page(s) characterize the petitioner's property and compare it to examples selected from the "**Commercial Sales**" list.

The single property being characterized for this abatement petition is identified as:

Property Owner:	**ALPINE LUMBER COMPANY**
Account Number:	**R002078**
Parcel Number:	**3787-012-20-001**
Legal Description:	**LOTS 14-24 & E/W ALLEY ADJ BLK 146 WEST GUNNISON**
Value:	**$1,533,440**

Commercial Sales Example Inventory and Account Value Summary

2018 ABATEMENT

Owner: ALPINE LUMBER COMPANY
10170 CHURCH RANCH WAY, STE 350
WESTMINSTER, CO 80021

ACCOUNT #: R002078
PARCEL #: 3787-012-20-001
ECON AREA: 1

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R002078	R001521	R031541	R001617
PARCEL NUMBER:	3787-012-20-001	3701-362-06-023	3787-021-28-004	3701-363-16-002
PROPERTY ADDRESS:	401 W TOMICHI AVE	811 N MAIN ST	881 W BIDWELL AVE	400 E TOMICHI AVE
	GUNNISON	GUNNISON	GUNNISON	GUNNISON
LEGAL DESCRIPTION:	LOTS 14-24 & E/W ALLEY ADJ BLK 146 WEST GUNNISON	LOT D BLK 2, MOUNTAIN VIEW ADDN 1	LOTS 1,2,3,4 BLK 7 RIO GRANDE ADDN	LOTS 1-12 BLK 17 ORIGINAL GUNNISON
ZONING:	COMMERCIAL - CITY OF GUNNISON ZONING	COMMERCIAL - CITY OF GUNNISON ZONING	INDUSTRIAL - CITY OF GUNNISON ZONING	COMMERCIAL - CITY OF GUNNISON ZONING
NET LAND AREA (SQ FT):	32,100	25,134	15,000	37,500

Commercial

COMMERCIAL USE:	RETAIL / LUMBER STORAGE	RETAIL / STORAGE	WAREHOUSE	MOTEL
COMMERCIAL SQ FT:	6,640 / 7,898	5,400	4,720	30,496
BELOW GRADE SQ FT:	0	0	0	2,600
QUALITY CONSTRUCTION:	AVERAGE / LOW	LOW	AVERAGE	AVERAGE
CONDITION:	AVERAGE / AVERAGE	AVERAGE	AVERAGE	AVERAGE
ADJUSTED YEAR BUILT:	2000 / 1976	1993	1995	1979
2018 VALUE:	**$1,477,480**			
SALE DATE:		9/4/2015	1/14/2016	5/1/2015
TIME ADJUSTED SALES PRICE:		**$800,000**	**$450,000**	**$2,225,000**
TOTAL FINISHED SQ FT:	14,538	5,400	4,720	30,496
$ PER FINISHED SQ FT:	**$101.63**	**$148.15**	**$95.34**	**$72.96**

INCOME APPROACH:

RETAIL SQ FT	6,640
TYPICAL RETAIL RENTAL RATE	$10.00
RETAIL VACANCY RATE	0%
RETAIL EXPENSE RATE	15%
STORAGE SQ FT	7,898
TYPICAL STORAGE RENTAL RATE	$7.00
STORAGE VACANCY RATE	0%
STORAGE EXPENSE RATE	2%
CAPITALIZATION RATE	8.60%
INDICATED VALUE	**$1,286,279**
PER SQ FT	**$88.48**