AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Abatement Hearing - Alpine Lumber R002079

Action Requested: Other Abatement Hearing - Alpine Lumber R002079

Parties to the Agreement:

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

Summary:

2017 & 2018 Petition for Abatement submitted by Alpine Lumber R002079

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: 38

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 350

Westminster	CO	80021
City or Town	State	Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
R002079 / 378701221004	401 W NEW YORK AVE

SCANNED

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.)

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

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: $ 310,000 (2017) and $ 310,000 (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 _____
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 support by the consideration of the Cost, Market, and Income approached to value.

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 R002079. 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:	**R002079**
Parcel Number:	**3787-012-21-004**
Legal Description:	**LOTS 17-23, 13'X200' TRACT ADJ, E/W ALLEY ADJ BLK 145 WEST GUNNISON**
Value:	**$363,540**

Commercial Sales Example Inventory and Account Value Summary

2018 ABATEMENT

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

ACCOUNT #: R002079
PARCEL #: 3787-012-21-004
ECON AREA: 1

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R002079	R001521	R070750	R002079
PARCEL NUMBER:	3787-012-21-004	3701-362-06-023	3787-021-26-017	3787-021-08-001
PROPERTY ADDRESS:	401 W NEW YORK AVE	811 N MAIN ST	905 W EVANS AVE	413 E NEW YORK AVE
	GUNNISON	GUNNISON	GUNNISON	GUNNISON
LEGAL DESCRIPTION:	LOTS 17-23, 13'X200' TRACT ADJ, E/W ALLEY ADJ BLK 145 WEST GUNNISON	LOT D BLK 2, MOUNTAIN VIEW ADDN 1	LOTS 20-24 BLK 51 WEST GUNNISON	TR 57X300FT ADJ ON E TO LOTS 3-12 BLK 145 WEST GUNNISON
ZONING:	COMMERCIAL - CITY OF GUNNISON ZONING	COMMERCIAL - CITY OF GUNNISON ZONING	IDUSTRIAL - CITY OF GUNNISON ZONING	COMMERCIAL - CITY OF GUNNISON ZONING
NET LAND AREA (SQ FT):	24,000	25,134	17,500	17,100
Commercial				
COMMERCIAL USE:	LUMBER STORAGE	RETAIL / STORAGE	SERVICE GARAGE	WORKSHOP / GARAGE
COMMERCIAL SQ FT:	7,560	5,400	6,997	2,125
BELOW GRADE SQ FT:	0	0	0	0
QUALITY CONSTRUCTION:	FAIR	LOW	FAIR	FAIR
CONDITION:	AVERAGE	AVERAGE	AVERAGE	BELOW AVERAGE
ADJUSTED YEAR BUILT:	1999	1993	1980	1979
2018 VALUE:	**$363,540**			
SALE DATE:		9/4/2015	6/30/2015	9/4/2015
TIME ADJUSTED SALES PRICE:		**$800,000**	**$375,000**	**$235,000**
TOTAL FINISHED SQ FT:	7,560	5,400	6,997	2,125
$ PER FINISHED SQ FT:	**$48.09**	**$148.15**	**$53.59**	**$110.59**

INCOME APPROACH:

STORAGE SQ FT	7,650
TYPICAL STORAGE RENTAL RATE	$7.00
STORAGE VACANCY RATE	0%
STORAGE EXPENSE RATE	2%
CAPITALIZATION RATE	8.60%
INDICATED VALUE	**$610,220**
PER SQ FT	**$79.77**