AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Abatement Hearing - Alpine Lumber R003448

Action Requested: Other 2019 ABATEMENT HEARING

Parties to the Agreement:

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

Summary:

Assessor's Office recommends denial of this abatement.

Fiscal Impact:

Submitted by: Bob Blackett **Submitter's Email Address:** bblackett@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:
No legal issue. db 7/15/20

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 7/15/2020 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 7/24/2020

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 15

Agenda Date: 8/4/2020

Revised April 2015

2019

Petition for Abatement

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 2019 property tax year, the effective **appraisal date is June 30, 2018**, 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:	**R003448**
Parcel Number:	**3255-031-85-004**
Legal Description:	**LOTS 9-24 BLK 47 CRESTED BUTTE**
Value:	**$2,961,210**

Commercial Sales Example Inventory and Account Value Summary

2019 ABATEMENT

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

ACCOUNT #: R003448
PARCEL #: 3255-031-85-004
ECON AREA: 2

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R003448	R003439	R003441	R003509
PARCEL NUMBER:	3255-031-85-004	3255-031-84-008	3255-031-84-003	3255-031-10-010
PROPERTY ADDRESS:	402 BELLEVIEW AVE	307 RED LADY AVE	322 BELLEVIEW AVE	317, 319, 321 ELK AVE
	CRESTED BUTTE	CRESTED BUTE	CRESTED BUTTE	CRESTED BUTTE
LEGAL DESCRIPTION:	LOTS 9-24 BLK 47 CRESTED BUTTE	LOTS 17-24 BLK 46 CRESTED BUTTE	LOTS 5-6 BLK 46 CRESTED BUTTE	LOTS 25-29 BLK 22 CRESTED BUTTE
ZONING:	COMMERCIAL - TOWN OF CRESTED BUTTE ZONING	COMMERCIAL - TOWN OF CRESTED BUTTE ZONING	COMMERCIAL - TOWN OF CRESTED BUTTE ZONING	B1 - TOWN OF CRESTED BUTTE ZONING
NET LAND AREA (SQ FT):	50,000	25,000	6,250	15,000
Commercial				
COMMERCIAL USE:	RETAIL / LUMBER STORAGE	3 MINI-STORAGE STRUCTURES	SERVICE GARAGE / OFFICE / STORAGE	RETAIL / RESTAURANT
COMMERCIAL SQ FT:	4,254 / 3,128 / 9,120	10,800	7,872	7,384
BELOW GRADE SQ FT:	0	0	0	4,104
QUALITY CONSTRUCTION:	FAIR / FAIR / AVERAGE	FAIR	FAIR	FAIR / AVERAGE
CONDITION:	AVERAGE / AVERAGE / AVERAGE	AVERAGE	BELOW AVERAGE	BELOW AVERAGE / AVERAGE
ADJUSTED YEAR BUILT:	1980 / 1978 / 2014	1991	1976	1960 / 1990
2019 VALUE:	**$2,961,210**			
SALE DATE:		1/14/2014	4/10/2015	9/26/2014
TIME ADJUSTED SALES PRICE:		**$1,084,559**	**$816,707**	**$2,894,238**
TOTAL FINISHED SQ FT:	16,502	10,800	7,872	11,161
$ PER FINISHED SQ FT:	**$179.45**	**$100.42**	**$103.75**	**$259.32**

INCOME APPROACH:

RETAIL SQ FT	4,254
TYPICAL RETAIL RENTAL RATE	$23.25
RETAIL VACANCY RATE	0%
RETAIL EXPENSE RATE	14%
STORAGE SQ FT	12,248
TYPICAL STORAGE RENTAL RATE	$13.25
STORAGE VACANCY RATE	0%
STORAGE EXPENSE RATE	25%
CAPITALIZATION RATE	8.90%
INDICATED VALUE	**$2,323,295**
PER SQ FT	**$140.79**

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: GUNNISON

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

RECEIVED
FEB 14 2020
BY: CS

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

Date: January 29, 2020
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
R003448 / 325503185004	402 Belleview Ave

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 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.

Petitioner's estimate of value: $ 2,000,000 (2019)
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

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 _____

	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: 2019 **Protest?** ☒ **No** ☐ **Yes (If a protest was filed, please attach a copy of the NOD.)**

☒ **Assessor recommends denial for the following reason(s):**
Valuation is supported by the consideration of the Cost, Market and Income approaches to value.

_____
Assessor's or Deputy Assessor's Signature

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

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: **Written Mutual Agreement of Assessor and Petitioner**
(Only for abatements up to $10,000)

The Commissioners of _____ County authorize the Assessor by Resolution No. _____ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of $10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

Tax Year _____

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

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

_____ _____
Petitioner's Signature **Date**

_____ _____
Assessor's or Deputy Assessor's Signature **Date**

Section IV: **Decision of the County Commissioners**
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of _____ County, State of Colorado, at a duly and lawfully called regular meeting held on _____/_____/ 2019, at which meeting there were present the following members:
Month Day Year

_____

_____

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ ***(being present--not present)*** and
Name

Petitioner _____ ***(being present--not present)***, and WHEREAS, the said
Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board ***(agrees--does not agree)*** with the recommendation of the Assessor, and that the petition be ***(approved--approved in part--denied)*** with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

_____
Chairperson of the Board of County Commissioners' Signature

I, _____ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County

this _____ day of _____, _____.
Month Year

_____
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than $10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

Section V: **Action of the Property Tax Administrator**
(For all abatements greater than $10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby

☐ Approved ☐ Approved in part $_____ ☐ Denied for the following reason(s):

_____ _____ _____
Secretary's Signature Property Tax Administrator's Signature Date

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

STEVENS & ASSOCIATES
SPECIALISTS IN PROPERTY, SALES & USE TAX REDUCTIONS

Property Tax Consultant - Agency Agreement

Owner Address: 10170 Church Ranch Way, Suite 350, Westminster, CO 80021

Property Address/Legal Description/Schedule #: See Attached Exhibit A

Consultant/Agent: Stevens & Associates Cost Reduction Specialists, Inc.

I/We Alpine Lumber Company, Alpine Lumber Co, subsidiaries, parent companies and all affiliated companies agree with Stevens & Associates Cost Reduction Specialists, Inc. that for the property tax/sales and use tax assessment years 2019, 2020 and prior years, in Colorado as the property referred to above, that Stevens & Associates Cost Reduction Specialists, Inc. is hereby engaged and authorized to act as agent and consultant before either the Board of review as well as the State Tax Review Board or for any hearing pertinent to the property for the property tax/sales and use tax assessment years 2019, 2020 and prior years. Please direct all correspondence and refunds to Stevens & Associates Cost Reduction Specialists, Inc.

The undersigned further authorizes Stevens & Associates Cost Reduction Specialists, Inc. as agent of the undersigned, in the name of the undersigned, to execute and cause to be filed on behalf of the undersigned, in the name of the undersigned, any and all documents relating to an appeal of the said assessments, for the assessment years in question and prior years, before either the Board of review as well as the State Tax Review Board or any hearings pertinent to the property.

Thus, done and executed on this 9th day of May 2019.

Agreed By:
Alpine Lumber Company, Alpine Lumber Co

By: _____
Mark Morrison
Title: Chief Financial Officer

Please direct all correspondence/refunds to:

Stevens & Associates / Inc.
10303 East Dry Creek Road, Ste 240
Englewood, Colorado 80112

(Notary column needs to be complete)

STATE OF COLORADO
The foregoing instrument was acknowledged before me
This 9th day of MAY, 2019
By: Mark Morrison
Witness my hand and official seal,
my commission expires: 10/23/2021

DEBRA L BARNES
Notary Public Notary Signature

DEBRA L. BARNES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014033431
MY COMMISSION EXPIRES 10/23/2021

STEVENS & ASSOCIATES
SPECIALISTS IN PROPERTY, SALES & USE TAX REDUCTIONS

Exhibit A

Owner Name	Address	Assessor	Parcel ID	Account
Alpine Lumber Company	7301 Kearney Street	Adams	0172132316017	R0112103
Alpine Lumber Company	5800 Pecos Street	Adams	0182509400040	R0103431
Alpine Lumber Company	212 N Colorado Ave	Chaffee	327108407355	R327108407355
Alpine Lumber Company	2950 Walden Street	Adams	182128401001	R0164286
Alpine Lumber Co	18401 Plaza Dr	Douglas	2233-164-02-023	R0396511
Alpine Lumber Company	77 Sawatch Road	Eagle	1939-333-01-008	R019218
Alpine Lumber Company	111 Chambers Ave	Eagle	1939-324-01-010	R065528
Alpine Lumber Company	62500 US Highway 40	Grand	145106414001	R110941
Alpine Lumber Company	402 Belleview Ave	Gunnison	325503185004	R003448
Alpine Lumber Company	63 Valle Escondido	La Plata	5669-122-04-028	R418580
Alpine Lumber Company	61408 Jay Jay Road	Montrose	3765-121-04-002	R0650314
Alpine Lumber Company	1078 Pine Grove Rd	Routt	241200001	R8168450
Alpine Lumber Company	140 Society Drive	San Miguel	456533217008	R1030092500
Alpine Lumber Company	Vacant Land	Weld	146703106001	R7878899
Alpine Lumber Company	3766 Puritan Way	Weld	146703104007	R8439300
Alpine Lumber Company	3370 S Drennan Industrial Loop	El Paso	64343-03-015	6434303015
Alpine Lumber Company	401 W Tomichi Ave	Gunnison	3787-012-20-001	R002078
Alpine Lumber Company	Vacant Land	Adams	0182509400049	R0139093
Alpine Lumber Company	Vacant Land	Adams	0182509400051	R0159843
Alpine Lumber Company	Vacant Land	Adams	0182509400048	R0137578
Alpine Lumber Company	Vacant Land	Adams	0182509400044	R0103432
Alpine Lumber Company	Vacant Land	Adams	0172132316016	R0112102
Alpine Lumber Company	3335 S Drennan Industrial Loop	El Paso	64343-03-012	6434303012
Alpine Lumber Company	3285 S Drennan Industrial Loop	El Paso	64343-03-013	6434303013
Alpine Lumber Company	3350 S Drennan Industrial Loop	El Paso	64343-03-014	6434303014
Alpine Lumber Company	401 W New York Ave	Gunnison	3787-012-21-004	R002079
Alpine Lumber Company	356 27 1/2 Rd	Mesa	2945-241-00-216	R069577

STEVENS & ASSOCIATES
SPECIALISTS IN: PROPERTY, SALES & USE TAX REDUCTIONS
10303 East Dry Creek Road, Suite 240, Englewood, Colorado 80112

Limited Summary
Consulting Assignment

Gunnison County Board

Owner:	Alpine Lumber Company
Property Type:	Industrial
Property Address:	402 Belleview Ave Crested Butte, Colorado
Schedule/Account #:	R003448
Parcel ID:	3255-031-85-004
Tax Year:	2019

Prepared By
Stevens & Associates

Date of Value: January 1, 2019
Base Period Ending: June 30, 2018
Date of Report: June 2019

Summary of Important Facts and Conclusions

Property Location:	402 Belleview Ave	
Parcel Number:	3255-031-85-004	
Schedule Number:	R003448	
Land:	50,094 1.15	Square Feet Acres
Improvement Size:	16,502	Gross Square Feet
Year of Construction:	1978	
Highest and Best Use:	For ad valorem tax purposes in Colorado the highest and best use of the subject is its current use.	
County Value:	$2,961,210	$179.45 PSF
Cost Approach:	$2,066,985	$125.26 PSF
Sales Comparison Approach:	N/A	
Income Approach:	N/A	
Reconciliation:	**$2,000,000**	**$121.20 PSF**
Date of Value:	January 1, 2019	

SQUARE FOOT COSTS	SECTION I	SECTION II	SECTION III
4. Occupancy	Office Building (344)	Lumber Storage (390)	Lumber Storage (390)
5. Building class and quality	Cls. D Qual. Low Cost	Cls. S Qual. Low Cost	Cls. S Qual. Low Cost
6. Exterior wall	Stucco	Vinyl/Metal	None Noted
7. No. of stories & height per story	No. 1 Ht.	No. 1 Ht.	No. 1 Ht.
8. Average floor area	4,254	3,128	9,120
9. Average perimeter			
10. Age and Condition	Age. 45 Cond.	Age. 41 Cond.	Age. 5 Cond.
11. Region			
12. Climate			
13. Base Square Foot Costs	**$71.50**	**$17.40**	**$17.40**
SQUARE FOOT REFINEMENTS	**SECTION I**	**SECTION II**	**SECTION III**
14. Heating, cooling, ventilation	$0.00	$0.00	$0.00
15. Elevator deduction	$0.00	$0.00	$0.00
16. Miscellaneous	$2.00	$0.00	$0.00
17. Total lines 13 through 16	**$73.50**	**$17.40**	**$17.40**
HEIGHT AND SIZE REFINEMENTS	**SECTION I**	**SECTION II**	**SECTION III**
18. Number of stories - multiplier	1.000	1.000	1.000
19. Height per story - multiplier (see Line 7)	1.000	1.000	1.000
20. Floor area/perimeter multiplier (see Lines 8 and 9)	1.000	1.000	1.000
21. Combined height and size multiplier (Lines 18 x 19 x 20	**1.000**	**1.000**	**1.000**
FINAL CALCULATIONS	**SECTION I**	**SECTION II**	**SECTION III**
22. Refined square foot costs (Line 17x21)	$73.50	$17.40	$17.40
23. Current Cost Multiplier	1.04	1.01	1.01
24. Local multiplier	0.97	0.98	0.98
25. Final sq. ft. cost (Line 22 x Line 23 x Line 24)	$74.15	$17.22	$17.22
26. Area	4,254	3,128	9,120
27. Line 25 x Line 26	$315,420	$53,872	$157,069
28. Lump sums (Line 34)	$0	$0	$0
29. Replacement Cost (Line 27 + Line 28)	$315,420	$53,872	$157,069
30. Life Expectancy (Section 97)	40	15	15
31. Depreciation % (Section 97)	60%	85%	33%
32. Depreciation amount (Line 29 x Line 30)	$189,252	$45,791	$51,833
33. RCNLD (Line 29 - Line 31)	$126,168	$8,081	$105,236
34. 07/18 Cost Adjustment (__)	**$126,168**	**$8,081**	**$105,236**

2018 IMPROVEMENT TOTAL	**$239,485**
* Land Value	$1,827,500 as if Vacant = $3,142,500
Total Cost Value	

Structures	$239,485
Land Value	$1,827,500
2018 Total Cost Value	**$2,066,985**

Note: A lumber storage facility is considered a special use property. In determining a fair market value for special use properties, such as the subject, the best indication of value is derived from the cost approach. This is due to special use properties typically only catering to one specific use. The three sections above indicate the subject office building, and the two lumber storage structures. All adjustments were derived from Marshall & Swift, and the land value is the county 2019 assessed land portion.