1a - Alcohol Beverage Lic_Birdsey dba Taylor Park Marina

1b - Alcohol Beverage Lic_Elk Creek Marina dba Lake Fork Marina

1c - Alcohol Beverage Lic_Elk Creek Marina dba Elk Creek Marina

2 - June 15, 2021 BOCC Agenda_REV

3 - Scheduling

4a - Ack Signature_App for funds_WRETAC_GVH EMS

4b Grant Submission; HRSA_GCHHS_West Central Publ Health_Vaccination to Reg 10

4c - Temporary Road Use Agreement_CR 49 for fireworks

4d - Additional Funds_CO Dept of Local Affairs_Community Svcs Block Grant

4e - Contractor Agreement_Airport_Mead and Hunt_Air Svc Development studies

4f - Contract Amendmt 3_CDPHE_HHS_Emergency Preparedness Response

4g - Grant Amendmt_CDPHE_GCHHS_Additional Funds_Immunization Srvcs

4h - Funding Agreemt_Met Rec_GCSAPP_Choice Pass awards

4i - Subcontractor Agreement_GVH_GC Sherriffs Dept_Jail Based Behav Svcs Progr

4j - Statement of Work_CDPHE_WIC Breastfeeding Bonus Award

5a - Grant of Perpetual Easement, Antelope Water Line Easement_Stratman

5b - Ack of CM Sign_Met Rec Grant_Fairground solar lighting

6a - HS Agenda

6b - HS, Program Updates 6.15.2021 (2)

7 - Employee COVID Vaccination Raffle Proposal

8 - Abatement Hearing_Year 2020 R013123_Van Delay Industries

9 - Abatement Hearing_Year 2020_R042679_Marc Solari

10 - Covenant Amendment_River Green_Short Term Rentals

11 - Exemption Approval_GVRHA_417 Larkspur Loop

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Alcohol Beverage License #03-11784; Birdsey Enterp

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: Kathy Simillion, County Clerk

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

Summary:

Liquor License Renewals for:
Elk Creek Marina LLC dba Elk Creek Marina

Fiscal Impact:

Submitted by: Kathy Simillion **Submitter's Email Address:** ksimillion@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:
Appears legally sufficient. MRH

Reveiwed by: GUNCOUNTY1\mhoyt Discharge Date: 6/4/2021 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/9/2021

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 5

Agenda Date: 6/15/2021

Revised April 2015

Gunnison County
COLORADO

GUNNISON COUNTY

THIS LICENSE MUST BE POSTED IN PUBLIC VIEW

GUNNISON COUNTY

GUNNISON COUNTY CLERK
221 N. WISCONSIN STREET
GUNNISON, COLORADO 81230

LICENSE TYPE

ALCOHOL BEVERAGE LICENSE #03-11784
to sell/serve malt, vinous, spirituous liquor for (off the)-premises consumption in the County of Gunnison, Colorado.

BIRDSEY ENTERPRISES LLC DBA TAYLOR PARK MARINA
21700 COUNTY ROAD 742
ALMONT, COLORADO 81210

Fee $100.00

Effective Dates: 06.11.2021 – 06.11.2022

This license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Articles 4, 3, CRS 1973, as amended; and the Ordinances of the County of Gunnison as applicable.

Kathy Simillion 6-2-2021

Gunnison County Clerk Date Board of County Commissioners Date
Kathy Simillion

THIS LICENSE MUST BE POSTED IN PUBLIC VIEW

DR 8402 (07/01/2012)

STATE OF COLORADO
DEPARTMENT OF REVENUE

LIQUOR ENFORCEMENT DIVISION
1707 Cole Blvd, Suite 300
Lakewood, CO 80401

BIRDSEY ENTERPRISES LLC
dba TAYLOR PARK MARINA
21700 CR 742
Almont CO 81210

ALCOHOL BEVERAGE LICENSE

Liquor License Number	License Expires at Midnight
03-11784	**June 11, 2022**
License Type: **LIQUOR STORE (COUNTY)**	
Authorized Beverages: **MALT, VINOUS AND SPIRITUOUS LIQUOR**	

This license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Articles 4, 3, CRS 1973, as amended. This license is nontransferable and shall be conspicuously posted in the place above described. This license is only valid through the expiration date shown above. Any questions concerning this license should be addressed to: Colorado Liquor Enforcement Division, 1707 Cole Blvd, Suite 300 Lakewood, CO 80401.

In testimony whereof, I have hereunto set my hand. 5/28/2021 LC

Michelle Stone-Principato — Michelle Stone-Principato, Division Director

Mark Ferrandino — Mark Ferrandino, Executive Director/CEO

312.50

DR 8400 (07/24/19)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division

Submit to Local Licensing Authority

Fees Due	
Renewal Fee	Waived -
Storage Permit $100 X _____	$
Sidewalk Service Area $75.00	$
Additional Optional Premise Hotel & Restaurant $100 X _____	$
Related Facility - Campus Liquor Complex $160.00 per facility	$
Amount Due/Paid	$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor or Fermented Malt Beverage License Renewal Application

Please verify & update all information below **Return to city or county licensing authority by due date**

Licensee Name			Doing Business As Name (DBA)	
Birdsey Enterprises LLC			Taylor Park Marina	
Liquor License #	License Type	Sales Tax License #	Expiration Date	Due Date
03-11784	Liquor Store (County)	32958243	6/11/21	4/27/21
Business Address				Phone Number
21700 CR 742, Almont, CO 81210				(970) 641-2922
Mailing Address			Email	
509 33 RD, Clifton, CO 81520			taylorparkmarina@gmail.com	
Operating Manager	Date of Birth	Home Address		Phone Number
Ryan Birdsey	1/14/1983	509 33 RD, Clifton, CO 81520		(970) 290-9583

1. Do you have legal possession of the premises at the street address above? ☒ Yes ☐ No
   Are the premises owned or rented? ☒ Owned ☐ Rented* *If rented, expiration date of lease_____

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. ☐ Yes ☒ No

3a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ Yes ☒ No

3b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ Yes ☒ No

4. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. ☐ Yes ☒ No

5. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. ☐ Yes ☒ No

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. ☐ Yes ☒ No

7. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. ☐ Yes ☒ No

DR 8400 (07/24/19)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division

Affirmation & Consent
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business	Title
Ryan Birdsey	Owner/Manager
Signature	Date
	4/1/2021

Report & Approval of City or County Licensing Authority
The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.
Therefore this application is approved.

Local Licensing Authority For		Date
Gunnison County		4-2-2021
Signature	Title	Attest
Kathy Simonton	County Clerk	Sue Williams

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Alcohol Beverage License #03-11784; Birdsey Enterp

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: Kathy Simillion, County Clerk

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

Summary:

Liquor License Renewals for:
Elk Creek Marina LLC dba Elk Creek Marina

Fiscal Impact:

Submitted by: Kathy Simillion **Submitter's Email Address:** ksimillion@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:
Appears legally sufficient. MRH

Reveiwed by: GUNCOUNTY1\mhoyt Discharge Date: 6/4/2021 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/9/2021

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 5

Agenda Date: 6/15/2021

Revised April 2015

DR 8400 (07/24/19)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
Submit to Local Licensing Authority

LAKE FORK MARINA
103 W TOMICHI AVE
Gunnison CO 81230

Fees Due	
Renewal Fee	117.50
Storage Permit $100 X _____	$
Sidewalk Service Area $75.00	$
Additional Optional Premise Hotel & Restaurant $100 X _____	$
Related Facility - Campus Liquor Complex $160.00 per facility	$
Amount Due/Paid	$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor or Fermented Malt Beverage License Renewal Application

Please verify & update all information below **Return to city or county licensing authority by due date**

Licensee Name	Doing Business As Name (DBA)			
ELK CREEK MARINA LLC	LAKE FORK MARINA			
Liquor License #	**License Type**	**Sales Tax License #**	**Expiration Date**	**Due Date**
04-00106	Fermented Malt	30256337	06/03/2021	04/19/2021
Business Address				**Phone Number**
1677 HWY 92 Gunnison CO 81230				9706424521
Mailing Address			**Email**	
103 W TOMICHI AVE Gunnison CO 81230			cloken@whrus.com	
Operating Manager	**Date of Birth**	**Home Address**		**Phone Number**
Eric Loken	4/8/1978	702 Andrew Lane Gunnison, CO 81230		970-642-4519

1. Do you have legal possession of the premises at the street address above? (Yes) No
   Are the premises owned or rented? Owned Rented* *If rented, expiration date of lease 2025

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. Yes (No)

3a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? Yes (No)

3b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? Yes (No)

4. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. Yes (No)

5. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. Yes (No)

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. Yes (No)

7. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. Yes (No)

DR 8400 (07/24/19)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division

Affirmation & Consent
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business	Title
Eric Loken	President
Signature	Date
	4/7/2021

Report & Approval of City or County Licensing Authority
The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.
Therefore this application is approved.

Local Licensing Authority For		Date
Gunnison County		4-8-2021
Signature	Title	Attest
Hatty Semillion	County Clerk	Jamie Tessmer

Gunnison County
COLORADO

GUNNISON COUNTY

THIS LICENSE MUST BE POSTED IN PUBLIC VIEW

GUNNISON COUNTY

GUNNISON COUNTY CLERK

221 N. WISCONSIN STREET
GUNNISON, COLORADO 81230

LICENSE TYPE

ALCOHOL BEVERAGE LICENSE #04-00106
to sell/serve malt, vinous, spirituous liquor for (off the)-premises consumption in the County of Gunnison, Colorado.

ELK CREEK MARINA LLC DBA LAKE FORK MARINA
1677 HWY 92
GUNNISON, COLORADO 81230

Fee $100.00

Effective Dates: 06.03.2021 – 06.03.2022

This license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Articles 4, 3, CRS 1973, as amended; and the Ordinances of the County of Gunnison as applicable.

Kathy Simillion 6-2-2021

Gunnison County Clerk Date Board of County Commissioners Date
Kathy Simillion

THIS LICENSE MUST BE POSTED IN PUBLIC VIEW

DR 8402 (07/01/2012)

STATE OF COLORADO
DEPARTMENT OF REVENUE

LIQUOR ENFORCEMENT DIVISION
1707 Cole Blvd, Suite 300
Lakewood, CO 80401

ELK CREEK MARINA LLC
dba LAKE FORK MARINA
1677 HIGHWAY 92
Gunnison CO 81230

ALCOHOL BEVERAGE LICENSE

Liquor License Number	License Expires at Midnight
04-00106	**June 03, 2022**
License Type: **FERMENTED MALT BEVERAGE OFF (COUNTY)**	
Authorized Beverages: **FERMENTED MALT BEVERAGE**	

This license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Articles 4, 3, CRS 1973, as amended. This license is nontransferable and shall be conspicuously posted in the place above described. This license is only valid through the expiration date shown above. Any questions concerning this license should be addressed to: Colorado Liquor Enforcement Division, 1707 Cole Blvd, Suite 300 Lakewood, CO 80401.

In testimony whereof, I have hereunto set my hand. 5/28/2021 LC

Michelle Stone-Principato

Michelle Stone-Principato, Division Director

Mark Ferrandino, Executive Director/CEO

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Alcohol Beverage License #03-11784; Birdsey Enterp

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: Kathy Simillion, County Clerk

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

Summary:

Liquor License Renewals for:
Elk Creek Marina LLC dba Elk Creek Marina

Fiscal Impact:

Submitted by: Kathy Simillion **Submitter's Email Address:** ksimillion@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:
Appears legally sufficient. MRH

Reveiwed by: GUNCOUNTY1\mhoyt Discharge Date: 6/4/2021 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/9/2021

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 5

Agenda Date: 6/15/2021

Revised April 2015

DR 8400 (07/24/19)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
Submit to Local Licensing Authority

Fees Due	
Renewal Fee	117.50
Storage Permit $100 X _____	$
Sidewalk Service Area $75.00	$
Additional Optional Premise Hotel & Restaurant $100 X _____	$
Related Facility - Campus Liquor Complex $160.00 per facility	$
Amount Due/Paid	$

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

ELK CREEK MARINA
103 W TOMICHI AVE
Gunnison CO 81230

Retail Liquor or Fermented Malt Beverage License Renewal Application

Please verify & update all information below **Return to city or county licensing authority by due date**

Licensee Name	Doing Business As Name (DBA)			
ELK CREEK MARINA LLC	ELK CREEK MARINA			
Liquor License #	**License Type**	**Sales Tax License #**	**Expiration Date**	**Due Date**
04-00107	Fermented Malt	30256337	06/03/2021	04/19/2021
Business Address				**Phone Number**
24830 US 50 Gunnison CO 81230				9706424521
Mailing Address			**Email**	
103 W TOMICHI AVE Gunnison CO 81230			cloken@whrus.com	
Operating Manager	**Date of Birth**	**Home Address**		**Phone Number**
Eric Loken	4/2/1978	702 Andrew Ln. Gunnison, Co 81230		970-642-4519

1. Do you have legal possession of the premises at the street address above? (Yes) No
   Are the premises owned or rented? Owned Rented* *If rented, expiration date of lease 2025

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? If yes, please see the table in upper right hand corner and include all fees due. Yes (No)

3a. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? Yes (No)

3b. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? Yes (No)

4. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested. Yes (No)

5. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? If yes, attach a detailed explanation. Yes (No)

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? If yes, attach a detailed explanation. Yes (No)

7. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? If yes, attach a detailed explanation. Yes (No)

DR 8400 (07/24/19)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division

Affirmation & Consent
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business	Title
Eric Loken	President
Signature	**Date**
	4/7/2021

Report & Approval of City or County Licensing Authority
The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.
Therefore this application is approved.

Local Licensing Authority For		Date
Gunnison County		4-8-2021
Signature	**Title**	**Attest**
Kathy Semmelroth	County Clerk	Alaire Falowee

THIS LICENSE MUST BE POSTED IN PUBLIC VIEW

DR 8402 (07/01/2012)

STATE OF COLORADO
DEPARTMENT OF REVENUE

LIQUOR ENFORCEMENT DIVISION
1707 Cole Blvd, Suite 300
Lakewood, CO 80401

ELK CREEK MARINA LLC
dba ELK CREEK MARINA
24830 US 50
Gunnison CO 81230

ALCOHOL BEVERAGE LICENSE

Liquor License Number	License Expires at Midnight
04-00107	**June 03, 2022**
License Type: **FERMENTED MALT BEVERAGE OFF (COUNTY)**	
Authorized Beverages: **FERMENTED MALT BEVERAGE**	

This license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Articles 4, 3, CRS 1973, as amended. This license is nontransferable and shall be conspicuously posted in the place above described. This license is only valid through the expiration date shown above. Any questions concerning this license should be addressed to: Colorado Liquor Enforcement Division, 1707 Cole Blvd, Suite 300 Lakewood, CO 80401.

In testimony whereof, I have hereunto set my hand. 5/28/2021 LC

Michelle Stone-Principato, Division Director

Mark Ferrandino, Executive Director/CEO

Gunnison County
COLORADO

GUNNISON COUNTY

THIS LICENSE MUST BE POSTED IN PUBLIC VIEW

GUNNISON COUNTY

GUNNISON COUNTY CLERK
221 N. WISCONSIN STREET
GUNNISON, COLORADO 81230

FORMENTED MALT BEVERAGE

ALCOHOL BEVERAGE LICENSE #04-00107
to sell/Malt Liquor for off premises
consumption in the County of Gunnison, Colorado.

ELK CREEK MARINA LLC DBA ELK CREEK MARINA
24830 US 50
GUNNISON, COLORADO 81230

Fee $100.00

Effective Dates: 06.03.21 – 06.21.2022

This license is issued subject to the laws of the State of Colorado and especially under the provisions of Title 44, Articles 4, 3, CRS 1973, as amended; and the Ordinances of the County of Gunnison as applicable.

Kathy Simillion 6-2-2021 _____

Gunnison County Clerk Date Board of County Commissioners Date
Kathy Simillion

GUNNISON COUNTY BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA

DATE: Tuesday, June 15, 2021
PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse (Remote Option below)

GUNNISON COUNTY LOCAL LIQUOR LICENSING AUTHORITY:

8:30 am
- Call to Order
- Alcohol Beverage License #03-11784; Birdsey Enterprises LLC dba Taylor Park Marina; Effective Dates 6/11/2021 – 6/11/2022
- Alcohol Beverage License #04-00106; Elk Creek Marina LLC dba Lake Fork Marina; Effective Dates 6/03/2021 – 6/03/2022
- Fermented Malt Beverage Alcohol Beverage License #04-00107; Elk Creek Marina LLC dba Elk Creek Marina; Effective Dates 6/03/21 – 6/21/2022
- Adjourn

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

8:35 am
- Call to Order; Agenda Review
- Scheduling
- Consent Agenda: These items will not be discussed unless requested by a Commissioner or citizen. Items removed from consent agenda for discussion may be rescheduled later in this meeting, or at a future meeting.
  1. Acknowledgment of Signature; Application for funds; Western Regional Emergency Medical & Trauma Advisory Council (WRETAC) Systems Development; Gunnison Valley Hospital Emergency Medical Services; $7,500 communications /$7,500 medical direction
  2. Ratification of Grant Submission; Health Resources & Services Administration; Gunnison County Health and Human Services / West Central Public Health Partnership; Increasing public health workforce to address vaccinations among vulnerable populations in Region 10; $1,000,000
  3. Temporary Road Use Agreement; City of Gunnison; Closure of a portion of County Road #49 for Fireworks; 7:00 am, 7/04/2021 to 8:00 am, 7/05/2021
  4. Additional Funding; Colorado Department of Local Affairs, Community Services Block Grant; Ends 9/30/2024; $48,823
  5. Contractor Agreement; Mead & Hunt; Gunnison-Crested Butte Regional Airport; Air Service Development/Leakage Study/True Market Visitation studies; 6/1/2021 – 5/31/2022; $40,000
  6. Acknowledgement of County Manager's Signature; Contract Amendment #3; Colorado Department of Public Health and Environment; Gunnison County Health and Human Services; Emergency Preparedness Response; 7/01/2021 to 6/30/2022; $22,515
  7. Acknowledgement of County Manager's Signature; Grant Amendment; Colorado Department of Public Health and Environment; Gunnison County Health and Human Services; Additional funds for Core Immunization Services; 7/1/2021 to 6/30/2022; $7,446
  8. Funding Agreement; Gunnison County Metropolitan Recreation District; Gunnison County Substance Abuse Prevention Project; funds for Choice Pass; 6/01/2021 to 6/01/2022; $4,000
  9. Subcontractor Agreement; Gunnison Valley Health; Gunnison County Sheriff's Department; Jail Based Behavioral Services Program; 7/1/2021 – 6/30/2022; $112,000
  10. Acknowledgement of County Manager's Signature; Statement of Work; Colorado Department of Public Health and Environment (CDPHE); Women, Infants and Children (WIC) program; bonus funding to support breastfeeding in the WIC program; 6/25/2021 to 9/20/2021; $1,000

8:40 am
- Deputy County Manager's Reports and Project Updates:
  1. Grant of Perpetual Easement; Antelope Water Line Easement; Omar Stratman Living Trust
  2. Acknowledgement of County Manager's Signature; Funding Agreement; Gunnison County Metropolitan Recreation District, 2021 Developed Recreation Grant Award; Gunnison County Fairgrounds solar lighting; $16,367.04
- Adjourn

GUNNISON/HINSDALE BOARD OF HUMAN SERVICES REGULAR MEETING:

8:55 am
- (See separate agenda)

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS REGULAR MEETING:

9:40 am
- Reconvene
- Employee COVID Vaccination Raffle Proposal

9:50 am
- Hearing; Petition for Abatement or Refund of Taxes; Property Tax Year 2020; R013123, 12.84 Acres in the Southeast 1/4 of Section 12, Township 14 South, Range 86 West, 6th Principal Meridian; Parcel No. 3255-120-00-082; Van Delay Industries Ltd

10:05 am
- Hearing; Petition for Abatement of Refund of Taxes; Property Tax Year 2020; R042679; Lot M3-52 Buckhorn Ranch Filing 2B; Parcel No. 3257-074-17-007; Mark Solari

10:25 am
- Second Amendment to Declaration of Protective Covenants; River Green, Crested Butte, Colorado; Section 7.26 Short Term Rentals

10:30 am
- Exemption Approval; County Master Deed Restriction relative to Section 2.xvii.b; Gunnison Valley Regional Housing Authority; 417 Larkspur Loop, Crested Butte, Colorado

10:40 am
- Fire Restrictions Discussion

10:50 am
- Unscheduled Citizens: Limit to 5 minutes per item. No formal action can be taken at this meeting.
- Commissioner Items: Commissioners will discuss among themselves activities that they have recently participated in that they believe other Commissioners and/or members of the public may be interested in hearing about.
- Adjourn

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS WORK SESSION: Travel Meeting in areas near Somerset and Marble

11:30 am
- Travel to Marble

6 - 8:30 pm
- Marble Church Fellowship Hall; Meeting with Town Council and residents

~~JUNE 16th~~

NOTE: This agenda is subject to change, including the addition of items up to 24 hours in advance or the deletion of items at any time. All times are approximate. The County Manager and Deputy County Manager's reports may include administrative items not listed. Regular Meetings, Public Hearings, and Special Meetings are recorded and ***ACTION MAY BE TAKEN ON ANY ITEM.*** *Work Sessions are not recorded and formal action cannot be taken. For further information, contact the County Administration office at 641-0248. If special accommodations are necessary per ADA, contact 641-0248 or TTY 641-3061 prior to the meeting.*

WORK SESSION: Travel Meeting in areas near Somerset and Marble (cont'd from page 2)

JUNE 16th:

8:30 – 11:30 am	•	Tour of the Colorado Stone Quarry mining operation and trail
11:30am - 1:00 pm	•	Lunch
1:00 pm - ?	•	Meeting with the Forest Service to look at possible parking solutions

Return to Gunnison

Please Note: Packet materials for the above discussions will be available on the Gunnison County website at http://www.gunnisoncounty.org/meetings prior to the meeting.

ZOOM MEETING DETAILS:

Join Zoom Meeting
https://us02web.zoom.us/j/88336680665?pwd=MVhiUzlBZnRrNjdma0JoUllXUzRaUT09

Meeting ID: 883 3668 0665
Passcode: 149941
One tap mobile
+16699006833,,88336680665#,,,,*149941# US (San Jose)
+12532158782,,88336680665#,,,,*149941# US (Tacoma)

Gunnison County Board of County Commissioners Calendar

(Two or more commissioners may be in attendance.)

June 15, 2021 – August 1, 2021

As of 6/11/2021

Board of County Commissioners

1. **BOCC Regular Meeting**
   June 15, 2021, All Day @ BOCC Boardroom
   More Details

2. **Traveling Work Session; Gunnison County Board of County Commissioners and Deputy County Manager**
   June 15, 2021, 11:30 PM - June 16, 2021 @ Somerset, CO and Marble, CO
   Road Trip to areas near Somerset, CO and Marble, CO
   More Details

3. **Planning Commission: Joint Public Hearing**
   June 18, 2021, 9:00 AM @ Dos Rios Village - 24 townhomes
   More Details

4. **BOCC Work Session & Special Meeting**
   June 22, 2021, All Day @ BOCC Boardroom
   More Details

5. **Gunnison County Joint Elected Officials Meeting - Hosted by Town of Mt. Crested Butte**
   June 30, 2021, 5:30 PM @ Mt. Crested Butte Pavilion
   More Details

6. **Mayors & Managers Meeting - Hosted by Town of Pitkin**
   July 1, 2021, 12:00 PM - 1:30 PM
   More Details

7. **BOCC Regular Meeting**
   July 6, 2021, All Day @ BOCC Boardroom
   More Details

8. **BOCC Work Session**
   July 13, 2021, All Day @ BOCC Boardroom
   More Details

9. **BOCC Regular Meeting**
   July 20, 2021, All Day @ BOCC Boardroom
   More Details

10. **Joint Meeting; Gunnison County Board of County Commissioners and Crested Butte Town Council**
    July 21, 2021, All Day @ TBD
    More Details

11. **BOCC Work Session**
    July 27, 2021, All Day @ BOCC Boardroom
    More Details

Gunnison-Hinsdale Board of Human Services

1. **Gunnison-Hinsdale Board of Human Services Meeting**
   June 15, 2021, All Day @ BOCC Boardroom
   More Details

Gunnison County Organization

1. **Holiday – Independence Day (observed) – Offices Closed**
   July 5, 2021, All Day
   More Details

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Acknowledgment of Signature; Application for funds

Action Requested: Motion

Parties to the Agreement:

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

Summary:

The attached application for $15,000 in Western Regional Emergency Medical & Trauma Advisory Council (WRETAC) Systems Development funds was signed and distributed. If awarded, $7,500 will be allocated to communications and $7,500 will be allocated to medical direction.

Fiscal Impact: None for Gunnison County; $7,500 for Gunnison Valley Health

Submitted by: Katherine Haase **Submitter's Email Address:** khaase@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:

Reviewed by: GUNCOUNTY1\jguerra Discharge Date: 6/10/2021

County Attorney Review: (●) Required ( ) Not Required

Comments:
Appears legally sufficient. MRh

Reveiwed by: GUNCOUNTY1\mhoyt Discharge Date: 6/7/2021 Certificate of Insurance Required

Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/10/2021

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 1

Agenda Date: 6/15/2021

Revised April 2015

Western Regional Emergency Medical & Trauma Advisory Council (WRETAC)

Regional Systems Development Application

WRETAC Mailing address:

WRETAC
PO Box 39
Delta, CO 81426

EMAIL TO: danny@wretac.org

***** Please Note: This form is a WORD document. It is designed to be completed from the keyboard, saved and emailed (or printed and mailed) for submittal.***

WRETAC Regional Systems Development Policy and Application

Overview

WRETAC receives annual base funding from CDPHE. Each year, the WRETAC Board of Directors assesses the biennial plan goals and fiscal budget for the following year. At that time, the board assesses the option to provide each county in the WRETAC (Delta, Gunnison, Hinsdale, Montrose, Ouray, and San Miguel) with Systems Development EMTS *(Emergency Medical & Trauma Services/ Hospitals)* funding opportunity. ***The funding amount is based on the approval of the WRETAC Board of Directors and it is subject to change in the future. The grant and/or amount is NOT statutorily driven.***

The WRETAC Board of Directors has developed the process, evaluation, and management of the six-county funding opportunities. The Board includes the County Commissioner-appointed representatives from each of the member counties and a representative from Delta-Montrose Technical College.

The following WRETAC Systems Development funding **application** is open to **3 applications per county (Delta, Gunnison, Hinsdale, Montrose, Ouray, and San Miguel) annually.**

The application forms will be distributed to each appointed county representative on the WRETAC Board of Directors.

Eligible WRETAC Counties that apply for funding shall focus on system development activities within the Colorado EMTS 15 components that demonstrate progressive improvement of the EMTS county system. WRETAC encourages counties to work towards aligning and/or participating in the identified WRETAC Biennial plan goals/priorities. Each county commissioner-appointed WRETAC Board of Directors representative shall communicate and collaborate with their respective EMTS county stakeholders in submitting their application requests.

Each county application shall be endorsed and/or acknowledged by the respective Board of County Commissioners OR THEIR DESIGNEE as a recognition that this application is submitted on behalf of the county and not one individual agency/organization. Please assure that a current copy of the resolution that denotes this delegation is on file with the WRETAC.

*** Please read the full application. As each year there are often changes in requirements, due dates and deliverables.

Please contact the WRETAC office and/or the county representatives for questions.

Thank you!
WRETAC BOD

***** Please Note: This form is a WORD document. It is designed to be completed from the keyboard, saved and emailed (or printed and mailed) for submittal.***

INCLUSIONS AND EXCLUSIONS

Systems Development funding expenditures

A. Inclusions for funding include the following expense items that relate to the Colorado 15 EMTS components (Must be EMTS development & improvement).

WRETAC Counties that apply for funding shall focus on system development activities within the Colorado EMTS 15 components that demonstrate progressive improvement of the EMTS county system. WRETAC encourages counties to work towards aligning and/or participating in the current WRETAC Biennial plan goals/priorities.

1. INTEGRATION OF HEALTH SERVICES
2. EMTS RESEARCH
3. LEGISLATION AND REGULATION
4. SYSTEM FINANCE
5. HUMAN RESOURCES
6. EDUCATION SYSTEMS
7. PUBLIC ACCESS
8. COMMUNICATIONS SYSTEMS
9. MEDICAL DIRECTION
10. CLINICAL CARE
11. MASS CASUALTY SYSTEMS
12. PUBLIC EDUCATION
13. PREVENTION
14. INFORMATION SYSTEMS
15. EVALUATION

B. Exclusions (may not be limited to the below):

1. Supplanting funds previously allocated by the county or provider agencies for emergency medicine and trauma services.

2. Expenditure for equipment or services that are not directly related to planning, coordination, regulation or provision of emergency medical and trauma services. In addition, expenditure does not afford any direct improvement or maintenance of existing systems.

3. Salaries for personnel that do not have responsibility for planning, coordination, or regulation of emergency medical and trauma services, including both medical and non-medical aspects, included in their written job description.

4. These funds cannot be used as cash match for state EMTS Provider grants; CREATE grants or other programs funded through the HUTF EMS Account.

***** Please Note: This form is a WORD document. It is designed to be completed from the keyboard, saved and emailed (or printed and mailed) for submittal.***

C. Applications:

1. Applications will be submitted by the county-appointed WRETAC Board member(s) to the WRETAC Coordinator for distribution to the Board at least 14 days prior to the November, February and/or May meetings. Applications submitted at the May meeting may include the application for the final disbursement of the year on June 30.

2. Any funds not expended by the applicant during the fiscal year will be returned to the WRETAC treasury for re-allocation. In special circumstances, the applicant may submit a plan & request, to the WRETAC Board, to carry over unused granted funds for the following year.

3. The APPLICATION consists of pages _5_ through _10_ of this document along with a cover letter identifying the applicant organization and a brief description of the project for which funding is being requested.

***** Please Note: This form is a WORD document. It is designed to be completed from the keyboard, saved and emailed (or printed and mailed) for submittal.***

WRETAC Regional Systems Development Policy and Application

County applying for funds: Gunnison County

Date of application: 5/24/2021 Date/time of submission: via:Email

Individual and Organization responsible for receiving and disbursing funds, financial record-keeping and reporting	
Name: CJ Malcolm	
Organization: Gunnison Valley Health EMS	**Title:** Chief
Mailing Address: 711 North Taylor Street	**Town/City/Zip:** Gunnison, CO
Phone: (970)-641-7276	**E-mail:** cmalcolm@gvh-colorado.org

County appointed WRETAC Representative	
Name: CJ Malcolm	
Mailing Address: 711 North Taylor Street	**Town/City/Zip:** Gunnison, CO 81230
Phone: (970)-641-7276	**E-mail:** cmalcolm@gvh-colorado.org

Agency & Individual responsible for the application	
Name: Alec Newby	
Organization: Gunnison Valley Health EMS	**Title:** Lt. Paramedic
Mailing Address: 711 North Taylor Street	**Town/City/Zip:** Gunnison, CO 81230
Phone: (970)-641-7276	**E-mail:** anewby@gvh-colorado.org

***** Please Note: This form is a WORD document. It is designed to be completed from the keyboard, saved and emailed (or printed and mailed) for submittal.***

WRETAC County SYSTEM DEVELOPMENT ACTIVITY

Please describe below all of the EMTS System Improvements participation, projects or programs your county is planning to commit to. Describe the project/ programs associated with the funding request. If no system improvement is being made for a particular component area, leave it blank. Please see the FY2019-2021WRETAC Biennial Plan (or the current plan) as a resource for priority systems improvement components, it may be found under Planning at WRETAC.ORG

I. INTEGRATION OF HEALTH SERVICES

2. EMTS RESEARCH

3. LEGISLATION AND REGULATION

4. SYSTEM FINANCE

5. HUMAN RESOURCES

6. EDUCATION SYSTEMS

7. PUBLIC ACCESS

8. COMMUNICATIONS SYSTEMS

9. MEDICAL DIRECTION

10. CLINICAL CARE

11. MASS CASUALTY SYSTEMS

12. PUBLIC EDUCATION

13. PREVENTION

14. INFORMATION SYSTEMS

15. EVALUATION

***** Please Note: This form is a WORD document. It is designed to be completed from the keyboard, saved and emailed (or printed and mailed) for submittal.***

County application questions

1) Please describe how the county works to ensure participation from all EMTS stakeholders *(prehospital through trauma center hospitals)* to ensure collaborative efforts in planning and systems improvement.

GVH Paramedics is a department within Gunnison Valley Health, another stake holder in the county. As such, there is a constant stream of communication regarding funding acquisitions and equipment needs. GVH EMS has submitted several grants on behalf of the hospital system in the past, and every funding opportunity starts with a conversation with our hospital team members.

Crested Butte Fire Protection District is another county EMTS stakeholder. We have a great working relationship with this organization. Meetings between agency leaders take place several times a month in both formal and informal settings to ensure county wide alignment in planning and system improvements.

2) Please describe the county's or agency's fiscal plan of sustainability for the project described in this application.

The proposed projects are a one-off expenditure. For the communication category, we are seeking funding to add five 800mhz radios to our existing fleet of Kenwoods. The Kenwood VP5430 radios are inexpensive in comparison to their Motorola counterparts. At roughly $1500 per unit, the Kenwoods are thousands less per radio compared to Motorola's. With four more full time employees coming into the ranks, we would like to purchase five new radios total –one for backup.

For the Medical Direction category: Dr. Krier is the medical director for Gunnison EMS. He receives no compensation from GVH for medical direction, though is expected to perform these duties. Given his extensive work within our system, especially during the COVID 19 pandemic, we would like to request a onetime stipend of $5000 for his exemplary services. Additionally, Dr. Jason Hogan stepped up as the Gunnison County Medical Advisor for the COVID 19 pandemic as well as assisting with GVH EMS Medical Direction. He donated hundreds of hours of work fighting the pandemic and working with EMS uncompensated. We request a onetime stipend of $2500 for Dr. Hogan.

WRETAC Systems Development Funding Requested Budget

AMOUNT of Systems Development Funds requested: $ 15,000
(Maximum allotment is $15,000 per county available at $3,750 per quarter.
MUST be spent or encumbered by July 15, of the fiscal year)

MATCHING FUNDS (if any): 0

Approved ROLLOVER from prior year $ 5,000
NOTE: Funding cannot be carried forward or rolled over into the next year's funding, unless the WRETAC Board has reviewed and approved a PLAN requiring the carry-over request. Please account for any approved carry-over funding from previous year in this budget submittal.

WRETAC System Development Funding Budget Request			
Item #	**Component category**	**Type of Expenditure (specific item)**	**Budget request Amount ($)**
8	Communication	Kenwood VP5430 handheld radios	$7500
9	Medical Direction	Medical Direction Stipend	$7500
		Total Amount Requested:	**$15,000**

- ***Other Budget document (QB, Excel) may be submitted as alternate document but, must include components of this table***

***** Please Note: This form is a WORD document. It is designed to be completed from the keyboard, saved and emailed (or printed and mailed) for submittal.***

Western Regional Emergency Medical & Trauma Advisory Council (WRETAC) Funding Agreement

For the purpose and use of the WRETAC Regional Systems Development funds awarded for calendar year:

I, CJ Malcolm, as a representative of GVH Paramedics (Organization), do hereby agree to the following terms of the WRETAC Systems Development Grant:

1. **The funds received through this grant will only be used as outlined in the grant application request and may only be changed with prior approval from the WRETAC Board of Directors. Changes must be reported using this application form.**

2. **Deliverables and deadlines will be required of each agency, facility, and/or organization that receives funding. Failure to comply may delay or discontinue funding or result in request to return funding.**

3. **Unless the WRETAC Board has reviewed and approved an application with a request for advance payment, this is a reimbursement grant. Funds will be disbursed to the requesting county/agency based on well-documented invoices and receipts.**

4. **I attest to the fact that information contained in the financial section is accurate and that the county or assigns has documentation for all expenditures:**

By signing this form, you agree to abide by all the above terms within this application. You are responsible for completion and execution of said deliverables:

Signature: CJ Malcolm

Organization: GVH Paramedics Title: Chief of EMS

County: Gunnison

Date: 5/27/21

***** Please Note: This form is a WORD document. It is designed to be completed from the keyboard, saved and emailed (or printed and mailed) for submittal.***

Western Regional Emergency Medical & Trauma Advisory Council (WRETAC) County representation validation

For the purpose and use of the WRETAC Regional Systems Development funds awarded for this year, either demonstrate respective County Commissioner acknowledgement of funding request (sign below) **OR** attached County resolution or other document that demonstrates authority for applicant to represent the County on EMTS funding requests & allocation:

I, Matthew Birnie (Print), as a

County ~~Commissioner~~ Manager of Gunnison (County) do

hereby deem the applicant represents Gunnison County on the WRETAC Regional Systems Development funding request for Emergency Medical & Trauma Service Systems.

Signature: _____

County Title: County Manager, Gunnison County

Date: June 1, 2021

*** Please Note: This form is a WORD document. It is designed to be completed from the keyboard, saved and emailed (or printed and mailed) for submittal.*

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Ratification of Approval for Grant Submission; Hea

Action Requested: Other County Manager Approval to apply

Parties to the Agreement: HRSA

Term Begins: July 1 2021 **Term Ends:** 6/30/2022 **Grant Contract #:**

Summary:

$1,000,000 grant for increasing public health workforce to address vaccinations among vulnerable populations in Region 10.

Fiscal Impact:

Submitted by: Margaret Wacker **Submitter's Email Address:** mwacker@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:

Reviewed by: GUNCOUNTY1\jguerra Discharge Date: 6/10/2021

County Attorney Review: (●) Required ( ) Not Required

Comments:
Reviewed and no legal obligations at this time. CAO would review grant agreement if funded and any agreements between collaborating agencies for distribution of funds. ESG

Reveiwed by: GUNCOUNTY1\egaebler Discharge Date: 6/10/2021 Certificate of Insurance Required

Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/10/2021

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 1

Agenda Date: 6/15/2021

Revised April 2015

ATTACHMENT 2: BUDGET JUSTIFICATION - HRSA-21-140
WCPHP COVID 19 Workforce Project
Total Requested - $1,000,000

Category	**Budget (1-Year)**
Salaries & Wages	**$261,580**
Fringe Benefits	**$93,600**
Total Personnel:	**$355,180**
Travel	**$5,000**
Equipment	**$82,000**
Supplies	**$1,000**
Contractual	**$472,112**
Other	**$20,354**
Total Direct Costs:	**$935,646**
Indirect Costs (10% of MTDC)*	**$64,353**
Totals:	**$1,000,000**

APPLICANT Organization: Gunnison County - $1,000,000

PERSONNEL: **$355,180**

Project Coordinator (1.0 FTE): $88,980 The Project Coordinator will be responsible for establishing the Community-based Vaccine Outreach Project in local counties. She will oversee daily operations, leverage existing partnerships in high-need communities, provide overall project monitoring ensuring timelines are met, and meet all federal reporting requirements. Salary of $69,380 is requested. Fringe requested is $19,600.

WCPHP Coordinator (.2 FTE) $19,200 Margaret Wacker, the WCPHP Coordinator, will support the Project Coordinator with grant management, data management, communications and coordination across the six county region as well as with other counties and the State of Colorado. Salary request is $15,000. Fringe is $4,200.

WCPHP Health Planner/Evaluator (.4 FTE) $26,300 This position will lead the evaluation activity to develop and track survey results, monitor progress and make adjustments as needed. Salary request is $18,300. Fringe is $8,000.

WCPHP Regional Epidemiologist (.2 FTE) $19,000 This position will provide data analysis on vaccine uptake and hesitancy, as well as other data on vulnerable populations that is deemed necessary for outreach efforts. Salary request is $14,000. Fringe is $5,000.

Gunnison County Public Information Officer (.3 FTE) $25,100 Loren Ahonen as the Public Information Officer for Gunnison County will work with the Communications contractor on relevant messages for Gunnison County vulnerable populations. Salary request is $19,100. Fringe is $6,000.

Multicultural Resource Coordinator (.75 FTE) $50,600 Devan Haney, as the Gunnison County Multicultural Resource Coordinator will provide navigation services, as well as coordinate activities of Community Health Workers within Gunnison County. Salary request is $35,000. Fringe is $15,600.

PH Nurses (1.0 FTE) $100,000 Mary Kunes and Ariel Tidwell, public health nurses, will provide vaccinations at pop-up clinics within Gunnison County. Salary request is $70,000. Fringe is $30,000.

Interpreter/Translator (.5 FTEs): $26,000 The Interpreter/Translator will assist Spanish speakers in making a vaccine appointment, provide them with resources to find convenient vaccine locations, and provide community members with resources to help them access vaccinations. Salary request is $20,800. Fringe is $5,200.

Total Salaries: $261,580

Fringe benefits depend on the individual situation and what type of benefits they sign up for. The overall average rate of fringe is 26% of total cost. Fringe cost comprises Social Security and Medicare taxes, health insurance, life insurance, and retirement plan. **Total Fringe Benefits: $93,600.**

Total Personnel (Salaries & Fringe): $355,180

CONTRACTUAL: **$472,112**

We will subcontract with nine partner organizations –Delta County, Hinsdale County, San Miguel County, TriCounty Health Network, Colorado Health Institute, Hispanic Affairs Project, River Valley Health, and a Communications firm– to provide trainings, data collection and modeling, targeted outreach, and other grassroots public health activities to support vaccination efforts. This covers the partner personnel, supplies, travel and materials. (See sub contractual details below). **Total Contractual: $472,112**.

EQUIPMENT: $82,000

Van: General use by community health and outreach workers to travel to hard-to-reach communities and to do pop-up vaccination clinics, will include build out to be able to provide vaccinations. $70,000.

Direct Computer Costs: Approximately $3,000 per person per year will be spent for use of County computer equipment x 4 FTE = $12,000

Total Equipment: $82,000.

TRAVEL: Approximately $5,000 will be used for local and regional travel. This funding will support travel for the Project Coordinator and 2 staff to travel to various outreach sites throughout the project area. Travel is calculated at the federally reimbursed rate. **Total Travel: $5,000**

SUPPLIES: General office supplies, $1,000 based on 10 staff and $100 per staff person. Our department provides basic office supplies (printer paper, pens, paper clips, binder clips, staplers) to each employee at a cost of $100/employee. **Total Supplies: $1,000.**

Other: Incentives: Approximately $15,354 will be used to purchase and distribute gift cards ($20-25 increments) or other prize incentives to incentivize community members to get both vaccinations. Appropriate cards will be purchased for grocery stores, Target, or similar. $250 per site to co-host a vaccination clinic x 20 sites = $5,000. **Total Other: $20,354.**

INDIRECT COSTS/OVERHEAD: An indirect cost rate of 10% is applied to modified total direct costs (MTDC) for Gunnison County. MTDC include all salaries and wages, fringe benefits, supplies, travel, other and up to the first $25,000 of each subcontract. **Total Modified Direct Costs =** $643,534. *Indirect Costs at 10% of MTDC =$64,253.40.

Subcontractual Details: $472,112

Subcontract: Partner A: Delta County - $100,000

Health Educator (.25 FTE): $16,600 The Health Educator will do outreach to sites and coordinate pop-up clinics in Delta County.

Public Health Nurse (.25 FTE): $25,000 The Public Health Nurse will provide vaccinations at pop-up clinics in Delta County.

Subcontractor: Community Outreach Worker (.75 FTE): $42,900 Case managers and social workers will do outreach, phone-based, at events, and including directly door-to-door in low-vaccine rate neighborhoods, assist them in making a vaccine appointments, providing information and resources to find convenient vaccine locations in Delta County.

Total Subcontract Partner A Personnel: $84,540.

TRAVEL: A total of $3,000 is requested for local and regional travel including mileage to required site meetings and regional travel to partner locations for meetings. Local travel is estimated reimbursed at the Federal rate. **Total Partner A Travel: $3,000**

SUPPLIES: It is anticipated that $500 will be spent for general disposable supplies and $2,000 for social media posts. **Total Partner A Supplies: $2,500.**

Other: Incentives: Approximately $5,000 will be used to purchase and distribute gift cards ($20-25 increments) to incentivize community members to get both vaccinations. Appropriate cards will be purchased for grocery stores, Target, or similar. $250 per site to co-host a vaccination clinic x 20 sites = $5,000. **Total Other: $10,000**

EQUIPMENT: No equipment costs are requested.

INDIRECT COSTS/OVERHEAD: None requested.

Subcontract: Partner B: Hinsdale County - **$85,056**

Health Educator (.10 FTE): $6,656 The Health Educator will do outreach to sites and coordinate pop-up clinics in Hinsdale County.

Public Health Nurse (.25 FTE): $25,000 The Public Health Nurse will provide vaccinations at pop-up clinics in Hinsdale County.

Subcontractor: Community Outreach Worker (.75 FTE): $42,900 Case managers and social workers will do door-to-door outreach directly in low-vaccine rate neighborhoods, assist them in making a vaccine appointments, providing information and resources to find convenient vaccine locations in Hinsdale County.

Total Subcontract Partner B Personnel: $74,556

TRAVEL: A total of $1,000 is requested for local and regional travel including mileage to required site meetings and regional travel to partner locations for meetings. Local travel is estimated reimbursed at the Federal rate. **Total Partner A Travel: $1,000**

SUPPLIES: It is anticipated that $500 will be spent for general disposable supplies and $2,000 for social media posts. **Total Partner A Supplies: $2,500.**

Other: Incentives: Approximately $4,000 will be used to purchase and distribute gift cards ($20-25 increments) to incentivize community members to get both vaccinations. Appropriate cards will be purchased for grocery stores, Target, or similar. Funding for sites to co-host pop-up sites in Hinsdale County: $250/site x 12 = $3,000. **Total Other: $7,000**

EQUIPMENT: No equipment costs are requested.

INDIRECT COSTS/OVERHEAD: None requested.

Subcontract: Partner C: San Miguel County - **$87,056**

Health Educator (.10 FTE): $6,656 The Health Educator will do outreach to sites and coordinate pop-up clinics in San Miguel County.

Public Health Nurse (.25 FTE): $25,000 The Public Health Nurse will provide vaccinations at pop-up clinics in San Miguel County.

Subcontractor: Community Outreach Worker (.75 FTE): $42,900 Case managers and social workers will do door-to-door outreach directly in low-vaccine rate neighborhoods, assist them in making a vaccine appointments, providing information and resources to find convenient vaccine locations in San Miguel County.

Total Subcontract Partner C Personnel: $74,556.

TRAVEL: A total of $1,000 is requested for local and regional travel including mileage to required site meetings and regional travel to partner locations for meetings. Local travel is estimated reimbursed at the Federal rate. **Total Partner A Travel: $1,000**

SUPPLIES: It is anticipated that $500 will be spent for general disposable supplies and $2,000 for social media posts. **Total Partner A Supplies: $2,500.**

Other: Incentives: Approximately $4,500 will be used to purchase and distribute gift cards ($20-25 increments) to incentivize community members to get both vaccinations. Appropriate cards will be purchased for grocery stores, Target,

or similar. Funding for sites to co-host pop-up sites in San Miguel County: $250/site x 18 = $4,500. **Total Other: $9,000**

EQUIPMENT: No equipment costs are requested.

INDIRECT COSTS/OVERHEAD: None requested.

Subcontract: Partner D: TriCounty Health Network - **$75,000**

Community Outreach Director (.25 FTE): $25,000

Subcontractor: Community Outreach Worker (.75 FTE): $42,900 Case managers and social workers will do door-to-door outreach directly in low-vaccine rate neighborhoods, assist them in making a vaccine appointments, providing information and resources to find convenient vaccine locations in Ouray and Montrose Counties.

Total Subcontract Partner D Personnel: $67,900

TRAVEL: It is anticipated that approximately $6,000 will be used for local and regional travel. This funding will support travel for 4 CHWs to travel within the region to do direct door to door outreach and to pop up vaccine clinics Travel is calculated at the federally reimbursed rate. **Total Partner D Travel: $6,000.**

SUPPLIES: It is anticipated that $1,100 will be spent for general disposable supplies at $100 a month for 11 months to support meetings across the target communities. **Total Partner D Supplies: $1,100.**

EQUIPMENT: No equipment costs are requested.

INDIRECT COSTS/OVERHEAD: None Requested.

Subcontract: Partner E: Colorado Health Institute - **$35,000**

Data Director (.10 FTE): $10,000 The Data Director will work with WCPHP to identify regional vaccination data that is needed for the project.

Data Staff (.30 FTE): $25,000 Staff will provide data analysis for the WCPHP related to vaccination access, rates, and hesitancy.

Total Subcontract Partner E Personnel: $35,000

EQUIPMENT: No equipment costs are requested.

INDIRECT COSTS/OVERHEAD: None Requested.

Subcontract: Partner F: Hispanic Affairs Project - **$15,000**

Subcontractor: Community Outreach Worker (.30 FTE): $14,000 Community Health Worker will do door-to-door outreach directly in low-vaccine rate neighborhoods, assist them in making a vaccine appointments, providing information and resources to find convenient vaccine locations in Gunnison County.

Total Subcontract Partner F Personnel: $14,000

TRAVEL: It is anticipated that approximately $1,000 will be used for local and regional travel. **Total Partner F Travel: $1,000.**

EQUIPMENT: No equipment costs are requested.

INDIRECT COSTS/OVERHEAD: None Requested.

<u>Subcontract: Partner G: River Valley Health</u> - **$15,000**

Subcontractor: Community Outreach Worker (.30 FTE): $14,000 Community Health Worker will do door-to-door outreach directly in low-vaccine rate neighborhoods, assist them in making a vaccine appointments, providing information and resources to find convenient vaccine locations in Gunnison County.

Total Subcontract Partner G Personnel: $14,000

TRAVEL: It is anticipated that approximately $1,000 will be used for local and regional travel. **Total Partner G Travel: $1,000.**

EQUIPMENT: No equipment costs are requested.

INDIRECT COSTS/OVERHEAD: None Requested.

<u>Subcontract: Partner F: TBD Communications</u>- **$60,000**

Communications Staff (.50 FTE): $30,000 The subcontractor will develop, test, and finalized a public media campaign for the region aimed at medically underserved, including people of Low English Proficiency.

Total Subcontract Partner F Personnel: $30,000

SUPPLIES: It is anticipated that $50,000 will be spent a public media campaign aimed at target populations including medically underserved and people of Low English Proficiency. **Total Partner B Supplies: $30,000.**

EQUIPMENT: No equipment costs are requested.

INDIRECT COSTS/OVERHEAD: None Requested.

Total Sub contractual of Partners A through F:

$472,112

Total Modified Direct Costs:

$463,534.5 of direct costs for Gunnison County and

the first $25,000 of 6 contracts = 150,000 and the

total of the final two at $15,000 that sum $30,000 =

Total Modified Direct Costs of $643,534 x 10% =

$64,353.45

Total Grant Request:

$999,999.95

Section 1. Overview of the service area and target population to be served.

The West Central Public Health Partnership (WCPHP) is a regional collaboration between six Colorado counties: Gunnison, Hinsdale, Ouray, San Miguel, Montrose, and Delta. According to the Colorado Department of Public Health and Environment (CDPHE), the WCPHP counties are located in the Health Statistics Region 10. Located approximately 250 miles from the nearest metropolitan area, Region 10 counties are designated as frontier and rural counties.[1] According to Rural Health Information Hub, frontier areas are the most remote and sparsely populated places with residents far from healthcare, schools, grocery stores, and other necessities.[2] Since the onset of the COVID-19 pandemic, our remote and rural counties and community members have experienced an increased burden in accessing care given our limited healthcare capacities. Additionally, communications and messaging from the state was often not congruent or aligned towards a rural population. This has created a heightened state of mistrust between communities and local public health agencies that must be addressed and repaired to achieve maximum vaccine acceptance.

In 2005, recognizing the significant gaps in the region's public health system, local public health and environmental health officials came together with a goal to develop a regional partnership aimed at strengthening the region's public health infrastructure. Over the past sixteen years, the WCPHP has built a strong framework informed by literature and best practices for an enduring and successful partnership. Each Local Public Health Agency (LPHA) is considered the chief provider of public health services and programs, as well as human services, in their respective county. Essential services provided by each LPHA in our region includes, but is not limited to: Immunizations, Family Planning, Multicultural Services, Nurse Family Partnership programs, Tobacco Prevention/Cessation, Disease Surveillance, and Early Childhood programming. In Ouray County, they are the only provider to offer immunizations including the COVID-19 vaccine.

As a regional partnership, we have continued to identify and implement collaborative programs and projects that strengthen our infrastructure and build capacity for each county. This was even demonstrated throughout the pandemic, beginning in March 2020 to address and support both emergency response and containment efforts. Currently, an Intergovernmental Agreement (IGA) is maintained and the current agreement is through June 30, 2023.

In 2020, with COVID funding from the state, the WCPHP collaborated with Tri-County Health Network, a 501(c)3 in San Miguel County that is committed to collaborating communities to improve healthcare for all, to engage with communities and identify needs, gaps, and barriers for populations considered at-risk or disproportionally affected by COVID-19. Through key informant interviews, we learned across the region high-priority populations include: individuals and families in low-income households, non-English speakers, individuals that face multiple barriers accessing healthcare, migrant/seasonal workers in agriculture, people experiencing homelessness, and Native American populations. What we identified as the critical, current

[1] Found on 6/2/2021 at https://coloradosilc.org/wp-content/uploads/2013/10/Colorado-Rural-vs-Frontier-Counties.pdf.

[2] Rural Health Information Hub, found on 6/2/2021 at https://www.ruralhealthinfo.org/topics/frontier.

priority needs (see spreadsheet for opportunities/barriers/future actions and recommendations) were the following:

- Improved communications:
    - Build connections and collaborations for public health communications with LPAS as the centralized leader.
    - Connect through community partners and existing coalitions to engage and build communication channels.
    - Use local media to communicate relatable (i.e., non-Denver metro centric), targeted messages to address vaccine hesitancy and vaccine access.
- Integrate diversity, equity, and inclusion principles throughout the system.
- Continue to build and foster existing relationships and partnerships with agencies that directly work with, and on behalf of, vulnerable populations.

Additionally, the WCPHP is on track to begin a community health assessment and are in the current phase of planning our regional health assessment. Two main components that are integral to our upcoming health assessment includes community engagement and equity. As one public health director shared, "we need to know who we are missing and how to reach them effectively … [there is] a huge gap in my community and it takes work, we need funding and resources to address the gaps. We expect to begin implementation of the health assessment this summer (FY 2021). Data collected through our assessment will be integrated into a revised Public Health Improvement Plan (2022 – 2027) as well as current and future vaccination efforts.

To increase COVID-19 vaccine access, LPHAs will utilize existing local public health and human service programs, including Multicultural Services, Nurse Family Partnerships, and … [Margaret/directors input] to reach the most vulnerable and medically underserved communities and populations in our counties. Additionally, it will be critical to build upon existing relationships and partnerships with agencies that serve our target population of low-income or under-resourced individuals and families, non-English speaking populations, including Hispanic and Latino populations, and indigenous and Native American communities.

As outlined in the Project Approach section below, the WCPHP will contract with local and regional agencies that include promotoras de salud (health promoters) and health navigators as part of their staff; housing partners that serve low-income rural individuals and families; and, agencies that serve Hispanic and Latino community members, migrant agriculture workers, and American Indian or indigenous community members, such as the Cora population in Gunnison County. Please see below for additional details regarding collaboration activities with these organizations and partners.

[Provide a demographic overview of the population to be served, including racial and ethnicity data, as available. Include information on any impacted subpopulations who have historically experienced poorer health outcomes, health disparities, and other inequities.]

Section 2. Project approach to address identified needs.

The West Central Public Health Partnership will take a multifaceted approach to ensure we reach the vulnerable populations in each of our counties. As we recently learned in outreach and engagement efforts during COVID, the critical and current needs of priority populations (i.e., populations considered at-risk or disproportionally affected by COVID-19) are to (1) increase vaccine access; (2) improve communications; (3) build diversity, inclusion, and equity within agencies and across the system; and, (4) foster existing relationships and partnerships with agencies that directly work with vulnerable populations.

With HRSA funding support, the WCPHP and identified partners will implement the following activities to address these identified needs and ensure target populations are served:

• Increase Vaccine Access – offer innovative healthcare delivery models, such as home health visits, pop-up vaccination sites, and mobile/ADA accessible clinics.

• Coordinated Communications – collaborate across our six-county region with community partners and media managers to develop and share vaccine-related outreach and education materials that are culturally competent and locally/regionally focused.

• Effective Outreach and Engagement – hire community outreach workers from the vulnerable and medically underserved communities; partner with agencies that have well established experience engaging and reaching vulnerable populations in our region; and, conduct face-to-face or virtual outreach when appropriate (e.g., during health assessment or other engagement opportunities) to build relationships and trust with community members that have been historically marginalized.

An advantage of delivering essential public health programs and services in our remote region includes building and sustaining valuable partnerships with well-aligned, mission driven organizations. To accomplish the program activities and meet the needs of our target populations, local public health agencies have prioritized collaborations with the following agencies:

• Tri-County Health Network (TCHN) – TCHN has extensive experience in working on healthcare issues as they are the major healthcare stakeholders within our rural remote tri-county region. Their Community Programs have been hugely successful in filling the void of access to healthcare by assuring care is accessible, affordable and available to populations living in our rural counties.

• Hispanic Affairs Project (HAP) – The Hispanic Affairs Project is a nonprofit organization working to promote the integrations of Latino immigrants in Western Colorado through leadership development, advocacy, and providing essential services.

• River Valley Family Health Centers – River Valley provides medical, dental, and emotional wellness integrated services, and immigration resources to individuals and families located in Delta, Olathe, and Montrose, Colorado.

• Delta Health – Delta Health is a county-wide healthcare system serving the Western Slope of Colorado. Delta Health has been an instrumental partner throughout the COVID-19 pandemic to ensure equitable access to services and care.

• Gunnison Valley Health (GVH)- GVH is the sole community-owned health system for Gunnison County and the surrounding areas providing comprehensive care for the community members.

• Hilltop Family Resource Center – Offers a wide range of support and health and human services to individuals and families in Montrose, Ouray, and Delta counties.

• Colorado Health Institute (CHI) – provides independent research, analysis, and insight that advance sound policies and decisions to improve the health of all Coloradans. CHI has collaborated with WCPHP throughout the COVID-19 pandemic to provide reliable data support and analysis, as well as strategic planning, facilitation, and strategic communication efforts.

In addition to external partnerships, we will utilize our internal agencies established community programs and services that serve our target populations, such as:

• Multicultural Services – A program of Gunnison County Health and Human Services (HHS), Multicultural Services provides access to healthcare through multilingual Health Navigation services. Health Navigators provide community members with culturally appropriate materials and services, provide statistical information for community planning, and work with community providers to promote culturally diverse, sensitive, and affordable health services.

• Nurse-Family Partnership – A program of Gunnison County HHS, the Nurse-Family Partnership is a program for any women who is pregnant with her first child and meets income requirements. A specialized nurse will visit the home throughout pregnancy and continue until the baby is two years old.

• Women, Infant, Children (WIC) – a nutrition program for pregnant women, breastfeeding and non-breastfeeding women, children (up to age 5), and infants with limited income and resources.

• Medicaid Services – supporting individuals and families living in poverty.

• Clinical/Immunization Services – comprehensive coordination of the COVID-19 vaccination for eligible populations.

Did I miss anyone?

With this funding support, specific vaccine-related activities that will allow us to effectively reach and meet the identified needs of the target populations in our six-region county are outlined with partnership support in the following table:

Activity	Partner(s) Involved, Workforce Roles, and Target Population

Provide innovative vaccine delivery models, such as home health visits, pop-up vaccination sites, and mobile/ADA accessible clinics.	• Tri-County Health Network Roles: outreach; coordinate vaccine clinics at determined sites. Target Population(s): Latino and Hispanic population and American Indian/indigenous peoples. • Hispanic Affairs Project Roles: outreach; coordinate vaccine clinics at determined sites. Target Population(s): Latino and Hispanic population, including immigrants and migrant farm workers. • River Valley Family Health Centers Roles: outreach; coordinated vaccine clinics at determined sites. Target Population(s): Latino and Hispanic population, including immigrants and migrant farm workers, and low-income households. • Local healthcare systems – Delta Health and Gunnison Valley Health Roles: coordinated vaccine clinics at determined sites. Target Population(s): all identified target populations.
Hire community outreach workers and partner with agencies directly engaged with vulnerable populations in our region.	• Hilltop Family Resource Center Roles: Community outreach worker recruitment; general (i.e., face-to-face or virtual) outreach efforts. Target Population(s): all identified target populations. • Tri-County Health Network Roles: Community outreach worker recruitment; general (i.e., face-to-face or virtual) outreach efforts. Target Population(s): Latino and Hispanic population and American Indian/indigenous peoples. • Hispanic Affairs Project Roles: Community outreach worker recruitment; general (i.e., face-to-face or virtual) outreach efforts. • Target Population(s): Latino and Hispanic population, including immigrants and migrant farm workers. • Internal agency programs (Multicultural Services and Nurse-Family Partnership) Roles: Community outreach worker recruitment; general (i.e., face-to-face or virtual) outreach efforts. Target Population(s): all identified target populations.

Develop coordinated regional communication and vaccine-related outreach and education materials that are culturally competent that are local or regionally focused.	In addition to identified external partners listed above, WCPHP will coordinate and collaborate with local media personnel, including county and organizational Public Information Officers and Media Managers, to develop coordinated regional outreach and education materials. Utilizing their expertise and historical knowledge regarding COVID-19 communications and assets will be critical to the development of streamlined, consistent, relevant, and effective messaging and materials. We will work with our partners to identify additional resources, such as communication or multimedia experts and graphic designers, across the region to support outreach and educational materials that are culturally competent and responsive.

If awarded funding, we are prepared to quickly hire, engage, and train community outreach workers and other staff across the region to successfully implement, track, and monitor the various activities outlined in our project approach. Each county has identified potential subcontractors to support centralized services, such as marketing materials, community education and outreach assets. Additionally, Public Health directors have determined additional staff to support these important efforts would include a Grant Coordinator (1.0 FTE) for the 12-month period to manage regional efforts, data collection, and internal/external partner communications.

Partner agencies have expressed readiness to hire additional community health workers and/or increase current staff, such as Health Navigators, Health Connectors, and bilingual clinic staff. At least X community health workers are expected to be hired or contracted to support outlined outreach and vaccine delivery activities.

Since the beginning phases of our current Public Health Improvement Plan (2016), the WCPHP has integrated health equity into our programs and projects. As we are in the process of updating our current plan, we have maintained an unwavering commitment to diversity, equity, and inclusion. One of the three goal updates is Equity and Resiliency. In addition, as the host for this grant, Gunnison County HHS sustains a Health Equity and Diversity committee that work to integrate equity, diversity, and inclusion into our internal culture, systems, and procedures. We recognize that this work begins with us and we are actively taking steps to strengthen our ability to recruit and retain exemplary diverse staff.

The following is the outlined timeline for completing activities:

Grant Activity	**Start**	**End**
Hire new staff	7/1/2021	8/15/2021
Complete subcontracts	7/1/2021	8/30/2021
Purchase van for mobile regional clinics	7/1/2021	8/30/2021

Staff onboarding and training	7/1/2021	9/15/2021
Develop pop-up clinic plan with community partners and staff	7/1/2021	9/30/2021
Develop evaluation plan	8/1/2021	9/30/2021
Messaging campaign tests	9/1/2021	10/1/2021
Messaging campaign delivery	10/1/2021	6/30/2022
Outreach and implement clinics	7/15/2021	6/30/2022
Monthly staff planning and process meetings	7/1/2021	6/30/2022
Monitor progress – quarterly evaluation and final report	11/1/2021	6/30/2022

New or Revised Budget

	Catalog of Federal Domestic Assistance Number	Federal	Non-fed	Total	
Personnel	261580				Grant manager, WPCHP Staff, PIO, Epi, MRS,
Fringe	93600				
Travel	5000				Local and Regional Travel
Equipment	82000				Van and computer costs/equipment
Supplies	1000				
Contractual	472112				Delta, Hinsdale, SMC, TCHN, Communications, CHI, HAP, River Valley
Construction					
Other	20354				Incentives and awards?
Total Direct	935646				
Total Modified Direct Costs	643534				
Indirect Charges	64353.4				
Total (sum)	999999.4				

Should we include more for Gunnison County sites/orgs like primary care providers to reach people?
Who will be doing vaccinating in each county? Internal public health nursing staff?
Do we need any equipment for pop-up clinics, like more Varicor coolers?

		Start	End
Timeline	Hiring of new staff	7/1/2021	8/15/2021
	Completed Contracts	7/1/2021	8/30/2021
	Purchase Van	7/1/2021	8/30/2021
	Staff training	7/1/2021	9/15/2021
	Pop up Clinic Plan	7/1/2021	9/30/2021
	Messaging Campaign Tests	9/1/2021	10/1/2021
	Messaging Campaign Delivery	10/1/2021	6/30/2022
	Pop up Clinics	7/15/2021	6/30/2021
	Monthly Staff Planning Meetings	7/1/2021	6/30/2021

Contractua	Delta	100000	Delta	16600	Hinsdale	6656	SMC	6656	TCHN	25000
	Hinsdale	85056		25000		25000		25000		42900
	SMC	87056		42900		42900		42900		6000
	TCHN	75000		3000		1000		1000		1100
	CHI	35000		2500		2500		2500		75000
	HAP	15000		10000		7000		9000		
	River Valley	15000		100000		85056		87056		
	Communications	60000								
		472112								

Proj Coord	69380	19600.00	88980
WCP Coord	15000	4200.00	19200
WCP Planner	18300	8000.00	26300
WCP Epi	14000	5000.00	19000
PIO	19100	6000.00	25100
MRS Coord	35000	15600.00	50600
Nurses	70000	30000.00	100000
CHW	20800	5200.00	26000
	261580	93600.00	355180

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Temporary Road Use Agreement; City of Gunnison; Cl

Action Requested: County Manager Signature

Parties to the Agreement: City of Gunnison and Gunnison County

Term Begins: 7/04/2021 **Term Ends:** 7/5/2021 **Grant Contract #:**

Summary:

This is the annual request from the City of Gunnison to close CR #49 for safety for the fireworks display.

Fiscal Impact: None

Submitted by: Marlene D. Crosby **Submitter's Email Address:** mcrosby@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:
Reviewed and appears legally sufficient. Suggest confirming that County and not City is responsible for coordinating with fire dept. per Sec. 4.L. ESG

Reveiwed by: GUNCOUNTY1\egaebler Discharge Date: 6/10/2021 Certificate of Insurance Required

Yes ◉ No ○

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/11/2021

◉ Consent Agenda ○ Regular Agenda ○ Worksession Time Allotted: 1

Agenda Date: 6/15/2021

Revised April 2015

Monday, May 24, 2021

Dear Marlene Crosby
Gunnison County Public Works Director,

The City of Gunnison Parks & Recreation Department is seeking permission to close use of County Road 49 during setup and launching of fireworks on Sunday July 4, 2021. This will be the city's 70th fireworks show for residents and visitors to the Gunnison Valley. Western Enterprises Inc., the same organization that provided the show last year, will launch the fireworks display. This request for road closure is the same as we have requested in the past and you approved that last year.

County road 49 runs east and west north of the runways on the outside of the security fences of the airport. The closure of County Road 49 starts the morning of July 4 to vehicular use, then **all use** by roughly 1:00 pm; it will reopen at 8am on Monday, July 5, 2021. The Gunnison Police Department, paid staff, and paid temporary staff will provide security for the July 4 event. The checkpoints are manned by staff and other non-law enforcement personnel but will be overseen by the Gunnison Police Department. There will also be the Gunnison Fire Department and EMS service from GVH on hand for any potential emergency needs that may arise during the fireworks display. County road 49 will be accessible for all emergency use necessary during this event on Sunday July 4 2021 from 7:00am – 11:30pm. All radio communications for the July 4 event in the parks will be conducted on the police "incident" channel. Radio traffic throughout the city and county will continue to be on Regional "Local" Law. The Incident Channel will only be used for law enforcement, fire and EMS working the July 4 event in the parks. Feel free to contact Chris Wilson with the Gunnison Police Department should you have any questions relating to the radio channel(s) being used for the event.

As in the past the Board of County Commissioners will have this road closure up for approval at an official meeting sometime early in June.

There will be one location for the ignition of the fireworks, located in the "Parks department" parking lot at the softball/baseball fields. The main reason for closure of County Road 49 is to reduce the risk of anyone approaching the designated and dangerous "launch area" from the back or south side of the parking lot.

The displays will be launching in a direction away from the airport runways. During the day, before the fireworks show there may be some aerial fireworks launched reminding folks of the fireworks show later in the evening. This is done with a visual observation of any air traffic and then launched. These fireworks are mostly loud "reports" and do not go up as high as the normal aerial fireworks. The director of the fireworks will notify the airport before the launching any of these "reports". The actual times for the aerial display will be from 9:30pm until 10:15pm.

Western Enterprises Inc. has their own pyrotechnics trained professionals and the event is insured. Both the City of Gunnison and Gunnison County are named as co-insured on the insurance waiver.

Should an emergency arise involving the airport the display may be suspended or delayed to accommodate this need.

The Lead Display Officer of the fireworks show is Jeffrey Dean (Cell) 719-250-8981.

Thank you for your assistance in this very important community event.

Andy Eflin
Ice Rink Manager/Events Coordinator
970-210-1777

TEMPORARY ROAD USE AGREEMENT

THIS TEMPORARY ROAD USE AGREEMENT (hereinafter "Agreement") is made and entered into on this ___ day of _____, 2021, by and between the CITY OF GUNNISON, GUNNISON, CO, USA, INC., whose address is P.O. Box 239, Gunnison, Colorado 81230-1274 (hereinafter "City of Gunnison") and the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO, a political subdivision of the State of Colorado, whose address is 200 E. Virginia, Gunnison, Colorado 81230 (hereinafter "Gunnison County").

FOR AND IN CONSIDERATION of the mutual covenants and promises hereinafter set forth, the parties hereto agree as follows:

1. GRANT OF PERMISSION TO USE.

Gunnison County grants to the City of Gunnison temporary permission to close a portion of County Road 49 (the "Property") only as set forth herein.

2. TERM OF USE.

The City of Gunnison shall temporarily close a portion of County Road 49 July 4, 2021 at 7:00 a.m. for all use and will re-open at 8:00 a.m. on July 5, 2021.

3. CITY OF GUNNISON'S USE LIMITED.

The City of Gunnison's use of County Road 49 shall be for and limited to a single special event for the benefit of the public, specifically limited to use of the Property for a fireworks aerial display special event in accordance with previous historical use of the Property for such event.

4. OBLIGATIONS OF THE RESPECTIVE PARTIES.

a. The City of Gunnison shall ensure closure of County Road 49 from its intersection with Teller Street to all traffic, including but not limited to foot, bicycle and vehicle traffic, with the exception of Gunnison County personnel, City of Gunnison personnel, emergency vehicles, law enforcement, and contractor traffic for the set-up, conduct and clean-up of fireworks aerial display special event.

b. GOVERNMENT IMMUNITY. The parties agree and understand that both parties are relying on and do not waive, by any provisions of this Agreement, the monetary limitations or terms or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. 24-10-101, et seq., as from time to time amended or otherwise available to the parties or any of their officers, agents, or employees.

c. The City of Gunnison shall ensure that Gunnison County is named as an additional insured, or has the named benefit of, the insurance coverage of the City of Gunnison regarding the fireworks aerial display special event, with limits no less than:

Comprehensive General Liability Insurance or the equivalent for any injury to one person in any single occurrence, Three Hundred Eighty Seven Thousand and No/100 U.S. Dollars **($387,000.00)**; and For an injury to two or more persons in any single occurrence, the sum of One Million Ninety Three Thousand and No/100 U.S. Dollars **($1,093,000.00).**

The City of Gunnison shall furnish to Gunnison County current certificates of such insurance to Gunnison County no later than Friday, June 18, 2021.

Nothing in this Agreement, including but not limited to the required or the existence of the insurance required hereunder is or shall be deemed a waiver by the City of Gunnison or Gunnison County of any defense or claim of sovereign immunity, nor a waiver of any other provision of law relating to the liability of governmental units or the limits thereof.

This provision 4.c. shall survive any termination or expiration of this Agreement with respect to any liability, injury or damage caused or occurring prior to such termination.

d. The City of Gunnison shall be responsible for, and shall promptly pay to Gunnison County, all reasonable costs to repair any damage to County Road 49 caused by the City's use of the Property under this Agreement.

e. The City of Gunnison shall shoot the fireworks vertically to keep foreign object debris/damage (FOD) to a minimum on the Airport Safety and Movement Areas. Gunnison County will continue to work with the City of Gunnison on foreign object debris/damage (FOD) issues.

f. The City of Gunnison will need to keep emergency access routes open through San Juan and Teller streets and keep an emergency access route down County Road 49.

g. The City of Gunnison will be responsible for communicating with the I-Bar for access needs they have during the road closure period. Gunnison County will notify the lessees of the ranch that could possibly have animals in the pastures along County Road 49.

h. Should any damage happen to adjacent fences, the City of Gunnison will be responsible for fixing the damage.

i. Gunnison County will Notice to Airmen (NOTAM) the fireworks.

j. There are several commercial flights scheduled for July 4, 2021. The City of Gunnison must coordinate with Airport Operations for information on the status of those flights and permission to commence the fireworks display. Airport Operations can be reached at 970-641-2304.

k. During this time, for any reason should an aircraft enter this area, Gunnison County will notify the City and the fireworks display will be temporarily halted until the aircraft is safely out of this area.

l. Gunnison County shall coordinate fire protection, with the Gunnison Fire Department and the Aircraft Rescue Fire Fighting (ARFF) crew.

m. Gunnison County Airport Personnel will monitor Universal Communications Common Frequency (UNICOM) and area traffic during the fireworks display time period.

5. NON-WAIVER.

No covenant or condition of this Agreement may be waived except by the written consent of the parties hereto. Forbearance or indulgence by either party in any regard whatsoever shall not constitute a waiver of the term or condition to be performed by the other party to which the same may apply, and, until complete performance of said term or condition, the parties shall be entitled to invoke any remedy available under this Agreement or by law or in equity despite said forbearance or indulgence.

6. NOTICES.

Service of all notices under this Agreement shall be sufficient if sent via hand delivery or certified registered mail as follows:

City of Gunnison:
City Manager
P.O. Box 239
Gunnison, CO 81230

Gunnison County:
Board of County Commissioners
of the County of Gunnison, Colorado
c/o County Manager
200 East Virginia Avenue
Gunnison, CO 81230

7. SEVERABILITY.

In the event any term, condition or provision contained in this Agreement is held by any court of competent jurisdiction to be invalid, the invalidity of such term, condition or provision shall in no way affect any other covenant, condition or provision herein contained.

Provided, however, that if the invalidity of such term, condition or provision causes material prejudice to either party hereto with respect to its respective rights and obligations contained in the remaining valid portions of this Agreement, then at the option of such party, this Agreement may be declared to be terminated.

8. GOVERNING LAW - BINDING AGREEMENT.

This Agreement shall be deemed to have been made in and be construed in accordance with the laws of the State of Colorado and be binding upon the parties hereto, their successors and assigns.

9. ENTIRE AGREEMENT.

This instrument constitutes the entire Agreement between Gunnison County and the City of Gunnison, and it shall not be amended, altered, or changed except by a written agreement signed by the parties hereto.

10. VENUE.

Venue for any and all legal actions regarding this Agreement shall lie in the District Court in and for the County of Gunnison and State of Colorado.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first set forth above.

CITY OF GUNNISON, CO, USA, INC.

By:_____
Russ Forrest, City Manager

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By: _____
Matthew Birnie, County Manager

ATTEST:

_____
Deputy County Clerk

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 5/3/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Brilton Gallagher One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 FAX (A/C, No): 216-658-7101 E-MAIL ADDRESS:
INSURED Western Enterprises, Inc. 13513 W. Carrier Road Carrier OK 73727	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Everest Indemnity Insurance Co. — 10851 INSURER B : Everest Denali Insurance Company — 16044 INSURER C : Axis Surplus Ins Company — 26620 INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 160290508 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY	Y		SIGML00068-211	2/15/2021	2/15/2022	EACH OCCURRENCE	$ 1,000,000
	X COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
	CLAIMS-MADE X OCCUR						MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
B	AUTOMOBILE LIABILITY			SIBCA00037-211	2/15/2021	2/15/2022	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS — SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS — X NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
C	UMBRELLA LIAB X OCCUR			P-001-000247418-02	2/15/2021	2/15/2022	EACH OCCURRENCE	$ 4,000,000
	X EXCESS LIAB — CLAIMS-MADE						AGGREGATE	$ 4,000,000
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						WC STATU-TORY LIMITS / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
Additional Insureds: City of Gunnison; Gunnison County

Display Date: July 4, 2021
Alternate: July 5, 2021

Location: Gunnison, CO

CERTIFICATE HOLDER

City of Gunnison
Parks & Rec Dept.
Gunnison CO 81230

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2010 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Additional Funding; Colorado Department of Local A

Action Requested: Other review - no signature required

Parties to the Agreement:

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

Summary:

CSBG option letter #1 - additional funding for services

Fiscal Impact:

Submitted by: Randy Morgan for Joni Reynolds **Submitter's Email Address:** rmorgan@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:

Reviewed by: GUNCOUNTY1\jguerra Discharge Date: 6/10/2021

County Attorney Review: ( ) Required (●) Not Required

Comments:

Reveiwed by: Discharge Date: Certificate of Insurance Required Yes ( ) No ( )

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/10/2021

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 1

Agenda Date: 6/15/2021

Revised April 2015

DocuSign Envelope ID: CD57B863-E071-4006-916F-49DAF9FC3AE1

CSBG
CTGG1 NLAA 2021*2937

OPTION LETTER #1

SIGNATURE AND COVER PAGE

State Agency Department of Local Affairs	**DLG Number** L21CSBG19	**Option Letter CMS Number** 169313
Grantee **Gunnison County**	**Previous CMS #(s)** 166573	
Project Number and Name CSBG-21-014 - CSBG19- Gunnison County 2021-2024	**Grant Amount** Initial Award: $16,151.00 Option Letter #1 05/26/2021: $48,823.00 **Total Grant Amount: $64,974.00**	
DOLA CSBG Program Manager **Alex Vercio, (303) 864-8431, alex.vercio@state.co.us**		
DOLA CSBG Program Assistant **Alex Diaz, (303) 864-8423, alex.diaz@state.co.us**	**Prior Grant Agreement Expiration Date** September 30, 2024	**Current Grant Agreement Expiration Date** September 30, 2024

THE PARTIES HERETO HAVE EXECUTED THIS OPTION LETTER

Each person signing this Option Letter represents and warrants that he or she is duly authorized to execute this Option Letter and to bind the Party authorizing his or her signature.

STATE OF COLORADO
Jared S. Polis GOVERNOR
Colorado Department of Local Affairs

By: DocuSigned by: Dionne Williams 0920A67707B9482...

Rick M. Garcia, Executive Director

Date: 6/2/2021 | 3:06 PM MDT

ALL CONTRACTS REQUIRE APPROVAL BY THE STATE CONTROLLER

CRS §24-30-202 requires the State Controller to approve all State contracts. This Option Letter is not valid until signed and dated below by the State Controller or delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: DocuSigned by: DFA94368247F476...

Yingtse Cha, Controller Delegate

Effective Date: 6/4/2021 | 1:58 PM MDT

DocuSign Envelope ID: CD57B863-E071-4006-916F-49DAF9FC3AE1

1) **OPTIONS:** Choose all applicable options listed in §1 and in §2
   - ☐ a. Option to extend *(use this option for Extension of Time)*
   - ☒ b. Change in the maximum Grant Funds dollar amount within current term (use this option for an Increase or Decrease in Grant Funds, including Supplemental funding awards)

2) **REQUIRED PROVISIONS**. All Option Letters shall contain the appropriate provisions set forth below:

   a. Reserved for use with Option 1(a).

   b. For use with Option 1(b): In accordance with **Section 7(A)** of the original Grant Award Letter Terms and Conditions between the State of Colorado, acting by and through the Colorado Department of Local Affairs**,** and **Gunnison County**, the State hereby exercises its option to increase Grant Funds awarded for this Project in an amount equal to **$48,823** from **$16,151** to **$64,974**. The Total Grant Amount in the Summary of Grant Award Terms and Conditions is hereby changed to **$64,974**. The Budget table in **Section 4** of **Exhibit B** is deleted and is replaced with the following:

4.1.1. Project Budget.

Funding Type	Line #	FFY (specify expiration date)	Previous Budget Line Amount	OL#1 Amount	Updated Budget Line Amount
Formulaic 2021	1	Program Year 2021 - FORM - (1/1/2021-9/30/2022) (CS2112)	$15,382	$45,944	**$61,326**
Discretionary 2020	2	Program Year 2021 - DISC - (1/1/2021-9/30/2021) (CS2015)	$769	$2,297	**$3,066**
Formulaic 2020	3	Program Year 2021 - FORM - (1/1/2021-9/30/2021) (CS2015)	$0	$582	**$ 582**
		TOTALS	**$16,151**	**$48,823**	**$64,974**

3) **Effective Date**. The effective date of this Option Letter is upon approval of the State Controller or **May 26, 2021**, whichever is later.

THE REST OF THIS PAGE INTENTIONALLY LEFT BLANK

DocuSign Envelope ID: EE7A1563-5D62-4D14-9CE0-7AA781A8187F

CSBG
CTGG1 NLAA 2021*2937

SUMMARY OF GRANT AWARD TERMS AND CONDITIONS

State Agency Department of Local Affairs	**DLG Number** L21CSBG19	**CMS #** 166573
Grantee Gunnison County	**Grant Award Amount** $16,151.00	
Project Number and Name CSBG-21-014 - CSBG19-Gunnison County 2021-2024	**Performance Start Date** The later of the Effective Date or **January 1, 2021**	**Grant Expiration Date** **September 30, 2024**
Project Description The Project consists of providing programs and services to address poverty in Colorado.	**Program Name** Community Services Block Grant (CSBG)	
	Funding Source FEDERAL FUNDS	
DOLA CSBG Program Manager **Alex Vercio, (303) 864-8431, alex.vercio@state.co.us**	**Catalog of Federal Domestic Assistance (CFDA) Number** 93.569	
DOLA CSBG Program Assistant **Alex Diaz, (303) 864-8423, alex.diaz@state.co.us**	**VCUST#** **14260**	**Address Code CN001 EFT**

THE SIGNATORIES LISTED BELOW AUTHORIZE THIS GRANT

DEPARTMENT OF LOCAL AFFAIRS
PROGRAM REVIEWER

DocuSigned by:
Audrey Field, Federal Program Manager
78096473EF0D464...

By: Audrey Field, Financial Assistance Manager
Federal Programs

Date: 12/28/2020 | 7:45 AM MST

STATE OF COLORADO
Jared S. Polis, Governor
DEPARTMENT OF LOCAL AFFAIRS
Rick M. Garcia, Executive Director

DocuSigned by:
McCoy FOR
F4C4CFA6FDAD405...

By: Rick M. Garcia, Executive Director

Date: 12/28/2020 | 9:15 AM MST

In accordance with §24-30-202 C.R.S., this Grant is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

DocuSigned by:
DFA94368247F476...

By: Yingtse Cha, Controller Delegate
Department of Local Affairs

Effective Date: 12/29/2020 | 3:35 PM MST

DocuSign Envelope ID: EE7A1563-5D62-4D14-9CE0-7AA781A8187F

TERMS AND CONDITIONS

1. GRANT

As of the Performance Start Date, the State Agency shown on the Summary of Grant Award Terms and Conditions page of this Grant Award Letter (the "State") hereby obligates and awards to Grantee shown on the Summary of Grant Award Terms and Conditions page of this Grant Award Letter (the "Grantee") an award of Grant Funds in the amount shown on the Summary of Grant Award Terms and Conditions page of this Grant Award Letter. By accepting the Grant Funds provided under this Grant Award Letter, Grantee agrees to comply with the terms and conditions of this Grant Award Letter and requirements and provisions of all Exhibits to this Grant Award Letter.

2. TERM

A. Initial Grant Term and Extension

The Parties' respective performances under this Grant Award Letter shall commence on the Performance Start Date and shall terminate on the Grant Expiration Date unless sooner terminated or further extended in accordance with the terms of this Grant Award Letter. Upon request of Grantee, the State may, in its sole discretion, extend the term of this Grant Award Letter by providing Grantee with an updated Grant Award Letter or an executed Option Letter showing the new Grant Expiration Date.

B. Early Termination in the Public Interest

The State is entering into this Grant Award Letter to serve the public interest of the State of Colorado as determined by its Governor, General Assembly, or Courts. If this Grant Award Letter ceases to further the public interest of the State or if State, Federal or other funds used for this Grant Award Letter are not appropriated, or otherwise become unavailable to fund this Grant Award Letter, the State, in its discretion, may terminate this Grant Award Letter in whole or in part by providing written notice to Grantee. If the State terminates this Grant Award Letter in the public interest, the State shall pay Grantee an amount equal to the percentage of the total reimbursement payable under this Grant Award Letter that corresponds to the percentage of Work satisfactorily completed, as determined by the State, less payments previously made. Additionally, the State, in its discretion, may reimburse Grantee for a portion of actual, out-of-pocket expenses not otherwise reimbursed under this Grant Award Letter that are incurred by Grantee and are directly attributable to the uncompleted portion of Grantee's obligations, provided that the sum of any and all reimbursements shall not exceed the maximum amount payable to Grantee hereunder. This subsection shall not apply to a termination of this Grant Award Letter by the State for breach by Grantee.

C. Grantee's Termination Under Federal Requirements

Grantee may request termination of this Grant by sending notice to the State, or to the Federal Awarding Agency with a copy to the State, which includes the reasons for the termination and the effective date of the termination. If this Grant is terminated in this manner, then Grantee shall return any advanced payments made for work that will not be performed prior to the effective date of the termination.

DocuSign Envelope ID: EE7A1563-5D62-4D14-9CE0-7AA781A8187F

3. AUTHORITY

Authority to enter into this Grant Award Letter exists in the law as follows:

A. Federal Authority

This Grant Award Letter is funded, in whole or in part, with Federal funds made available pursuant to the Community Services Block Grant (42 U.S.C. 9901 et seq.).

B. *Reserved*.

4. DEFINITIONS

The following terms shall be construed and interpreted as follows:

A. "**Budget**" means the budget for the Work described in **Exhibit B**.

B. "**Business Day**" means any day on which the State is open and conducting business, but shall not include Saturday, Sunday or any day on which the State observes one of the holidays listed in §24-11-101(1) C.R.S.

C. "**CJI**" means criminal justice information collected by criminal justice agencies needed for the performance of their authorized functions, including, without limitation, all information defined as criminal justice information by the U.S. Department of Justice, Federal Bureau of Investigation, Criminal Justice Information Services Security Policy, as amended and all Criminal Justice Records as defined under §24-72-302 C.R.S.

D. "**CORA**" means the Colorado Open Records Act, §§24-72-200.1 *et. seq.*, C.R.S.

E. "**Exhibits**" means the following exhibits attached to this Grant Award Letter:

i. **Exhibit A**, Federal Provisions

ii. **Exhibit B**, Scope of Project

iii. **Exhibit C**, Federal Provisions 09-25-19

iv. **Exhibit G**, Form of Option Letter

v. **Form 1**, Affidavit of Legal Residency

vi. **Form 2**, FFATA Data Report Form

F. "**Extension Term**" means the period of time by which the Grant Expiration Date is extended by the State through delivery of an updated Grant Award Letter

G. "**Federal Award**" means an award of Federal financial assistance or a cost-reimbursement contract under the Federal Acquisition Regulations by a Federal Awarding Agency to the Recipient. "Federal Award" also means an agreement setting forth the terms and conditions of the Federal Award. The term does not include payments to a contractor or payments to an individual that is a beneficiary of a Federal program.

H. "**Federal Awarding Agency**" means a Federal agency providing a Federal Award to a Recipient. The U.S. Department of Health & Human Services, Administration for Children & Families, Office of Community Services ("OCS") is the Federal Awarding Agency for the Federal Award which is the subject of this Grant.

I. "**Goods**" means any movable material acquired, produced, or delivered by Grantee as set forth in this Grant Award Letter and shall include any movable material acquired, produced, or delivered by Grantee in connection with the Services.

DocuSign Envelope ID: EE7A1563-5D62-4D14-9CE0-7AA781A8187F

J. "**Grant Award Letter**" means this letter which offers Grant Funds to Grantee, including all attached Exhibits, all documents incorporated by reference, all referenced statutes, rules and cited authorities, and any future updates thereto.

K. "**Grant Expiration Date**" means the Grant Expiration Date shown on the Summary of Grant Award Terms and Conditions page of this Grant Award Letter. Work performed after the Grant Expiration Date is not eligible for reimbursement from Grant Funds.

L. "**Grant Funds**" means the funds that have been appropriated, designated, encumbered, or otherwise made available for payment by the State under this Grant Award Letter.

M. "**Incident**" means any accidental or deliberate event that results in or constitutes an imminent threat of the unauthorized access or disclosure of State Confidential Information or of the unauthorized modification, disruption, or destruction of any State Records.

N. "**Initial Term**" means the time period between the Performance Start Date and the initial Grant Expiration Date.

O. *Reserved.*

P. "**Party**" means the State or Grantee, and **"Parties"** means both the State and Grantee.

Q. "**Performance Start Date**" means the later of the Performance Start Date or the Effective Date shown on the Summary of Grant Award Terms and Conditions page of this Grant Award Letter.

R. "**PCI**" means payment card information including any data related to credit card holders' names, credit card numbers, or the other credit card information as may be protected by state or federal law.

S. "**PHI**" means any protected health information, including, without limitation any information whether oral or recorded in any form or medium: **(i)** that relates to the past, present or future physical or mental condition of an individual; the provision of health care to an individual; or the past, present or future payment for the provision of health care to an individual; and **(ii)** that identifies the individual or with respect to which there is a reasonable basis to believe the information can be used to identify the individual. PHI includes, but is not limited to, any information defined as Individually Identifiable Health Information by the federal Health Insurance Portability and Accountability Act.

T. "**PII**" means personally identifiable information including, without limitation, any information maintained by the State about an individual that can be used to distinguish or trace an individual's identity, such as name, social security number, date and place of birth, mother's maiden name, or biometric records; and any other information that is linked or linkable to an individual, such as medical, educational, financial, and employment information. PII includes, but is not limited to, all information defined as personally identifiable information in §24-72-501 C.R.S.

U. "**Project**" means the assistance or services provided by Grantee from the list of federal objective(s) for the Community Services Block Grant ("CSBG") program as further described in **Exhibit B**.

V. "**Recipient**" means the State Agency shown on the first page of this Grant Award Letter, for the purposes of the Federal Award.

W. "**Services**" means the services performed by Grantee as set forth in this Grant Award Letter, and shall include any services rendered by Grantee in connection with the Goods.

DocuSign Envelope ID: EE7A1563-5D62-4D14-9CE0-7AA781A8187F

X. "**State Confidential Information**" means any and all State Records not subject to disclosure under CORA. State Confidential Information shall include, but is not limited to, PHI, PCI, PII, Tax Information, CJI, and State personnel records not subject to disclosure under CORA.

Y. "**State Fiscal Rules**" means the fiscal rules promulgated by the Colorado State Controller pursuant to §24-30-202(13)(a) C.R.S.

Z. "**State Fiscal Year**" means a 12 month period beginning on July 1 of each calendar year and ending on June 30 of the following calendar year. If a single calendar year follows the term, then it means the State Fiscal Year ending in that calendar year.

AA. "**State Records**" means any and all State data, information, and records, regardless of physical form, including, but not limited to, information subject to disclosure under CORA.

BB. "**Sub-Award**" means this grant by the State (a Recipient) to Grantee (a Subrecipient) funded in whole or in part by a Federal Award. The terms and conditions of the Federal Award flow down to this Sub-Award unless the terms and conditions of the Federal Award specifically indicate otherwise.

CC. "**Subcontractor**" means third-parties, if any, engaged by Grantee to aid in performance of the Work. "Subcontractor" also includes sub-grantees.

DD. **Subrecipient**" means a state, local government, Indian tribe, institution of higher education (IHE), or nonprofit organization entity that receives a Sub-Award from a Recipient to carry out part of a Federal program, but does not include an individual that is a beneficiary of such program. A Subrecipient may also be a recipient of other Federal Awards directly from a Federal Awarding Agency. For the purposes of this Grant, Grantee is a Subrecipient.

EE. "**Tax Information**" means Federal and State of Colorado tax information including, without limitation, Federal and State tax returns, return information, and such other tax-related information as may be protected by Federal and State law and regulation. Tax Information includes, but is not limited to all information defined as Federal tax information in Internal Revenue Service Publication 1075.

FF. "**Uniform Guidance**" means the Office of Management and Budget Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 CFR Part 200, commonly known as the "Super Circular, which supersedes requirements from OMB Circulars A-21, A-87, A-110, A-122, A-89, A-102, and A-133, and the guidance in Circular A-50 on Single Audit Act follow-up.

GG. "**Work**" means the delivery of the Goods and performance of the Services described in this Grant Award Letter.

HH. "**Work Product**" means the tangible and intangible results of the Work, whether finished or unfinished, including drafts. Work Product includes, but is not limited to, documents, text, software (including source code), research, reports, proposals, specifications, plans, notes, studies, data, images, photographs, negatives, pictures, drawings, designs, models, surveys, maps, materials, ideas, concepts, know-how, and any other results of the Work. "Work Product" does not include any material that was developed prior to the Performance Start Date that is used, without modification, in the performance of the Work.

Any other term used in this Grant Award Letter that is defined in an Exhibit shall be construed and interpreted as defined in that Exhibit.

DocuSign Envelope ID: EE7A1563-5D62-4D14-9CE0-7AA781A8187F

5. PURPOSE

The Community Services Block Grant (CSBG) provides funds to alleviate the causes and conditions of poverty in communities. The purpose of this Grant is described in **Exhibit B**.

6. STATEMENT OF WORK

Grantee shall complete the Work as described in this Grant Award Letter and in accordance with the provisions of **Exhibit B**. The State shall have no liability to compensate or reimburse Grantee for the delivery of any goods or the performance of any services that are not specifically set forth in this Grant Award Letter.

7. PAYMENTS TO GRANTEE

A. Maximum Amount

Payments to Grantee are limited to the unpaid, obligated balance of the Grant Funds. The State shall not pay Grantee any amount under this Grant that exceeds the Total Grant Amount shown on the Summary of Grant Award Terms and Conditions page of this Grant Award Letter. Financial obligations of the State payable after the current State Fiscal Year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available. The State shall not be liable to pay or reimburse Grantee for any Work performed or expense incurred before the Performance Start Date or after the Grant Expiration Date; provided, however, that Work performed and expenses incurred by Grantee before the Performance Start Date that are chargeable to an active Federal Award may be submitted for reimbursement as permitted by the terms of the Federal Award. The State may increase or decrease the Grant Award Amount by providing Grantee with an updated Grant Award Letter or an executed Option Letter showing the new Grant Award Amount.

B. Erroneous Payments

The State may recover, at the State's discretion, payments made to Grantee in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Grantee. The State may recover such payments by deduction from subsequent payments under this Grant Award Letter, deduction from any payment due under any other contracts, grants or agreements between the State and Grantee, or by any other appropriate method for collecting debts owed to the State. The close-out of a Federal Award does not affect the right of the Federal Awarding Agency or the State to disallow costs and recover funds on the basis of a later audit or other review. Any cost disallowance recovery is to be made within the Record Retention Period, as defined below.

C. *Reserved.*

D. Reimbursement of Grantee Costs

The State shall reimburse Grantee's allowable costs, not exceeding the maximum total amount ("Total Grant Amount") described in this Grant Award Letter for all allowable costs described in this Grant Award Letter and shown in the Budget in **Exhibit B**. The State shall reimburse Grantee for the Federal share of properly documented allowable costs related to the Work after the State's review and approval thereof, subject to the provisions of this Grant. The State shall only reimburse allowable costs if those costs are: **(i)** reasonable and necessary to accomplish the Work and for the Goods and Services provided;

DocuSign Envelope ID: EE7A1563-5D62-4D14-9CE0-7AA781A8187F

and **(ii)** equal to the actual net cost to Grantee (i.e. the price paid minus any items of value received by Grantee that reduce the cost actually incurred).

E. Close-Out

Grantee shall close out this Grant within 90 days after the Grant Expiration Date. To complete close out, Grantee shall submit to the State all deliverables (including documentation) as defined in this Grant Award Letter and Grantee's final reimbursement request or invoice. If the Federal Awarding Agency has not closed this Federal Award within 1 year and 90 days after the Grant Expiration Date due to Grantee's failure to submit required documentation, then Grantee may be prohibited from applying for new Federal Awards through the State until such documentation is submitted and accepted.

8. REPORTING – NOTIFICATION

A. Performance and Final Status

Grantee shall submit all financial, performance and other reports to the State no later than the end of the close out described in **§7.E**.

B. Violations Reporting

Grantee shall disclose, in a timely manner, in writing to the State, all violations of federal or State criminal law involving fraud, bribery, or gratuity violations potentially affecting the Federal Award. The State or the Federal Awarding Agency may impose any penalties for noncompliance allowed under 2 CFR Part 180 and 31 U.S.C. 3321, which may include, without limitation, suspension or debarment.

9. GRANTEE RECORDS

A. Maintenance and Inspection

Grantee shall make, keep, and maintain, all records, documents, communications, notes and other written materials, electronic media files, and communications, pertaining in any manner to this Grant for a period of three years following the completion of the close out of this Grant. Grantee shall permit the State to audit, inspect, examine, excerpt, copy and transcribe all such records during normal business hours at Grantee's office or place of business, unless the State determines that an audit or inspection is required without notice at a different time to protect the interests of the State.

B. Monitoring

The State will monitor Grantee's performance of its obligations under this Grant Award Letter using procedures as determined by the State. Grantee shall allow the State to perform all monitoring required by the Uniform Guidance, based on the State's risk analysis of Grantee. The State shall monitor Grantee's performance in a manner that does not unduly interfere with Grantee's performance of the Work. If Grantee enters into a subcontract or subgrant with an entity that would also be considered a Subrecipient, then the subcontract or subgrant entered into by Grantee shall contain provisions permitting both Grantee and the State to perform all monitoring of that Subcontractor in accordance with the Uniform Guidance.

C. Audits

Grantee shall comply with all State and federal audit requirements.

DocuSign Envelope ID: EE7A1563-5D62-4D14-9CE0-7AA781A8187F

10. CONFIDENTIAL INFORMATION-STATE RECORDS

A. Confidentiality

Grantee shall hold and maintain, and cause all Subcontractors to hold and maintain, any and all State Records that the State provides or makes available to Grantee for the sole and exclusive benefit of the State, unless those State Records are otherwise publically available at the time of disclosure or are subject to disclosure by Grantee under CORA. Grantee shall not, without prior written approval of the State, use for Grantee's own benefit, publish, copy, or otherwise disclose to any third party, or permit the use by any third party for its benefit or to the detriment of the State, any State Records, except as otherwise stated in this Grant Award Letter. Grantee shall provide for the security of all State Confidential Information in accordance with all policies promulgated by the Colorado Office of Information Security (http://oit.state.co.us/ois) and all applicable laws, rules, policies, publications, and guidelines including, without limitation: **(i)** the most recently promulgated IRS Publication 1075 for all Tax Information, **(ii)** the most recently updated PCI Data Security Standard from the PCI Security Standards Council for all PCI, **(iii)** the most recently issued version of the U.S. Department of Justice, Federal Bureau of Investigation, Criminal Justice Information Services Security Policy for all CJI, and **(iv)** the federal Health Insurance Portability and Accountability Act for all PHI. Grantee shall immediately forward any request or demand for State Records to the State's principal representative.

B. Other Entity Access and Nondisclosure Agreements

Grantee may provide State Records to its agents, employees, assigns and Subcontractors as necessary to perform the Work, but shall restrict access to State Confidential Information to those agents, employees, assigns and Subcontractors who require access to perform their obligations under this Grant Award Letter. Grantee shall ensure all such agents, employees, assigns, and Subcontractors sign nondisclosure agreements with provisions at least as protective as those in this Grant, and that the nondisclosure agreements are in force at all times the agent, employee, assign or Subcontractor has access to any State Confidential Information. Grantee shall provide copies of those signed nondisclosure restrictions to the State upon request.

C. Use, Security, and Retention

Grantee shall use, hold and maintain State Confidential Information in compliance with any and all applicable laws and regulations in facilities located within the United States, and shall maintain a secure environment that ensures confidentiality of all State Confidential Information wherever located. Grantee shall provide the State with access, subject to Grantee's reasonable security requirements, for purposes of inspecting and monitoring access and use of State Confidential Information and evaluating security control effectiveness. Upon the expiration or termination of this Grant, Grantee shall return State Records provided to Grantee or destroy such State Records and certify to the State that it has done so, as directed by the State. If Grantee is prevented by law or regulation from returning or destroying State Confidential Information, Grantee warrants it will guarantee the confidentiality of, and cease to use, such State Confidential Information.

D. Incident Notice and Remediation

If Grantee becomes aware of any Incident, it shall notify the State immediately and cooperate with the State regarding recovery, remediation, and the necessity to involve law enforcement, as determined by the State. After an Incident, Grantee shall take steps to

DocuSign Envelope ID: EE7A1563-5D62-4D14-9CE0-7AA781A8187F

reduce the risk of incurring a similar type of Incident in the future as directed by the State, which may include, but is not limited to, developing and implementing a remediation plan that is approved by the State at no additional cost to the State.

11. CONFLICTS OF INTEREST

Grantee shall not engage in any business or activities, or maintain any relationships that conflict in any way with the full performance of the obligations of Grantee under this Grant. Grantee acknowledges that, with respect to this Grant, even the appearance of a conflict of interest shall be harmful to the State's interests and absent the State's prior written approval, Grantee shall refrain from any practices, activities or relationships that reasonably appear to be in conflict with the full performance of Grantee's obligations under this Grant. If a conflict or the appearance of a conflict arises, or if Grantee is uncertain whether a conflict or the appearance of a conflict has arisen, Grantee shall submit to the State a disclosure statement setting forth the relevant details for the State's consideration.

12. INSURANCE

Grantee shall maintain at all times during the term of this Grant such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S. (the "GIA"). Grantee shall ensure that any Subcontractors maintain all insurance customary for the completion of the Work done by that Subcontractor and as required by the State or the GIA.

13. REMEDIES

In addition to any remedies available under any Exhibit to this Grant Award Letter, if Grantee fails to comply with any term or condition of this Grant or any terms of the Federal Award, the State may terminate some or all of this Grant and require Grantee to repay any or all Grant Funds to the State in the State's sole discretion. The State may also terminate this Grant Award Letter at any time if the State has determined, in its sole discretion, that Grantee has ceased performing the Work without intent to resume performance, prior to the completion of the Work.

14. DISPUTE RESOLUTION

Except as herein specifically provided otherwise or as required or permitted by federal regulations related to any Federal Award that provided any of the Grant Funds, disputes concerning the performance of this Grant that cannot be resolved by the designated Party representatives shall be referred in writing to a senior departmental management staff member designated by the State and a senior manager or official designated by Grantee for resolution.

15. NOTICES AND REPRESENTATIVES

Each Party shall identify an individual to be the principal representative of the designating Party and shall provide this information to the other Party. All notices required or permitted to be given under this Grant Award Letter shall be in writing, and shall be delivered either in hard copy or by email to the representative of the other Party. Either Party may change its principal representative or principal representative contact information by notice submitted in accordance with this **§15**.

16. RIGHTS IN WORK PRODUCT AND OTHER INFORMATION

Grantee hereby grants to the State a perpetual, irrevocable, non-exclusive, royalty free license, with the right to sublicense, to make, use, reproduce, distribute, perform, display, create derivatives of and otherwise exploit all intellectual property created by Grantee or any

DocuSign Envelope ID: EE7A1563-5D62-4D14-9CE0-7AA781A8187F

Subcontractors or Subgrantees and paid for with Grant Funds provided by the State pursuant to this Grant.

17. GOVERNMENTAL IMMUNITY

Liability for claims for injuries to persons or property arising from the negligence of the Parties, their departments, boards, commissions, committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the GIA; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, *et seq.* C.R.S. No term or condition of this Grant Award Letter shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, or protections of any of these provisions.

18. GENERAL PROVISIONS

A. Assignment

Grantee's rights and obligations under this Grant are personal and may not be transferred or assigned without the prior, written consent of the State. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Grantee's rights and obligations approved by the State shall be subject to the provisions of this Grant Award Letter.

B. Captions and References

The captions and headings in this Grant Award Letter are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions. All references in this Grant Award Letter to sections (whether spelled out or using the § symbol), subsections, exhibits or other attachments, are references to sections, subsections, exhibits or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

C. Entire Understanding

This Grant Award Letter represents the complete integration of all understandings between the Parties related to the Work, and all prior representations and understandings related to the Work, oral or written, are merged into this Grant Award Letter.

D. Modification

The State may modify the terms and conditions of this Grant by issuance of an updated Grant Award Letter or by issuance of an executed Option Letter, which shall be effective if Grantee accepts Grant Funds following receipt of the letter. The Parties may also agree to modification of the terms and conditions of the Grant in a formal amendment to this Grant, properly executed and approved in accordance with applicable Colorado State law and State Fiscal Rules.

E. Statutes, Regulations, Fiscal Rules, and Other Authority

Any reference in this Grant Award Letter to a statute, regulation, State Fiscal Rule, fiscal policy or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the Performance Start Date. Grantee shall strictly comply with all applicable Federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

DocuSign Envelope ID: EE7A1563-5D62-4D14-9CE0-7AA781A8187F

F. Order of Precedence

In the event of a conflict or inconsistency between this Grant Award Letter and any Exhibits or attachment, such conflict or inconsistency shall be resolved by reference to the documents in the following order of priority:

i. Exhibit C, Federal Provisions 09-25-19

ii. The provisions of any exhibits to this Grant Award Letter that relate to federal requirements, including but not limited to Exhibit A – Federal Provisions

iii. Colorado Special Provisions

iv. The provisions of any executed amendments or option letters to this Grant Award Letter

v. The provisions of the other sections of this Grant Award Letter

vi. The provisions of any remaining exhibits to this Grant Award Letter

G. Severability

The invalidity or unenforceability of any provision of this Grant Award Letter shall not affect the validity or enforceability of any other provision of this Grant Award Letter, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under the Grant in accordance with the intent of the Grant.

H. Survival of Certain Grant Award Letter Terms

Any provision of this Grant Award Letter that imposes an obligation on a Party after termination or expiration of the Grant shall survive the termination or expiration of the Grant and shall be enforceable by the other Party.

I. Third Party Beneficiaries

Except for the Parties' respective successors and assigns described above, this Grant Award Letter does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Any services or benefits which third parties receive as a result of this Grant are incidental to the Grant, and do not create any rights for such third parties.

J. Waiver

A Party's failure or delay in exercising any right, power, or privilege under this Grant Award Letter, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

K. Federal Provisions

Grantee shall comply with all applicable requirements of **Exhibit A** at all times during the term of this Grant.

L. Digital Signatures

If any signatory signs this Grant using a digital signature in accordance with the Colorado State Controller Contract, Grant, and Purchase Order Policies regarding the use of digital signatures issued under the State Fiscal Rules, then any agreement or consent to use digital signatures within the electronic system through which that signatory signed shall be incorporated into this Grant by reference.

Official Board Action taken on

SEPTEMBER 22, 2020
Date

Submission of this form indicates official action by the applicant's governing board authorizing application for these funds.

To the best of my knowledge and belief, statements and data in this application, including the attached tables and other documentation, are true and correct and the submission of same has been duly authorized by the governing body of the applicant/lead jurisdiction and other participating jurisdictions, if any.

Public Entities:

Signature, Chief Elected Official

JONATHAN HOUCK
Name (typed or printed)

CHAIR GUNNISON CO. BOARD OF COMMISSIONERS
Title

9/22/2020
Date

Private Entities:

Signature, Board President

Name (typed or printed)

Title

Date

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Contractor Agreement; Mead & Hunt; Gunnison-Creste

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: Gunnison County and Mead & Hunt

Term Begins: 06/01/2021 **Term Ends:** 5/31/2022 **Grant Contract #:**

Summary:

Mead & Hunt to provide studies for Air Service Development including: Leakage Study and a True Market Visitation.

Fiscal Impact: $40,000.00 for services provided

Submitted by: Stephanie Williams **Submitter's Email Address:** swilliams@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:

Reviewed by: GUNCOUNTY1\jguerra Discharge Date: 6/10/2021

County Attorney Review: (●) Required ( ) Not Required

Comments:
No legal issues. Kudos to the Airport for using the CAO-recommended contract form. MRH

Reveiwed by: GUNCOUNTY1\mhoyt Discharge Date: 6/3/2021 Certificate of Insurance Required

Yes (●) No ( )

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/10/2021

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 1

Agenda Date: 6/15/2021

Revised April 2015

CONTRACTOR AGREEMENT

THIS CONTRACTOR AGREEMENT ("Agreement") is made and entered into this 1st day of June, 2021, by and between the Board of County Commissioners of the County of Gunnison, Colorado, whose address is 200 East Virginia Ave., Gunnison, CO 81230 ("Gunnison County") and Mead & Hunt, whose address is 2440 Deming Way, Middleton, WI 53562 ("Contractor").

RECITALS

WHEREAS, the Contractor desires to provide services according to this Agreement as identified in the Scope of Work, attached and incorporated as Appendix A ("Services"); and

WHEREAS, Gunnison County desires to engage Contractor to provide such Services pursuant to this Agreement.

AGREEMENT

NOW THEREFORE, in consideration of the Recitals and the mutual covenants and obligations hereinafter set forth, the parties agree as follows:

1. SERVICES.

Contractor shall furnish all materials, labor, supervision, supplies and equipment to commence, diligently pursue, and complete the Services as more specifically set forth in Appendix A. All Services shall be performed in a timely manner and in accordance with generally accepted standards for Contractor's profession and all applicable federal, state and local laws and regulations affecting the Services or the subject matter thereof. Contractor acknowledges that this is a non-exclusive Agreement, and Gunnison County may contract with additional or other providers able to furnish the same or similar services as it deems appropriate to do so.

2. TERM.

The term of this Agreement shall commence on June 1st, 2021 and shall terminate on May 31st, 2022 (the "Term"), unless sooner terminated or replaced as provided herein.

3. STRATEGIC RESULT.

Execution of this Agreement will assist the County with its Air Service Development strategy, as outlined in the Gunnison County Strategic Plan.

4. COMPENSATION, BONUS AND EXPENSES.

In consideration and exchange for Contractor's performance of the Services during the Term, Gunnison County shall pay Contractor fees as more specifically not to exceed Forty Thousand Dollars and No/100 U. S. Dollars ($40,000.00) (the "Compensation"). Payment shall be made by Gunnison County to Contractor within 45 days of receipt of an invoice.

The Compensation shall compensate Contractor for all charges, expenses, overhead, payroll costs, employee benefits, insurance subsistence, and profits, except as specifically set forth herein.

5. SUBJECT TO ANNUAL APPROPRIATIONS. *[This section shall only apply if the term in Section 2 is longer than one year.]*

This Agreement is subject to Gunnison County making an annual budget appropriation in an amount sufficient to fund this Agreement. If Gunnison County fails or refuses to make such an appropriation, Gunnison County reserves the right to terminate this Agreement pursuant to Section 15 of this Agreement.

6. INSURANCE.

Contractor agrees that at all times during the Term of this Agreement that Contractor shall carry and maintain, in full force and effect and at its sole cost and expense, the following insurance policies. Within thirty (30) days of the execution of this Agreement, Contractor will provide insurance certificates to Gunnison County, listing Gunnison County as an additional insured, for the coverage's required herein which shall state that such policies shall not be materially changed or cancelled without thirty (30) days prior notice to Gunnison County.

a. Worker's Compensation Insurance in accordance with Colorado and Federal law which adequately protects all labor employed by Contractor during the term of this Agreement.

b. Comprehensive General Liability Insurance or the equivalent for any injury to one person in any single occurrence, Three Hundred Eighty-Seven Thousand and No/100 U.S. Dollars ($387,000.00); and for an injury to two or more persons in any single occurrence, the sum of One Million Ninety-Three Thousand and No/100 U.S. Dollars ($1,093,000.00).

c. Comprehensive automobile liability insurance on all vehicles used in the Services, in an amount no less than Three Hundred Eighty-Seven Thousand and No/100 U.S. Dollars ($387,000.00) for any injury to one person in any single occurrence and in an amount no less than One Million Ninety-Three Thousand and No/100 U.S. Dollars ($1,093,000.00) for any injury to two or more persons in any single occurrence.

7. INDEPENDENT CONTRACTOR.

In carrying out its obligations and activities under this Agreement, Contractor is acting as an independent contractor and not as an agent, partner, joint venturer or employee of Gunnison County. Contractor does not have any authority to bind Gunnison County in any manner whatsoever.

Contractor acknowledges and agrees that Contractor is not entitled to: (i) unemployment insurance benefits; or (ii) Workers Compensation coverage, from Gunnison County. Further, Contractor is obligated to pay federal and state income tax on any moneys paid it related to the services.

8. INDEMNIFICATION.

Contractor agrees to indemnify, defend and hold harmless Gunnison County, its Commissioners, agents and employees of and from any and all liability, claims, liens, demands, actions and causes of action whatsoever (including reasonable attorney's and expert's fees and costs) arising out of or related to any loss, cost, damage or injury, including death, of any person or damage to property of any kind caused by the misconduct or negligent acts, errors or omissions of Contractor or its employees, subcontractors or agents in connection with this Agreement.

This provision shall survive any termination or expiration of this Agreement with respect to any liability, injury or damage occurring prior to such termination or expiration.

9. SOLE SOURCE CONTRACTS. *[This section shall only apply if this is a sole source contract or contract with the State of Colorado and exceeds $100,000.00 annually.]*

If the Contractor has entered into a sole source contract or contracts with the State of Colorado or any of its political subdivisions as defined in Article XXVIII of the Colorado Constitution, which including this contract in the aggregate on an annual basis is/are equal to or exceed the amount of $100,000.00, then the following provisions apply:

a. Because of a presumption of impropriety between contributions to any campaign and sole source government contracts, Contractor, on behalf of itself , any person who controls ten percent or more of the shares of or interest in the Contractor, and the Contractor's officers, directors and trustees (collectively, the "Contract Holder") shall contractually agree, for the duration of the contract and for two years thereafter, to cease making, causing to be made, or inducing by any means, a contribution, directly or indirectly, on behalf of the Contractor Holder or on behalf of his or her immediate family member and for the benefit of any political party or for the benefit of any candidate for any elected office of the state or any of its political subdivisions.

b. The parties further agree that if a Contract Holder makes or causes to be made any contribution intended to promote or influence the result of an election on a ballot issue, the Contract Holder shall not be qualified to enter into a sole source government contract relating to that particular ballot issue.

c. The parties agree that if a Contract Holder intentionally violates sections 15 or 17(2) of Article XXVIII of the Colorado Constitution, as contractual damages that Contract Holder shall be ineligible to hold any sole source government contract, or public employment with the state or any of its political subdivisions, for three years.

d. These provisions shall not apply to the extent they have been enjoined or invalidated by a court of competent jurisdiction.

10. DISCRIMINATION.

The Contractor agrees to not discriminate against any person or class of persons by reason of age, race, color, sex, creed, religion, disability, national origin, sexual orientation or political affiliation in providing any services or in the use of any facilities provided for the public in any manner prohibited by Part 21 of the Regulations of the Office of the Secretary of Transportation. Contractor shall further comply with the letter and spirit of the Colorado Anti-Discrimination Act of 1957, as amended, and any other laws and regulations respecting discrimination in unfair employment practices. Additionally, Contractor shall comply with such enforcement procedures as any governmental authority might demand that Gunnison County take for the purpose of complying with any such laws and regulations.

11. IMMIGRATION COMPLIANCE CERTIFICATION.

a. Contractor certifies that Contractor does not and will not knowingly contract with or employ illegal aliens to work under this Agreement.

b. Contractor certifies that Contractor has required its subcontractors to certify that they do not knowingly contract with or employ illegal aliens to work under this Agreement.

c. Contractor certifies that it has attempted to verify the eligibility of its employees and subcontractors to work through the Basic Pilot Employment Verification Program administered by the Social Security Administration and Department of Homeland Security.

d. Contractor agrees to comply with all reasonable requests made in the course of an investigation under C.R.S. 8-17.5-102 by the Colorado Department of Labor and Employment.

e. Contractor agrees to comply with the provisions of C.R.S. 8-17.5-101 et seq.

12. ADA COMPLIANCE.

The Contractor represents and warrants to Gunnison County that at all times during the performance of this Agreement no qualified individual with a disability shall, by reason of such disability, be exclude from participation in, or denied benefits of the service, programs, or activities performed by the Contractor, or be subjected to any discrimination by the Contractor upon which assurance Gunnison County relies.

13. MISCELLANEOUS.

a. SEVERABILITY. If any clause or provision of this Agreement shall be held to be invalid in whole or in part, then the remaining clauses and provisions, or portions thereof, shall nevertheless be and remain in full force and effect.

b. AMENDMENT. No amendment, alteration, modification of or addition to this Agreement shall be valid or binding unless expressed in writing and signed by the parties to be bound thereby.

c. NO WAIVER OF GOVERNMENTAL IMMUNITY. Nothing in this Agreement is, or shall be construed to be, a waiver, in whole or part, by Gunnison County of governmental immunity provided by the Colorado Governmental Immunity Act or otherwise.

14. DELEGATION AND ASSIGNMENT.

This is a personal services contract with Contractor and, therefore, Contractor shall not delegate or assign its duties under this Agreement without the prior written consent of Gunnison County which consent Gunnison County may withhold in its discretion. Subject to the foregoing, the terms, covenants and conditions of this Agreement shall be binding on the successors and assigns of either party.

15. TERMINATION.

Either party shall have the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days prior written notice to the other. Upon termination, Contractor shall be entitled to compensation for Services performed prior to the date of termination, per the compensation terms outlined in Appendix A.

16. NOTICES.

Any notice, demand or communication which either party may desire or be required to give to the other party shall be in writing and shall be deemed sufficiently given or rendered if delivered personally or sent by certified first class US mail, postage prepaid, addressed as follows:

Gunnison County: County Manager
Gunnison County
200 E. Virginia Ave.
Gunnison, Colorado 81230
Phone: 970-641-0248

With a copy to: Board of County Commissioners
Gunnison County
200 E. Virginia Ave.
Gunnison, Colorado 81230

Contractor: Mead & Hunt
2440 Deming Way, Middleton, WI 53562

Either party has the right to designate in writing, served as provided above, a different address to which any notice, demand or communication is to be mailed.

17. GOVERNING LAW.

This Agreement shall be governed by and interpreted in accordance with the laws of the State of Colorado. Exclusive jurisdiction and venue for any legal proceedings related to this Agreement shall be in the State of Colorado District Court, Gunnison County, Colorado.

18. COUNTERPARTS: FACSIMILE TRANSMISSION.

This Agreement may be executed by facsimile and/or in any number of counterparts, any or all of which my contain the signatures of less than all the parties, and all of which shall be construed together as but a single instrument and shall be binding on the parties as though originally executed on one originally executed document. All facsimile counterparts shall be promptly followed with delivery of original executed counterparts.

19. ENTIRE AGREEMENT.

This Agreement contains the entire agreement between the parties hereto with respect to the subject matter hereof, and supersedes any and all prior agreements, proposals, negotiations and representations pertaining to the obligations to be performed hereunder.

20. PUBLIC RECORD.

To the extent not prohibited by state or federal law, this Agreement is potentially subject to public release through the Colorado Open Records Act.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date above written.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By: _____
Jonathan Houck, Chairperson

By: _____
Roland Mason, Vice Chairperson

By: _____
Elizabeth Smith, Commissioner

ATTEST:

_____
Deputy Clerk

CONTRACTOR

By: Joseph A. Liebing - V.P. Meadow Hunt

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Contract Amendment #3; Colorado Department of Publ

Action Requested: County Manager Signature

Parties to the Agreement:

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

Summary:

Ongoing contract for Emergency Preparedness work with DHHS

Fiscal Impact:

Submitted by: Randy Morgan for Joni Reynolds **Submitter's Email Address:** rmorgan@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:

Reviewed by: GUNCOUNTY1\jguerra Discharge Date: 5/28/2021

County Attorney Review: (●) Required ( ) Not Required

Comments:
I see no legal issues.

Reveiwed by: GUNCOUNTY1\mhoyt Discharge Date: 6/3/2021 Certificate of Insurance Required

Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/9/2021

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 1

Agenda Date: 6/15/2021

Revised April 2015

DocuSign Envelope ID: 3164AB1C-506D-4F93-A282-13A591ADABB4

CONTRACT AMENDMENT #3

SIGNATURE AND COVER PAGE(S)

State Agency: **Colorado Department Of Public Health and Environment** **4300 Cherry Creek Drive South** **Denver, Colorado 80246**	Original Contract Number: **2020*0248**
Contractor: **Board of County Commissioners of Gunnison County** **(a political subdivision of the state of Colorado)** **200 East Virginia Avenue** **Gunnison, Colorado 81230-2297** **for the use and benefit of the** **Gunnison County Department of Health and Human Services** **225 North Street** **Gunnison, Colorado 81230**	Amendment Contract Number: **2022*0101 Amendment #3**
Contract Performance Beginning Date: **July 1, 2019**	Current Contract Expiration Date: **June 30, 2022**

CONTRACT MAXIMUM AMOUNT TABLE

Document Type	Contract Number	Federal Funding Amount	State Funding Amount	Other Funding Amount	Term (dates)	Total
Original Contract	2020*0248	$23,152.00	$0.00	$0.00	07/01/2019-06/30/2020	$23,152.00
Contract Amendment #1	2020*0248 Amendment #1	$0.00	$0.00	$0.00	07/01/2019-06/30/2020	$0.00
Contract Amendment #2	2020*0248 Amendment #2	$22,470.00	$0.00	$0.00	07/01/2020-06/30/2021	$22,470.00
Contract Amendment #3	2022*0101 Amendment #3	$22,515.00	$0.00	$0.00	07/01/2021-06/30/2022	$22,515.00
					Current Contract Maximum Cumulative Amount	$68,137.00

DocuSign Envelope ID: 3164AB1C-506D-4F93-A282-13A591ADABB4

SIGNATURE PAGE

THE PARTIES HERETO HAVE EXECUTED THIS AMENDMENT

Each person signing this Amendment represents and warrants that he or she is duly authorized to execute this Amendment and to bind the Party authorizing his or her signature.

CONTRACTOR Gunnison County Department of Health and Human Services	**STATE OF COLORADO** **Jared S. Polis, Governor** Colorado Department of Public Health and Environment Jill Hunsaker Ryan, MPH, Executive Director
By: Signature	By: Signature
Name of Person Signing for Contractor	Name of Executive Director Delegate
Title of Person Signing for Contractor	Title of Executive Director Delegate
Date:	Date:

In accordance with §24-30-202 C.R.S., this Contract is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: Signature

Name of State Controller Delegate

Title of State Controller Delegate

Amendment Effective Date:

-- Signature and Cover Pages End --

1. PARTIES

This Amendment (the "Amendment") to the Original Contract shown on the Signature and Cover Page for this Amendment (the "Contract") is entered into by and between the Contractor, and the State.

2. TERMINOLOGY

Except as specifically modified by this Amendment, all terms used in this Amendment that are defined in the Contract shall be construed and interpreted in accordance with the Contract.

3. AMENDMENT EFFECTIVE DATE AND TERM

A. Amendment Effective Date

This Amendment shall not be valid or enforceable until the Amendment Effective Date shown under the State Controller Signature. The State shall not be bound by any provision of this Amendment before that Amendment Effective Date, and shall have no obligation to pay Contractor for any Work performed or expense incurred under this Amendment either before or after of the Amendment term shown in **§3.B** of this Amendment.

B. Amendment Term

The Parties' respective performances under this Amendment and the changes to the Contract contained herein shall commence on the Amendment Effective Date shown under the State Controller Signature or **July 1, 2021**, whichever is later, and shall terminate on the termination of the Contract or **June 30, 2022**, whichever is earlier.

4. PURPOSE

The Parties entered into the agreement to upgrade the public health department's ability to effectively respond to a range of public health threats, including infectious diseases, natural disasters, and biological, chemical, nuclear, and radiological events.

The Parties now desire to increase funding and change Statement of Work for the following reason: to renew the contract for another year

5. MODIFICATIONS

The Contract and all prior amendments thereto, if any, are modified as follows:

A. The Contract Maximum Amount table is deleted and replaced with the Current Contract Maximum Amount table shown on the Signature and Cover Page for this Amendment.

B. The Contract Initial Contract Expiration Date on the Contract's Signature and Cover Page is hereby deleted and replaced with the Current Contract Expiration Date shown on the Signature and Cover Page for this Amendment.

C. The Parties now agree to modify Exhibit F, Federal Provisions. Exhibit F, Federal Provisions, is deleted and replaced in its entirety with Exhibit F, Federal Provisions, attached to this Amendment, for the following reason: To reflect changes to the federal award identification information.

D. The Parties now agree to modify Exhibit E, Statement of Work, of the agreement. Exhibit, E, Statement of Work, is deleted and replaced in its entirety with Exhibit E, Statement of

Work, attached to this Amendment for the following reason: to issue the fiscal year 2022 statement of work.

E. The Parties now agree to modify Exhibit C, Budget, of the agreement. Exhibit C, Budget, is deleted and replaced in its entirety with Exhibit C, Budget, attached to this Amendment for the following reason: to issue the fiscal year 2022 budget.

6. LIMITS OF EFFECT AND ORDER OF PRECEDENCE

This Amendment is incorporated by reference into the Contract, and the Contract and all prior amendments or other modifications to the Contract, if any, remain in full force and effect except as specifically modified in this Amendment. Except for the Special Provisions contained in the Contract, in the event of any conflict, inconsistency, variance, or contradiction between the provisions of this Amendment and any of the provisions of the Contract or any prior modification to the Contract, the provisions of this Amendment shall in all respects supersede, govern, and control. The provisions of this Amendment shall only supersede, govern, and control over the Special Provisions contained in the Contract to the extent that this Amendment specifically modifies those Special Provisions.

COLORADO
Department of Public Health & Environment

Office of Emergency Preparedness and Response
BUDGET JUSTIFICATION FORM
Contract Routing #2022*0101 Amendment #3

Contractor Name	Gunnnison County
Budget Period	**FY Year 22**
Project Name	Public Health Emergency Preparedness Program (PHEP)

Expenditure Categories					**Contract Budget**
Personal Services					
Position Title	**Description of Work - for salaried employees**	**Gross or Annual Salary**	**Fringe**	**Percent of Actual Time (% FTE) on Contract**	**Total Amount Requested from CDPHE**
					$0.00
					$0.00
Position Title	**Description of Work -for hourly employees**	**Hourly Wage**	**Hourly Fringe**	**Percent of Actual Time (% FTE) on Contract**	
EPR Coordinator	12/Hours week for 52 Weeks	25.09	$6.50	30.00%	$19,712.16
					$0.00
				Total Personal Services (including fringe benefits)	**$19,712.16**
Supplies & Operating Expenses					
Item	**Description of Item**		**Rate**	**Quantity**	**Total Amount Requested from CDPHE**
Operating supplies	Operating supplies				$8.90
					$0.00
				Total Supplies & Operating Expenses	**$8.90**
Travel					
Item	**Description of Item**		**Rate**	**Quantity**	**Total Amount Requested from CDPHE**
	Required Meetings - 2 Conferences				
Lodging	2 Nights each trip @ 125 per night x 2		125	2	$250.00
travel-transportation	travel milege-1 trip-Denver (402 miles) 1 trip-GJ (250 miles) 652x.65/mile		652	0.56	$365.12
per diem	$66 per day x 2 days		66	2	$132.00
"	Conference registration @ $				$0.00
				Total Travel	**$747.12**
Other Costs					
Item	**Description of Item**		**Rate**	**Quantity**	**Total Amount Requested from CDPHE**
					$0.00
				Total Other Costs	**$0.00**
Contractual (payments to third parties or entities)					

Exhibit C

Item	Subcontractor Entity Name and/or Description of Item		Rate (If applicable)	Quantity (if applicable)	
					$0.00
				Total Contractual	$0.00
				TOTAL DIRECT COSTS	$20,468.18
Indirect Costs					
Item	Indirect Cost Percentage				
Indirect cost rate	10%				$2,046.82
Indirect cost rate					$0.00
				TOTAL INDIRECT COSTS	$2,046.82
				TOTAL BUDGET	$22,515.00

DocuSign Envelope ID: 3164AB1C-506D-4F93-A282-13A391ADABB4

EXHIBIT E

STATEMENT OF WORK
To Original Contract Number 2020*0248

These provisions are to be read and interpreted in conjunction with the provisions of the contract specified above.

I. Project Description:

This project serves to improve medical and public health care preparedness, response, and recovery capabilities at the federal, state, and local levels. The Public Health Emergency Preparedness (PHEP) cooperative agreement provides technical assistance and resources to support state, local, tribal, and territorial public health departments, along with Healthcare Coalitions (HCCs) and health care organizations, throughout Colorado to show measurable and sustainable progress toward achieving the preparedness and response capabilities that promote prepared and resilient communities through planning, training, and exercises.

Public health systems are essential in preparing communities to respond to and recover from emergencies and threats. The Centers for Disease Control and Prevention (CDC) established the PHEP program to build public health emergency response capabilities both nationally and locally.

II. Definitions:

1. **AAR**-After Action Report
2. **AFN**-Access and Functional Needs
3. **CDC**- Centers for Disease Control and Prevention
4. **CDPHE**-Colorado Department of Public Health and Environment
5. **COOP**-Continuity of Operations Plan
6. **Cooperative Agreement**-A legal instrument that includes sponsor involvement and facilitate the transfer of something of value from federal agencies to states, local governments, and private recipients for a public purpose or benefit.
7. **CO-PHRCA**-Colorado Public Health System Response Capacity Assessment
8. **CO-SHARE**-Colorado State Health and Readiness Exchange
9. **COVID19**- A highly contagious respiratory disease caused by the SARS-CoV-2 virus
10. **CPG**-Capability Planning Guide
11. **CVM**-Colorado Volunteer Mobilizer
12. **DOC**-Department Operations Center
13. **EMS**-Emergency Medical Services
14. **EPR**-Emergency Preparedness & Response
15. **HAN**-Health Alert Network
16. **HCC**-Healthcare Coalition
17. **IP**-Improvement Plan
18. **IPPW**-Regional Integrated Preparedness Planning Workshop
19. **LPHA**-Local Public Health Agency
20. **LTP**- Site-Local Transfer Point
21. **Mission Drills**-Emergency response drills for medical and public health professionals
22. **OEPR**-Office of Emergency Preparedness and Response
23. **PHEP**-Public Health Emergency Preparedness
24. **POD**-Point of Dispensing
25. **RSS Site**- Regional Stage and Storage Site
26. **RTP**-Regional Transfer Point

III. Work Plan:

Goal #1: To protect the health of Coloradoans by increasing capacity for preparedness, response, and recovery during public health emergencies.	
Objective #1: No later than the expiration date of the Contract, improve public health preparedness, response, and recovery activities through planning.	
Primary Activity #1	The Contractor shall collaborate with the regional epidemiologist to create or update a plan to maintain access to trained personnel.
Sub-Activity #1	The Contractors shall maintain access to the following trained personnel: a. Staff that monitor routine jurisdictional surveillance b. Staff that monitor epidemiological investigation systems, and c. Staff that support surge requirements in response to threats
Primary Activity #2	The Contractor shall complete the 2021-22 CPG Survey with input from all relevant partners in the jurisdiction.
Primary Activity #3	The Contractor shall participate in the Regional Integrated Preparedness Planning Workshop (IPPW).
Primary Activity #4	The Contractor shall update their agency COOP plans with a special emphasis on pandemic components.
Primary Activity #5	The Contractor shall complete a modified "Stories from the Field" Google form to document a minimum of two (2) examples of AFN community engagement during the COVID-19 response.
Primary Activity #6	The Contractor shall complete a survey regarding the impact of the COVID-19 Pandemic Impact Survey within their jurisdiction.
Primary Activity #7	The Contractor shall initiate recovery planning efforts with communities impacted by COVID-19 within their jurisdiction.
Primary Activity #8	The Contractor shall participate in public health preparedness, response, or recovery related conferences at the discretion of the Contractor.
Objective #2: No later than the expiration date of the Contract, improve public health preparedness, response, and recovery activities through training.	
Primary Activity #1	The Contractor shall participate in COOP trainings offered by CDPHE.
Primary Activity #2	The Contractor shall identify staff who have been trained as: a. Primary CVM administrator b. Alternate CVM administrator
Objective #3: No later than the expiration date of the Contract, improve public health preparedness, response, and recovery activities through exercises.	

Primary Activity #1	The Contractor shall complete a COVID-19 AAR/IP Survey/assessment process document.
Primary Activity #2	The Contractor shall participate in quarterly redundant 800 MgHz radio communication drills conducted by CDPHE.
Primary Activity #3	The Contractor shall conduct a minimum of two (2) redundant communications drills with local operational sites.
Primary Activity #4	The Contractor shall conduct a minimum of two (2) HAN Communication Drills.
Primary Activity #5	The Contractor shall create mission drills or real events using the CVM.
Sub-Activity #1	The Contractor shall test a minimum of two (2) mission drills to include all volunteers for whom the Contractor is the CVM Administrator.
Objective #4: No later than the expiration date of the Contract, improve public health preparedness, and improve response and recovery activities by updating databases.	
Primary Activity #1	The Contractor shall update agency contact info twice yearly in CO-SHARE.
Standards and Requirements	1. The content of electronic documents located on CDPHE and non-CDPHE websites and information contained on CDPHE and non-CDPHE websites may be updated periodically during the contract term. The contractor shall monitor documents and website content for updates and comply with all updates. 2. The Contractor shall comply with the '*Public Health Emergency Preparedness and Response Capability-National Standards for State, Local, Tribal and Territorial Public Health, October 2018.*' This document is incorporated and made part of this contract by reference and is available on the following website https://www.cdc.gov/cpr/readiness/capabilities.htm 3. The Contractor shall complete the 2021-22 CO-PHRCA according to guidance provided by CDPHE. 4. CDPHE will provide access to the CO-PHRCA (Colorado Public Health System Response Capacity Assessment) within Quarter 1 of FY22. 5. CDPHE will provide guidance and other tools for completing the 2021-22 CO-PHRCA on the following website: https://drive.google.com/drive/folders/1DrN1uax6hf3LdQg3pMUNtxqSDuwcTNyi?usp=sharing 6. The IPPW will be attended by at a minimum, hospitals, EMS, emergency management organizations, and public health agencies.

EXHIBIT E

	7. CDPHE will provide the Google reporting form for "Stories from the Field" located here: https://drive.google.com/drive/folders/1DrN1uax6hf3LdQg3pMUNtxqSDuwcTNyi?usp=sharing 8. CDPHE will provide access to the COVID-19 impact survey in the "PHEP Resources" folder, located here: https://drive.google.com/drive/folders/1DrN1uax6hf3LdQg3pMUNtxqSDuwcTNyi?usp=sharing 9. CDPHE will provide COVID-19 recovery resources and support for initiating recovery efforts with local jurisdictions. Resources are located here: https://drive.google.com/drive/folders/1DrN1uax6hf3LdQg3pMUNtxqSDuwcTNyi?usp=sharing 10. CDPHE will provide a location to access the Grant Reporting Spreadsheet. 11. CDPHE will incorporate local and regional feedback gathered in the AAR/IP surveys/assessments into the Colorado statewide AAR/IP in FY22-23. 12. CVM administrators, both primary and alternate shall: a. have completed CVM Administrator training within the past 24 months b. signed the yearly confidentiality agreement c. be recognized by CDPHE as a CVM Administrator 13. CPDHE will provide CVM Administrator training for LPHA's quarterly. 14. A minimum of one (1) EPR Coordinator per agency must respond to the quarterly redundant communication drills conducted by CDPHE. a. Redundant Communication Drills (radios) will focus on the following: i. information sharing between the state and local department operations centers (DOC) ii. communication between the RSS site, RTP and LTP. 15. The Contractor shall utilize the CDPHE provided "Communications Drill Reporting Spreadsheet" to document drills conducted with local operational sites. 16. CDPHE will provide access to the Communication Drill Reporting Spreadsheet via COSHARE. 17. CDPHE will provide a link to the CO-PHRCA website. 18. Local operational sites include the following: a. Department Operations Center (DOC) b. Open Point of Dispensing (POD)

	c. Closed POD d. Regional Transfer Point (RTP) e. Local Transfer Point (LTP) f. Healthcare Coalition (HCC) member agencies. 19. CDPHE will provide the COVID-19 AAR/IP Survey.
Expected Results of Activity(s)	Colorado public health agencies will improve their ability to respond to public health emergencies and related events to which a public health response is necessitated.
Measurement of Expected Results	1. CPG Survey 2. Communications Drill Reporting Spreadsheet 3. CVM reports 4. Updated COOP Plans 5. AAR/IP Survey 6. COVID-19 Impact Survey

		Completion Date
Deliverables	1. The Contractor shall submit a plan for access to epidemiological support via CO-SHARE.	No later than 9/30/2021
	2. The Contractor shall submit the 2021-22 CPG Survey via CO-PHRCA.	No later than 12/31/2021
	3. The Contractor shall submit the names of the individuals assisting with the development of the Regional Integrated Preparedness Plan in the Grant Reporting Spreadsheet.	No later than 12/31/2021
	4. The Contractor shall submit all agency-initiated drill report information in the Communications Drill Reporting Spreadsheet via CO-SHARE.	No later than 12/31/2021
	5. The Contractor shall submit updated agency contact information two (2) times per year via CO-SHARE.	No later than 12/31/2021 for the first submission and 6/15/22 for the second submission
	6. The Contractor shall submit CVM reports for two (2) completed mission drills or real events via CO-SHARE.	No later than 3/31/2022
	7. The Contractor shall submit copies of CVM administrator training certificates for primary and-alternate administrators via CO-SHARE.	No later than 3/31/2022

EXHIBIT E

	8. The Contractor shall submit updated agency COOP plan via CO-SHARE.	No later than 6/15/2022
	9. The Contractor shall submit the names of the individuals participating in the CDPHE offered COOP training in the Grant Reporting Spreadsheet.	No later than 6/15/2022
	10. The Contractor shall submit the COVID-19 Pandemic Impact Survey via CO-SHARE.	No later than 6/15/2022
	11. The Contractor shall submit initial recovery planning documents via CO-SHARE.	No later than 6/15/2022
	12. The Contractor shall submit the COVID-19 AAR/IP Survey via CO-SHARE.	No later than 6/15/2022
	13. The Contractor shall submit a "Stories from the Field" form via CO-SHARE.	No later than 6/15/2022

IV. Monitoring:

CDPHE's monitoring of this contract for compliance with performance requirements will be conducted throughout the contract period by the Contract Monitor. Methods used will include a review of documentation determined by CDPHE to be reflective of performance to include progress reports, invoices, site visit results, electronic data, and other fiscal and programmatic documentation as applicable. The Contractor's performance will be evaluated at set intervals and communicated to the contractor. A Final Contractor Performance Evaluation will be conducted at the end of the life of the contract.

V. Resolution of Non-Compliance:

The Contractor will be notified in writing within thirty **(10)** calendar days of discovery of a compliance issue. Within ten **(30)** calendar days of discovery, the Contractor and the State will collaborate, when appropriate, to determine the action(s) necessary to rectify the compliance issue and determine when the action(s) must be completed. The action(s) and timeline for completion will be documented in writing and agreed to by both parties. If extenuating circumstances arise that requires an extension to the timeline, the Contractor must email a request to the CDPHE Grants Manager and receive approval for a new due date. The State will oversee the completion/implementation of the action(s) to ensure timelines are met and the issue(s) is resolved. If the Contractor demonstrates inaction or disregard for the agreed upon compliance resolution plan, the State may exercise its rights under the provisions of this contract.

DocuSign Envelope ID: 3164AB1C-506D-4F93-A282-13A591ADABB4

Exhibit F

Federal Provisions - Public Health Emergency Preparedness Program

For the purposes of this Exhibit only, Contractor is also identified as "Subrecipient." This Contract has been funded, in whole or in part, with an award of Federal funds. In the event of a conflict between the provisions of these Supplemental Provisions for Federal Awards, the Special Provisions, the Contract or any attachments or exhibits incorporated into and made a part of the Contract, the Supplemental Provisions for Federal Awards shall control. In the event of a conflict between the Supplemental Provisions for Federal Awards and the FFATA Supplemental Provisions (if any), the FFATA Supplemental Provisions shall control.

1) **Federal Award Identification.**

a. Subrecipient: Gunnison County Department of Health and Human Services
b. Subrecipient DUNS number: 133115220
c. The Federal Award Identification Number (FAIN) is N5 NU90TP922028-03-00 .
d. The Federal award date is 4/21/2021.
e. The subaward period of performance start date is 7/1/2019 and end date is 6/30/2024.
f. Federal Funds:

Federal Budget Period	Total Amount of Federal Funds Awarded	Amount of Federal Funds Obligated to CDPHE
7/1/2021 - 6/30/2022	11,433,680.00	10,393,965.00

g. Federal award title of project or program: Public Health Emergency Preparedness Program.
h. The name of the Federal awarding agency is: DEPARTMENT OF HEALTH AND HUMAN SERVICES Centers for Disease Control and Prevention and the contact information for the awarding official is Ruth Anderson vha@cdc.gov, Phone: 404 639-2737 ; the name of the pass-through entity is the State of Colorado, Department of Public Health and Environment (CDPHE), and the contact information for the CDPHE official is Miss Melanie Simons 4300 Cherry Creek Drive South OERP Denver, CO 80246-1530 Phone: 303-691-2950.
i. The Catalog of Federal Domestic Assistance (CFDA) number is CFDA# 93.069 and the grant name is Public Health Emergency Preparedness
j. This award is not for research & development.
k. Subrecipient is not required to provide matching funds. In the event the Subrecipient is required to provide matching funds, Section 8 of this Attachment applies.
l. The indirect cost rate for the Federal award (including if the de minimis rate is charged per 2 CFR §200.414 Indirect (F&A) costs) is pre-determined based upon the State of Colorado and CDPHE cost allocation plan.

2) Subrecipient shall at all times during the term of this contract strictly adhere to the requirements under the Federal Award listed above, and all applicable federal laws, Executive Orders, and implementing regulations as they currently exist and may hereafter be amended.

3) Any additional requirements that CDPHE imposes on Subrecipient in order for CDPHE to meet its own responsibility to the Federal awarding agency, including identification of any required financial and performance reports, are stated in the Exhibits.

4) Subrecipient's approved indirect cost rate is as stated in the Exhibits.

5) Subrecipient must permit CDPHE and auditors to have access to Subrecipient's records and financial statements as necessary for CDPHE to meet the requirements of 2 CFR §200.331 Requirements for pass-through entities, §§ 200.300 Statutory and National Policy Requirements through §200.309 Period of performance, and Subpart F—Audit Requirements of this Part.

6) The appropriate terms and conditions concerning closeout of the subaward are listed in Section 16 of this Attachment.

7) **Performance and Final Status.** Subrecipient shall submit all financial, performance, and other reports to CDPHE no later than 45 calendar days after the period of performance end date or sooner termination of this Contract containing an evaluation and review of Subrecipient's performance and the final status of Subrecipient's obligations hereunder.

8) **Matching Funds.** Subrecipient shall provide matching funds as stated in the Exhibits. Subrecipient shall have raised the full amount of matching funds prior to the Effective Date and shall report to CDPHE regarding the status of such funds upon request. Subrecipient's obligation to pay all or any part of any matching funds, whether direct or contingent, only extends to funds duly and lawfully appropriated for the purposes of this Contract by the authorized representatives of the Subrecipient and paid into the Subrecipient's treasury or bank account. Subrecipient represents to CDPHE that the amount designated as matching funds has been legally appropriated for the purposes of this Contract by its authorized representatives and paid into its treasury or bank account. Subrecipient does not by this Contract irrevocably pledge present cash reserves for payments in future fiscal years, and this Contract is not intended to create a multiple-fiscal year debt of the Subrecipient. Subrecipient shall not pay or be liable for any claimed interest, late charges, fees, taxes or penalties of any nature, except as required by Subrecipient's laws or policies.

9) **Record Retention Period.** The record retention period previously stated in this Contract is replaced with the record retention period prescribed in 2 CFR §200.333.

10) **Single Audit Requirements.** If Subrecipient expends $750,000 or more in Federal Awards during Subrecipient's fiscal year, Subrecipient shall procure or arrange for a single or program-specific audit conducted for that year in accordance with the provisions of Subpart F-Audit Requirements of the Uniform Guidance, issued pursuant to the Single Audit Act Amendments of 1996, (31 U.S.C. 7501-7507). 2 CFR §200.501.

11) **Contract Provisions**. Subrecipient shall comply with and shall include all of the following applicable provisions in all subcontracts entered into by it pursuant to this Contract:

a. Office of Management and Budget Circulars and The Common Rule for Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments, as applicable;
b. when required by Federal program legislation, the "Davis-Bacon Act", as amended (40 U.S.C. 3141-3148) as supplemented by Department of Labor Regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction");
c. when required by Federal program legislation, the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building of Public Work Financed in Whole or in Part by Loans or Grants from the United States").

d. 42 U.S.C. 6101 *et seq.*, 42 U.S.C. 2000d, 29 U.S.C. 794 (regarding discrimination);
e. the "Americans with Disabilities Act" (Public Law 101-336; 42 U.S.C. 12101, 12102, 12111 - 12117, 12131 - 12134, 12141 - 12150, 12161 - 12165, 12181 - 12189, 12201 - 12213 and 47 U.S.C. 225 and 47 U.S.C. 611);
f. when applicable, the Contractor shall comply with the provisions of the "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments" (Common Rule);
g. The Federal Funding Accountability and Transparency Act of 2006 (Public Law 109-282), as amended by §6062 of Public Law 110-252, including without limitation all data reporting requirements required there under. This Act is also referred to as FFATA.
h. Contractor shall comply with the provisions of Section 601 of Title VI of the Civil Rights Act of 1964, as amended.
i. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 comply with the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity: (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.
j. where applicable, Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708).
k. if the Federal award meets the definition of "funding agreement" under 37 CFR § 401.2 (a) and the recipient or subrecipient wishes to enter into an agreement with a small business firm or nonprofit organization, comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.
l. the Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended.
m. if applicable, comply with the mandatory standards and policies on energy efficiency contained within the State of Colorado's energy conservation plan issued in compliance with the Energy Policy and Conservation Act, 42 U.S.C. 6201.
n. the Contractor and all principals are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency; the Contractor and all principals shall comply with all applicable regulations pursuant to Executive Order 12549 (3 CFR Part 1986 Comp., p. 189) and Executive Order 12689 (3 CFR Part 1989 Comp., p. 235), Debarment and Suspension; and,
o. the Contractor shall comply where applicable, the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352).

12) **Compliance.** Subrecipient shall comply with all applicable provisions of The Office of Management and Budget Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), including but not limited to these Supplemental Provisions for Federal Awards. Any revisions to such provisions automatically shall become a part of these Supplemental Provisions, without the necessity of either party executing any further instrument. CDPHE may provide

written notification to Subrecipient of such revisions, but such notice shall not be a condition precedent to the effectiveness of such revisions.

13) **Procurement Procedures.** Subrecipient shall use its own documented procurement procedures which reflect applicable State, local, and Tribal laws and regulations, provided that the procurements conform to applicable Federal law and the standards identified in the Uniform Guidance, including without limitation, §§200.318 through 200.326 thereof.

14) **Certifications.** Unless prohibited by Federal statutes or regulations, CDPHE may require Subrecipient to submit certifications and representations required by Federal statutes or regulations on an annual basis (2 CFR §200.208). Submission may be required more frequently if Subrecipient fails to meet a requirement of the Federal award. Subrecipient shall certify in writing to CDPHE at the end of the Contract that the project or activity was completed or the level of effort was expended. 2 CFR §200.201(b)(3). If the required level of activity or effort was not carried out, the amount of the Contract must be adjusted.

15) **Event of Default.** Failure to comply with the Uniform Guidance or these Supplemental Provisions for Federal Awards shall constitute an event of default under the Contract pursuant to 2 CFR §200.339 and CDPHE may terminate the Contract in accordance with the provisions in the Contract.

16) **Close- Out.** Subrecipient shall close out this Contract within 45 days after the End Date. Contract close out entails submission to CDPHE by Subrecipient of all documentation defined as a deliverable in this Contract, and Subrecipient's final reimbursement request. If the project has not been closed by the Federal awarding agency within 1 year and 45 days after the End Date due to Subrecipient's failure to submit required documentation that CDPHE has requested from Subrecipient, then Subrecipient may be prohibited from applying for new Federal awards through the State until such documentation has been submitted and accepted.

17) **Erroneous Payments.** The closeout of a Federal award does not affect the right of the Federal awarding agency or CDPHE to disallow costs and recover funds on the basis of a later audit or other review. Any cost disallowance recovery is to be made within the record retention period.

EXHIBIT END

DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

CONTRACT ROUTING NO. CT 2020*248

APPROVED TASK ORDER CONTRACT – WAIVER #154

This task order contract is issued pursuant to master contract made on 11/23/2016, with routing number 18 FAA 00023.

STATE:
State of Colorado for the use & benefit of the
Department of Public Health and Environment
Office of Emergency Preparedness and Response
4300 Cherry Creek South Drive
Denver, Colorado 80246

CONTRACTOR:
Board of County Commissioners of Gunnison County
(a political subdivision of the state of Colorado)
200 East Virginia Avenue
Gunnison, Colorado 81230-2297
for the use and benefit of the
Gunnison County Department of Health and Human Services
220 North Spruce Street
Gunnison, Colorado 81230
CONTRACTOR DUNS: 133115220
CONTRACTOR ENTITY TYPE:

Political Subdivision

CONTRACT MADE DATE: 5/1/2019

BILLING STATEMENTS RECEIVED:
Monthly

TERM:
This contract shall be effective upon approval by the State Controller, or designee, or on 07/01/2019, whichever is later. The contract shall end on 06/30/2020.

STATUTORY AUTHORITY: Not Applicable

CLASSIFICATION: Subrecipient

PROCUREMENT METHOD:
Exempt

BID/RFP/LIST PRICE AGREEMENT NUMBER:
N/A

CONTRACT PRICE NOT TO EXCEED: $23,152.00
FEDERAL FUNDING DOLLARS: $23,152.00
STATE FUNDING DOLLARS: $0..00
OTHER FUNDING DOLLARS: $0.00
Specify "Other": $0.00

LAW SPECIFIED VENDOR STATUTE:
N/A

MAXIMUM AMOUNT AVAILABLE PER FISCAL YEAR:
FY20: $23,152.00

STATE REPRESENTATIVE:
Melanie Simons
PHEP Grant Branch Manager
Colorado Dept. of Public Health and Environment
Office of Emergency Preparedness and Response
4300 Cherry Creek South Drive
Denver, Colorado 80246

PRICE STRUCTURE: Cost Reimbursement

CONTRACTOR REPRESENTATIVE:
Joni Reynold
Gunnison County Department of Health and Human Services
220 North Spruce Street
Gunnison, Colorado 81230

PROJECT DESCRIPTION:
The Public Health Emergency Preparedness Program (PHEP) supports public health departments across the nation to upgrade their ability to effectively respond to a range of public health threats, including infectious diseases, natural disasters, and biological, chemical, nuclear, and radiological events.

Task Order CMS Number: 129533
Contract Routing Number: CT 2020*248

EXHIBITS:

The following exhibits are hereby incorporated:

Exhibit A -	Additional Provisions (and any of its Attachments; e.g., A-1, A-2, etc.)
Exhibit B -	Statement of Work (and any of its Attachments; e.g., B-1, B-2, etc.)
Exhibit C -	Budget (and any of its Attachments; e.g., C-1, C-2, etc.)
Exhibit D -	Sample Option Letter

GENERAL PROVISIONS

The following clauses apply to this Task Order Contract. These general clauses may have been expanded upon or made more specific in some instances in exhibits to this Task Order Contract. To the extent that other provisions of this Task Order Contract provide more specificity than these general clauses, the more specific provision shall control.

1. This Task Order Contract is being entered into pursuant to the terms and conditions of the Master Contract including, but not limited to, Exhibit One thereto. The total term of this Task Order Contract, including any renewals or extensions, may not exceed five (5) years. The parties intend and agree that all work shall be performed according to the standards, terms and conditions set forth in the Master Contract.

2. In accordance with section 24-30-202(1), C.R.S., as amended, this Task Order Contract is not valid until it has been approved by the State Controller, or an authorized delegee thereof. The Contractor is not authorized to, and shall not; commence performance under this Task Order Contract until this Task Order Contract has been approved by the State Controller or delegee. The State shall have no financial obligation to the Contractor whatsoever for any work or services or, any costs or expenses, incurred by the Contractor prior to the effective date of this Task Order Contract. If the State Controller approves this Task Order Contract on or before its proposed effective date, then the Contractor shall commence performance under this Task Order Contract on the proposed effective date. If the State Controller approves this Task Order Contract after its proposed effective date, then the Contractor shall only commence performance under this Task Order Contract on that later date. The initial term of this Task Order Contract shall continue through and including the date specified on page one of this Task Order Contract, unless sooner terminated by the parties pursuant to the terms and conditions of this Task Order Contract and/or the Master Contract. Contractor's commencement of performance under this Task Order Contract shall be deemed acceptance of the terms and conditions of this Task Order Contract.

3. The Master Contract and its exhibits and/or attachments are incorporated herein by this reference and made a part hereof as if fully set forth herein. Unless otherwise stated, all exhibits and/or attachments to this Task Order Contract are incorporated herein and made a part of this Task Order Contract. Unless otherwise stated, the terms of this Task Order Contract shall control over any conflicting terms in any of its exhibits. In the event of conflicts or inconsistencies between the Master Contract and this Task Order Contract (including its exhibits and/or attachments), or between this Task Order Contract and its exhibits and/or attachments, such conflicts or inconsistencies shall be resolved by reference to the documents in the following order of priority: 1) the Special Provisions of the Master Contract; 2) the Master Contract (other than the Special Provisions) and its exhibits and attachments in the order specified in the Master Contract; 3) this Task Order Contract; 4) the

Additional Provisions - **Exhibit A**, and its attachments if included, to this Task Order Contract; 5) the Scope/Statement of Work - **Exhibit B**, and its attachments if included, to this Task Order Contract; 6) other exhibits/attachments to this Task Order Contract in their order of appearance.

4. The Contractor, in accordance with the terms and conditions of the Master Contract and this Task Order Contract, shall perform and complete, in a timely and satisfactory manner, all work items described in the Statement of Work and Budget, which are incorporated herein by this reference, made a part hereof and attached hereto as "**Exhibit B**" and "**Exhibit C**".

5. The State, with the concurrence of the Contractor, may, among other things, prospectively renew or extend the term of this Task Order Contract, subject to the limitations set forth in the Master Contract, increase or decrease the amount payable under this Task Order Contract, or add to, delete from, and/or modify this Task Order Contract's Statement of Work through a contract amendment. To be effective, the amendment must be signed by the State and the Contractor, and be approved by the State Controller or an authorized delegate thereof. This contract is subject to such modifications as may be required by changes in Federal or State law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this Task Order Contract on the effective date of such change as if fully set forth herein.

6. The conditions, provisions, and terms of any RFP attached hereto, if applicable, establish the minimum standards of performance that the Contractor must meet under this Task Order Contract. If the Contractor's Proposal, if attached hereto, or any attachments or exhibits thereto, or the Scope/Statement of Work - Exhibit B, establishes or creates standards of performance greater than those set forth in the RFP, then the Contractor shall also meet those standards of performance under this Task Order Contract.

7. **STATEWIDE CONTRACT MANAGEMENT SYSTEM** *[This section shall apply when the Effective Date is on or after July 1, 2009 and the maximum amount payable to Contractor hereunder is $100,000 or higher]*

By entering into this Task Order Contract, Contractor agrees to be governed, and to abide, by the provisions of CRS §24-102-205, §24-102-206, §24-103-601, §24-103.5-101 and §24-105-102 concerning the monitoring of vendor performance on state contracts and inclusion of contract performance information in a statewide contract management system.

Contractor's performance shall be evaluated in accordance with the terms and conditions of this Task Order Contract, State law, including CRS §24-103.5-101, and State Fiscal Rules, Policies and Guidance. Evaluation of Contractor's performance shall be part of the normal contract administration process and Contractor's performance will be systematically recorded in the statewide Contract Management System. Areas of review shall include, but shall not be limited to quality, cost and timeliness. Collection of information relevant to the performance of Contractor's obligations under this Task Order Contract shall be determined by the specific requirements of such obligations and shall include factors tailored to match the requirements of the Statement of Project of this Task Order Contract. Such performance information shall be entered into the statewide Contract Management System at intervals established in the Statement of Project and a final review and rating shall be rendered within 30 days of the end of the Task Order Contract term. Contractor shall be notified following each performance and shall address or correct any identified problem in a timely manner and maintain work progress.

Should the final performance evaluation determine that Contractor demonstrated a gross failure to meet the performance measures established under the Statement of Project, the Executive Director of the Colorado Department of Personnel and Administration (Executive Director), upon request by the Colorado Department of Public Health and Environment and showing of good cause, may debar Contractor and

prohibit Contractor from bidding on future contracts. Contractor may contest the final evaluation and result by: (i) filing rebuttal statements, which may result in either removal or correction of the evaluation (CRS §24-105-102(6)), or (ii) under CRS §24-105-102(6), exercising the debarment protest and appeal rights provided in CRS §§24-109-106, 107, 201 or 202, which may result in the reversal of the debarment and reinstatement of Contractor, by the Executive Director, upon showing of good cause.

8. If this Contract involves federal funds or compliance is otherwise federally mandated, the Contractor and its agent(s) shall at all times during the term of this contract strictly adhere to all applicable federal laws, state laws, Executive Orders and implementing regulations as they currently exist and may hereafter be amended. Without limitation, these federal laws and regulations include the Federal Funding Accountability and Transparency Act of 2006 (Public Law 109-282), as amended by §6062 of Public Law 110-252, including without limitation all data reporting requirements required there under. This Act is also referred to as FFATA.

SIGNATURE PAGE
Contract Routing Number: CT 2020*248

THE PARTIES HERETO HAVE EXECUTED THIS CONTRACT

Each person signing this Contract represents and warrants that he or she is duly authorized to execute this Contract and to bind the party authorizing his or her signature.

CONTRACTOR
Board of County Commissioners of Gunnison County
(A Political Subdivision of the State of Colorado)
For the use and benefit of the
Gunnison County Department of Health and Human Services

Political Subdivision

JONATHAN HOUCK
Print Name of Authorized Individual

CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS
Print Title of Authorized Individual

Signature of Authorized Individual

MAY 21, 2019
Date

STATE OF COLORADO
Jared S. Polis, Governor

Colorado Department of Public Health and Environment
Jill Hunsaker Ryan, MPH
Executive Director

By: Lisa McGovern
Lisa McGovern
Procurement and Contracts Section Director, CDPHE

6.17.19
Date

PROGRAM APPROVAL
Colorado Department of Public Health and Environment
Melanie Simons
PHEP Grant Program Manager

By: Melanie Simons
Signature of Authorized CDPHE Program Approver

5/31/19
Date

In accordance with §24-30-202 C.R.S., this Contract is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: _____
David Norris, Controller, CDPHE

Effective Date: 6/18/19

This page left intentionally blank.

ADDITIONAL PROVISIONS
To Contract Dated 5/1/2019 - CMS Contract Routing Number CT 2020*248

These provisions are to be read and interpreted in conjunction with the provisions of the Contract specified above.

1. This Contract contains federal funds (see Catalog of Federal Domestic Assistance (CFDA) number 93.069).

2. The United States Department of Health and Human Services ("HHS"), through the Center for Disease Control ("CDC") has awarded as of 07/01/2019 anticipated federal funds of $10,368,137.00 under Notice of Cooperative Agreement Award, hereinafter "NCAA", number **CDC-RFA-TP19-1901**, to perform the following– Public Health and Emergency Preparedness for the State of Colorado.

   If the underlying Notice of Cooperative Agreement Award "NCAA" authorizes the State to pay all allowable and allocable expenses of a Contractor as of the Effective Date of that NCAA, then the State shall reimburse the Contractor for any allowable and allocable expenses of the Contractor that have been incurred by the Contractor since the proposed Effective Date of this Contract. If the underlying NCAA does not authorize the State to pay all allowable and allocable expenses of a Contractor as of the Effective Date of that NCAA, then the State shall only reimburse the Contractor for those allowable and allocable expenses of the Contractor that are incurred by the Contractor on or after the Effective Date of this Contract, with such Effective Date being the later of the date specified in this Contract or the date the Contract is signed by the State Controller or delegee.

3. To receive compensation under the Contract, the Contractor shall submit a signed Monthly Invoice Form. This form is titled CDPHE STANDARD Reimbursement Invoice Form and is accessible from the CDPHE internet website https://www.colorado.gov/pacific/cdphe/standardized-invoice-form-and-links the form is incorporated and made part of this Contract by reference. The Invoice Form must be submitted no later than **forty-five (45)** calendar days after the end of the billing period for which services were rendered. Expenditures shall be in accordance with the Statement of Work and Budget. The Contractor shall submit the invoice using the method listed below.

   Scan the completed and signed Invoice Form and supporting documentation into an electronic document. Email the Invoice form and supporting documentation to: OEPR Fiscal Staff, cdphe_eprfiscal@state.co.us

   Final billings under the Contract must be received by the State within a reasonable time after the expiration or termination of the Contract; but in any event no later than **forty-five (45)** calendar days from the effective expiration or termination date of the Contract.

4. Time Limit for Acceptance of Deliverables.

   Evaluation Period. The State shall have **forty-five (45)** calendar days from the date a deliverable is delivered to the State by the Contractor to evaluate that deliverable, except for those deliverables that have a different time negotiated by the State and the Contractor.

   Notice of Defect. If the State believes in good faith that a deliverable fail to meet the design specifications for that particular deliverable, or is otherwise deficient, then the State shall notify the Contractor of the failure or deficiencies, in writing, within thirty (30) calendar days of: 1) the date the deliverable is delivered to the State by the Contractor if the State is aware of the failure or deficiency at the time of delivery; or 2) the date the State becomes aware of the failure or deficiency. The above time frame shall apply to all deliverables except for those deliverables that have a different time negotiated by the State and the Contractor in writing pursuant to the State's fiscal rules.

   Time to Correct Defect. Upon receipt of timely written notice of an objection to a completed deliverable, the Contractor shall have a reasonable period of time, not to exceed thirty (30) calendar

days, to correct the noted deficiencies. If the Contractor fails to correct such deficiencies within thirty (30) calendar days, the Contractor shall be in default of its obligations under this Task Order Contract and the State, at its option, may elect to terminate this Task Order Contract or the Master Contract and all Task Order Contracts entered into pursuant to the Master Contract.

5. Health Insurance Portability and Accountability Act (HIPAA) Business Associate Determination.

The State has determined that this Contract does not constitute a Business Associate relationship under HIPAA.

6. This award does not include funds for Research and Development.

7. Other than for normal and recognized executive-legislative relationships, no funds may be used for:

Publicity or propaganda purposes, for the preparation, distribution, or use of any material designed to support or defeat the enactment of legislation before any legislative body the salary or expenses of any grant or contract recipient, or agent acting for such recipient, related to any activity designed to influence the enactment of legislation, appropriations, regulation, administrative action, or Executive order proposed or pending before any legislative body

8. Contracting Provisions

The Contractor shall ensure that all service related expenses are completed and all goods related expenses are received on or before **the expiration of the contract.**

The Contractor shall maintain a complete file of all records, documents, communications, and other materials that pertain to the operation of the activities under this contractual agreement for six years. Such files shall be sufficient to properly reflect all direct and indirect costs of labor, materials, equipment, supplies and services, and other costs of whatever nature for which a reimbursement was made. These records shall be maintained according to generally accepted accounting principles and shall be easily separable from other Contractor records. Contactor's auditor shall perform audits in accordance with the requirements of the OMB Circulars A-87 (Cost Principles for State, Local, and Tribal Governments), A-122 (Cost Principles for Non-Profit Organizations) and A-133 (Audits of States, Local Governments, and Non-Profit Organizations), as applicable.

The Contractor must perform a substantial role in carrying out project outcomes and not merely serve as a conduit for an award to another party or provider who is ineligible.

9. Fiscal Provisions

Supplantation:

Cooperative agreement funds cannot supplant any current state or local expenditures. Supplantation refers to the replacement of non-federal funds with federal funds intended to support the same activities. The Public Health Service Act, Title I, Section 319 (c) specifically States: "SUPPLEMENT NOT SUPPLANT. Funds appropriated under this section shall be used to supplement other federal, state, and local public funds provided for activities under this section."

Contractor shall ensure that reimbursement requests are not duplicated under any other Public Health Emergency Preparedness funding or utilized to supplant non-related activities or programs. Contractor shall ensure appropriate distribution of costs in direct relation to the activities performed.

Unallowable Costs:

1. Payment or reimbursement of backfilling costs for staff.
2. Construction or major renovations.
3. Salary of an individual at a rate in excess of Executive Level II or $187, 000 per year.

4. The purchase of clothing such as jeans, cargo pants, polo shirts, jumpsuits, sweatshirts, or T-shirts.
5. The purchase or support (feed) for animals for labs, including mice.
6. The purchase a house or other living quarters for those under quarantine.
7. The purchase vehicles to be used as means of transportation for carrying people or goods, such as passenger cars or trucks and electrical or gas-driven motorized carts.
8. Funds shall not be used for clinical care.
9. Funds shall not be used for entertainment, including amusement, diversion, and social activities and any costs directly associated with such costs.
10. Recipients shall not use funds for fund raising activities and lobbying.

2 CFR 200 Code of Federal Regulations
The contractor shall follow the regulations and guidance put forth by the Federal Government as described in the "Super Circular". This information is available on the following website https://www.ecfr.gov/cgi-bin/text-idx?tpl=/ecfrbrowse/Title02/2cfr200_main_02.tpl and is incorporated and made part of this contract by reference.

10. Budget Line Definitions
The Contractor has the ability, with written approval from OEPR fiscal staff, to move 10 % of funds from budget category to budget category not to exceed the total dollar amount of the contract.

The Contractor shall request approval from their Contract and Fiscal Monitor for expenditures of $5,000.00 or more before purchasing. This requirement does not include personnel expenses.

Personnel: The Contractor shall dedicate the necessary funds to support salary and fringe for any staff member devoting time and effort towards the accomplishment of any activities identified under this Scope of Work.

Equipment: The Contractor shall purchase equipment, as well as maintain the working order of any existing equipment, required to meet any activity identified under this Scope of Work such as personal and portable computers, communication radios, cellular telephones, facsimile machines, laboratory equipment, training equipment, public information kits, etc.

Travel: The Contractor shall support travel related costs to ensure accomplishment of activities identified under this Scope of Work such as regional planning meetings, local partner planning meetings, attendance at training sessions, conferences, and agency representation at the Emergency Preparedness and Response conference calls.

Operating and Supplies: The Contractor shall support operating and supply costs directly associated with any activities identified under this Scope of Work such as high-speed Internet connections, notification systems, telephone and communication systems, office supplies, copying, printing, postage, room rental, software purchase and upgrades, etc.

Indirect: A Contractor's allowable indirect rate is the current Negotiated Indirect Rate Agreement on file with Colorado Department of Public Health and Environment Internal Auditor's office. In the event there is no such agreement on file, the allowable indirect rate shall default to 10% of Direct Salaries & Wages, Including Fringe Benefits. If there was a negotiated indirect rate in the past, but it has expired, the contractor is not allowed to claim the 10% default rate. The contractor cannot claim any indirect rate until they have negotiated a new rate with CDPHE internal Auditor's office as per the OMB super circular. If a new or revised Negotiated Indirect Rate Agreement is filed with the CDPHE Internal Auditor's office during the current term of this Agreement, the new indirect rate may be used for the remainder of the current performance period and will *not* be retroactive to the effective date of the Agreement.

11. Deployment of HPP- and PHEP-funded equipment, supplies and personnel via the Emergency Management Assistance Compact (EMAC) for the purpose of mutual aid and assistance between states during a governor declared State of emergency or disaster is permitted, but is subject to 101 the Federal provisions of 45 CFR 75. However, affected States must notify their CDC Grants Management Specialist within a 24-

hour period of the personnel, services and/or equipment being loaned out for the emergency. Awardees should follow their state legislation which governs how they will operate during an emergency or when another state requests assistance via EMAC. Awardees may reference the EMAC website for detailed information via www.emacweb.org . Additional guidance can be found in the 2020-2025 HPP-PHEP Supplemental Guidelines.

12. The State, at its discretion, shall have the option to extend the term under this Contract beyond the Initial Term for a period or for successive periods, of 1 year at the same rates and under the same terms specified in the Contract. In order to exercise this option, the State shall provide written notice to Contractor in as form substantially equivalent to **Exhibit D**. If exercised, the provisions of the Option Letter shall become part of and be incorporated in the original contract. The total duration of this contract shall not exceed 5 years.

13. The State, at its discretion, shall have the option to increase or decrease the statewide quantity of Goods and/or Services based upon the rates established in this Contract, and modify the maximum amount payable accordingly. In order to exercise this option, the State shall provide written notice to Contractor in as form substantially equivalent to **Exhibit D**. Delivery of Goods and/or performance of Services shall continue at the same rates and terms as described in this Contract.

14. The contractor shall provide written notification to CDPHE OEPR PHEP Program Manager and OEPR Grants Branch Manager of emergency preparedness and response regional staff (including regional generalists and regional epidemiologists) position vacancies. This notification should include:

A. name of the regional staff person leaving the position;
B. the date the vacancy will occur;
C. the estimated date when the vacancy will be filled and;
D. Name of replacement once filled.

CDPHE will assist hosting agencies by providing resources and training if needed and requested to new regional staff.

STATEMENT OF WORK
To Original Contract Routing Number CT 2020*248

These provisions are to be read and interpreted in conjunction with the provisions of the contract specified above.

I. Project Description:

This project serves to improve medical and public health care preparedness, response, and recovery capabilities at the federal, state and local level. The aligned PHEP cooperative agreement provides technical assistance and resources to support state, local, tribal and territorial public health departments, along with HCCs and health care organizations, to show measurable and sustainable progress toward achieving the preparedness and response capabilities that promote prepared and resilient communities.

II. Definitions:

1. AAR-After Action Report
2. AFN-Access and Functional Needs
3. CDPHE-Colorado Department of Public Health and Environment
4. C-MIST-Communication, Maintaining Health, Independence, Services and Support, Transportation
5. CNS-Colorado Notification System
6. COOP-Continuity of Operations Plan
7. CO-SHARE-Colorado State Health and Readiness Exchange
8. CO.TRAIN-Colorado Training Finder Real-Time Affiliate Integrated Network
9. CPG-Capability Planning Guide
10. CVM-Colorado Volunteer Mobilizer
11. DHSEM-Divison of Homeland Security and Emergency Management
12. DOC-Department Operations Center
13. EOP-Emergency Operations Plan
14. ESAR-VHP- Emergency System for Advance Registration of Volunteer Health Professionals
15. HAN-Health Alert Network
16. HCC-Healthcare Coalition
17. HVA-Hazards Vulnerability Assesment
18. ICS-Incident Command Structure
19. IMATS- Inventory Management and Tracking System
20. IP-Improvement Plan
21. LPHA-Local Public Health Agency
22. MCM-Medical Countermeasure
23. MYTEP-Multi-Year Training and Exercise Plan
24. NIMS-National Incident Management System
25. OEPR-Office of Emergency Preparedness and Response
26. POD-Point of Dispensing
27. PHEOP-Public Health Emergency Operations Plan
28. RTP-Regional Transfer Point
29. SNS-Strategic National Stockpile
30. TEPW-Training and Exercise Planning Workshop

III. Work Plan:

Goal #1: Increase capacity for preparedness, response and recovery in Colorado.
Objective #1: No later than the expiration date of the Contract, provide public health preparedness; improve response and recovery activities through planning.

Primary Activity #1	The Contractor shall update their agency COOP (Continuity of Operations Plan) to meet the minimum federal requirements.
Primary Activity #2	The Contractor shall complete the 'Critical Workforce Group Tiers' spreadsheet.
Primary Activity #3	The Contractor shall develop or update their agency Volunteer Management Plan.
Primary Activity #4	The Contractor shall coordinate a minimum of two (2) county-level Pandemic Influenza planning meetings with relevant subject matter experts and community partners, including AFN representatives, to orient partners on the local/county pandemic plan.
Primary Activity #5	The Contractor shall participate in planning for the Coalition Surge Test (CST) as a core member of the HCC.
Primary Activity #6	The Contractor shall incorporate the OEPR Situational Awareness Tool into their PHEOP.
Primary Activity #7	The Contractor shall complete the 'Access and Functional Needs and Community Partners' report to identify current and desired engagement of community organizations who can provide relationships or support to their public's access and functional needs.
Primary Activity #8	The Contractor shall create a plan or integrate into existing plans AFN resources/practices and intentional community engagement into the 2021 Full Scale Exercise in its jurisdiction.
Primary Activity #9	The Contractor shall conduct one-to-one interviews or focus groups with at least three (3) stakeholders/community groups OR document action steps identified from community conversations in the last year to integrate jurisdictional access & functional needs in public health emergency plans and practices.
Primary Activity #10	The Contractor shall participate in the HCC HVA.
Primary Activity #11	The Contractor shall update their local community and responder Mass Prophylaxis/ Vaccination/POD Plans.
Primary Activity #12	The Contractor shall assist in the planning/responding to issues impacting high-risk populations such as people experiencing homelessness and/or substance use issues.
Primary Activity #13	The Contractor shall participate in the Regional ESF#8 Training and Exercise Planning Workshop attended by at a minimum, hospitals, EMS, emergency management organizations, and public health agencies.
Primary Activity #14	The Contractor shall participate in the development of a Regional ESF#8 Multi-Year Training and Exercise Plan that includes at a minimum, hospitals, EMS, emergency management organizations, and public health agencies.
Primary Activity #15	The Contractor shall participate in the Regional Pandemic Influenza Tabletop Exercise with Regional Staff and the Readiness and Response Coordinator.

Primary Activity #16	The Contractor shall attend the 2019 OEPR Annual Meeting.
Objective #2: No later than the expiration date of the Contract, provide public health preparedness; improve response and recovery activities through training.	
Primary Activity #1	The Contractor shall have a trained primary and back-up CVM administrator.
Primary Activity #2	The Contractor shall participate in a web-based training on the OEPR Situational Awareness Tool.
Primary Activity #3	The Contractor shall participate in a web-based training on completing the 'Critical Workforce Group Tiers' worksheet.
Primary Activity #4	The Contractor shall participate in a web-based training on 'Vaccination Planning for Critical Workforce Groups'.
Objective #3: No later than the expiration date of the Contract, provide public health preparedness, and improve response and recovery activities through exercises.	
Primary Activity #1	The Contractor shall complete the Coalition Surge Test (CST) as a core member of the HCC.
Primary Activity #2	The Contractor shall participate in quarterly redundant communications (eg. 800MgHz radio) drills conducted by OEPR.
Primary Activity #3	The Contractor shall conduct a minimum of two (2) redundant communications drills with local operational sites (eg. PODs).
Primary Activity #4	The Contractor shall conduct a minimum of two (2) HAN Communication Drills.
Primary Activity #5	The Contractor shall participate in a minimum of two (2) IMATS SNS Resource Request Drills
Primary Activity #6	The Contractor shall create and send out two (2) mission drills utilizing the CVM
Objective #4: No later than the expiration date of the Contract, provide public health preparedness, and improve response and recovery activities through additionally identified needs.	
Primary Activity #1	The Contractor shall complete the 2019-20 CPG Survey with input from all relevant partners in its jurisdiction.
Primary Activity #2	The Contractor shall retain trained personnel to manage and monitor routine jurisdictional surveillance and epidemiological investigation systems and support surge requirements in response to threats.

Primary Activity #3	The Contractor shall attend a minimum of one (1) Regional HCC or HCC Chapter meeting/per quarter.
Primary Activity #4	The Contractor shall update agency contact info twice/year in CO-SHARE.
Standards and Requirements	1. The Contractor shall utilize the 'Public Health Emergency Preparedness and Response Capability-National Standards for State, Local, Tribal and Territorial Public Health, October 2018' as guidance for all planning activities. This document is incorporated and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/ 2. The Contractor shall highlight or indicate areas of the COOP (Continuity of Operations Plan) that have been revised with the minimum federal requirements. These requirements are outlined in the PHEP NOFO COOP Requirements. This document is incorporated and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/ 3. CDPHE shall provide the 'Critical Worforce GroupTiers' worksheet template to contractor no later than 7/1/2019. This document is incorporated and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/. 4. The Contractor shall comply with the requirements stated in the "*Allocating and Targeting Pandemic Influenza Vaccine during an Influenza Pandemic*" when completing the 'Critical Workforce Group Tiers' worksheet. This document is incorporated and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/. 5. CDPHE will provide technical assistance and guidance from CDC on Planning Considerations for Vaccinating Critical Workforce Groups' as it relates to Pandemic Operational Readiness. This will include new guidance from CDC, "*Implementing a Pandemic Influenza Vaccination Campaign*" and "*Roadmap for Allocating and Targeting Critical Workforce Groups for an Influenza Pandemic*". These documents will be incorporated upon release from CDC and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/ 6. The Contractor shall facilitate discussions with the Pandemic Planning group regarding non-pharmaceutical interventions, access and functional needs (AFN), vaccination of critical workforce, etc. The Contractor shall have the option of using a facilitation guide developed by CDPHE. This document is incorporated and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/. 7. The Contractor shall adhere to the following guidelines for the Pandemic Influenza planning meetings: create new pandemic planning group or work with existing group; include representation from diverse sectors such as immunization, epidemiology, emergency management, communication experts, schools, health care providers and hospitals, businesses, pharmacies, immunization staff etc.

	8. The Volunteer Management Plan must include: how LPHAs will manage walk-up volunteers, volunteer liability, licensure, Workman's Compensation, scope of practice, third party reimbursement issues, and documentation of ESAR-VHP compliant system if not using the Colorado Volunteer Mobilizer (CVM). CDPHE. CDPHE will provide Volunteer Plan guidance, including legal issues and managing spontaneous volunteers. This guidance is incorporated and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/. 9. CDPHE will provide access to the Situational Awareness Tool via CO-SHARE by July 1, 2019. This tool will be incorporated and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/. 10. The Contractor shall integrate the Situational Awareness Tool into the Concept of Operations section of their Public Health Emergency Operations Plan (PHEOP) or Communications Annex to establish a mechanism to monitor situational awareness during emergent and non-emergent times. 11. CDPHE will provide an 'Access & Functional Needs (AFN) and Community Partners report' template for LPHAs by July 1, 2019. This document is incorporated and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/ 12. CDPHE will provide an optional 2021 Full-Scale Exercise Community Engagement plan template for LPHAs to develop activities to integrate more public participation and AFN resources/practices into the 2021 Public Health Full-Scale Exercise Plan by July 1, 2019. This document is incorporated and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/ 13. CDPHE will provide a C-MIST driven AFN Conversations Guidance document to support one-to-one interviews and focus groups by July 1, 2019. This document is incorporated and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/ 14. The Contractor shall provide a HCC Healthcare Vulnerability Assesment (HVA) tool to include information that supports the public health priority to diagnose and investigate health problems and health hazards in the community, ensuring that endemic disease and novel threats are included in the analysis. CDPHE will provide the HCC HVA tool/template by July 1, 2019. This document is incorporated and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/. 15. The Contractor shall support and/or facilitate efficient, coordinated public health activities during the planning for or the duration of a response to issues impacting high-risk population such as people experiencing homelessness and/or substance use issues. 16. The Regional ESF#8 MYTEP must include five years of training and exercises, the integration of the HPP Health Care Coalition Training and Exercise Plan, and the required elements as indicated on the template provided by CDPHE via CO-SHARE. This document is incorporated and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/. 17. The Contractor shall support the TEPW with their subject-matter expertise, and logistical support as requested.

18. CDPHE will provide an exercise package for the Regional Pandemic Influenza Tabletop Exercise by July 1, 2019 that each region may use as a base template provided via CO-SHARE. These documents are incorporated and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/.

19. The Contractor must participate in the Regional Pandemic Influenza Tabletop Exercise as a "Player" so as to properly represent LPHA decisions and actions during a simulated event.

20. CVM administrators must have completed CVM Administrator training, signed the yearly confidentiality agreement and be recognized by OEPR as a CVM Administrator.

21. CVM Administrator training will be offered quarterly by CDPHE.

22. Contractors who have 10 employees or less may designate a regional staff member as their CVM Administrator backup. If a regional staff member is identified as the the back-up CVM Administrator, the regional staff member must provide written agreement to the CVM Coordinator.

23. CDPHE will validate attendance of the specific Situational Awareness Tool training attendee in CO.TRAIN.

24. CDPHE will conduct the 'Critical Workforce Group Tier Spreadsheet' training and validate contractor participation in CO.TRAIN.

25. CDPHE will provide the 'Vaccination Planning for Critical Workforce Groups' webinar to include an overview of new CDC guidance on "Implementing a Panflu Vaccination Campaign" and "Roadmap for Allocating and Targeting Critical Workforce Groups for an Influenza Pandemic".

26. The Contractor shall comply with the requirements stated in the Health Care Coalition Surge Test when completing the Coalition Surge Test Exercise. This information is located on the Public Health Emergency government website https://www.phe.gov/Preparedness/planning/hpp/Pages/coaltion-tool.aspx and is incorporated and made a part of this contract by reference.

27. A minimum of one (1) EPR Coordinator per agency must respond to the quarterly redundant communication drills conducted by OEPR.

28. Redundant Communication Drills can include communication via 800MgHz radios, cell phone, text and/or email.

29. Tactical Communication Drills (radios) will focus on information sharing between the state and local department operations centers (DOC) and communication between the Receive, Store, Stage (RSS) site and Regional Transfer Point (RTP) and Local Transfer Points (LTP).

30. Participation in redundant communication drills initiatied by CDPHE will be verified by CDPHE (i.e. CNS generated reports, radio drill spreadsheets).

	31. Drills conducted by the Contractor to local operational sites should be documented on the 'Communications Drill Reporting Spreadsheet' provided by CDPHE. 32. Local operational sites include the following: Department Operations Center (DOC); Open Point of Dispening (POD); Closed POD; Regional Transfer Point (RTP); Local Transfer Point (LTP); and Healthcare Coalition (HCC) member agencies. 33. Drills conducted by the contractor can be notification, exercise or real event. 34. Contractor will include cdphe_epr_sit@state.co.us when conducting HAN notifications and drills. 35. CDPHE will initiate and document IMATS SNS Resource Request Drills. 36. The Contractor shall sign-up for the IMATS SNS Resource Request Drill electronically via CO.TRAIN. 37. The Contractor shall use a 213rr or other inventory form to conduct IMATS SNS Resource Requrest drills. Resource Request forms are incorporated and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/. 38. CDPHE will verify participation in IMATS SNS Resource Request drills by reviewing resource requests in IMATS. 39. CDPHE will conduct IMATS drills once/quarter. 40. CDPHE will provide a schedule for all OEPR drills by July 1, 2019. This document is incorporated and made part of this contract by reference and is available on the following website https://sites.google.com/a/state.co.us/co-share/ 41. The Contractor shall complete the 2019-20 CPG Survey by using the CO-PHRCA (Colorado Public Health System Response Capacity Assessment). 42. The Contractor shall conduct the 2019-20 CO-PHRCA in a manner as identical as possible to the jurisdiction's CO-PHRCA in the previous grant year, or update the results from the previous grant year's CO-PHRCA. 43. CDPHE will provide results from the 2018-19 CO-PHRCA upon request. 44. The 2019-20 CPG Survey should be completed by soliciting input from the following partners (as applicable) Hospitals, Emergency Medical Services (EMS), Emergency Management, Behavioral Health, Home Health, Long-term Care/Assisted Living, Schools, Law Enforcement, Elected Officials, Non-Profit/Volunteer Organizations, Faith-Based Organizations, LPHA Laboratory Staff 45. CDPHE will provide guidance and tools for completing the 2019-20 CPG Survey, including access to the CO-PHRCA. This document is incorporated and made part of this contract by reference and is available on the following website:

	https://sites.google.com/a/state.co.us/co-share/. 46. Primary disease case investigation responsibility (i.e., local or state public health agency) and suggested public health response timelines are outlined on the CDPHE Communicable Disease Manual website in the *"Disease-case investigation guidance"* document found at the link titled "Public Health Reportable Condition Investigation Guidance". This document and website are incorporated and made part of the scope of work by reference and is available on the following website: https://www.colorado.gov/pacific/cdphe/communicable-disease-manual. 47. The Contractor will ensure the development and submission to CO-SHARE of AAR/IPs for all Tabletop Exercises within 60 days of event conclusion. 48. Functional exercises, full scale exercises, and real event responses must be submitted within 120 days of event conclusion.All joint HPP and PHEP exercises, including MCM exercises, shall include a surge of patients into the health care system. 49. Accommodations for at-risk populations should be incorporated into all plans and exercises and any access or functional needs of at-risk populations that may interfere with their ability to access or receive medical care before, during, or after a disaster or emergency should be considered. 50. The Contractor shall maintain NIMS compliance and a current emergency preparedness reponse plan. 51. EPR Coordinators with less than two (2) years of Colorado OEPR experience must complete the "Public Health Emergency Preparednes and Response 101" online course at https://www.train.org/colorado/course/1077760/compilation. This site is incorporated and made part of this contract by reference. 52. The Contractor shall assure they have members trained in the following systems as applicable (eg. CO-SHARE, CO.TRAIN, CNS, CVM, eICS, EMResource, IMATS). 53. CDPHE will provide training on OEPR systems upon request. 54. The Contractor shall shall register on CO.TRAIN for the 2019 OEPR Annual Meeting and sign-in at the registration desk. 55. LPHA representation at 2019 OEPR Annual Meeting cannot be met by Regional Staff attendance. 56. The Contractor shall register in CO.TRAIN for trainings as requested by OEPR. This information is located at the following website https://www.train.org/colorado and is incorporated and made part of this contract by reference. 57. The Contractor shall assist regional staff to fulfill the requirements of the Statement of Work upon request of the regional staff.

	58. The Contractor must update agency contact info twice/year at the following location in CoSharehttps://sites.google.com/a/state.co.us/co-share/home/lpha. This site is incorporated and made part of this contract by reference.
Expected Results of Activity(s)	Colorado public health agencies will have increased capacity to respond to public health emergencies and related events to which a public health response is necessitated.
Measurement of Expected Results	Review of plans and CPG data surveys

		Completion Date
Deliverables	1. The Contractor shall submit their updated agency COOP electronically via CO-SHARE.	No later than 3/31/20
	2. The Contractor shall submit their county-level Critical Workforce Group Tiers worksheet electronically via CO-SHARE.	No later than 3/31/20
	3. The Contractor shall submit their Volunteer Management Plan electronically via CO-SHARE.	No later than 3/31/20
	4. The Contractor shall submit notes/attendance roster from a minimum of one (1) HCC Coalition Surge Test (CST) planning meeting electronically via CO-SHARE.	No later than 3/31/20
	5. The Contractor will submit an updated PHEOP electronically via CO-SHARE.	No later than 3/31/20
	6. The Contractor shall submit an 'Access & Functional Needs and Community Partners' report electronically via CO-SHARE.	No later than 12/31 19
	7. The Contractor shall submit a 'Community Engagement and AFN Integration Plan' for the 2021 FSE electronically via CO-SHARE.	No later than 6/15/20
	8. The Contractor shall submit at least one collaboration activity identified with community partners to better integrate Access & Functional Needs into public health emergency plans or practices electronically via CO-SHARE.	No later than 6/15/20
	9. The Contractor shall indicate names of staff participating in the Regional HCC HVA electronically via CO-SHARE.	No later than 6/15/20
	10. The Contractor shall submit an updated community and responder Mass Prophylaxis/Vaccination/POD electronically via CO-SHARE.	No later than 3/31/20
	11. The Contractor shall submit any planning documentation, incident action plans or ICS org charts regarding any Hep A related response or planning initiative electronically via COSHARE.	No Later Than 6/15/20
	12. The Contractor shall indicate names of the individuals assisting with the Regional ESF#8 MYTEP Development electronically via CO-SHARE.	No later than 12/31/19
	13. The Contractor shall indicate the names of individuals attending the Regional ESF#8 Training and Exercise Planning Workshop electronically via CO-SHARE.	No later than 12/31/19
	14. The Contractor shall indicate electronically the names of the individuals participating in the Regional Pandemic Influenza Tabletop Exercise electronically via CO-SHARE.	No later than 6/15/20

	15. The Contractor shall indicate electronically the names of individual attending the 2019 OEPR Annual Meeting electronically via CO-SHARE.	No later than 12/31/19
	16. The Contractor shall submit minutes, agendas and roster for meetings regarding pandemic influenza planning electronically via CO-SHARE.	No later than 6/15/20
	17. The Contractor shall submit copies of CVM administrator training certificates for primary and back up administrators electronically via CO-SHARE.	No later than 3/31/20
	18. The Contractor shall document the name of the 2019 OEPR Annual Meeting attendee electronically via CO-SHARE.	No later than 12/31/20
	19. The Contractor shall indicate names of individuals participating in the Critical Workforce Group Vaccination Planning webinar electronically via CO-SHARE.	No later than 3/31/2020
	20. The Contractor shall indicate names of individuals participating in the Critical Workforce Group-Tiers Spreadsheet webinar electronically via CO-SHARE.	No later than 9/30/19
	21. The Contractor shall submit documentation of participation of in the HCC Coalition Surge Test (CST) electronically via CO-SHARE.	No later than 6/15/20
	22. The Contractor shall submit agency-initiated drill report information in the Communications Drill Report form electronically via CO-SHARE.	No later than 6/15/20
	23. The Contractor shall indicate completion of IMATS drill electronically via CO-SHARE.	No later than 6/15/20
	24. The Contract shall submit report of CVM drills conducted electronically via CO-SHARE.	No later than 6/15/20
	25. The Contractor shall submit their responses to the CPG Survey online through the 2019-20 CO-PHRCA (Colorado Public Health System Response Capacity Assessment).	No later than June 15, 2020
	26. The Contractor shall document electronically via CO-SHARE attendance at regional HCC meetings.	No later than June 15, 2020
	27. The Contractor shall update contact info in CO-SHARE	No later than February 29 and June 15, 2020

IV. **Monitoring:**

CDPHE's monitoring of this contract for compliance with performance requirements will be conducted throughout the contract period by the Contract Monitor. Methods used will include a review of documentation determined by CDPHE to be reflective of performance to include progress reports, invoices, site visit results, electronic data and other fiscal and programmatic documentation as applicable. The Contractor's performance will be evaluated at set intervals and communicated to the contractor. A Final Contractor Performance Evaluation will be conducted at the end of the life of the contract.

V. **Resolution of Non-Compliance:**

The Contractor will be notified in writing within thirty **(30)** calendar days of discovery of a compliance issue. Within ten **(10)** calendar days of discovery, the Contractor and the State will collaborate, when appropriate, to determine the action(s) necessary to rectify the compliance issue and determine when the action(s) must be completed. The action(s) and timeline for completion will be documented in writing and agreed to by both parties. If extenuating circumstances arise that requires an extension to the timeline, the Contractor must email a request to the CDPHE Grants Manager and receive approval for a new due date. The State will oversee the completion/implementation of the action(s) to ensure timelines are met and the issue(s) is resolved. If the Contractor demonstrates inaction or disregard for the agreed upon compliance resolution plan, the State may exercise its rights under the provisions of this contract.

Budget
To Original Task Order Routing Number 2020*248

Expenditure Categories		
Personal Services		**Budget**
Position Title	**Description of Work**	
EPR Coordinator	Coordinates EPR Activities fro Gunnison County DHHS ($32.25 /hour x 12hr/week x 52 weeks)	$20,124.00
	Total Personal Services	**$20,124.00**
Supplies & Operating Expenses		**Budget**
Item	**Description of Work**	
Operating Supplies & Equipment	Operating Supplies & Equipment	$160.00
	Total Supplies & Operating Expenses	**$160.00**
Travel		**Budget**
Item	**Description of Work**	
Per Diem	$66/day @ 4 days	$264
Lodging	Denver Fall Meeting ($125) GJ EPR Workshop ($125) @ 2 nights each	$500
Mileage	Travel to EPR Fall meeting in Denver (402 miles), & Travel to GJ for EPR Workshop (250 miles) , and anticipated travel for trainings in workplan @ 58.00 cents/mile	
	Total Travel	**$764.00**
Contractual (payments to third parties or entities)		**Budget**
Item	**Subcontractor Entity Name and/or Description of Item**	
	Total Contractual	**$0.00**
	SUB-TOTAL BEFORE INDIRECT	**$21,048.00**
Indirect		**Total Budget**
Item	**Description of Item**	
Indirect Cost Rate	10%	$2,104.00
	Total Indirect	**$2,104.00**
	TOTAL	**$23,152.00**

EXHIBIT D

OPTION LETTER #: Click here to enter text.

State Agency : **Colorado Department Of Public Health and Environment** **4300 Cherry Creek Dr S** **Denver, CO 80246**	Original Contract # **CT 2020*248**
Contractor (Name and Address) **Board of County Commissioners of Gunnison County** **(a political subdivision of the state of Colorado)** **200 East Virginia Avenue** **Gunnison, Colorado 81230-2297** **for the use and benefit of the** **Gunnison County Department of Health and Human Services** **225 North Pine Street, Suite E** **Gunnison, Colorado 81230-2333**	Option Contract Number **Click here to enter text.**
Contract Performance Beginning Date : **Click here to enter a date.**	Current Contract Expiration Date : **Click here to enter a date.**

CONTRACT MAXIMUM AMOUNT TABLE

Document Type	Contract Routing #	Federal Funding Amount*	State Funding Amount	Other Funding Amount	Term (dates)	Total
OL #1						$
Original						$
					Current Contract Maximum Amount (YTD)	$

1) **OPTIONS**
   - **A.** Option to extend for an Extension Term
   - **B.** Option to change quantity of goods under the Contract
   - **C.** Option to change quantity of services under the Contract

2) **REQUIRED PROVISIONS:**
   - **A.** In accordance with Section(s) **Click here to enter text.** of the Original Contract referenced above the State hereby exercises its option for an additional term, beginning **Click here to enter a date.** and ending on the current contract expiration date shown above, at the rates stated in the Original Contract, as amended.
   - **B.** In accordance with Section(s) Click here to enter text. of the Original Contract referenced above, the State hereby exercises its option to **Choose an item.** the quantity of **Choose an item.** at the rates stated in the Original Contract as amended for the following reason: **Click here to enter text.**.
   - **C.** The Contract Maximum Amount table is deleted and replace with the Current Contract Maximum Amount Maximum Amount table shown above.

3) **OPTION EFFECTIVE DATE:**
   - A. The effective date of this Option Letter is upon approval of the State Controller or **Click here to enter a date.** whichever is later.

PROGRAM APPROVAL	STATE OF COLORADO Jared S. Polis, Governor Department of Public Health and Environment Jill Hunsaker Ryan MPH, Executive Director
By: _____ Date: _____	_____ By: Lisa McGovern, Purchasing & Contracts Section Director, CDPHE Date: _____

ALL CONTRACTS REQUIRE APPROVAL BY THE STATE CONTROLLER

CRS §24-30-202 requires the State Controller to approve all State Contracts. This Contract is not valid until signed and dated below by the State Controller or delegate. Contractor is not authorized to begin performance until such time. If Contractor begins performing prior thereto, the State of Colorado is not obligated to pay Contractor for such performance or for any goods and/or services provided hereunder.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: _____

Date: _____

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Grant Amendment Approval; Colorado Department of P

Action Requested: County Manager Signature

Parties to the Agreement:

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

Summary:

Additional funds to support immunization, increasing immunization coverage

Fiscal Impact: $7446.00

Submitted by: Randy Morgan for Joni Reynolds **Submitter's Email Address:** rmorgan@gunnisoncounty.org

Finance Review: (•) Required ( ) Not Required

Comments:

Reviewed by: GUNCOUNTY1\jguerra Discharge Date: 6/10/2021

County Attorney Review: (•) Required ( ) Not Required

Comments:
Reviewed and appears legally sufficient. ESG

Reveiwed by: GUNCOUNTY1\egaebler Discharge Date: 6/10/2021 Certificate of Insurance Required

Yes ( ) No (•)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/10/2021

(•) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 1

Agenda Date: 6/15/2021

Revised April 2015

CONTRACT AMENDMENT #4

SIGNATURE AND COVER PAGE(S)

State Agency: **Colorado Department Of Public Health and Environment** **4300 Cherry Creek Drive South** **Denver, Colorado 80246**	Original Contract Number: **19 FHHA 108886**
Contractor: **Board of County Commissioners of Gunnison County** **200 East Virginia Avenue** **Gunnison, Colorado 81230-2297** **For the use and benefit of the** **Gunnison County Department of Health and Human Services** **225 North Pine Street, Suite E** **Gunnison, Colorado 81230-2333**	Amendment Contract Number: **2021*3497 Amendment #4**
Contract Performance Beginning Date: **July 1, 2018**	Current Contract Expiration Date: **June 30, 2022**

CONTRACT MAXIMUM AMOUNT TABLE

Document Type	Contract Number	Federal Funding Amount	State Funding Amount	Other Funding Amount	Term (dates)	Total
Original Contract	19 FHHA 108886	$5,232.00	$14,153.00	$0.00	07/01/2018-06/30/2019	$19,385.00
GFCL #1	19 FHHA 113373	$0.00	$5,333.00	$0.00	09/17/2018-06/30/2019	$5,333.00
Contract Amendment #1	19 FHHA 126956	$4,521.00	$0.00	$0.00	02/11/2019-06/30/2019	$4,521.00
Contract Amendment #2	2020*085 Amendment #2	$5,751.00	$19,312.00	$0.00	07/01/2019-06/30/2020	$25,063.00
Contract Option Letter #1	2020*085 Option Letter #1	$0.00	$3,781.00	$0.00	03/01/2020-06/30/2020	$3,781.00
Contract Amendment #3	2020*3407 Amendment #3	$5,664.00	$19,227.00	$0.00	07/01/2020-06/30/2021	$24,891.00
Contract Option Letter #2	2020*3407 Option Letter #2	$12,550.00	$12,550.00	$0.00	08/01/2020-06/30/2021	$25,100.00
Contract Amendment #4	2021*3497 Amendment #4	$7,446.00	$0.00	$0.00	07/01/2021-06/30/2022	$7,446.00
					Current Contract Maximum Cumulative Amount	$115,520.00

SIGNATURE PAGE

THE PARTIES HERETO HAVE EXECUTED THIS AMENDMENT

Each person signing this Amendment represents and warrants that he or she is duly authorized to execute this Amendment and to bind the Party authorizing his or her signature.

CONTRACTOR Gunnison County Department of Health and Human Services	**STATE OF COLORADO** **Jared S. Polis, Governor** Colorado Department of Public Health and Environment Jill Hunsaker Ryan, MPH, Executive Director
By: Signature	By: Signature
Name of Person Signing for Contractor	Name of Executive Director Delegate
Title of Person Signing for Contractor	Title of Executive Director Delegate
Date:	Date:

In accordance with §24-30-202 C.R.S., this Contract is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: Signature

Name of State Controller Delegate

Title of State Controller Delegate

Amendment Effective Date:

-- Signature and Cover Pages End --

1. PARTIES

This Amendment (the "Amendment") to the Original Contract shown on the Signature and Cover Page for this Amendment (the "Contract") is entered into by and between the Contractor, and the State.

2. TERMINOLOGY

Except as specifically modified by this Amendment, all terms used in this Amendment that are defined in the Contract shall be construed and interpreted in accordance with the Contract.

3. AMENDMENT EFFECTIVE DATE AND TERM

A. Amendment Effective Date

This Amendment shall not be valid or enforceable until the Amendment Effective Date shown under the State Controller Signature. The State shall not be bound by any provision of this Amendment before that Amendment Effective Date, and shall have no obligation to pay Contractor for any Work performed or expense incurred under this Amendment either before or after of the Amendment term shown in **§3.B** of this Amendment.

B. Amendment Term

The Parties' respective performances under this Amendment and the changes to the Contract contained herein shall commence on the Amendment Effective Date shown under the State Controller Signature or **July 1, 2021**, whichever is later and shall terminate on the termination of the Contract or **June 30, 2022**, whichever is earlier.

4. PURPOSE

The Parties entered into the agreement to reduce and eliminate vaccine preventable diseases in Colorado by increasing and maintaining immunization coverage. Local public health agencies will provide core immunization services, according to established best practices and standards, to improve the health of individuals and communities.

The Parties now desire to renew for an additional term and change current Contract Maximum Total for the following reason: to renew.

5. MODIFICATIONS

The Contract and all prior amendments thereto, if any, are modified as follows:

A. The Contract Maximum Amount table is deleted and replaced with the Current Contract Maximum Amount shown on the Signature and Cover Page for this Amendment.

B. The Contract Initial Contract Expiration Date on the Contract's Signature and Cover Page is hereby deleted and replaced with the Current Contract Expiration Date shown on the Signature and Cover Page for this Amendment.

C. The Parties now agree to modify Exhibit G, Statement of Work of the agreement. Exhibit G, Statement of Work, is deleted and replaced in its entirety with Exhibit G, Statement of Work, attached to this Amendment for the following reason: to renew.

D. The Parties now agree to modify Exhibit H, Budget of the agreement. Exhibit H, Budget, is deleted and replaced in its entirety with Exhibit H, Budget, attached to this Amendment for the following reason: to renew.

E. The Parties now agree to modify Exhibit I, Federal Provisions. Exhibit I, Federal Provisions, is deleted and replaced in its entirety with the Exhibit I, Federal Provisions, attached to this Amendment, for the following reason: to reflect changes to the federal award identification information.

6. LIMITS OF EFFECT AND ORDER OF PRECEDENCE

This Amendment is incorporated by reference into the Contract, and the Contract and all prior amendments or other modifications to the Contract, if any, remain in full force and effect except as specifically modified in this Amendment. Except for the Special Provisions contained in the Contract, in the event of any conflict, inconsistency, variance, or contradiction between the provisions of this Amendment and any of the provisions of the Contract or any prior modification to the Contract, the provisions of this Amendment shall in all respects supersede, govern, and control. The provisions of this Amendment shall only supersede, govern, and control over the Special Provisions contained in the Contract to the extent that this Amendment specifically modifies those Special Provisions.

EXHIBIT H

To Original Contract Routing Number: 19 FHHA 108886	
Original Budget	
Immunization Core Activities - Gunnison	
Federal (FY22)	
Federal Funds	$7,446
Total Amount	**$7,446**

DocuSign Envelope ID: 114CB2DC-E86F-41C8-80CD-8DF22D9668A6

EXHIBIT G

STATEMENT OF WORK
To Original Contract Number 19 FHHA 108886
Amendment Contract Number: 2021*3497 Amendment #4

These provisions are to be read and interpreted in conjunction with the provisions of the contract specified above.

I. Entity Name: Gunnison County Department of Health and Human Services

II. Project Description: This project serves to reduce and eliminate vaccine-preventable diseases in Colorado by increasing and maintaining immunization coverage. Local public health agencies will promote and provide immunization services, and respond to strategic priorities identified by CDPHE, according to established best practices and standards and in alignment with the *Colorado Public Health Transformation Core Public Health Services* concepts. This project will protect the health of the residents of Colorado.

III. Definitions:

1. ACIP: Advisory Committee on Immunization Practices
2. CALPHO Colorado Association of Local Public Health Officials
3. CCC: Child Care Centers as defined by *Colorado State Board of Health Rule 6 CCR 1009-2*
4. CCR: Code of Colorado Regulations
5. CDC: Centers for Disease Control and Prevention
6. CDPHE: Colorado Department of Public Health and Environment
7. CIB: Colorado Immunization Branch
8. CIIS: Colorado Immunization Information System
9. Deputization: The formal extension of authority to provide VFC vaccines to eligible underinsured children from a participating FQHC or RHC to another VFC-enrolled provider; typically a local public health agency. Previously called Delegation of Authority.
10. Evidence-based: Conscientious use of current scientific evidence and clinical expertise.
11. FAQ: Frequently Asked Questions
12. FQHC: Federally Qualified Health Center
13. Core Immunization services: Immunization services with community stakeholders based on evidence-based strategies to increase vaccination rates.
14. Insured: A person who is covered by health insurance.
15. Jurisdiction: Power or right of a legal or political agency to exercise its authority over a person, subject matter, or territory.
16. MMR Measles, mumps, and rubella vaccine.
17. MOU: Memorandum of Understanding
18. RHC: Rural Health Center
19. School: As defined by the Colorado Board of Health rule 6 CCR 1009-2, all child care facilities licensed by the Colorado Department of Human Services including: child care centers, school-age child care center, preschools, day camps, resident camps, day treatment centers, family child care homes, foster care homes, and head start programs; public, private, or parochial kindergarten, elementary or secondary schools through grade twelve, or a college or university.
20. Section 317 Vaccine: Vaccine funding used to support infrastructure critical to vaccine program success including vaccine for: uninsured and underinsured adults, outbreak response and preparedness support.
21. VFC: Vaccines for Children
22. VPD: Vaccine-preventable disease
23. WIG: Wildly Important Goal - a current strategic priority of CDPHE

DocuSign Envelope ID: 114CB2DC-E86F-41C8-80CD-8DF22D9668A6

IV. Work Plan:

Goal #1: Reduce vaccine-preventable diseases in Colorado by increasing or maintaining immunization coverage.	
Objective #1: No later than the expiration of the contract, provide core immunization services intended to improve the health of individuals and communities.	
Primary Activity #1	The Contractor shall implement core immunization services within its jurisdiction.
Sub-Activities #1	1. The Contractor shall promote within their jurisdiction all ACIP-recommended VFC vaccines through the VFC program for the population served. 2. The Contractor shall analyze the need for provision of immunizations within their jurisdiction. a. According to the analysis, the Contractor shall provide immunizations within their jurisdiction. 3. The Contractor shall promote within their jurisdiction that children eligible for VFC vaccine per ACIP recommendations are screened and vaccinated. 4. The Contractor shall promote within their jurisdiction all ACIP-recommended Section 317 vaccines are available through the Section 317 program for the population served. 5. The Contractor shall promote within their jurisdiction that persons eligible for Section 317 vaccine per ACIP recommendations are screened and vaccinated. 6. The Contractor shall promote within their jurisdiction that inventory of all ACIP-recommended private vaccines is available for the insured population served. a. The Contractor shall refer insured clients to health care providers outside of their jurisdiction in instances that private vaccine is not available within their jurisdiction. 7. The Contractor shall promote within their jurisdiction that persons eligible for private vaccine per ACIP recommendations are screened and vaccinated. 8. The Contractor shall submit immunization data to CIIS for all immunizations administered by their agency within 14 days of vaccine administration. 9. The Contractor shall promote use of CIIS to providers in their jurisdiction. 10. The Contractor shall review the county level Immunization Rates Report for the following information: a. Children 19-35 months of age no later than 30 days after distribution by CIB b. Adolescents 13-17 years of age no later than 30 days after distribution by CIB c. Compare to the *CDC National Immunization Surveys; Child and Teen* and CIIS-generated statewide rates provided by CIB in order to increase awareness of county versus state and national immunization rates within the 30 days that the rates report is distributed by the CIB.

	11. The Contractor shall provide immunization subject matter expertise to the following: a. Decision makers b. Policy makers c. Health care providers d. The public 12. The Contractor shall meet with local stakeholders to implement a minimum of one (1) evidence-based strategy that is culturally and linguistically appropriate to eliminate the following: a. immunization disparities by race b. immunization disparities by ethnicity c. immunization disparities by socio-economic status 13. The Contractor shall promote informed vaccine decision making by educating a minimum of one (1) of the following: a. consumers b. health care providers c. staff who administer immunizations d. policy makers 14. The Contractor shall address vaccine hesitancy by educating a minimum of one (1) of the following: a. consumers b. health care providers c. staff who administer immunizations d. policy makers 15. The Contractor shall promote vaccine services availability by educating a minimum of one (1) of the following: a. consumers b. healthcare providers c. staff who administer immunizations d. policy makers 16. The Contractor shall promote seasonal influenza vaccine to improve preparedness in the event of an influenza pandemic according to the following criteria: a. The Contractor shall promote seasonal influenza vaccine with new organizations. b. The Contractor shall continue seasonal influenza vaccine coordination with existing organizations. c. The Contractor shall promote seasonal influenza vaccine with commercial sector organizations. 17. The Contractor shall maintain a deputization MOU with an FQHC/RHC. 18. The Contractor shall deliver information to schools and CCCs about the *Colorado State Board of Health Rule 6 CCR 1009-2* annual reporting requirement. a. The Contractor shall follow up with schools who fail to report data. b. The Contractor shall follow up with CCCs who fail to report data. 19. The Contractor shall support a network of VFC providers. a. The Contractor shall perform ongoing recruitment of new VFC providers.

	b. The Contractor shall educate current VFC providers about the VFC program requirements. 20. The Contractor shall respond to cases of VPD in their jurisdiction in order to implement core immunization services. 21. The Contractor shall maintain staff readiness for a VPD outbreak. 22. The Contractor shall participate in CIB Immunization calls for up-to-date information. a. The Contractor shall listen to the audio recording of the call provided by the CIB within 30 days when the Contractor does not attend call. 23. The Contractor shall attend a minimum of one (1) immunization-related training or conference.
Objective #2: No later than the expiration of the contract, the Contractor shall implement evidence-based strategies to improve immunization rates in populations identified as underimmunized by CDPHE.	
Primary Activity #1	The Contractor shall utilize immunization strategies to address strategic priorities identified by CDPHE.
Sub-Activities #1	1. The Contractor shall utilize immunization strategies to address underimmunization in populations as defined in the WIG. 2. The Contractor shall review the list of strategies from *Strategies to improve Colorado vaccination rates.* 3. The Contractor shall plan local activities to use evidence-based strategies that are culturally and linguistically appropriate to increase immunization rates with the following: a. Health care providers b. Pharmacists c. Long-term care facility staff d. Infection control specialists e. School officials f. The public
Standards and Requirements	1. The content of electronic documents located on CDPHE and non-CDPHE websites and information contained on CDPHE and non-CDPHE websites may be updated periodically during the contract term. The contractor shall monitor documents and website content for updates and comply with all updates. 2. The Contractor shall use the final results of the *CDC National Immunization Surveys; Child and Teen* and CIIS-generated statewide rates provided by CIB via email communication in order to increase awareness of county versus state and national immunization rates. 3. The Contractor shall comply with the requirements for entering/submitting immunization data into CIIS as agreed to in the *CIIS Letter of Agreement* found within the online CIIS Resource Center located on the following website, https://www.cophr.com/emrlogin.asp. The content of this website is incorporated and made part of this contract by reference.

EXHIBIT G

	4. The Contractor shall comply with the ACIP recommendations for vaccine administration located on the following website, http://www.cdc.gov/vaccines/acip/index.html. The content of this website is incorporated and made part of this contract by reference. 5. The Contractor shall promote compliance with school immunization rules within the *Colorado State Board of Health Rule 6 CCR 1009-2* located on the following website, https://www.sos.state.co.us/CCR/GenerateRulePdf.do?ruleVersionId=7698&fileName=6%20CCR%201009-2. This document establishes immunization standards and is incorporated and made part of this contract by reference. 6. The Contractor shall create a login to access the school and childcare immunization data for the Contractor's jurisdiction located on the following website, https://www.colorado.gov/pacific/cdphe/school-and-child-care-immunization-data-reporting. The content of this website is incorporated and made part of this contract by reference. 7. The Contractor shall maintain a signed VFC recertification agreement when providing VFC vaccines for their jurisdiction. 8. The Contractor shall comply with the requirements for utilizing VFC vaccine agreed to in the VFC recertification agreement packet provided by CIB when providing VFC vaccines for their jurisdiction. 9. The Contractor shall comply with the eligibility requirements for utilizing Section 317 vaccine as provided by CIB via email when providing 317 vaccines for their jurisdiction. 10. The Contractor shall use a minimum of one (1) evidence-based strategy to eliminate coverage disparities by race, ethnicity and socio-economic status located on the following website, https://docs.google.com/document/d/1t9ZsuW2zmaY-lS-LpTrNicjCmaCXzaUtvVam62fylJ8/edit?ts=5f3b39bc. The content of this website is incorporated and made part of this contract by reference. 11. The Contractor shall use deputization MOU guidance as provided by CIB via email. 12. CDPHE will provide programmatic technical assistance, upon request. 13. The Contractor shall complete an electronic quarterly progress report using the *FY22 Immunization Core Services Quarterly Progress Report,* via the following website, https://fs9.formsite.com/ColoradoIMMprogram/FY22-Core-ProgressReport/index.html. The content of this website is incorporated and made part of this contract by reference. 14. The Contractor shall complete the final electronic quarterly progress report as a non-reimbursable deliverable. 15. The Contractor shall provide signed VFC recertification packet and agreements via the following website when providing VFC vaccines for their jurisdiction: https://fs9.formsite.com/ColoradoIMMprogram/dvgdvwg52n/index.html.

	The content of this website is incorporated and made part of this contract by reference. 16. The Contractor shall utilize strategies of *CALPHO and CDPHE's Colorado Public Health System Transformation: Core Public Health Services Needs Assessment Report. Jan 2020* located on the following website, *https://drive.google.com/file/d/13WfziCLlym01ZcFsW_fke8W4MjRbxL8r/view?usp=sharing*. This document establishes immunization standards and is incorporated and made part of this contract by reference. 17. The Contractor shall access the MMR Dashboard and Report Card via the following website: https://cohealthviz.dphe.state.co.us/t/DCEED_Public/views/MMRFactSheet/MMRFactSheetIntro?:showAppBanner=false&:display_count=n&:showVizHome=n&:origin=viz_share_link. The content of this website is incorporated and made part of this contract by reference. 18. The Contractor shall strive to meet immunization targets for their jurisdiction set by the CIB to attain a WIG. 19. CDPHE will provide each jurisdiction's immunization targets via email within 90 days of the execution of the contract. 20. The Contractor shall promote immunizations by utilizing fact-based strategies from *Strategies to improve Colorado vaccination rates* located on the following website, https://docs.google.com/document/d/1t9ZsuW2zmaY-lS-LpTrNicjCmaCXzaUtvVam62fylJ8/edit?usp=sharing. The content of this website is incorporated and made part of this contract by reference. 21. The CIB will maintain a FAQ document to address questions regarding this project located on the following website: https://docs.google.com/document/d/19HwfWcWg5bv57VgWJH5Z7sHpEzOPuRvGSRT8kzwxOh4/edit?usp=sharing The content of this website is incorporated and made part of this contract by reference.
Expected Results of Activity(s)	1. Immunizations are offered within the Contractor's jurisdiction. 2. Immunizations are marketed within the Contractor's jurisdiction. 3. Immunizations are administered within the Contractor's jurisdiction.
Measurement of Expected Results	1. Data contained in Immunization Rates Report. 2. Data contained in the CDPHE Dashboard and Report Card. 3. Data contained in quarterly progress reports.

		Completion Date
Deliverables	1. All Contractors providing VFC vaccines shall electronically submit signed VFC recertification packet and agreements.	No later than 30 business days following the receipt of the recertification packet
	2. The Contractor shall submit an electronic quarterly progress report using the *FY22 Immunization Core Services Quarterly Progress Report.*	No later than 30 calendar days following the last calendar day of

		September, December, and March
	3. The Contractor shall submit the final electronic quarterly progress report using the *FY22 Immunization Core Services Quarterly Progress Report.*	No later than 15 days after the end term of the contract
	4. The Contractor shall submit immunization data for all immunizations administered by the Contractor's agency to CIIS.	No later than 14 days following vaccine administration

V. Monitoring:

CDPHE's monitoring of this contract for compliance with performance requirements will be conducted throughout the contract period by the CDPHE Contract Monitor. Methods used will include a review of documentation determined by CDPHE to be reflective of performance to include progress reports and other fiscal and programmatic documentation as applicable. The Contractor's performance will be evaluated at set intervals and communicated to the contractor.

VI. Resolution of Non-Compliance:

The Contractor will be notified in writing within 15 calendar days of discovery of a compliance issue. Within 30 calendar days of discovery, the Contractor and the State will collaborate, when appropriate, to determine the action(s) necessary to rectify the compliance issue and determine when the action(s) must be completed. The action(s) and timeline for completion will be documented in writing and agreed to by both parties. If extenuating circumstances arise that requires an extension to the timeline, the Contractor must email a request to the CDPHE Contract Monitor and receive approval for a new due date. The State will oversee the completion/implementation of the action(s) to ensure timelines are met and the issue(s) is resolved. If the Contractor demonstrates inaction or disregard for the agreed upon compliance resolution plan, the State may exercise its rights under the provisions of this contract.

DocuSign Envelope ID: 114CB2DC-E86F-41C8-80CD-8DF22D9668A6

Exhibit I

Federal Provisions - CDC-RFA-IP19-1901 Immunization and Vaccines for Children

For the purposes of this Exhibit only, Contractor is also identified as "Subrecipient." This Contract has been funded, in whole or in part, with an award of Federal funds. In the event of a conflict between the provisions of these Supplemental Provisions for Federal Awards, the Special Provisions, the Contract or any attachments or exhibits incorporated into and made a part of the Contract, the Supplemental Provisions for Federal Awards shall control. In the event of a conflict between the Supplemental Provisions for Federal Awards and the FFATA Supplemental Provisions (if any), the FFATA Supplemental Provisions shall control.

1) **Federal Award Identification.**
   a. Subrecipient: Gunnison County Department of Health and Human Services
   b. Subrecipient DUNS number: 133115220
   c. The Federal Award Identification Number (FAIN) is NH23IP922600.
   d. The Federal award date is To Be Determined.
   e. The subaward period of performance start date is 07/01/2019 and end date is 06/30/2024.
   f. Federal Funds:

Federal Budget Period	Total Amount of Federal Funds Awarded	Amount of Federal Funds Obligated to CDPHE
7/1/2020 - 6/30/2021	$14,155,406.00	$6,354,442.00

   g. Federal award title of project or program: Immunization and Vaccines for Children.
   h. The name of the Federal awarding agency is: The Department of Health and Human Services – Centers for Disease Control and Prevention and the contact information for the awarding official is Maribeth Eckert, 1600 Clifton Road, Atlanta, Georgia, 30333, 404-639-8800; the name of the pass-through entity is the State of Colorado, Department of Public Health and Environment (CDPHE), and the contact information for the CDPHE official is Patsy Parker, 4300 Cherry Creek Drive South, A-3, Denver, Colorado 80246 303-692-2669.
   i. The Catalog of Federal Domestic Assistance (CFDA) number is **93.268** and the grant name is Immunization and Vaccines for Children.
   j. This award is not for research & development.
   k. Subrecipient is not required to provide matching funds. In the event the Subrecipient is required to provide matching funds, Section 8 of this Attachment applies.
   l. The indirect cost rate for the Federal award (including if the de minimis rate is charged per 2 CFR §200.414 Indirect (F&A) costs) is pre-determined based upon the State of Colorado and CDPHE cost allocation plan.

2) Subrecipient shall at all times during the term of this contract strictly adhere to the requirements under the Federal Award listed above, and all applicable federal laws, Executive Orders, and implementing regulations as they currently exist and may hereafter be amended.

3) Any additional requirements that CDPHE imposes on Subrecipient in order for CDPHE to meet its own responsibility to the Federal awarding agency, including identification of any required financial and performance reports, are stated in the Exhibits.

4) Subrecipient's approved indirect cost rate is as stated in the Exhibits.

5) Subrecipient must permit CDPHE and auditors to have access to Subrecipient's records and financial statements as necessary for CDPHE to meet the requirements of 2 CFR §200.331 Requirements for pass-through entities, §§ 200.300 Statutory and National Policy Requirements through §200.309 Period of performance, and Subpart F—Audit Requirements of this Part.

6) The appropriate terms and conditions concerning closeout of the subaward are listed in Section 16 of this Attachment.

7) **Performance and Final Status.** Subrecipient shall submit all financial, performance, and other reports to CDPHE no later than 45 calendar days after the period of performance end date or sooner termination of this Contract containing an evaluation and review of Subrecipient's performance and the final status of Subrecipient's obligations hereunder.

8) **Matching Funds.** Subrecipient shall provide matching funds as stated in the Exhibits. Subrecipient shall have raised the full amount of matching funds prior to the Effective Date and shall report to CDPHE regarding the status of such funds upon request. Subrecipient's obligation to pay all or any part of any matching funds, whether direct or contingent, only extends to funds duly and lawfully appropriated for the purposes of this Contract by the authorized representatives of the Subrecipient and paid into the Subrecipient's treasury or bank account. Subrecipient represents to CDPHE that the amount designated as matching funds has been legally appropriated for the purposes of this Contract by its authorized representatives and paid into its treasury or bank account. Subrecipient does not by this Contract irrevocably pledge present cash reserves for payments in future fiscal years, and this Contract is not intended to create a multiple-fiscal year debt of the Subrecipient. Subrecipient shall not pay or be liable for any claimed interest, late charges, fees, taxes or penalties of any nature, except as required by Subrecipient's laws or policies.

9) **Record Retention Period.** The record retention period previously stated in this Contract is replaced with the record retention period prescribed in 2 CFR §200.333.

10) **Single Audit Requirements.** If Subrecipient expends $750,000 or more in Federal Awards during Subrecipient's fiscal year, Subrecipient shall procure or arrange for a single or program-specific audit conducted for that year in accordance with the provisions of Subpart F-Audit Requirements of the Uniform Guidance, issued pursuant to the Single Audit Act Amendments of 1996, (31 U.S.C. 7501-7507). 2 CFR §200.501.

11) **Contract Provisions**. Subrecipient shall comply with and shall include all of the following applicable provisions in all subcontracts entered into by it pursuant to this Contract:

a. Office of Management and Budget Circulars and The Common Rule for Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments, as applicable;

b. when required by Federal program legislation, the "Davis-Bacon Act", as amended (40 U.S.C. 3141-3148) as supplemented by Department of Labor Regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction");

c. when required by Federal program legislation, the Copeland "Anti-Kickback" Act (40 U.S.C. 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building of Public Work Financed in Whole or in Part by Loans or Grants from the United States").

d. 42 U.S.C. 6101 *et seq.*, 42 U.S.C. 2000d, 29 U.S.C. 794 (regarding discrimination);
e. the "Americans with Disabilities Act" (Public Law 101-336; 42 U.S.C. 12101, 12102, 12111 - 12117, 12131 - 12134, 12141 - 12150, 12161 - 12165, 12181 - 12189, 12201 - 12213 and 47 U.S.C. 225 and 47 U.S.C. 611);
f. when applicable, the Contractor shall comply with the provisions of the "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments" (Common Rule);
g. The Federal Funding Accountability and Transparency Act of 2006 (Public Law 109-282), as amended by §6062 of Public Law 110-252, including without limitation all data reporting requirements required there under. This Act is also referred to as FFATA.
h. Contractor shall comply with the provisions of Section 601 of Title VI of the Civil Rights Act of 1964, as amended.
i. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 comply with the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity: (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.
j. where applicable, Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708).
k. if the Federal award meets the definition of "funding agreement" under 37 CFR § 401.2 (a) and the recipient or subrecipient wishes to enter into an agreement with a small business firm or nonprofit organization, comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.
l. the Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended.
m. if applicable, comply with the mandatory standards and policies on energy efficiency contained within the State of Colorado's energy conservation plan issued in compliance with the Energy Policy and Conservation Act, 42 U.S.C. 6201.
n. the Contractor and all principals are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency; the Contractor and all principals shall comply with all applicable regulations pursuant to Executive Order 12549 (3 CFR Part 1986 Comp., p. 189) and Executive Order 12689 (3 CFR Part 1989 Comp., p. 235), Debarment and Suspension; and,
o. the Contractor shall comply where applicable, the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352).

12) **Compliance.** Subrecipient shall comply with all applicable provisions of The Office of Management and Budget Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), including but not limited to these Supplemental Provisions for Federal Awards. Any revisions to such provisions automatically shall become a part of these Supplemental Provisions, without the necessity of either party executing any further instrument. CDPHE may provide

written notification to Subrecipient of such revisions, but such notice shall not be a condition precedent to the effectiveness of such revisions.

13) **Procurement Procedures.** Subrecipient shall use its own documented procurement procedures which reflect applicable State, local, and Tribal laws and regulations, provided that the procurements conform to applicable Federal law and the standards identified in the Uniform Guidance, including without limitation, §§200.318 through 200.326 thereof.

14) **Certifications.** Unless prohibited by Federal statutes or regulations, CDPHE may require Subrecipient to submit certifications and representations required by Federal statutes or regulations on an annual basis (2 CFR §200.208). Submission may be required more frequently if Subrecipient fails to meet a requirement of the Federal award. Subrecipient shall certify in writing to CDPHE at the end of the Contract that the project or activity was completed or the level of effort was expended. 2 CFR §200.201(b)(3). If the required level of activity or effort was not carried out, the amount of the Contract must be adjusted.

15) **Event of Default.** Failure to comply with the Uniform Guidance or these Supplemental Provisions for Federal Awards shall constitute an event of default under the Contract pursuant to 2 CFR §200.339 and CDPHE may terminate the Contract in accordance with the provisions in the Contract.

16) **Close- Out.** Subrecipient shall close out this Contract within 45 days after the End Date. Contract close out entails submission to CDPHE by Subrecipient of all documentation defined as a deliverable in this Contract, and Subrecipient's final reimbursement request. If the project has not been closed by the Federal awarding agency within 1 year and 45 days after the End Date due to Subrecipient's failure to submit required documentation that CDPHE has requested from Subrecipient, then Subrecipient may be prohibited from applying for new Federal awards through the State until such documentation has been submitted and accepted.

17) **Erroneous Payments.** The closeout of a Federal award does not affect the right of the Federal awarding agency or CDPHE to disallow costs and recover funds on the basis of a later audit or other review. Any cost disallowance recovery is to be made within the record retention period.

EXHIBIT END

DocuSign

Certificate Of Completion

Envelope Id: 114CB2DCE86F41C880CD8DF22D9668A6
Status: Sent
Subject: Request for Signature-CDPHE Contract 2021*3497-Amd#3-Gunnison-IMM– 7/1 start
Group: PCS
Source Envelope:
Document Pages: 18
Signatures: 0
Certificate Pages: 5
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Envelope Originator:
Elsa Henry
4300 Cherry Creek Drive S
Denver, CO 80246
elsa.henry@state.co.us
IP Address: 165.127.8.254

Record Tracking

Status: Original
2021-05-08 | 05:55
Holder: Elsa Henry
elsa.henry@state.co.us
Location: DocuSign

Security Appliance Status: Connected
Pool: FedRamp

Storage Appliance Status: Connected
Pool: Colorado Department of Public Health and Environment
Location: DocuSign

Signer Events	Signature	Timestamp
Matthew Birnie Mbirnie@gunnisoncounty.org County Manager Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 2021-06-02 | 08:55 ID: 4f53ac25-b5ca-471d-aa52-00b25835cc14		Sent: 2021-06-02 | 11:57 Viewed: 2021-06-02 | 13:08
CDPHE_EDSignature Signing Group: CDPHE_EDSignature Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign		
CDPHE_ControllerSignature Signing Group: CDPHE_ControllerSignature Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp
Wendy Mallari wendy.mallari@state.co.us Purchasing and Contracts Unit Manager Colorado Department of Public Health and Environment Signing Group: CDPHE_Contract Review Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	VIEWED Using IP Address: 71.33.157.12	Sent: 2021-05-08 | 06:00 Viewed: 2021-06-02 | 09:18 Completed: 2021-06-02 | 09:19

Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	**Status**	**Timestamp**
Certified Delivery Events	**Status**	**Timestamp**
Carbon Copy Events	**Status**	**Timestamp**
Elsa Henry elsa.henry@state.co.us Fiscal Compliance Unit Manager CDPHE - DCEED Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 2021-06-02 | 09:19
Joni Reynolds jreynolds@gunnisoncounty.org Joni Reynolds Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 2021-06-02 | 11:54 ID: be27e0ac-6b6f-4b98-ace8-d1d368665457	COPIED	Sent: 2021-06-02 | 11:57
Central Email cdphe_dcphr_procurement@state.co.us Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign		
PCS cdphe_pcu@state.co.us Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign		

Witness Events	Signature	Timestamp
Notary Events	**Signature**	**Timestamp**
Envelope Summary Events	**Status**	**Timestamps**
Envelope Sent	Hashed/Encrypted	2021-05-08 | 06:00
Payment Events	**Status**	**Timestamps**
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Carahsoft OBO Colorado Department of Public Health and Environment (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Carahsoft OBO Colorado Department of Public Health and Environment:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: lilo.santos@state.co.us

To advise Carahsoft OBO Colorado Department of Public Health and Environment of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at lilo.santos@state.co.us and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Carahsoft OBO Colorado Department of Public Health and Environment

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to lilo.santos@state.co.us and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Carahsoft OBO Colorado Department of Public Health and Environment

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to lilo.santos@state.co.us and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Carahsoft OBO Colorado Department of Public Health and Environment as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Carahsoft OBO Colorado Department of Public Health and Environment during the course of your relationship with Carahsoft OBO Colorado Department of Public Health and Environment.

DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

CMS ROUTING NO. 19 FHHA 108886

APPROVED TASK ORDER CONTRACT – WAIVER #154

This task order contract is issued pursuant to master contract made on 11/23/2016, with routing number 18 FAA 00023.

STATE:
State of Colorado for the use & benefit of the
Department of Public Health and Environment
Disease Control and Environmental Epidemiology
Immunization - Core Services
4300 Cherry Creek South Drive
Denver, Colorado 80246

CONTRACTOR:
Board of County Commissioners of Gunnison County
200 East Virginia Avenue
Gunnison, Colorado 81230-2297
for the use and benefit of the
Gunnison County Department of Health and Human Services
225 North Pine Street, Suite E
Gunnison, Colorado 81230-2333
CONTRACTOR DUNS: 133115220

CONTRACTOR ENTITY TYPE:
Political Subdivision

CONTRACT MADE DATE: 4/4/2018

CORE ENCUMBRANCE NUMBER:
201900000303

BILLING STATEMENTS RECEIVED:
Quarterly

TERM:
This contract shall be effective upon approval by the State Controller, or designee, or on 07/01/2018, whichever is later. The contract shall end on 06/30/2019.

STATUTORY AUTHORITY: Not Applicable

CLASSIFICATION: Subrecipient

CONTRACT PRICE NOT TO EXCEED: $19,385.00
FEDERAL FUNDING DOLLARS: $5,232.00
STATE FUNDING DOLLARS: $14,153.00
OTHER FUNDING DOLLARS: $0.00
Specify "Other":

PROCUREMENT METHOD:
Exempt

BID/RFP/LIST PRICE AGREEMENT NUMBER:
Not Applicable

MAXIMUM AMOUNT AVAILABLE PER FISCAL YEAR:
FY19: $19,385.00

LAW SPECIFIED VENDOR STATUTE:
Not Applicable

STATE REPRESENTATIVE:
Teri Lindsey
4300 Cherry Creek South Drive
Denver, Colorado 80246

PRICE STRUCTURE: Fixed Price

CONTRACTOR REPRESENTATIVE:
Carol Worrall
225 North Pine Street, Suite E
Gunnison, Colorado 81230

PROJECT DESCRIPTION:
This project serves to reduce and eliminate vaccine preventable diseases in Colorado by increasing and maintaining immunization coverage. Local public health agencies will provide core immunization services, according to established best practices and standards, to improve the health of individuals and communities.

EXHIBITS:

The following exhibits are hereby incorporated:

Exhibit A -	Additional Provisions (and any of its Attachments; e.g., A-1, A-2, etc.)
Exhibit B -	Statement of Work (and any of its Attachments; e.g., B-1, B-2, etc.)
Exhibit C -	Budget (and any of its Attachments; e.g., C-1, C-2, etc.)
Exhibit D -	Option Letter
Exhibit E -	Grant Funding Change Letter

GENERAL PROVISIONS

The following clauses apply to this Task Order Contract. These general clauses may have been expanded upon or made more specific in some instances in exhibits to this Task Order Contract. To the extent that other provisions of this Task Order Contract provide more specificity than these general clauses, the more specific provision shall control.

1. This Task Order Contract is being entered into pursuant to the terms and conditions of the Master Contract including, but not limited to, Exhibit One thereto. The total term of this Task Order Contract, including any renewals or extensions, may not exceed five (5) years. The parties intend and agree that all work shall be performed according to the standards, terms and conditions set forth in the Master Contract.

2. In accordance with section 24-30-202(1), C.R.S., as amended, this Task Order Contract is not valid until it has been approved by the State Controller, or an authorized delegee thereof. The Contractor is not authorized to, and shall not; commence performance under this Task Order Contract until this Task Order Contract has been approved by the State Controller or delegee. The State shall have no financial obligation to the Contractor whatsoever for any work or services or, any costs or expenses, incurred by the Contractor prior to the effective date of this Task Order Contract. If the State Controller approves this Task Order Contract on or before its proposed effective date, then the Contractor shall commence performance under this Task Order Contract on the proposed effective date. If the State Controller approves this Task Order Contract after its proposed effective date, then the Contractor shall only commence performance under this Task Order Contract on that later date. The initial term of this Task Order Contract shall continue through and including the date specified on page one of this Task Order Contract, unless sooner terminated by the parties pursuant to the terms and conditions of this Task Order Contract and/or the Master Contract. Contractor's commencement of performance under this Task Order Contract shall be deemed acceptance of the terms and conditions of this Task Order Contract.

3. The Master Contract and its exhibits and/or attachments are incorporated herein by this reference and made a part hereof as if fully set forth herein. Unless otherwise stated, all exhibits and/or attachments to this Task Order Contract are incorporated herein and made a part of this Task Order Contract. Unless otherwise stated, the terms of this Task Order Contract shall control over any conflicting terms in any of its exhibits. In the event of conflicts or inconsistencies between the Master Contract and this Task Order Contract (including its exhibits and/or attachments), or between this Task Order Contract and its exhibits and/or attachments, such conflicts or inconsistencies shall be resolved by reference to the documents in the following order of priority: 1) the Special Provisions of the Master Contract; 2) the Master Contract (other than the Special Provisions) and its exhibits and attachments in the order specified in the Master Contract; 3) this Task Order Contract; 4) the

Additional Provisions - **Exhibit A**, and its attachments if included, to this Task Order Contract; 5) the Scope/Statement of Work - **Exhibit B**, and its attachments if included, to this Task Order Contract; 6) other exhibits/attachments to this Task Order Contract in their order of appearance.

4. The Contractor, in accordance with the terms and conditions of the Master Contract and this Task Order Contract, shall perform and complete, in a timely and satisfactory manner, all work items described in the Statement of Work and Budget, which are incorporated herein by this reference, made a part hereof and attached hereto as "**Exhibit B**" and "**Exhibit C**".

5. The State, with the concurrence of the Contractor, may, among other things, prospectively renew or extend the term of this Task Order Contract, subject to the limitations set forth in the Master Contract, increase or decrease the amount payable under this Task Order Contract, or add to, delete from, and/or modify this Task Order Contract's Statement of Work through a contract amendment. To be effective, the amendment must be signed by the State and the Contractor, and be approved by the State Controller or an authorized delegate thereof. This contract is subject to such modifications as may be required by changes in Federal or State law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this Task Order Contract on the effective date of such change as if fully set forth herein.

6. The conditions, provisions, and terms of any RFP attached hereto, if applicable, establish the minimum standards of performance that the Contractor must meet under this Task Order Contract. If the Contractor's Proposal, if attached hereto, or any attachments or exhibits thereto, or the Scope/Statement of Work - Exhibit B, establishes or creates standards of performance greater than those set forth in the RFP, then the Contractor shall also meet those standards of performance under this Task Order Contract.

7. **STATEWIDE CONTRACT MANAGEMENT SYSTEM** *[This section shall apply when the Effective Date is on or after July 1, 2009 and the maximum amount payable to Contractor hereunder is $100,000 or higher]*

By entering into this Task Order Contract, Contractor agrees to be governed, and to abide, by the provisions of CRS §24-102-205, §24-102-206, §24-103-601, §24-103.5-101 and §24-105-102 concerning the monitoring of vendor performance on state contracts and inclusion of contract performance information in a statewide contract management system.

Contractor's performance shall be evaluated in accordance with the terms and conditions of this Task Order Contract, State law, including CRS §24-103.5-101, and State Fiscal Rules, Policies and Guidance. Evaluation of Contractor's performance shall be part of the normal contract administration process and Contractor's performance will be systematically recorded in the statewide Contract Management System. Areas of review shall include, but shall not be limited to quality, cost and timeliness. Collection of information relevant to the performance of Contractor's obligations under this Task Order Contract shall be determined by the specific requirements of such obligations and shall include factors tailored to match the requirements of the Statement of Project of this Task Order Contract. Such performance information shall be entered into the statewide Contract Management System at intervals established in the Statement of Project and a final review and rating shall be rendered within 30 days of the end of the Task Order Contract term. Contractor shall be notified following each performance and shall address or correct any identified problem in a timely manner and maintain work progress.

Should the final performance evaluation determine that Contractor demonstrated a gross failure to meet the performance measures established under the Statement of Project, the Executive Director of the Colorado Department of Personnel and Administration (Executive Director), upon request by the Colorado Department of Public Health and Environment and showing of good cause, may debar Contractor and

prohibit Contractor from bidding on future contracts. Contractor may contest the final evaluation and result by: (i) filing rebuttal statements, which may result in either removal or correction of the evaluation (CRS §24-105-102(6)), or (ii) under CRS §24-105-102(6), exercising the debarment protest and appeal rights provided in CRS §§24-109-106, 107, 201 or 202, which may result in the reversal of the debarment and reinstatement of Contractor, by the Executive Director, upon showing of good cause.

8. If this Contract involves federal funds or compliance is otherwise federally mandated, the Contractor and its agent(s) shall at all times during the term of this contract strictly adhere to all applicable federal laws, state laws, Executive Orders and implementing regulations as they currently exist and may hereafter be amended. Without limitation, these federal laws and regulations include the Federal Funding Accountability and Transparency Act of 2006 (Public Law 109-282), as amended by §6062 of Public Law 110-252, including without limitation all data reporting requirements required there under. This Act is also referred to as FFATA.

SIGNATURE PAGE
Contract Routing Number: 19 FHHA 108886

THE PARTIES HERETO HAVE EXECUTED THIS CONTRACT

Each person signing this Contract represents and warrants that he or she is duly authorized to execute this Contract and to bind the party authorizing his or her signature.

CONTRACTOR
Board of County Commissioners of Gunnison County for the use and benefit of the Gunnison County Department of Health and Human Services

(a political subdivision of the state of Colorado)

Phil Chamberland
Print Name of Authorized Individual

Chairperson
Print Title of Authorized Individual

Phil Chamberland
Signature of Authorized Individual

4/17/18
Date

STATE OF COLORADO
John W. Hickenlooper, Governor

Colorado Department of Public Health and Environment
Larry Wolk, MD, MSPH, Executive Director and Chief Medical Officer

By: Lisa McGovern
Lisa McGovern
Purchasing and Contracting Section Director, CDPHE

5.25.18
Date

PROGRAM APPROVAL
Colorado Department of Public Health and Environment

By: Lynn Troyer
Signature of Authorized CDPHE Program Approver

5/10/18
Date

In accordance with §24-30-202 C.R.S., this Contract is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: _____

Effective Date: 5/31/18

This page left intentionally blank.

ADDITIONAL PROVISIONS
To Task Order Contract Dated 4/4/2018 CMS Task Order Routing Number 19 FHHA 108886

These provisions are to be read and interpreted in conjunction with the provisions of the Task Order Contract specified above.

1. This Task Order Contract contains federal and state funds (see Catalog of Federal Domestic Assistance (CFDA) number 93.268).

2. The United States Department of Health and Human Services ("USHHS"), through the Centers for Disease Control and Prevention ("CDC") has awarded as of 08/01/2017 anticipated federal funds of $5,885,050.00 under Notice of Cooperative Agreement Award, hereinafter "NCAA", number **6 NH23IP000719-05-01**, to perform the following – Immunization and Vaccines for Children Program.

   If the underlying Award authorizes the State to pay all allowable and allocable expenses of a Contractor as of the Effective Date of that Award, then the State shall reimburse the Contractor for any allowable and allocable expenses of the Contractor that have been incurred by the Contractor since the proposed Effective Date of this Task Order Contract. If the underlying Award does not authorize the State to pay all allowable and allocable expenses of a Contractor as of the Effective Date of that Award, then the State shall only reimburse the Contractor for those allowable and allocable expenses of the Contractor that are incurred by the Contractor on or after the Effective Date of this Task Order Contract, with such effective date being the later of the date specified in this Task Order Contract or the date the Task Order Contract is signed by the State Controller or delegee.

3. To receive compensation under this Contract, the Contractor shall submit a quarterly electronic progress report as stipulated in Deliverable Number Two (2) of the Statement of Work. This progress report shall document the Contractor's progress toward completion of the activities in accordance with the Statement of Work. Progress reports must be reviewed and approved by CIB staff before payment is made.

   Payment under this Contract shall be made to the Contractor by the State in four (4) payments in accordance with the budget included in this Contract. Payment shall be made only after CIB staff have reviewed and approved the progress report submitted by the Contractor for the corresponding quarter.

   The Contractor shall not use federal funds to satisfy federal cost sharing and matching requirements unless approved in writing by the appropriate federal agency.

4. Time Limit For Acceptance Of Deliverables.

   a. Evaluation Period. The State shall have **thirty (30)** calendar days from the date a deliverable is delivered to the State by the Contractor to evaluate that deliverable, except for those deliverables that have a different time negotiated by the State and the Contractor.

   b. Notice of Defect. If the State believes in good faith that a deliverable fails to meet the design specifications for that particular deliverable, or is otherwise deficient, then the State shall notify the Contractor of the failure or deficiencies, in writing, within **thirty (30)** calendar days of: 1) the date the deliverable is delivered to the State by the Contractor if the State is aware of the failure or deficiency at the time of delivery; or 2) the date the State becomes aware of the failure or deficiency. The above time frame shall apply to all deliverables except for those deliverables that have a different time negotiated by the State and the Contractor in writing pursuant to the State's fiscal rules.

c. Time to Correct Defect. Upon receipt of timely written notice of an objection to a completed deliverable, the Contractor shall have a reasonable period of time, not to exceed **thirty (30)** calendar days, to correct the noted deficiencies. If the Contractor fails to correct such deficiencies within **thirty (30)** calendar days, the Contractor shall be in default of its obligations under this Task Order Contract and the State, at its option, may elect to terminate this Task Order Contract or the Master Contract and all Task Order Contracts entered into pursuant to the Master Contract.

5. Health Insurance Portability and Accountability Act (HIPAA) Business Associate Determination.

The State has determined that this Contract does not constitute a Business Associate relationship under HIPAA.

6. This award does not include funds for Research and Development.

7. The State, at its discretion, shall have the option to extend the term under this Task Order beyond the Initial Term for a period or for successive periods, of 1 year at the same rates and under the same terms specified in the Task Order. In order to exercise this option, the State shall provide written notice to Contractor in a form substantially equivalent to **Exhibit D**. If exercised, the provisions of the Option Letter shall become part of and be incorporated in the original Task Order. The total duration of this Task Order shall not exceed 5 years.

8. The State, at its discretion, shall have the option to increase or decrease the statewide quantity of Goods and/or Services based upon the rates established in this Task Order and modify the maximum amount payable accordingly. In order to exercise this option, the State shall provide written notice to Contractor in a form substantially equivalent to **Exhibit D**. Delivery of Goods and/or performance of Services shall continue at the same rates and terms as described in this Task Order.

9. The State, at its discretion, may unilaterally increase or decrease the total funds available under this Grant, the funds available under the Grant during any State fiscal Year or the funds available for any specific line items described in this Grant. In order to exercise this right, the State shall provide written notice to Grantee in a form substantially equivalent to **Exhibit E**. The exercise of this right shall not be valid until it has been approved by the State Controller or designee.

10. Transfer of funds within the Budget:
    a. Transfer funds between budget lines if the total of all **cumulative** transfers is less than 25% of the budgeted amount does not require Immunization Section approval. However the Contractor shall notify the Section of the changes in writing prior to the transfer of funds.
    b. When the cumulative total of all transfers equals or exceeds twenty five percent (25%) of the total budgeted amount, the Contractor must obtain written permission from the Immunization Section to move any funds between lines. The Contractor shall submit the Immunization Section approved budget modification form prior to making revised expenditures. The Immunization Section staff will evaluate the request and inform the Contractor of a decision within 15 calendar days of receiving the request.

EXHIBIT B

STATEMENT OF WORK
To Original Contract Routing Number: 19 FHHA 108886

These provisions are to be read and interpreted in conjunction with the provisions of the contract specified above.

I. Entity Name: Gunnison County Department of Health and Human Services

II. Project Description:
This project serves to reduce and eliminate vaccine preventable diseases in Colorado by increasing and maintaining immunization coverage. Local public health agencies will provide core immunization services, according to established best practices and standards, to improve the health of individuals and communities.

III. Definitions:

1. ACIP: Advisory Committee on Immunization Practices
2. CCC: Child Care Centers as defined by *Colorado State Board of Health Rule 6 CCR 1009-2*
3. CCR: Code of Colorado Regulations
4. CDC: Center for Disease Control and Prevention
5. CDPHE: Colorado Department of Public Health and Environment
6. CIIS: Colorado Immunization Information System
7. CIIS reminder/recall: Reminder/recall involves identifying patients who are due (reminder) or overdue (recall) for immunizations and contacting them to schedule an appointment.
8. CIB: Colorado Immunization Branch
9. Core immunization services: As defined by the Colorado State Board of Health: assure access to immunizations using established standards, and, in collaboration with CDPHE, monitor community immunization levels.
10. Deputization: The formal extension of authority to provide VFC vaccines to eligible underinsured children from a participating FQHC or RHC to another VFC-enrolled provider; typically a local public health agency. Previously called Delegation of Authority.
11. Evidence-based: Conscientious use of current scientific evidence and clinical expertise.
12. FQHC: Federally Qualified Health Center
13. Jurisidiction: Power or right of a legal or political agency to exercise its authority over a person, subject matter, or territory.
14. LPHA: Local Public Health Agency
15. MOU: Memorandum of Understanding
16. RHC: Rural Health Center
17. School: As defined by the Colorado State Board of Health: all child care facilities licensed by the Colorado Department of Human Services including: child care centers, school-age child care center, preschools, day camps, resident camps, day treatment centers, family child care homes, foster care homes, and head start programs; public, private, or parochial kindergarten, elementary or secondary schools through grade twelve, or a college or university.

18. Section 317 Vaccine: Vaccine funding used to support infrastructure critical to vaccine program success including vaccine for: uninsured and underinsured adults, outbreak response and preparedness support.
19. VFC: Vaccines for Children
20. VPD: Vaccine preventable disease

IV. Work Plan:

Goal #1: Reduce vaccine preventable diseases in Colorado by increasing or maintaining immunization coverage.	
Objective #1: No later than the expiration of the contract, the Contractor shall provide core immunization services intended to improve the health of individuals and communities.	
Primary Activity #1	The Contractor shall implement immunization services within its jurisdiction.
Sub-Activities #1	1. The Contractor shall maintain inventory of all ACIP recommended VFC vaccines available through the VFC program. 2. The Contractor shall vaccinate children eligible for VFC vaccine per ACIP recommendations. 3. The Contractor shall vaccinate persons eligible for Section 317 vaccine per ACIP recommendations. 4. The Contractor shall enter immunization data into CIIS within 30 days of vaccine administration. 5. The Contractor shall review the county level Immunization Rates Report for the following information: a. children 19-35 months of age no later than 30 days after distribution by CIB b. adolescents 13-17 years of age no later than 30 days after distribution by CIB c. compare to the *CDC National Immunization Surveys; Child and Teen* and CIIS-generated statewide rates provided by CIB in order to increase awareness of county versus state and national immunization rates within the 30 days that the rates report is distributed by the CIB 6. The Contractor shall implement a minimum of one (1) evidence based strategy, such as CIIS reminder/recall, to reduce or eliminate coverage disparities by race, ethnicity and socio-economic status. 7. The Contractor shall promote informed vaccine decision making by educating a minimum of one (1) of the following: a. consumers b. healthcare providers c. staff who administer immunizations d. policy makers 8. The Contractor shall promote seasonal influenza vaccine, with new and existing partners, including those in the commercial sector, to improve preparedness in the event of an influenza pandemic. 9. The Contractor shall maintain a deputization MOU with an FQHC/RHC.

	10. The Contractor shall deliver information to schools and CCCs about the *Colorado State Board of Health Rule 6 CCR 1009-2* annual reporting deadline. a. The Contractor shall respond to questions from schools to assist in preparation for reporting compliance. b. The Contractor shall respond to questions from CCCs to assist in preparation for reporting compliance. c. The Contractor shall follow up with schools who fail to report data. d. The Contractor shall follow up with CCCs who fail to report data. 11. The Contractor shall perform duties as requested by the CIB related to identified immunization needs, and VPD and Hepatitis B case surveillance.
Primary Activity #2	The Contractor shall maintain staff immunization expertise.
Sub-Activities #2	1. The Contractor shall call in to the monthly CIB Immunization Update call. 2. If the monthly call is missed, the Contractor shall listen to the audio recording of the call provided by the CIB within 30 days. 3. The Contractor shall attend a minimum of one (1) immunization related training or conference.
Standards and Requirements	1. The Contractor shall use the final results of the *CDC National Immunization Surveys; Child and Teen* and CIIS-generated statewide rates provided by CIB via email communication in order to increase awareness of county versus state and national immunization rates. 2. The Contractor shall comply with the requirements for entering/submitting immunization data into CIIS as agreed to in the *CIIS Letter of Agreement* found within the online CIIS Resource Center located on the following website, https://www.ciisresources.com. The content of this website is incorporated and made part of this task order by reference. 3. The Contractor shall comply with the ACIP recommendations for vaccine administration located on the following website, http://www.cdc.gov/vaccines/acip/index.html. The content of this website is incorporated and made part of this task order by reference. 4. The Contractor shall promote compliance with school immunization rules within the *Colorado State Board of Health Rule 6 CCR 1009-2* located on the following website, http://www.sos.state.co.us/CCR/GenerateRulePdf.do?ruleVersionId=6316. This document establishes immunization standards and is incorporated and made part of this task order by reference. 5. The Contractor shall maintain a signed VFC provider Enrollment Agreement.

	6. The Contractor shall comply with the requirements for utilizing VFC vaccine agreed to in the VFC Provider Enrollment Agreement packet provided by CIB. 7. The Contractor shall comply with the eligibility requirements for utilizing Section 317 vaccine as provided by CIB via email communication. 8. The Contractor shall use a minimum of one (1) evidence based strategy to eliminate coverage disparities by race, ethnicity and socio-economic status located on the following website, www.thecommunityguide.org. The content of this website is incorporated and made part of this task order by reference. 9. The Contractor shall use deputization MOU guidance as provided by CIB via email communication. 10. Contractors that serve as a FQHC or a RHC do not require a deputization MOU. 11. CDPHE will provide programmatic technical assistance upon request. 12. The Contractor shall complete an electronic quarterly progress report using the *2018/19 Immunization Core Services Quarterly Progress Report,* via the following website, https://fs9.formsite.com/ColoradoIMMprogram/2018CoreProgress-Report/index.html. The content of this website is incorporated and made part of this task order by reference. 13. The content of electronic documents located on CDPHE and non-CDPHE websites and information contained on CDPHE and non-CDPHE websites may be updated periodically during the contract term. The contractor shall monitor documents and website content for updates and comply with all updates.	
Expected Results of Activity(s)	1. Immunizations are provided within the Contractor's jurisdiction. 2. Immunizations are marketed within the Contractor's jurisdiction. 3. Immunizations are administered within the Contractor's jurisdiction.	
Measurement of Expected Results	1. Data contained in Immunization Rates Report 2. Data contained in quarterly progress reports	
		Completion Date
Deliverables	1. The Contractor shall submit, electronically, a signed VFC Provider Enrollment Agreement.	No later than 30 business days following the receipt of the enrollment packet, and by 06/30/2019
	2. The Contractor shall submit an electronic quarterly progress report using the *2018/19 Immunization Core Services Quarterly Progress Report.*	No later than 30 calendar days following the last calendar day of

		September, December, March, and by 06/30/2019
	3. The Contractor shall submit immunization data into CIIS.	No later than 30 days following vaccine administration, and within the contract term

V. Monitoring:

CDPHE's monitoring of this contract for compliance with performance requirements will be conducted throughout the contract period by the CDPHE Contract Monitor. Methods used will include a review of documentation determined by CDPHE to be reflective of performance to include progress reports and other fiscal and programmatic documentation as applicable. The Contractor's performance will be evaluated at set intervals and communicated to the contractor.

VI. Resolution of Non-Compliance:

The Contractor will be notified in writing within 15 calendar days of discovery of a compliance issue. Within 30 calendar days of discovery, the Contractor and the State will collaborate, when appropriate, to determine the action(s) necessary to rectify the compliance issue and determine when the action(s) must be completed. The action(s) and time line for completion will be documented in writing and agreed to by both parties. If extenuating circumstances arise that requires an extension to the time line, the Contractor must email a request to the CDPHE Contract Monitor and receive approval for a new due date. The State will oversee the completion/implementation of the action(s) to ensure time lines are met and the issue(s) is resolved. If the Contractor demonstrates inaction or disregard for the agreed upon compliance resolution plan, the State may exercise its rights under the provisions of this contract.

EXHIBIT C

BUDGET
To Task Order Contract Dated 4/4/2018 - Contract Routing Number 19 FHHA 108886

Original Budget	
Immunization Core Service Activities-Gunnison	
Federal (FY19)	
Federal PPHF funds	$5,232
State (FY19)	
Tobacco Tax funds	$11,307
MSA funds	$2,846
TOTAL AMOUNT:	$19,385

Exhibit D

OPTION LETTER

Date:	State Fiscal Year:	Option Letter No.	Original Contract CMS#
		Option Letter CMS Routing #	CORE Encumbrance #

DELETE all BLUE text, CUSTOMIZE Red text and CHANGE Red text to Black after customization.

1) **OPTIONS:** Choose all applicable options listed below
   - **a.** Option to extend for a renewal or additional term
   - **b.** Option to change amount of goods
   - **c.** Option to change amount of services
   - **d.** Option to change contract rates
   - **e.** Option to initiate next phase of contract

2) **REQUIRED PROVISIONS.** All Option Letters shall contain the appropriate provisions set forth below:
   - **a. For use with Options a:** In accordance with Section(s) enter Section the Original Contract referenced above between the State of Colorado, Colorado Department of Public Health and Environment, and enter Contractor's name the State hereby exercises its option for an additional term beginning insert start date and ending on insert end date at the rates stated in the Original Contract, as amended.
   - **b. For use with Option b and c.** In accordance with Section(s) enter Section of the Original Contract routing number referenced above, between the State of Colorado, Colorado Department of Public Health and Environment, and enter Contractor's name the State hereby exercises its option to Increase/Decrease the quantity of Goods/Services or both at the same cost/price as specified in enter Exhibit/Attachment name.
   - **c. For use with Option d.** In accordance with Section(s) enter Section of the Original Contract routing number referenced above, the State hereby exercise its option to modify the Contract rates specified in Exhibit/Section number. The Contract rates attached to this Option letter in enter Exhibit/Attachment name replace the rates in the original Contract as of the Option Effective Date of this Option Letter.
   - **d. For use with Option e:** In accordance with Section(s) enter Section of the Original Contract routing number referenced above, the State hereby exercise its option to initiate Phase indicate which Phase: 2, 3, 4 etc. which shall begin on insert start date and ending on insert end date at the cost/price specified in Section enter Section the Original Contract referenced above.
   - **e. For use with Options a, b, c that modify the contract value:** The amount of the current Fiscal Year contract value is increased/decreased by $ enter amount of change to a new contract value of insert new $ amount as consideration for services/goods ordered under the contract for the current fiscal year Indicate Fiscal Year. The Contract is hereby modified accordingly. The amended total contract financial obligation including all previous amendments, option letters, etc. is insert new $ amount.

3) **Effective Date:** The effective date of this Option Letter is upon approval of the State Controller if exact date is required complete the following: enter date, and include the following: whichever is later.

STATE OF COLORADO John W. Hickenlooper, GOVERNOR Department of Public Health and Environment	PROGRAM APPROVAL:
By: Lisa McGovern, Purchasing & Contracts Section Director Date: _____	By: _____ Date: _____

ALL CONTRACTS REQUIRE APPROVAL BY THE STATE CONTROLLER

CRS §24-30-202 requires the State Controller to approve all State Contracts. This Contract is not valid until signed and dated below by the State Controller or delegate. Contractor is not authorized to begin performance until such time. If Contractor begins performing prior thereto, the State of Colorado is not obligated to pay Contractor for such performance or for any goods and/or services provided hereunder.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: _____

Date: _____

Exhibit E

GRANT FUNDING CHANGE LETTER

Date:	State Fiscal Year:	Grant Funding Change Letter (GFCL) #	CMS Routing #
			CORE Encumbrance #

TO: <Insert Grantee's name>

In accordance with Section of the Original Contract routing number , [insert the following language here if previous amendment(s), renewal(s) have been processed] as amended by [include all previous amendment(s), renewal(s) and their routing numbers], [insert the following words here if previous amendment(s), renewal(s) have been processed] between the State of Colorado, Department of Public Health and Environment and <insert contractor name> beginning <insert start date of original contract> and ending on <insert ending date of current contract amendment>, the undersigned commits the following funds to the Grant:

The amount of (federal, state, other) grant funds available and specified in Section of <insert previous contract modification number and routing number> is ☐ increased or ☐ decreased by $ amount of change to new total funds for the period <date to date> of $ <insert new period cumulative total> for the following reason: Section is hereby modified accordingly. The revised Budget is incorporated herein by this reference and identified as Revised Exhibit *. (if budget attached; delete sentence if no budget included.)
Complete the table below; insert/delete rows as needed.

The table below reflects the original budget and all modifications to the total since the effective date of the Original Contract.

SUMMARY OF CHANGES					
Document Type	**CMS Routing #**	**Funding Source** (federal, state, other)	**Period**	**Dollar Amount**	**Period Total**
Original Contract				$	$
				$	$
				$	$
				$	$
				$	$
			Contract Cumulative Grand Total	$	

This Grant Funding Change Letter does not constitute an order for services under this Grant.
The effective date of hereof is upon approval of the State Controller or <insert projected effective date>, whichever is later.

STATE OF COLORADO
John W. Hickenlooper, Governor
Department of Public Health and Environment

By: _____
Lisa McGovern
Purchasing and Contracting Section Director, CDPHE

_____
Date

PROGRAM APPROVAL
Colorado Department of Public Health and Environment

By: _____
INSERT-Name of Authorized Individual
INSERT-Official Title of Authorized Individual

_____
Date

In accordance with §24-30-202 C.R.S., this Contract is not valid until signed and dated below by the State Controller or an authorized delegate.

STATE CONTROLLER
Robert Jaros, CPA, MBA, JD

By: _____
Name of Agency Delegate-Please delete if contract will be routed to OSC for approval.

Effective Date: _____

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Funding Agreement; Gunnison County Metropolitan Re

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: Met Rec

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

Summary:

Met Rec Grant contract for Choice Pass. Now contains Met Rec grant contract with revised language.

Fiscal Impact: $4,000

Submitted by: Emily Mirza **Submitter's Email Address:** emirza@gunnisoncounty.org

Finance Review: (•) Required ( ) Not Required

Comments:
This is the Met Rec grant that GCSAPP applies for each year

Reviewed by: GUNCOUNTY1\jguerra Discharge Date: 6/10/2021

County Attorney Review: (•) Required ( ) Not Required

Comments:
Reviewed and appears legally sufficient with updated 3.2 language that does mutual indemnification and acknowledges both parties' governmental immunity. ESG

Reveiwed by: GUNCOUNTY1\egaebler Discharge Date: 6/10/2021 Certificate of Insurance Required

Yes ( ) No (•)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/10/2021

(•) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 1

Agenda Date: 6/15/2021

Revised April 2015

FUNDING AGREEMENT

This Funding Agreement is made and entered into between the Gunnison County Metropolitan Recreation District (District) and the Gunnison County Substance Abuse Prevention Project (Grantee), effective as of the date of the District's execution hereof.

RECITALS

A. The District has been organized as a Colorado Special District pursuant to and in accordance with the provisions of §§ 32-1-101, *et seq.*, C.R.S., for the purpose of providing television relay and translation services and parks and recreation services and facilities, all as further set forth in the District's Amended Service Plan.

B. The District's mission includes collaborating with and providing funding for park and recreation departments, authorities, or other governmental entities and non-profit organizations.

C. Grantee proposes to perform the project described in ***EXHIBIT A*** attached hereto (Project) and has made application to the District for financial assistance.

D. The Project is consistent with the purposes and the mission of the District.

E. The District has reviewed the Project and desires to assist with the funding of the Project subject to the terms and conditions of this Agreement, and Grantee desires to receive such financial assistance from the District as provided in this Agreement and subject to the terms and conditions contained herein.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and the reciprocal promises contained in this Agreement, the District and Grantee agree as follows.

1. Grantee's Project Plan and Use of Grant Money.

1.1 Grantee's estimate of the total cost of the Project is set forth on ***EXHIBIT A***.

1.2 The grant amount awarded to Grantee by the District is $4,000.00. The grant funds advanced by the District to Grantee shall be used only for services, materials, and labor for the Project as such services, material, and labor are described in ***EXHIBIT A*** (Funded Work).

1.3 The estimated date for commencement of the Project is June 1, 2021. The

estimated date for the completion of the Project is June 1, 2022.

1.4 Grantee understands that (1) the grant funds have been appropriated by the current board for the District from the District's current budget; (2) the District's budget must be approved each year; (3) if the Grantee does not or cannot complete the Project within the estimated time frame, the District cannot guarantee that (a) the grant funds will be available under future budgets or (b) that a future board will appropriate the grant funds in the future.

2. District's Financial Assistance.

2.1 The funds are awarded to Grantee pursuant to the terms and conditions set forth in this Funding Agreement.

2.2 The grant funds will be paid to Grantee as follows: Upon completion of the Project, Grantee shall submit a Request for Payment together with an itemized statement for expenditures on the Project (Request for Payment). The Request for Payment shall include invoices for materials received and labor and services performed on the Funded Work and paid for by Grantee, or to be paid upon receipt of funds from the District.

2.3 The Request for Payment shall include:

2.3.1 A representation and warranty by Grantee that the Project is complete and that all amounts due and payable for the Funded Work have been paid or, alternatively, a covenant that such amounts will be paid with the funds advanced to Grantee by the District in response to the Request for Payment.

2.3.2 A representation and warranty by Grantee that all work done on the Funded Work has been completed in a good and workmanlike manner and in accordance with the specifications contained in ***EXHIBIT A***.

2.4 After review of the Request for Payment, the District may:

2.4.1 Require such additional documentation as the District deems necessary;

2.4.2 Conduct a joint inspection of the Project with Grantee to review work completed and to verify that the Project is complete in accordance with ***EXHIBIT A*** and consistent with the standards set forth in this Funding Agreement;

2.4.3 Make adjustments to the amount of funds requested by Grantee in its sole discretion.

2.5 The District shall disburse the grant amount, or so much thereof as is approved,

within thirty days after approval of the Request for Payment by the District.

3. Grantee's Additional Responsibilities and Liabilities.

3.1 Grantee shall be responsible for making all Agreements and assuring the acquisition of all interests in property or other rights and all permits or other governmental approvals needed to complete the Project.

3.2 Grantee and the District shall each be responsible for the acts, errors, and omissions of their own employees, consultants, agents, and any other persons employed or retained on behalf of either party in connection with the Project. Grantee and the District each agree to indemnify, hold harmless, and defend the each other and their respective directors, officers, employees, agents, and attorneys for the actions, errors and omissions of each other's employees, consultants, agents, and any other persons employed or retained by either party in the performance of this Agreement. The parties recognize that the District and the Grantee are governmental entities subject to the provisions of the Colorado Governmental Immunity Act, § 24-10-101, *et seq*., Colorado Revised Statutes. Nothing herein shall or is intended to alter in anyway the District's or the Grantee's governmental immunity.

3.3 Grantee warrants performance of this Agreement and the completion of all work required for the Funded Work. Grantee and any persons working on its behalf shall at all times comply with all applicable local, state, and federal laws and regulations. Not by way of limitation of the foregoing, it is specifically agreed that neither Grantee nor any persons working on its behalf on the Project shall discriminate against any person because of age, race, sex, national origin, ancestry, disability, or religion.

4. Authorized Representatives, Addresses.

4.1 The District designates Hedda Peterson, District Manager, as its representative to act for the District in connection with this Agreement. All communication with the District shall be directed to:

Gunnison County Metropolitan Recreation District
Hedda Peterson, District Manager
710 S. 9th St.
Gunnison, CO 81230
Telephone: (970) 641-8725
hedda@gcmetrec.com

4.2 All communication with Grantee shall be directed to:

_____

_____
_____
_____

5. Miscellaneous.

5.1 Assignment. The Agreement involves the grant of public money for public purposes. Consequently, this Agreement shall not be assigned by Grantee without the District's prior written approval, which may be withheld in the District's sole discretion.

5.2 Binding Effect. This Agreement shall be immediately binding upon both parties and their respective successors, if any.

5.3 No Partnership, Joint Venture or Third Party Beneficiaries. This Agreement is not intended to and does not create any partnership, joint venture or similar relationship between the District and Grantee or any other persons or entities. The enforcement of the terms and conditions of this Agreement and all rights of action relating to such enforcement shall be strictly reserved to the District and Grantee, and nothing contained in this Agreement shall give or allow any claim or right of action whatsoever by any other or third person or entity. It is the express intent of the parties to this Agreement that any person or entity receiving services or benefits under this Agreement shall be deemed an incidental beneficiary only.

5.4 Additional Limitations on the District's Responsibilities. The District's involvement with the Project's construction and operation shall be limited to payment of the stated sum in the form of a grant to Grantee. The District shall not be responsible for or in control of the Project's feasibility, implementation, operation, maintenance, repair, or replacement.

5.5 Publicity. Grantee agrees that the District may publicize the Project in local media or otherwise, including, without limitation, photographs, costs, and participants, for the purpose of promoting the District's grant program and its benefits.

5.6 Remedies. If Grantee is in breach or default of any obligation under this Agreement, the District may give Grantee written notice of such breach or default. Upon receipt of such notice, within thirty days Grantee shall both cure such breach or default and provide the District evidence of such cure. If Grantee fails to cure any such breach or default within thirty days, the District may terminate this Agreement and Grantee shall be required to promptly repay to the District the full amount of any grant funds received. As part of any judgment in an action for breach or for enforcement of this Agreement, the District shall be awarded its attorneys' fees and litigation costs.

5.7 Notices. All notices required or appropriate pursuant to this Agreement shall be given in writing to the parties' designated representatives at the addresses stated in paragraph 12. Notices shall be deemed received upon hand delivery or three days after first class mailing thereof

with return receipt requested or confirmed delivery of electronic ma

5.8 Entire Agreement/Amendments. This Agreement is the complete integrated understanding between the parties. No prior or contemporaneous addition, deletion, or other amendment to this Agreement shall have any force or effect unless stated in writing approved and executed by both parties.

IN WITNESS WHEREOF, the Parties hereto have accepted, made and executed this Agreement upon the terms, conditions and provisions stated herein.

GUNNISON COUNTY METROPOLITAN RECREATION DISTRICT:

By: _____
Hedda Peterson, District Manager

GRANTEE:

By: _____
Print Name:_____, its authorized representative

EXHIBIT A

Community Collaboration Grant

APPLICATION

General Information	
Applicant Entity/Organization	Gunnison County Substance Abuse Prevention Project
Mailing Address	200 E. Virginia Ave
Lead Contact	Emily Mirza
Title	Youth Programming Coordinator
Telephone	970-641-7612
E-mail	emirza@gunnisoncounty.org
Project Title Grant Request	Choice Pass Program Scholarships
Amount	$4,000
Matching Funds	$6,100
Total Project Cost	$10,100

1. PROJECT DESCRIPTION (300 words max.) -Please describe in detail the program or project. Be sure to explain how the project/program provides a recreational outlet for the area's residents. Provide the project/program's timeline (anticipated start/end times). (10 pts)

Choice Pass (CP) in one of the programs housed under the Gunnison County Substance Abuse Prevention Project (GCSAPP), a community coalition working to reduce substance use and support healthy outcomes for youth and families. CP is a substance abuse, bullying, and suicide prevention program for Gunnison County 6th-12th grade youth. Youth and parents make a pledge together each fall. Youth to remain substance free and make healthy choices and parents to be supportive through adolescence. Youth gain access to 40 discounts including a discounted ski pass, Rec Center pass, and access to leadership/recreation opportunities. Youth are celebrated and recognized in our community each time they use a perk for making healthy choices. A goal of GCSAPP and CP is to build protective factors including increasing access to learning, playing, and recreating in safe and equitable environments. Funding will be utilized for scholarships for CP youth to engage in healthy activities. The program timeline is the 2021/2022 school year with scholarships applications due the end of October, reviewed by the CP committee, and awarded the first week of November.

2. NEED (300 words max.) -Please describe how you determined the need for this project/program. Please demonstrate the necessity of Community Collaboration Grant funds in order to achieve the project/program goals. (25pts)

Under the umbrella of CP is the scholarship program. Annually, CP enrolls 500 youth. Despite the discounts, many families in CP still face financial barriers, the scholarship program helps reduce this burden. CP youth are eligible to apply for scholarships each fall to support access to healthy activities such as ski passes, school sports, dance, avalanche classes, art, hockey and recreation/leadership programming. This past year we received the highest number of applications and awarded 53 youth with scholarships. We saw an increased number of applications for higher dollar amounts due to other local agencies not providing scholarships and/or having increased requests. This increase was primarily due to COVID-19 resulting in finical hardships faced by families. Signing up for CP is free, but with 500 youth enrolled we want to offer economically challenged and disadvantaged youth the chance for financial assistance to access recreational outlets, healthy activities and gear/equipment to participate.

GHS Student, Scholarship Recipient

"Colorado is a beautiful state full of many things that can be explored or experienced by the public. It is thanks to CP that I have the chance to go out and experienced these things first hand. Without CP and the scholarship as an option I not would have be able to go out and have these experiences like skiing. Therefore, it is very important and has a lot meaning, considering it allows to experience what beautiful Colorado has to offer along with the Gunnison community. I have the privilege of going out with friends and family while keeping healthy thanks to CPs encouragement. It really means a lot to be able to do these things and I would not be able to do them otherwise. It's a fact that CP has been a positive impact on my life and its impact truly means so much."

3. OUTCOMES (300 words max) -Demonstration of positive outcomes for program participants or project users. If you're requesting funds for an existing program, how has the program impacted participants in the past? If you're requesting funds for a new project/program, please provide clear project goals and describe how you will measure the success of the program/project? (20pts)

The goal of the CP is to engage and educate 6th-12th grade youth in positive development activities, to help create a tool for youth and parents to encourage healthy behaviors and open communication, create a platform for recognizing and celebrating the youth in our community, and create a caring network of community members. A measure of success for CP is the number of youths who report having difficult conversations about the dangers of substance use with a parent or guardian in the past 12 months. 84% of middle and high school CP youth report having a conversation. According to the 2019 Healthy Kids Colorado Survey, 66% of Gunnison Country high school youth report the same.

One barrier to this program is financial ability to engage in some of the perks of the CP program, thus the scholarship program. Youth who participate in prosocial and recreational activities build skills in healthy decision making, resiliency, self-advocacy and have the opportunity to build

relationships with trusted adults and peers in the community. Thus, buffering the effects of adversity and lowering engagement in risky activities. Many CP scholarship recipients would not have the financial ability to access our communities' vast recreational outlets and healthy activities. In addition, CP scholarship recipients indicate the ability to spend increased time with family and friends while engaging in healthy activities.

4. ACCESS (300 words max.) -Demonstration of the breadth of the population served and the project/program's reach into underserved segments of the greater Gunnison Valley community. Please also describe how many residents are expected to benefit from the project/program and if possible, detail the anticipated demographics of those residents. If you're requesting funds for a scholarship program, please acknowledge your entity's familiarity with IRS guidelines and best practices. (15pts).

Our goal is to provide up to 50 youth with scholarships in order to increase access to healthy activities and outdoor recreation/ leadership opportunities. There are over 500 youth and 350 parents enrolled in the program. Approximately, 5% of CP youth are Latino, 1.5% are American Indianan, and 2.5% identify as multiple races. 6% are homeschool or online students. According to Kids Count CO, 23% of youth enrolled in the Gunnison Watershed RE1-J school district qualified for free/reduced lunch in 2019. Youth whose parents can provide documentation of financial need such as free/reduced lunch, pay stub, Medicaid, or food stamps receive scholarship priority.

In the 2020/2021 school year 9% of the scholarships were awarded to youth who identify as Hispanic. 28% of youth awarded provided documentation of financial need including parental pay stubs, documentation of a loss of parental employment due to COVID, and Medicaid and CHP+ cards. This past year we allowed families to write a statement of need if they did not qualify for governmental financial assistance but may have seen loss of job or income due to COVID-19, had four children all engaging in recreational activities, or it was burdensome to access government documents. We intend to allow a government documents or statement of need for the coming year.

To increase access to school-based activities and sports, CP works in collaboration with the Gunnison Middle School to allow CP pass holders to apply for funds to cover school-based activities like sports, band, or ski days.

5. ALIGNMENT (200 words max.) -Demonstration of alignment with the District's 2020 Recreation Strategic Plan. (10 pts)

Youth, low socioeconomic status families, and Spanish speaking families face some of the largest barriers to access outdoor recreation in the Gunnison Valley. The CP scholarship program aligns with *Action Item 3 – Increased Access to Recreation* to help reduce these barriers. The goal of the scholarship program is to provide financial support to access healthy activities, outdoor recreation and the gear/equipment for CP youth. In addition, CP aligns with *Action Item 4 – Community Collaboration*. One of the cornerstones of CP is partnering with over 40 local business and youth serving agencies to recognize and celebrate our young people's healthy choices.

6. VISIBILITY (100 words max.) -If funded, how will you recognize the District's support? (5 pts).

Funders and business support partners are listed on the CP website at www.choicepass.net. Annually, funders, donors, and business support partners are recognized in the Gunnison Country Times and Crested Butte News. Posts on the Choice Pass and GCSAPP Facebook pages and Choice Pass Instagram are made recognizing our funders.

7. BUDGET-Please provide a project budget and budget narrative (no more than 1page) as a separate document. *Budget narrative is to be no more than 200 words.* **(15 pts)**

CP is requesting $4,000 to support 2020/2021 scholarships needs for up to 50 CP youth. Currently, CP has a 31% match in hand for the total program costs.

- 25 youth @ $200 equipment/gear rental and/or $140 for recreation activity costs
  - $340 per youth
  - TOTAL = $8,500
- 25 youth @ $50 for recreational activity costs
  - $50 per youth
  - TOTAL = $1,250
- **Scholarship TOTAL = $9,750**

Budget		
Fundraising	Portion allocated for scholarships	$2,000
In-Kind Equipment Donations	Gene Taylor and Christy Sports x 8 rentals @ $200 ea.	$1,600
Daniels Fund Request		$2,500
Met Rec Request		$4,000
TOTAL		**$10,100**

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Subcontractor Agreement; Gunnison County Sheriff's

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: Gunnison County and Gunnison Valley Health

Term Begins: July 1, 2021 **Term Ends:** 6/30/2022 **Grant Contract #:**

Summary:

Gunnison Valley Health will provide Jail Based Behavioral Services 3within the Gunnison County Jail based off the already executed contract with the State Department of Human Services

Fiscal Impact: 0

Submitted by: Adam Murdie **Submitter's Email Address:** amurdie@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
Paid via a grant.

Reviewed by: GUNCOUNTY1\jguerra Discharge Date: 6/10/2021

County Attorney Review: (●) Required ( ) Not Required

Comments:
No legal issues. Much thanks to the GSCO for using the CAO-approved contract form. MRH

Reveiwed by: Discharge Date: 6/4/2021 Certificate of Insurance Required

Yes (●) No ( )

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/10/2021

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 1

Agenda Date: 6/15/2021

Revised April 2015

SUBCONTRACTOR AGREEMENT

THIS SUBCONTRACTOR AGREEMENT ("Agreement") entered into this ___ day of _____, 2021, by and between the **Board of County Commissioners of the County of Gunnison, Colorado** ("Gunnison County"), acting as Fiscal Agent for the **Gunnison County Sheriff's Department** ("Gunnison Sheriff") and **Gunnison Valley Health**, a tradename registered to Gunnison Valley Hospital, a public hospital organized pursuant to C.R.S. 25-3-301 et seq., whose address is 711 N. Taylor St., Gunnison, CO 81230 ("Subcontractor").

RECITALS

WHEREAS, under C.R.S. 27-60-106, the Colorado General Assembly created the Office of Behavioral Health ("OBH") to implement Jail Based Behavioral Services Program ("JBBS Program") with the purpose of providing mental health counseling, substance use disorder treatment and transitional care coordination in jails throughout Colorado, pursuant to C.R.S. 18-19-103 (5)(c)(V); and

WHEREAS, the Gunnison Sheriff has a JBBS Program which has been operational since 2011 and currently has three programmatic prongs: a Substance Use Disorder (SUD) Treatment Services pursuant to SB12-163, a Mental Health Treatment pursuant to SB18-250 with funding from the Correction Treatment Cash fund pursuant to C.R.S. 18-19-103, and the Jail Medication Assisted Treatment (MAT) pursuant to SB19-008; all with the goal of providing appropriate behavioral health services to inmates while supporting continuity of care within the community after release from incarceration, which should result in shorted jail sentences and decreased recidivism through better identification and treatment of behavioral health needs; and

WHEREAS, the Colorado General Assembly passed SB18-250 as well as SB19-008, which allocated additional funding to the sate-wide JBBS Program to address gaps in service for mental health disorder screening, assessment, diagnosis, and treatment, as well as psychiatric services and the purchase of medications; and

WHEREAS, the Gunnison Sheriff's JBBS Program is part of the state JBBS system, specifically identified in a project name as a JBBS/Mental Health Treatment project and will benefit from the additional funding of the JBBS Program; and

WHEREAS, Gunnison County has agreed to serve as fiscal agent for purposes of the allocation of funds provided by the State of Colorado Department of Human Services for the JBBS Program; and will serve as grantee and be responsible for distribution and allocation of JBBS funds as required; and

WHEREAS, Subcontractor has been selected as the mental health services provider for the Gunnison Sherriff's JBBS Program and will provide such mental health services as

a subcontractor for Gunnison County in accordance with the State of Colorado Department of Human Services allocation of JBBS funds.

AGREEMENT

NOW THEREFORE, in consideration of the Recitals and the mutual covenants and obligations hereinafter set forth, the parties agree as follows:

1. SERVICES.

Subcontractor shall furnish all materials, labor, supervision, supplies and equipment to commence, diligently pursue, and complete the Services as more specifically set forth in Appendix "A". All work shall comply with the State of Colorado Department of Human Services Contract for fiscal year 2021-2022, Contract No. 22IHJA 168531, and all accompanying exhibits (collectively the "CDHS Contract') which is attached as Appendix "B".

All Services shall be performed in a timely manner and in accordance with generally accepted standards for Subcontractor's profession and all applicable federal, state and local laws and regulations affecting the Services or the subject matter thereof. Subcontractor acknowledges that this is a non-exclusive Agreement, and Gunnison County may contract with additional or other providers able to furnish the same or similar services as it deems appropriate to do so.

2. TERM.

The term of this Agreement shall commence on **July 1, 2021** and shall terminate on **June 30, 2022**, unless sooner terminated or replaced as provided herein.

3. STRATEGIC RESULT.

Execution of this Agreement will assist Gunnison County with its strategy of delivering high quality services and promoting prosperous, collaborative and healthy communities, as outlined in the Gunnison County Strategic Plan.

4. COMPENSATION, BONUS AND EXPENSES.

In consideration and exchange for Subcontractor's performance of the Services, during the Term, Gunnison County shall pay Subcontractor fees not to exceed **One Hundred and Twelve Thousand and No/100 U.S. Dollars ($112,000.00)** (the "Compensation"). Subcontractor shall submit a monthly invoice, no later than the 15th of each month, to Gunnison Sheriff's JBBS Program Administrator demonstrating incurred charges for Services provided in the previous month pursuant to this Agreement. If payment shall be made by Gunnison County to Subcontractor, then it shall be paid within 45 days of receipt of the invoice. It is anticipated that the State of Colorado, as in the past, will directly reimburse Subcontractor for Services billed in monthly invoices.

The Compensation shall compensate Subcontractor for all charges, expenses, overhead, payroll costs, employee benefits, insurance subsistence, and profits, except as specifically set forth herein.

In no event shall the Compensation exceed the legislative allocation of funds, as awarded in the CDHE Contract. Subcontractor shall be responsible for any incurred costs for Services provided under this Agreement that are not reimbursed by the State of Colorado pursuant to the CDHE Contract.

In the event that the CDHE Contract is terminated due to funding no longer being available, this Agreement shall simultaneously terminate and Subcontractor shall only be paid for Services provided up to the date of termination.

5. INSURANCE.

Subcontractor agrees that at all times during the Term of this Agreement Subcontractor shall carry and maintain, in full force and effect and at its sole cost and expense, the following insurance policies. Within thirty (30) days of the execution of this Agreement, Subcontractor will provide insurance certificates to Gunnison County, listing Gunnison County as an additional insured, for the coverage's required herein which shall state that such policies shall not be materially changed or cancelled without thirty (30) days prior notice to Gunnison County.

a. Worker's Compensation Insurance in accordance with Colorado and Federal law which adequately protects all labor employed by Subcontractor during the term of this Agreement.

b. Comprehensive General Liability Insurance or the equivalent for any injury to one person in any single occurrence, Three Hundred Eighty-Seven Thousand and No/100 U.S. Dollars ($387,000.00); and for an injury to two or more persons in any single occurrence, the sum of One Million Ninety-Three Thousand and No/100 U.S. Dollars ($1,093,000.00).

c. Comprehensive automobile liability insurance on all vehicles used in the Services, in an amount no less than Three Hundred Eighty-Seven Thousand and No/100 U.S. Dollars ($387,000.00) for any injury to one person in any single occurrence and in an amount no less than One Million Ninety-Three Thousand and No/100 U.S. Dollars ($1,093,000.00) for any injury to two or more persons in any single occurrence.

   Professional Liability Insurance or the equivalent for any injury to one person in a single occurrence, Three Hundred Eighty-Seven Thousand and No/100 U.S. Dollar ($387,000.00) and for an injury to two or more persons in any single occurrence, the sum of One Million Ninety-Three Thousand and No/100 U.S.

Dollars ($1,093,000.00) for any injury to two or more persons in any single occurrence.

6. INDEPENDENT CONTRACTOR.

In carrying out its obligations and activities under this Agreement, Subcontractor is acting as an independent contractor and not as an agent, partner, joint venture or employee of Gunnison County. Subcontractor does not have any authority to bind Gunnison County in any manner whatsoever.

Subcontractor acknowledges and agrees that Subcontractor is not entitled to: (i) unemployment insurance benefits; or (ii) Workers Compensation coverage, from Gunnison County. Further, Subcontractor is obligated to pay federal and state income tax on any moneys paid it related to the services.

7. INDEMNIFICATION.

Subcontractor agrees to indemnify, defend and hold harmless Gunnison County and Gunnison Sherriff, including Commissioners, officers, agents and employees, of and from any and all liability, claims, liens, demands, actions and causes of action whatsoever (including reasonable attorney's and expert's fees and costs) arising out of or related to any loss, cost, damage or injury, including death, of any person or damage to property of any kind caused by the misconduct or negligent acts, errors or omissions of Subcontractor or its employees, subcontractors or agents in connection with this Agreement.

Gunnison County agrees to indemnify, defend and hold harmless Subcontractor and its officers, agents and employees, of an from any and all liability, claims, liens, demands, actions and causes of action whatsoever (including reasonable attorney's and expert's fees and costs) arising out of or related to any loss, cost, damage or injury, including death, of any person or damage to property of any kind caused by the misconduct or negligent acts, errors or omissions of Gunnison County or its employees, subcontractors or agents in connection with this Agreement.

This provision shall survive any termination or expiration of this Agreement with respect to any liability, injury or damage occurring prior to such termination or expiration.

8. SOLE SOURCE CONTRACTS. ***[Only applicable for specific sole source contracts totaling $100,000 or more.]***

If the Subcontractor has entered into a sole source contract or contracts with the State of Colorado or any of its political subdivisions as defined in Article XXVIII of the Colorado Constitution which including this contract in the aggregate on an annual basis are equal to or exceed the amount of $100,000, then the following provisions apply:

a. Because of a presumption of impropriety between contributions to any campaign and sole source government contracts, Subcontractor, on behalf of itself , any

person who controls ten percent or more of the shares of or interest in the Subcontractor, and the Subcontractor's officers, directors and trustees (collectively, the "Contract Holder") shall contractually agree, for the duration of the contract and for two years thereafter, to cease making, causing to be made, or inducing by any means, a contribution, directly or indirectly, on behalf of the Contractor Holder or on behalf of his or her immediate family member and for the benefit of any political party or for the benefit of any candidate for any elected office of the state or any of its political subdivisions.

b. The parties further agree that if a Contract Holder makes or causes to be made any contribution intended to promote or influence the result of an election on a ballot issue, the Contract Holder shall not be qualified to enter into a sole source government contract relating to that particular ballot issue.

c. The parties agree that if a Contract Holder intentionally violates sections 15 or 17(2) of Article XXVIII of the Colorado Constitution, as contractual damages that Contract Holder shall be ineligible to hold any sole source government contract, or public employment with the state or any of its political subdivisions, for three years.

d. These provisions shall not apply to the extent they have been enjoined or invalidated by a court of competent jurisdiction.

9. DISCRIMINATION.

The Subcontractor agrees to not discriminate against any person or class of persons by reason of age, race, color, sex, creed, religion, disability, national origin, sexual orientation or political affiliation in providing any services or in the use of any facilities provided for the public in any manner prohibited by Part 21 of the Regulations of the Office of the Secretary of Transportation. Subcontractor shall further comply with the letter and spirit of the Colorado Anti-Discrimination Act of 1957, as amended, and any other laws and regulations respecting discrimination in unfair employment practices. Additionally, Subcontractor shall comply with such enforcement procedures as any governmental authority might demand that Gunnison County take for the purpose of complying with any such laws and regulations.

10. IMMIGRATION COMPLIANCE CERTIFICATION.

a. Subcontractor certifies that Subcontractor does not and will not knowingly contract with or employ illegal aliens to work under this Agreement.

b. Subcontractor certifies that Subcontractor has required its subcontractors to certify that they do not knowingly contract with or employ illegal aliens to work under this Agreement.

c. Subcontractor certifies that it has attempted to verify the eligibility of its employees and subcontractors to work through the Basic Pilot Employment Verification Program administered by the Social Security Administration and Department of Homeland Security.

d. Subcontractor agrees to comply with all reasonable requests made in the course of an investigation under C.R.S. § 8-17.5-102 by the Colorado Department of Labor and Employment.

e. Subcontractor agrees to comply with the provisions of C.R.S. § 8-17.5-101 et seq.

11. ADA COMPLIANCE.

The Subcontractor represents and warrants to Gunnison County that at all times during the performance of this Agreement no qualified individual with a disability shall, by reason of such disability, be exclude from participation in, or denied benefits of the service, programs, or activities performed by the Subcontractor, or be subjected to any discrimination by the Subcontractor upon which assurance Gunnison County relies.

12. MISCELLANEOUS.

a. SEVERABILITY. If any clause or provision of this Agreement shall be held to be invalid in whole or in part, then the remaining clauses and provisions, or portions thereof, shall nevertheless be and remain in full force and effect.

b. AMENDMENT. No amendment, alteration, modification of or addition to this Agreement shall be valid or binding unless expressed in writing and signed by the parties to be bound thereby.

c. NO WAIVER OF GOVERNMENTAL IMMUNITY. Nothing in this Agreement is, or shall be construed to be, a waiver, in whole or part, by Gunnison County of governmental immunity provided by the Colorado Governmental Immunity Act or otherwise.

d. CONFIDENTIALITY AND HIPAA. Subcontractor agrees that all services under this Agreement shall be performed in full compliance with all local, state and federal laws, including but not limited to the Health Insurance Portability and Accountability Act (HIPAA) and confidentiality regulations of 42 CFR Part 2. In addition, Subcontractor agrees that all Services shall be performed pursuant to the most recent CDHS version of the HIPAA Business Associate Addendum/Qualified Service Organization Addendum which is found in the CDHS Contract, attached as Appendix B.

e. EXCLUSION, DEBARMENT AND/OR SUSPENSION. Subcontractor warrants and affirms that it, its employees, agents, assigns or subcontractors have not been

disbarred or suspended from participation, or proposed to be disbarred or suspended from participation in, any federal or state programs, is not on any debarment or suspension list under Federal Executive Order No. 12549 and 12689, and is not ineligible to participate in a "federal health care program" as defined in 42 USC § 1320a-7b(f) or in any other government payment program with any federal or State of Colorado department or agency. Subcontractor will maintain such status throughout the term of this Agreement and shall provide written notice to Gunnison Sheriff within 24 hours if such status is lost. If Subcontractor or any of its employees, agents, assigns or subcontractors are excluded, disbarred or suspended, Gunnison County shall have the ability to immediately terminate this Agreement.

f. CRIMINAL BACKGROUND CHECK. Pursuant to C.R.S. § 27-90-111 and CDHS Policy VI-2.4, Subcontractor and its employees, agents, assigns or subcontractors that have direct contact with vulnerable persons in a state-operated facility, or who provide state-funded services that involve direct contact with vulnerable persons in their home shall submit and successfully pass a criminal background check, and report any arrests, charges or summonses for any disqualifying offense as specified in CRS § 27-90-111 to the State of Colorado.

13. DELEGATION AND ASSIGNMENT.

This is a personal services contract with Subcontractor and, therefore, Subcontractor shall not delegate or assign its duties under this Agreement without the prior written consent of Gunnison County which consent Gunnison County may withhold in its discretion. Subject to the foregoing, the terms, covenants and conditions of this Agreement shall be binding on the successors and assigns of either party.

14. TERMINATION.

Either party shall have the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days prior written notice to the other. Upon termination, Subcontractor shall be entitled to compensation for Services performed up to the date of termination, subject to the provisions laid out in Section 4 of this Agreement regarding compensation.

15. NOTICES.

Any notice, demand or communication which either party may desire or be required to give to the other party shall be in writing and shall be deemed sufficiently given or rendered if delivered personally or sent by certified first class US mail, postage prepaid, addressed as follows:

Gunnison County: Gunnison County Sheriff
510 W. Bidwell Ave.
Gunnison, Colorado 81230

Phone: 970-641-1113

With a copy to: Gunnison County Manager
200 E. Virginia Ave.
Gunnison, Colorado 81230
Phone: 970-641-0248

Subcontractor: Gunnison Valley Health
711 N. Taylor St.
Gunnison, CO 81230
Phone:

Either party has the right to designate in writing, served as provided above, a different address to which any notice, demand or communication is to be mailed.

16. GOVERNING LAW.

This Agreement shall be governed by and interpreted in accordance with the laws of the State of Colorado. Exclusive jurisdiction and venue for any legal proceedings related to this Agreement shall be in the State of Colorado District Court, Gunnison County, Colorado.

17. COUNTERPARTS: FACSIMILE TRANSMISSION.

This Agreement may be executed by facsimile and/or in any number of counterparts, any or all of which my contain the signatures of less than all the parties, and all of which shall be construed together as but a single instrument and shall be binding on the parties as though originally executed on one originally executed document. All facsimile counterparts shall be promptly followed with delivery of original executed counterparts.

18. ENTIRE AGREEMENT.

This Agreement contains the entire agreement between the parties hereto with respect to the subject matter hereof, and supersedes any and all prior agreements, proposals, negotiations and representations pertaining to the obligations to be performed hereunder.

19. PUBLIC RECORD

To the extent not prohibited by state or federal law, this Agreement is potentially subject to public release through the Colorado Open Records Act.

[Remainder of page intentionally left blank – signature page follows]

[signature page – Subcontractor Agreement]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date above written.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By: _____
Jonathan Houck, Chairperson

ATTEST:

_____
Deputy Clerk

SUBCONTRACTOR

By: _____

APPENDIX "A"

SCOPE OF SERVICES

Subcontractor shall perform and provide the following services:

1. Work directly with the JBBS Program Administrator to fully comply with the CDHS Contract.
2. Participate in reporting requirements set out in the CDHS Contract and promptly provide required documents to the JBBS Program Administrator.
3. Obtain and provide inmates with recovery services as laid out in the CDHS Contract.
4. Provide a licensed therapist 20 hours per week for therapeutic services for those participating in the JBBS program at Gunnison County Jail. A case agent shall be provided 40 hours per week for JBBS program services at the Gunnison County Jail. Payment for these positions and any position related to the JBBS Program will not exceed the JBBS rate schedule provided in the CDHS Contract, unless the State of Colorado and/or the JBBS Program Administrator approves a higher rate of pay for the position related to the JBBS Program.
5. A case aid shall be present during the entirety of all telehealth services provided to each inmate.
6. Provide all information necessary and promptly complete all CiviCore reporting as required by the CDPHE Contract.
7. Participate in staff meetings as requested by Gunnison County staff, Gunnison Sheriff staff and JBBS Program Administrator to discuss treatment plans and case progress to the extent allowed by applicable law.
8. Deliver any and all reports or documentation regarding all post-custody services provided to inmates. Post-custody services must be affiliated with the JBBS Program. All reports and/or documentation must be sent to the Gunnison County Jail Captain/JBBS Program Administrator on the 1st of every month.
9. Hold any lawfully required and necessary license(s) which permits the performance or provision of therapy services for purchase or otherwise, and meet all applicable qualification requirements in accordance with federal or Colorado laws and regulations.
10. Provide a licensed nurse practitioner on site for four (4) hours per week to provide inmate medication management services.
11. Provide MAT services as requested by JBBS Program Administrator and in accordance with the CDHS Contract for such.

Gunnison Sheriff agrees to perform and provide the following:

1. Ensure all work as described in the CDHS Contract is completed in accordance with its provisions by assigning a JBBS Program Administrator.
2. Oversee quarterly submission of a written report to the State using the CiviCore platform as required by the CDHS Contract. Such progress report shall be in accordance with the procedures developed and prescribed by the CDHS Contract.
3. Monitor the provision of services by Subcontractor under this Agreement.
4. Obtain and provide to Subcontractor, all necessary authorizations and consents for the disclosure of protected and confidential health information.

APPENDIX "B"

CDHS CONTRACT

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: 11.Statement of Work; Colorado Department of Publ

Action Requested: County Manager Signature

Parties to the Agreement:

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

Summary:

Additional funding to support breastfeeding in the Women/Infants/Children program

Fiscal Impact:

Submitted by: Randy Morgan for Joni Reynolds **Submitter's Email Address:** rmorgan@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
This is $1000 added to the current WIC grant that expires 9/30/21

Reviewed by: GUNCOUNTY1\jguerra Discharge Date: 6/10/2021

County Attorney Review: (●) Required ( ) Not Required

Comments:
Reviewed and appears legally sufficient. ESG

Reveiwed by: GUNCOUNTY1\egaebler Discharge Date: 6/10/2021 Certificate of Insurance Required

Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/10/2021

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 1

Agenda Date: 6/15/2021

Revised April 2015

DocuSign Envelope ID: 055F2E7B-8314-49FD-82C4-42AC07B5E809

STATEMENT OF WORK
for SERVICES or GOODS WITH SERVICES
Purchase Order

I. Entity Name: BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY

Term: June 25, 2021 – September 30, 2021

II. Project Description: This project serves to assist the health division of the Colorado Department of Public Health and Environment (CDPHE) through the increase of outreach activities of the Women, Infants and Children (WIC) program within the state of Colorado.

WIC received a breastfeeding bonus award and will contract with local health agencies throughout Colorado to improve awareness of the health benefits of breastfeeding. Communities will benefit from the expenditure of contract dollars on outreach efforts directed at current and potential WIC participants at the local level.

III. Work Plan:

Performance-Based Work Plan Table for SOW
Services or Services with Goods

Goal #1: The Women, Infants and Children (WIC) Program will improve breastfeeding initiation and duration among eligible women in Colorado.	
Objective #1: No later than the expiration date of this contract, promote activities to increase awareness and educate on of the benefits of breastfeeding amongst new and current WIC participants.	
Primary Activity #1	The Contractor shall promote World Breastfeeding Week in August, 2021.
Sub-Activities #1	1. The Contractor shall purchase outreach supplies in support of World Breastfeeding Week activities, events and/or lactation space creation. 2. The Contractor shall submit a brief narrative via email to the CDPHE Breastfeeding Coordinator describing the use of the funds. 3. The Contractor shall fund staff to attend advanced breastfeeding training. 4. The Contractor shall submit a final summative via email to the CDPHE Breastfeeding Coordinator regarding funds spent and details of the event or training attended.
Standards and Requirements	1. The content of electronic documents located on CDPHE and non-CDPHE websites and information contained on CDPHE and non-CDPHE websites may be updated periodically during the contract term. The contractor shall monitor documents and website content for updates and comply with all updates. 2. Outreach and/or incentive items purchased must be WIC allowable expenses as specified in the federal regulations 7 C.F.R. Part 246, available at http://www.fns.usda.gov/wic/wic-laws-and-regulations and through the Colorado WIC Policies and Procedures Manual located at https://www.coloradowic.gov/policies-procedures/manuals/2019-wic-policy-manual and any State WIC Program policy letters.

DocuSign Envelope ID: 055F2E7B-8314-49FD-82C4-42AC07B5E809

Expected Results of Activity(s)	Support CDPHE WIC program through the increased awareness of the benefits of breastfeeding.	
Measurement of Expected Results	The State WIC Program at CDPHE shall assess the expended funds appropriately support the advancement of and support for breastfeeding.	
		Completion Date
Deliverables	1. The Contractor shall submit a brief narrative describing the use of the funds	Not later than June 30, 2021
	2. The Contractor shall submit a brief final report describing how the funds were used to promote and support breastfeeding.	Not later than September 30, 2021

IV. Budget: $1,000.00

V. Additional Provisions:

The following terms and conditions are in addition to the standard purchase order terms and conditions and are to be read and interpreted in conjunction with the provisions of the purchase order. Wherever used in the following provisions, "Contractor" and "Vendor" shall have the same meaning. Contractor and/or Vendor – any party to which a Purchase Order is issued.

A. **ADDITIONAL PROVISIONS -- Invoicing**

To receive compensation under the Purchase Order, the Contractor shall submit a signed Monthly CDPHE Reimbursement Invoice Form. This form is accessible from the CDPHE internet website http://www.colorado.gov/pacific/cdphe/standardized-invoice-form-and-links and is incorporated and made part of this SOW by reference. CDPHE will provide technical assistance in accessing and completing the form. The CDPHE Reimbursement Invoice Form and Expenditure Details page must be submitted no later than **forty-five (45)** calendar days after the end of the billing period for which services were rendered. Expenditures shall be in accordance with this Statement of Work and Budget.

1. Scan the completed and signed CDPHE Reimbursement Invoice Form into an electronic document. Email the scanned invoice with the Excel workbook containing the Expenditure Details page to: cdphe_nsbfiscal@state.co.us

Final billings under the Purchase Order must be received by the State within a reasonable time after the expiration or termination of the Purchase Order; but in any event no later than **forty-five (45)** calendar days from the effective expiration or termination date of the Purchase Order.

Unless otherwise provided for in the Purchase Order, "Local Match", if any, shall be included on all invoices as required by funding source.

DocuSign Envelope ID: 055F2E7B-8314-49FD-82C4-42AC07B5E809

The Contractor shall not use federal funds to satisfy federal cost sharing and matching requirements unless approved in writing by the appropriate federal agency.

The Contractor shall agree to support full use of these federal funds provided from USDA/Food and Nutrition Service to Colorado in accordance with allowable costs. Outreach and incentive items purchased must be WIC allowable expenses as specified in the federal regulations 7 C.F.R. Part 246, available at http://www.fns.usda.gov/wic/wic-laws-and-regulations and through the Colorado WIC Policies and Procedures Manual located at https://www.coloradowic.gov/policies-procedures/manuals/2019-wic-policy-manual and any State WIC Program policy letters.

B. ENTIRE AGREEMENT

These Provisions together with the Purchase Order constitute the entire agreement between the parties, and supersedes all prior proposals, agreements or other communications between the parties.

VIII. Monitoring:

CDPHE's monitoring of the purchase order for compliance with performance requirements will be conducted throughout the purchase order period by the WIC contract administrator. Methods used will include a review of documentation determined by CDPHE to be reflective of performance to include progress reports and other fiscal and programmatic documentation as applicable.

IX. Resolution of Non-Compliance:

The Contractor will be notified in writing within 30 calendar days of discovery of a compliance issue. Within 45 calendar days of discovery, the Contractor and the State will collaborate, when appropriate, to determine the action(s) necessary to rectify the compliance issue and determine when the action(s) must be completed. The action(s) and time line for completion will be documented in writing and agreed to by both parties. If extenuating circumstances arise that requires an extension to the time line, the Contractor must email a request to the WIC contract administrator and receive approval for a new due date. The State will oversee the completion/implementation of the action(s) to ensure time lines are met and the issue(s) is resolved. If the Contractor demonstrates inaction or disregard for the agreed upon compliance resolution plan, the State may exercise its rights under the Terms and Conditions of this Purchase Order.

X. Attestation:

The Vendor agrees to perform services in accordance with the terms and conditions of the Purchase Order to include Statement of Work and Budget.

Matthew Birnie County Manager

Contractor Name (Print) and Title

Contractor Signature

Date

DocuSign Envelope ID: 055F2E7B-8314-49FD-82C4-42AC07B5E809

ADDITIONAL TERMS AND CONDITIONS FOR PURCHASE ORDERS - FEDERAL AWARDS

The following terms and conditions are in addition to the standard purchase order terms and conditions and are to be read and interpreted in conjunction with the provisions of the purchase order. Wherever used in the Additional Terms and Conditions or the applicable purchase order, "Contractor" and "Vendor" shall have the same meaning. Contractor and/or Vendor – Any party to which a Purchase Order is issued.

1. Conformance with Law. If this Purchase Order involves federal funds or compliance is otherwise federally mandated, the Contractor and its agent(s) shall at all times during the term of this Purchase Order strictly adhere to all applicable federal laws, state laws, Executive Orders and implementing regulations as they currently exist and may hereafter be amended. Without limitation, these federal laws and regulations include:

   a. Office of Management and Budget Circulars A-21, A-87, A-102, A-110, A-122, A-133, and The Common Rule for Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments, as applicable;
   b. the "Hatch Act" (5 U.S.C. 1501-1508) and Public Law 95-454, Section 4728. These federal statutes declare that federal funds cannot be used for partisan political purposes of any kind by any person or organization involved in the administration of federally assisted programs;
   c. the "Davis-Bacon Act" (40 U.S.C. 276A-276A-5). This federal Act requires that all laborers and mechanics employed by contractors or subcontractors to work on construction projects financed by federal assistance must be paid wages not less than those established for the locality of the project by the Secretary of Labor;
   d. 42 U.S.C. 6101 *et seq.*, 42 U.S.C. 2000d, 29 U.S.C. 794. These federal Acts mandate that no person shall, on the grounds of race, color, national origin, age, or disability, be excluded from participation in or be subjected to discrimination in any program or activity funded, in whole or in part, by federal funds;
   e. the "Americans with Disabilities Act" (Public Law 101-336; 42 U.S.C. 12101, 12102, 12111 - 12117, 12131 - 12134, 12141 - 12150, 12161 - 12165, 12181 - 12189, 12201 - 12213 and 47 U.S.C. 225 and 47 U.S.C. 611);
   f. if the Contractor is acquiring an interest in real property and displacing households or businesses in the performance of this Contract, then the Contractor is in compliance with the "Uniform Relocation Assistance and Real Property Acquisition Policies Act", as amended, (Public Law 91-646, as amended, and Public Law 100-17, 101 Stat. 246 - 256);
   g. when applicable, the Contractor shall comply with the provisions of the "Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments" (Common Rule);
   h. Section 2101 of the Federal Acquisition Streamlining Act of 1994, Public Law 103-355, which prohibits the use of federal money to lobby the legislative body of a political subdivision of a State; and
   i. If the Contractor is a covered entity under the Health Insurance Portability and Accountability Act of 1996, 42 U.S.C. 1320d – 1320d-8, the Contractor shall comply with applicable HIPAA requirements. **If Contractor is a business associate under HIPAA, Contractor hereby agrees to, and has an affirmative duty to, execute the State's current HIPAA Business Associate Agreement. In this case, Contractor must contact the State's representative and request a copy of the Business Associate Agreement, complete the agreement, have it signed by an authorized representative of the Contractor, and deliver it to the State.**

   j. The Federal Funding Accountability and Transparency Act of 2006 (Public Law 109-282), as amended by §6062 of Public Law 110-252, including without limitation all data reporting requirements required thereunder. This Act is also referred to as FFATA.

DocuSign Envelope ID: 055F2E7B-8314-49FD-82C4-42AC07B5E809

2. Contractor Affirmation. If this Purchase Order involves federal funds or compliance is otherwise federally mandated, then by accepting this Purchase Order the Contractor affirmatively avers that:

   a. the Contractor is in compliance with the requirements of the "Drug-Free Workplace Act" (Public Law 100-690 Title V, Subtitle D, 41 U.S.C. 701 et seq.);
   b. the Contractor is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency; the Contractor shall comply with all applicable regulations pursuant to Executive Order 12549, including, Debarment and Suspension and Participants' Responsibilities, 29 C.F.R. 98.510 (1990); and,
   c. the Contractor shall comply with all applicable regulations pursuant to Section 319 of Public Law 101-121, Guidance for New Restrictions on Lobbying, including, Certification and Disclosure, 29 C.F.R. 93.110(1990).

3. Annual Audits. If the Contractor expends federal awards from all sources (direct or from pass-through entities) in an amount of $500,000 or more during its fiscal year, then the Contractor shall have an audit of that fiscal year in accordance with Office of Management and Budget (OMB) Circular A-133 (Audits of States, Local Governments, and Non-Profit Organizations). If the Contractor expends federal awards received from the State in an amount of $500,000 or more during its fiscal year, then the Contractor shall furnish one (1) copy of the audit report(s) to the State's Internal Audit Office within thirty (30) calendar days after the Contractor's receipt of its auditor's report or nine (9) months after the end of the Contractor's audit period, whichever is earlier. If (an) instance(s) of noncompliance with federal laws and regulations occurs, then the Contractor shall take all appropriate corrective action(s) within six (6) months of the issuance of (a) report(s).

   If the Contractor submits an annual indirect cost proposal to the State for review and approval, then the Contactor's auditor shall audit the proposal in accordance with the requirements of OMB Circulars A-21 (Cost Principles for Educational Institutions), A-87 (Cost Principles for State, Local, and Tribal Governments), or A-122 (Cost Principles for Non-Profit Organizations), whichever is applicable.

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Grant of Perpetual Easement; Antelope Water Line

Action Requested:

Parties to the Agreement:

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

Summary:

Fiscal Impact:

Submitted by: **Submitter's Email Address:**

Finance Review: ◯ Required ◯ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◯ Required ◯ Not Required

Comments:

Reveiwed by: Discharge Date: Certificate of Insurance Required

Yes ◯ No ◯

County Manager Review:

Comments:

Reveiwed by: Discharge Date:

◯ Consent Agenda ◯ Regular Agenda ◯ Worksession Time Allotted:

Agenda Date:

Revised April 2015

GRANT OF PERPETUAL EASEMENT

THIS GRANT OF PERPETUAL EASEMENT, made this _____ day of _____, 20___, between Omar Stratman Living Trust, address 2957 Yale Drive, Anchorage, Alaska 99508, his/her/their successors and assigns, hereinafter "Grantor," and the Board of County Commissioners of Gunnison County, Colorado, 200 East Virginia, Gunnison, Colorado 81230, hereinafter "Grantee", witnesses:

That the Grantor, for the consideration previously paid by Grantee in the amount of Ten Dollars ($10.00) to or for Grantor in the Grant of Temporary Easement dated July 27, 2011 between the parties, which consideration is hereby acknowledged to be valuable and sufficient for this Grant of Perpetual Easement, grants a perpetual easement (hereinafter "Easement") to County, its successors and assigns, in and to the real property described in Exhibit A, a two page document attached hereto and incorporated herein for the purposes of construction, installation, use and maintenance of an underground water line system including water lines and manholes, which purposes include by are not limited to the right to ingress and egress from the Easement, across the existing driveway and at those places where the Easement is adjacent to the County road, the right to excavate, grade, condition and drain the Easement, the right to operate and maintain motor vehicles and construction vehicles on the Easement, and to remove all obstructions from the Easement which may constitute a hindrance to said construction, installation, use and maintenance.

The Grantee will restore the surface to its original contour as nearly as practicable, and will reasonably replace or rebuild any and all damage parts of all drainage or irrigation systems, shrubbery, fences, signs, and pavement; the damage to which is occasioned by the construction, installation, use and maintenance of said water line under and through the said property; however, that the Grantee shall have the right to cut or clear trees and brush on said easement that might interfere with the operation of those activities. In addition, Grantee shall construct such reasonable temporary fencing as may be required should existing fencing be affected by such construction, installation, use and maintenance. Grantee shall reseed, with seed suggested by the local Natural Resources Conservation Service, initially, the area disturbed by said construction and installation; will reseed with seed suggested by the Service that disturbed area on time beyond the initial seeding in the first two years after construction or installation if the seed hasn't taken in Grantors' discretion. The Grantee does not warranty or guaranty the success of that seeding or reseeding beyond what is stated above. Grantor and Grantee acknowledge that a portion of the Easement is a sparsely vegetated slope with no grasses feasible. The restoration shall be accomplished as soon as practical after completion of construction, installation, use or maintenance of the water lines, but in all events prior to the next runoff cycle after construction.

Reasonable efforts shall be made by Grantee to provide the Grantor with 24 hours notice, which may be oral or written, before entry upon the easement for construction or installation. Such activities may require temporary closure of Grantors driveway; in such

case, reasonable efforts will be taken to ensure that such closure is as brief as possible and in not case longer than twelve hours.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their name as of the date first written.

BOARD OF COUNTY COMMISSIONERS,
GUNNISON COUNTY, COLORADO

_____
Chairman

Attest:

_____
Clerk

_____
Grantor

STATE OF COLORADO)
)
COUNTY OF GUNNISON)

The foregoing was signed and acknowledged before me this _____ day of _____, 20___, by _____.

Witness my hand and official seal.
My commission expires: _____.

_____
Notary Public

EXHIBIT A

WATER LINE CONSTRUCTION EASEMENT
WITHIN OMAR STRATMAN LIVING TRUST PROPERTY
ALSO WITHIN NE1/4SW1/4 & SE1/4NW1/4 SECTION 3, T49N, R1W, NMPM
GUNNISON COUNTY, COLORADO

Water line construction easement within Omar Stratman Living Trust property prepared for Gunnison County

A tract of land, 50 feet wide, 25 feet each side of the following described centerline, within the Omar Stratman Living Trust property, as described by deed recorded at Reception Number 553823 in the records of Gunnison County, Colorado;

Also within the NE1/4SW1/4 and the SE1/4NW1/4 of Section 3, Township 49 North, Range 1 West, New Mexico Principal Meridian, Gunnison County, Colorado, more particularly described as follows:

Commencing at the southeast corner of said NE1/4SW1/4, (center–south sixteenth corner of said Section 3), as marked by an aluminum cap monument stamped "LS 34979", thence North 89°58'15" West 499.77 feet along the south boundary of said NE1/4SW1/4 to the POINT OF BEGINNING, thence the following courses along said centerline:

1. North 06°19'14" East 47.84 feet;
2. North 25°32'31" East 135.38 feet;
3. North 22°13'51" East 68.53 feet;
4. North 02°49'31" East 121.81 feet;
5. North 04°46'45" West 137.52 feet;
6. North 04°38'42" West 148.14 feet;
7. North 04°44'45" West 197.37 feet;
8. North 10°42'10" East 308.94 feet;
9. North 12°02'10" East 179.31 feet;
10. North 31°58'51" East 110.55 feet;
11. North 55°36'22" East 122.73 feet;
12. North 64°52'24" East 197.94 feet to the east boundary of said SE1/4NW1/4, the TERMINUS of the herein described centerline.

This tract contains 2.04 acres more or less.

JOB NO. 09–1–6
PEARSON SURVEYING
GUNNISON, CO 81230
970–641–2910

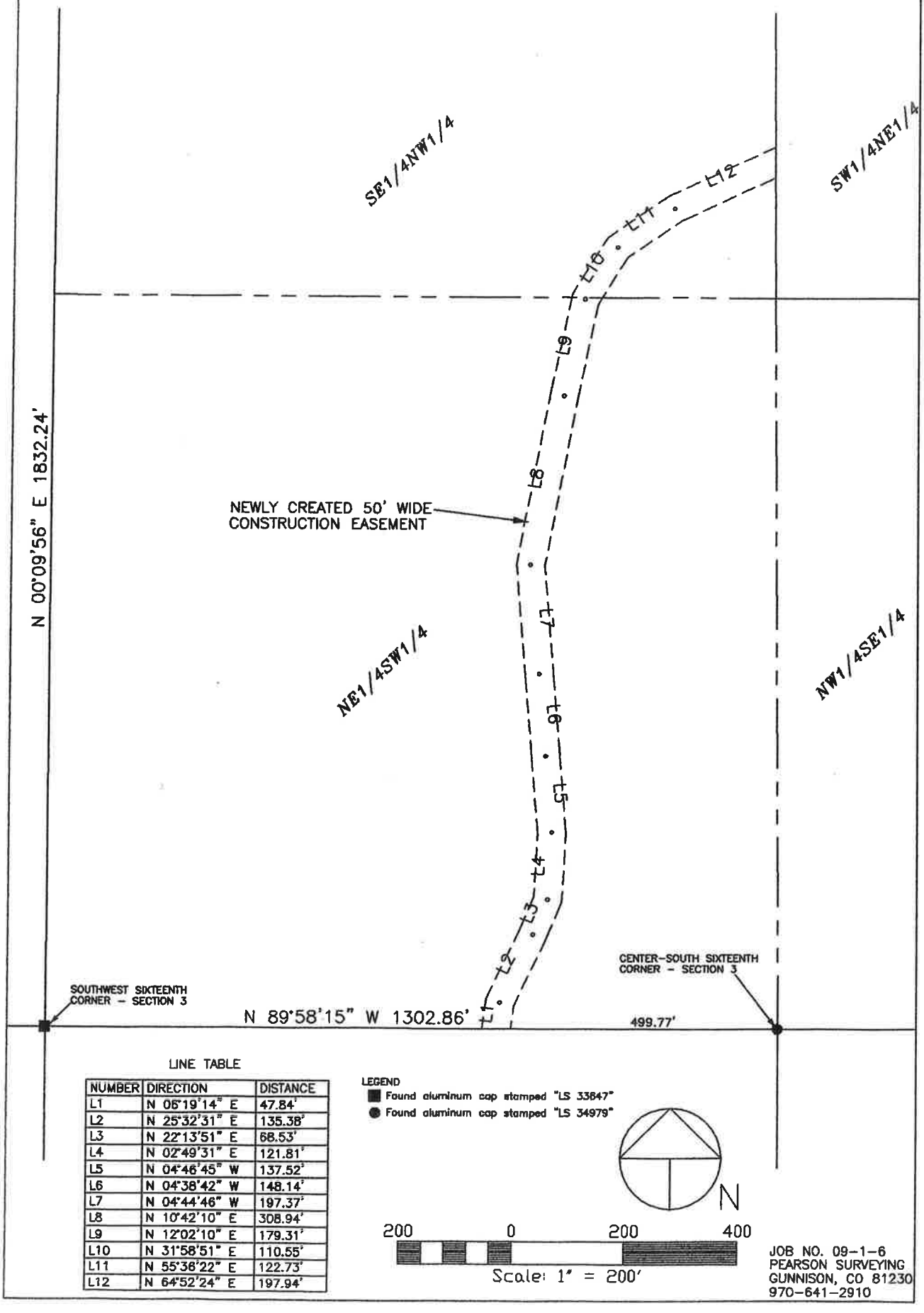
EXHIBIT A

WATER LINE CONSTRUCTION EASEMENT

WITHIN OMAR STRATMAN LIVING TRUST PROPERTY

ALSO WITHIN NE1/4SW1/4 & SE1/4NW1/4 SECTION 3, T49N, R1W, NMPM

GUNNISON COUNTY, COLORADO



LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 05°19'14" E	47.84'
L2	N 25°32'31" E	135.38'
L3	N 22°13'51" E	68.53'
L4	N 02°49'31" E	121.81'
L5	N 04°46'45" W	137.52'
L6	N 04°38'42" W	148.14'
L7	N 04°44'46" W	197.37'
L8	N 10°42'10" E	308.94'
L9	N 12°02'10" E	179.31'
L10	N 31°58'51" E	110.55'
L11	N 55°36'22" E	122.73'
L12	N 64°52'24" E	197.94'

LEGEND

■ Found aluminum cap stamped "LS 33847"

● Found aluminum cap stamped "LS 34979"

N

200 0 200 400

Scale: 1" = 200'

JOB NO. 09-1-6
PEARSON SURVEYING
GUNNISON, CO 81230
970-641-2910

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Acknowledgement of County Manager's Signature; Fun

Action Requested: County Manager Signature

Parties to the Agreement: GCMRD

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

Summary:

A funding agreement between GCMRD and Gunnison County Fairgrounds to fund installation of six solar lights.

Fiscal Impact:

Submitted by: Melody Roper **Submitter's Email Address:** mroper@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
Grant funds will be used for this item.

Reviewed by: GUNCOUNTY1\jguerra Discharge Date: 6/10/2021

County Attorney Review: (●) Required ( ) Not Required

Comments:
Reviewed and approved with updated language in Sec. 3.2. ESG

Reveiwed by: GUNCOUNTY1\egaebler Discharge Date: 6/10/2021 Certificate of Insurance Required

Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/10/2021

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 1

Agenda Date: 6/15/2021

Revised April 2015

Melody Roper

From: Juan Guerra
Sent: Friday, June 4, 2021 1:58 PM
To: Melody Roper
Cc: Kelly Weak
Subject: RE: Gunnison Met Rec 2021 Developed Recreation Grant Request

Hello Melody,

I had Jody Wise look into it, there are no issues with it. When it comes to signing it I recommend putting it in LaserFiche for the County Manager or the Board to sign, if not Marlene.

Thank you,

Juan G. Guerra, CPA
Chief Financial Officer
Gunnison County Administration
200 E. Virginia, Gunnison, CO 81230
Phone: (970)641-2203

From: Melody Roper
Sent: Thursday, June 3, 2021 12:02 PM
To: Juan Guerra <JGuerra@gunnisoncounty.org>
Cc: Kelly Weak <KWeak@gunnisoncounty.org>
Subject: FW: Gunnison Met Rec 2021 Developed Recreation Grant Request

I have forwarded the Funding Agreement for a 2021 developed Recreation grant award. Marlene Crosby received permission from the BOCC allowing the Fairgrounds to submit a grant request to the GCMRD.

Let me know if I can sign this agreement and return it.

Thank You,

Melody Roper

From: Hedda Peterson <hedda@gcmetrec.com>
Sent: Wednesday, June 2, 2021 10:13 AM
To: Melody Roper <MRoper@gunnisoncounty.org>
Subject: Re: Gunnison Met Rec 2021 Developed Recreation Grant Request

[EXTERNAL SENDER - USE CAUTION]

Hello Melody,

Attached you will find the Funding Agreement for the County's 2021 Developed Recreation grant award. Please review and let me know if you have any questions or concerns. If it looks good on your end, please return at your earliest convenience.

Thanks you,
Hedda

From: Hedda Peterson <hedda@gcmetrec.com>
Date: Friday, May 21, 2021 at 12:14 PM
To: "mroper@gunnisoncounty.org" <mroper@gunnisoncounty.org>
Subject: Gunnison Met Rec 2021 Developed Recreation Grant Request

Hello Melody,

Thank you very much for submitting a Developed Recreation grant on behalf of Gunnison County Fairgrounds! We're thrilled to support the Valley's diverse and valued recreation initiatives, and the efforts in place that connect residents to them.

I am pleased to share that Met Rec has decided to award your full grant request of $16,367.04. Your application was very well received. We especially appreciated the in-kind support (cash and labor) provided by your community partners. Also, thank you for the creative Met Rec recognition! We have a new logo that I can provide to you.

I will follow-up next week with a funding agreement for your review. In the meantime, please don't hesitate to reach out with questions.

Thanks very much for all you do!

Best,
Hedda Peterson

FUNDING AGREEMENT

This Funding Agreement is made and entered into between the Gunnison County Metropolitan Recreation District (District) and Gunnison County (Grantee), effective as of the date of the District's execution hereof.

RECITALS

A. The District has been organized as a Colorado Special District pursuant to and in accordance with the provisions of §§ 32-1-101, *et seq.*, C.R.S., for the purpose of providing television relay and translation services and parks and recreation services and facilities, all as further set forth in the District's Amended Service Plan.

B. The District's mission includes collaborating with and providing funding for park and recreation departments, authorities, or other governmental entities and non-profit organizations.

C. Grantee proposes to perform the project described in ***EXHIBIT A*** attached hereto (Project) and has made application to the District for financial assistance.

D. The Project is consistent with the purposes and the mission of the District.

E. The District has reviewed the Project and desires to assist with the funding of the Project subject to the terms and conditions of this Agreement, and Grantee desires to receive such financial assistance from the District as provided in this Agreement and subject to the terms and conditions contained herein.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals and the reciprocal promises contained in this Agreement, the District and Grantee agree as follows.

1. Grantee's Project Plan and Use of Grant Money.

1.1 Grantee's estimate of the total cost of the Project is set forth on ***EXHIBIT A***.

1.2 The grant amount awarded to Grantee by the District is $16,367.00. The grant funds advanced by the District to Grantee shall be used only for services, materials, and labor for the Project as such services, material, and labor are described in ***EXHIBIT A*** (Funded Work).

1.3 The estimated date for commencement of the Project is June 1, 2021. The

estimated date for the completion of the Project is July 1, 2022.

1.4 Grantee understands that (1) the grant funds have been appropriated by the current board for the District from the District's current budget; (2) the District's budget must be approved each year; (3) if the Grantee does not or cannot complete the Project within the estimated time frame, the District cannot guarantee that (a) the grant funds will be available under future budgets or (b) that a future board will appropriate the grant funds in the future.

2. District's Financial Assistance.

2.1 The funds are awarded to Grantee pursuant to the terms and conditions set forth in this Funding Agreement.

2.2 The grant funds will be paid to Grantee as follows: Upon completion of the Project, Grantee shall submit a Request for Payment together with an itemized statement for expenditures on the Project (Request for Payment). The Request for Payment shall include invoices for materials received and labor and services performed on the Funded Work and paid for by Grantee, or to be paid upon receipt of funds from the District.

2.3 The Request for Payment shall include:

2.3.1 A representation and warranty by Grantee that the Project is complete and that all amounts due and payable for the Funded Work have been paid or, alternatively, a covenant that such amounts will be paid with the funds advanced to Grantee by the District in response to the Request for Payment.

2.3.2 A representation and warranty by Grantee that all work done on the Funded Work has been completed in a good and workmanlike manner and in accordance with the specifications contained in ***EXHIBIT A***.

2.4 After review of the Request for Payment, the District may:

2.4.1 Require such additional documentation as the District deems necessary;

2.4.2 Conduct a joint inspection of the Project with Grantee to review work completed and to verify that the Project is complete in accordance with ***EXHIBIT A*** and consistent with the standards set forth in this Funding Agreement;

2.4.3 Make adjustments to the amount of funds requested by Grantee in its sole discretion.

2.5 The District shall disburse the grant amount, or so much thereof as is approved,

within thirty days after approval of the Request for Payment by the District.

3. Grantee's Additional Responsibilities and Liabilities.

3.1 Grantee shall be responsible for making all Agreements and assuring the acquisition of all interests in property or other rights and all permits or other governmental approvals needed to complete the Project.

3.2 Grantee and the District shall each be responsible for the acts, errors, and omissions of their own employees, consultants, agents, and any other persons employed or retained on behalf of either party in connection with the Project. Grantee and the District each agree to indemnify, hold harmless, and defend the each other and their respective directors, officers, employees, agents, and attorneys for the actions, errors and omissions of each other's employees, consultants, agents, and any other persons employed or retained by either party in the performance of this Agreement. The parties recognize that the District and the Grantee are governmental entities subject to the provisions of the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, Colorado Revised Statutes. Nothing herein shall or is intended to alter in anyway the District's or the Grantee's governmental immunity.

3.3 Grantee warrants performance of this Agreement and the completion of all work required for the Funded Work. Grantee and any persons working on its behalf shall at all times comply with all applicable local, state, and federal laws and regulations. Not by way of limitation of the foregoing, it is specifically agreed that neither Grantee nor any persons working on its behalf on the Project shall discriminate against any person because of age, race, sex, national origin, ancestry, disability, or religion.

4. Authorized Representatives, Addresses.

4.1 The District designates Hedda Peterson, District Manager, as its representative to act for the District in connection with this Agreement. All communication with the District shall be directed to:

Gunnison County Metropolitan Recreation District
Hedda Peterson, District Manager
710 S. 9th St.
Gunnison, CO 81230
Telephone: (970) 641-8725
hedda@gcmetrec.com

4.2 All communication with Grantee shall be directed to:

_____

Melody Roper
275 S. Spruce Street
Gunnison, CO 81230

5. Miscellaneous.

5.1 Assignment. The Agreement involves the grant of public money for public purposes. Consequently, this Agreement shall not be assigned by Grantee without the District's prior written approval, which may be withheld in the District's sole discretion.

5.2 Binding Effect. This Agreement shall be immediately binding upon both parties and their respective successors, if any.

5.3 No Partnership, Joint Venture or Third Party Beneficiaries. This Agreement is not intended to and does not create any partnership, joint venture or similar relationship between the District and Grantee or any other persons or entities. The enforcement of the terms and conditions of this Agreement and all rights of action relating to such enforcement shall be strictly reserved to the District and Grantee, and nothing contained in this Agreement shall give or allow any claim or right of action whatsoever by any other or third person or entity. It is the express intent of the parties to this Agreement that any person or entity receiving services or benefits under this Agreement shall be deemed an incidental beneficiary only.

5.4 Additional Limitations on the District's Responsibilities. The District's involvement with the Project's construction and operation shall be limited to payment of the stated sum in the form of a grant to Grantee. The District shall not be responsible for or in control of the Project's feasibility, implementation, operation, maintenance, repair, or replacement.

5.5 Publicity. Grantee agrees that the District may publicize the Project in local media or otherwise, including, without limitation, photographs, costs, and participants, for the purpose of promoting the District's grant program and its benefits.

5.6 Remedies. If Grantee is in breach or default of any obligation under this Agreement, the District may give Grantee written notice of such breach or default. Upon receipt of such notice, within thirty days Grantee shall both cure such breach or default and provide the District evidence of such cure. If Grantee fails to cure any such breach or default within thirty days, the District may terminate this Agreement and Grantee shall be required to promptly repay to the District the full amount of any grant funds received. As part of any judgment in an action for breach or for enforcement of this Agreement, the District shall be awarded its attorneys' fees and litigation costs.

5.7 Notices. All notices required or appropriate pursuant to this Agreement shall be given in writing to the parties' designated representatives at the addresses stated in paragraph 12. Notices shall be deemed received upon hand delivery or three days after first class mailing thereof

with return receipt requested or confirmed delivery of electronic mail.

5.8 Entire Agreement/Amendments. This Agreement is the complete integrated understanding between the parties. No prior or contemporaneous addition, deletion, or other amendment to this Agreement shall have any force or effect unless stated in writing approved and executed by both parties.

IN WITNESS WHEREOF, the Parties hereto have accepted, made and executed this Agreement upon the terms, conditions and provisions stated herein.

GUNNISON COUNTY METROPOLITAN RECREATION DISTRICT:

By: _____
Hedda Peterson, District Manager

GRANTEE:

By: _____
Print Name:_____, its authorized representative

EXHIBIT A

Gunnison County Fairgrounds Solar Light Project – Met Rec Developed Recreation Grant Program Application

Gunnison Metropolitan Recreation District
P.O. Box 1369
Gunnison, CO 81230

Gunnison County Fairgrounds
275 South Spruce Street
Gunnison, CO 81230

Developed Recreation Grant Application

Gunnison County Fairgrounds

275 South Spruce Street

Gunnison, CO 81230

Lead Contact: Melody Roper, Fairgrounds Manager

Contact Number: 970-641-8561

Contact Email: mroper@gunnisoncounty.org

Gunnison County Fairgrounds Solar Light Project

Grant Request Amount: $16,367.04

Match Amount: $5,455.67

Total Project Cost: $21,810.21

1. Project Description

The Gunnison County Fairgrounds is applying for the 2021 MetRec Developed Recreation Grant in order to improve safety for all users. The Fairgrounds is a multi-use public facility owned by Gunnison County. The Fairgrounds is home to a variety of activities including 4-H events and activities, use of the corrals for horse and livestock boarding, emergency livestock boarding, dog walking, and horse related clubs. Fairgrounds Manager Melody Roper will oversee the project, utilizing the Fairgrounds staff and the Facility Maintenance staff. The scope of the project is fairly small, and it can be completed with staff mentioned above. The goal timeline is completion by August.

Utilizing light poles already owned, we will use six-foot Sonotube molds (three feet underground, three feet above to utilize the light pattern). These molds will be filled with 3500 mix + fiber concrete to mount the light poles using four 5/8" by 12" anchor bolts. The solar powered lighting allows the Fairgrounds to save significant cost with no need to dig for electrical lines and help achieve our goal of conserving energy.

Gunnison County Fairgrounds Solar Light Project – Met Rec Developed Recreation Grant Program Application

The Fairgrounds has several areas that do not have sufficient lighting. It is a major safety concern considering our broad scope of users. It would also eliminate the need for turning on the arena lights for minor incidents like loading livestock after hours in case of an emergency. Most activities at the Fairgrounds involve young children, and large vehicles with trailers. Strategic lighting around the fairgrounds would improve the safety for all users.

A map of the intended placement is included as attachment B. One light will be placed by the secretary's booth and Porta Potty to improve lighting for event secretaries. It will also allow for easier and safer access to the Porta Potty. A second light will be placed by the semi-loading chute to allow for easier unloading/loading of animals, especially in an emergency situation. A third light is to be placed by the hydrant in the south side of the Fairgrounds, by "Barn A". This is to ensure that our hydrant is visible if needed after hours, and to make it safer for patrons, especially 4-H children, to get water for their animals. The other three lights will be strategically located around the "Warmup Arena" in order to improve safety in a very high use area, make it safer to load animals after dark, and to lessen vandalism on the south end of the Fairgrounds.

This project is shovel ready and the estimated timeline is as follows:

24-May-21	Notify Colorado 811 for line locates
24-May-21	Order Solar Lights
24-May-21	Order Sonotubes, re-bar & concrete anchors
May 25 - June 4, 2021	Prepare area, place Sonotubes
June 4--June 11, 2021	Order cement, pour mounting posts
June 11--June 18, 2021	Place light posts and concrete bases
June 18--June 25, 2021	Mount lights on to posts and program lights.
June 25---July 30, 2021	Tie up loose ends from the project and submit the final report to Metropolitan Recreation District

2. Need

There is a safety need at the Fairgrounds for more lighting. The Fairgrounds mission statement states, "the purpose of the Fairgrounds Management Program is to provide multi-purpose meeting, grounds and event-management services to the community and County departments so they can affordably hold their events in facilities that are centrally located, well managed and safe." It is imperative that the Fairgrounds provides a safe facility to all users. Solar lighting would allow the Fairgrounds to be able to provide a safer environment. Loss in revenue from COVID-19 had a very real impact on the Fairground's budget, and solar lighting would allow the

Gunnison County Fairgrounds Solar Light Project – Met Rec Developed Recreation Grant Program Application

Fairgrounds to place lightning in more remote areas, where digging electrical would constrain us from a budget perspective. Solar lighting also would not increase our monthly electrical bill.

The communities that utilize the Fairgrounds vary. The most obvious group is the equestrians, to include the High Elevation Productions Barrel Racing Club, the Gunnison Roping Club, the Mule Clinic, 4-H Horse events, Cattlemen's Days Rodeo and Horse Show, and individual riders. Throughout all seasons, the Fairgrounds sees an abundance of dog walkers, patrons exercising around the grounds, paid campers including the hospital's traveling nurses, various entities using the infield for ATV training, children utilizing the grounds as a safe place to ride their bicycles, customers using our space as a picnic and rest area, and patrons utilizing the holding pens for livestock. As most activities involve large trucks and trailers, lightning is of the utmost importance in order to keep all patrons safe on the grounds.

The 2020 Recreation Strategic Plan talks about supporting "alternative outdoor recreation". The Fairgrounds fits this description perfectly. The Fairgrounds captures a different group of recreationalists that maybe are not encapsulated anywhere else. As stated above, we capture the equestrians and their abundance of clubs, we host dog walkers, patrons using the grandstands as an exercise form, and have even seen kite flyers utilize the grounds! Children regularly bike and walk through the fairgrounds, with the community recognizing the grounds as a safe environment for children to explore. These are all important parts of our outdoor recreation and our economy, and a part that is not represented otherwise.

3. Planning/Sustainability

The lights will require minimal maintenance and practically no annual cost. The batteries in each light have an eight to ten-year lifespan. The batteries have a high temperature range tolerance, allowing them to run year-round without any issues. The lights are designed for easy battery changes, when it becomes necessary. The light bulbs themselves have a 100,000-hour lifespan. In order to get the maximum lifespan out of the solar lights, the solar module detects day and night, and the lights only run at night and can be set to a dimming setting for dawn and dusk, to further lengthen the life of the light.

As a solar powered light, they will be immune to power outages – eliminating the need for any sort of backup power or checks following an outage. The lights can be controlled with Bluetooth using an interface with iOS and Android, providing control of the lighting profiles and dawn and dusk thresholds and other settings from the ground – offering convenience and a lessened maintenance time. The Fairgrounds has access to a man lift, which will make regular checks and maintenance easy and affordable. The lights will not need repainted for many years, utilizing an architectural grade, durable TGIC powder coat.

The light poles themselves will be set on a 3500 with fiber mix of concrete. This mix is extremely durable and will require little maintenance. As part of regular Fairgrounds maintenance, the light poles and concrete will be checked weekly – to ensure no structural issues arise. This will not increase the Fairgrounds maintenance budget, as the staff already complete weekly grounds checks.

Gunnison County Fairgrounds Solar Light Project – Met Rec Developed Recreation Grant Program Application

4. Matching Funds & Partnerships

The Fairgrounds has been able to attain several partnerships for the Solar Light Project. The Gunnison Cattlemen's Days Rodeo, the Gunnison Roping Club, and the Gunnison Mule Clinic have committed to partner with the Fairgrounds for this project. The Gunnison Cattlemen's Days Rodeo has committed $500.00 to fulfil part of the cash match part of the grant. The Gunnison Roping Club has agreed to work with the Fairgrounds to help provide labor in order to construct the light poles. The Gunnison Mule Clinic has agreed to support the project financially as well, with a donation of $100.00. The Gunnison County 4-H program has agreed to support our project, as well as the High Elevation Production's Barrel Club. See attachment C for letters of support from these organizations.

This project will benefit all of the groups that utilize the Fairgrounds. As the project gets started, we believe we can anticipate even more groups and partners will come forward.

5. Visibility

If awarded the MetRec grant, the Fairgrounds would recognize and thank the district for their support with a sticker featuring the MetRec logo on each light pole. This would act as a permanent advertisement, which would be seen by all users at the Gunnison Fairgrounds, and announce the District as funding the light fixtures. OffCenter Designs has agreed to create 14" by 10.25" stickers for the Fairgrounds, and a mockup of what the light poles could look like is below. The Fairgrounds would also release an article in the local papers thanking the district for their support and to explain our exciting new safety improvements.



Gunnison County Fairgrounds Solar Light Project – Met Rec Developed Recreation Grant Program Application

6. Budget

See attachment A for detailed budget.

7. Budget Narrative

Starting with line number two, the budget for the Solar Lighting Project at the Fairgrounds is as follows. Line 2, 12'x18" Sonotube's are priced at $80.00 each. Each light post will use six foot, with a total cost for three pieces of twelve-foot Sonotube at $240.00. Line item 3 is 3 yards of concrete. The project will utilize a 3500 mix with fiber for the light poles. The total concrete cost was quoted at $700.00. Line item 4 shows the cost of anchors for the light poles. Twenty-four anchors 5/8" by 12", are needed. The anchors price at $55.00. Rebar is needed to increase the concrete strength, and line 5 encompasses that cost. Six 20' sticks of #4 rebar will be needed, at a cost of $180.00. The solar lights for the project are the SCL2 Series Solar LED Integrated Commercial Light. Each light was quoted at $2433.34 each, bringing the total cost to $14,600.04 plus $1426.67 for shipping, bringing the total cost for the lights to $16,026.71. The final material cost is ¾" road base, valued at $12.50 per ton, and only one ton will be needed.

Fairgrounds staff will be the main employees completing the project, but Facility Maintenance has agreed to provide one employee. The labor costs for the project are estimated at $1,184.00. These costs are all part of the Fairgrounds 25% match.

Line 12 is the cost of the 4"x12' light posts. The light posts are pre-drilled for the light installation and are valued at $500.00 each, for a total cost of $3000.00. Once again, this cost is part of the 25% match.

Line item 15 through 19 are equipment costs associated with the project, and all equipment costs are part of the 25% grant match. Line item 15 encapsulates the cost of the Genie Manlift – needed to set the light poles on the anchors on top of the concrete filled Sonotubes. It will also be needed to mount the lights themselves onto the light poles. The hourly cost is $26.00, and it is anticipated to be needed for one hour. Line item 16 shows the cost of the backhoe needed to dig holes to place the Sonotubes. It is estimated that the backhoe will be needed for 4 hours, and the hourly rate is $47.00, bringing the total cost for that machine to $188.00. Line item 17 shows the cost for skidsteer needed - estimated need is 6 hours - with an hourly cost of $26.00. This brings the total of line item 17 to $156.00. A jumping jack will be needed to ensure proper compaction. The jumping jack has a cost of $3.75 an hour and will be needed for 6 hours, with a total cost of $23.00. Finally, the Fairgrounds dump bed truck will be used to haul road base – shown in line 19. The cost for the pickup is $19.00/hour and it will be used for one hour.

GUNNISON/HINSDALE BOARD OF HUMAN SERVICES
Meeting Agenda for June 15, 2020
County Commissioners' Meeting Room
200 E. Virginia Avenue; Gunnison, CO 81230
(Remote Option Below)

- Call to Order at 8:55 am
- Agenda Review
- Presentation by Colorado Department of Human Services:
  - Distinguished Performance Award, C-Stat
- Program Updates:
  - Economic Security & Child Support Services
- Next Meeting: August 17, 2021
- Adjourn at 9:40 am

Please Note: Packet materials for the above discussions will be available on the Gunnison County website at http://www.gunnisoncounty.org/177/Agendas-Minutes-Portfolios no later than 6:00 pm on the Friday prior to the meeting.

ZOOM MEETING DETAILS:

Join Zoom Meeting
https://us02web.zoom.us/j/88336680665?pwd=MVhiUzlBZnRrNjdma0JoUllXUzRaUT09

Meeting ID: 883 3668 0665
Passcode: 149941
One tap mobile
+16699006833,,88336680665#,,,,*149941# US (San Jose)
+12532158782,,88336680665#,,,,*149941# US (Tacoma)

Update for Gunnison County BoCC

June 15th, 2021

DHHS Economic Security

INSIDE THIS UPDATE:

1. SNAP
2. Medicaid
3. Community Service Block Grant
4. Child Support

Special points of interest:

- Econimic Security Services Team received the C-Stat Award for the 5th year in a row through an extremly busy, stressfull and turbulant year
- ESS Team continues to support the vaccination clinics weekly
- Brian Gage stepped up to Planning Section Chief in the EOC for a period of time while maintaining his leadership role at DHHS

SNAP

- SNAP Benefits issued 2019-2021:
  - 2019: $1,259,585
  - 2020: $2,224,355 (77% increase from 2019)
  - 2021 YTD: $1,122,394 (19% increase from 2020 YTD)
- Maximum Allotment began 3/2020, slated to run through 9/2021
- 15% increase in SNAP benefits effective 3/2021
- Emergency Allotment of $95 began 5/2021
- Pandemic Electronic Benefit Transfer (P-EBT) approved for 2020-2021 school year

Medicaid

- All Medicaid members are locked-in to medical coverage through the PHE
- 16% increase in our Medicaid caseload through the pandemic
- The Eligibility Team has over 800 Eligibility Reviews to complete by 6/2022 for locked-in members

Child Support

- Gunnison County was able to collect an average of 71.6% of current support owed throughout the pandemic, the State goal is 65%
- Enforcement actions remain suspended through the PHE
- Shelley Tucker is Gunnison County's new Child Support Specialist as of 4/2021

Community Service Block Grant

- In 2020 DHHS was able to help 200 households with over $128,000 in rent/mortgage assistance
- The demand for COVID-19 related housing assistance has dwindled in '21
- Current unmet demand we see from clients coming into office is affordable housing

HEALTH AND HUMAN SERVICES DEPARTMENT
Phone: (970) 641-3244 Fax: (970) 641-8346
220 N Spruce, Gunnison, CO 81230
Website: www.GunnisonCounty.org

TO:	MATTHEW BIRNIE, COUNTY MANAGER
SUBJECT:	REQUEST FOR APPROVAL
DATE:	JUNE 9, 2021
CC:	JUAN GUERRA
	CHERYL SELING

I am requesting approval for a County employee raffle for COVID-19 vaccines to include:

All county employees would be automatically entered into the drawing. The names would be drawn randomly for prizes. Employee names that were selected would be notified. Notified employees would need to provide proof of COVID-19 vaccination when selected to be eligible for the award. If the employee does not claim the prize or provide proof of COVID-19 vaccination, the award would be returned to the prize pool and a new name would be drawn.

Raffle prizes would include:
50 Dining Dollars ($100 value)
80 Local Business Gift cards ($50 value)
One Cash prize ($1,000)

The total cost would be $10,000.

Thank you for your consideration.

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Hearing; Petition for Abatement or Refund of Taxes

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

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

Summary:

2020 Abatement Hearing

Fiscal Impact:

Submitted by: Chris Nutgrass **Submitter's Email Address:** cnutgrass@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:
I see no legal issues. MRH

Reveiwed by: GUNCOUNTY1\mhoyt Discharge Date: 5/25/2021 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/9/2021

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

Agenda Date: 6/15/2021

Revised April 2015

2020
Gunnison County:
Abatement Hearing

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.

All of the sales used for Gunnison County's mass appraisal can be viewed on the Gunnison County web site (www.gunnisoncounty.org).

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

For the 2020 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 single property being characterized for this hearing is identified as:

Property Owner:	**VAN DELAY INDUSTRIES LTD**
Account Number:	**R013123**
Parcel Number:	**3255-120-00-082**
Legal Description:	**12.84 ACRES IN THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN**
2020 Value:	**$377,840**

SCANNED

RECEIVED
JAN 08 2021
BY HST - in person

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: GUNNISON

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

Section I: Petitioner, please complete Section I only.

Date: 1 / 8 / 2021
Month / Day / Year

Petitioner's Name: VAN DELAY LTD

Petitioner's Mailing Address: P.O BOX 1113

CRESTED BUTTE CO 81224
City or Town / State / Zip Code

SCHEDULE OR PARCEL NUMBER(S): 3255-120-00-082

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY: 12.94 ACRES IN SE4 SEC 12 14S 86W

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 2020 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.)

- CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS - THERE HAS BEEN NO CHANGE. WE STILL LEASE PROPERTY TO 2020 SPANN RANCH FOR CATTLE.

Petitioner's estimate of value: $ 190 (2020)
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 (970) 209-0911

Email MINDY@ ~~PMPCB.COM~~ Premier-Mountain-Properties.com

By _____
Agent's Signature*

Daytime Phone Number (____) _____

Printed Name: _____

Email _____

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

☑ **Assessor recommends denial for the following reason(s):**

No Ag evidence observed in 2019.

Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

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 _____/_____/_____, 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

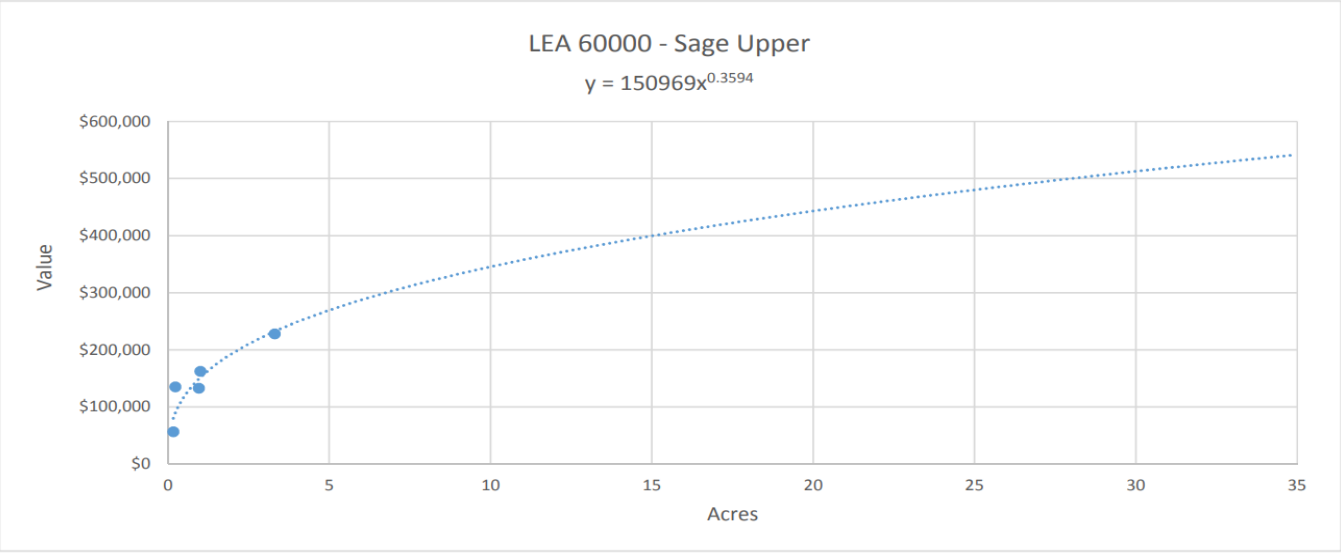
ABATEMENT 2020	VACANT LAND SALES EXAMPLES

Owner: VAN DELAY INDUSTRIES LTD
PO BOX 1113
CRESTED BUTTE, CO 81224-1113

Account #: R013123
Parcel #: 3255-120-00-082
Economic Area: 6

Property Location: 25140 STATE HIGHWAY 135
Legal Description: 12.84 ACRES IN SE4 SEC 12 14S86W

LEA OR ACCOUNT NUMBER	LEA NAME	VALUE OR TIME-ADJUSTED SALE PRICE	ACRES
61610	BUCKHORN RANCH FILING 2B PHASE	$56,250	0.17
61700	LARKSPUR SFR - ON LAKE	$135,000	0.23
61630	BUCKHORN RANCH OFF AIRSTRIP	$132,500	0.96
61030	RIVERBEND	$162,500	1.01
R013122	ECON 6 SAGE UPPER	$228,060	3.32



Narrative The Subject Property consisits of 12.84 Acres. $150,969 x $12.84^{0.3594}$ = $377,838 rounded to $377,840



Fence condition along northern boundary.



Fence condition along Hwy 135

R013123

SCANNED

RECEIVED
JUL 31 2015
BY: BT @ counter

AGRICULTURAL LEASE

THIS AGRICULTURAL LEASE, in duplicate, is executed this 1st day of January 2015, in Gunnison County, Colorado, as follows:

1. **OWNER.** The Owner is: Mindy Sturm hereafter termed "Mindy", whose address is:
Mindy Sturm
318 Elk AVE , SUITE 15
P. O. BOX 1081
CRESTED BUTTE, CO 81224

2. **LESSEE.** The Lessee is:

VIRGIL AND LEE SPANN RANCHES, INC., a Colorado corporation, whose headquarters address is 36781 West Highway 50, Gunnison, Colorado 81230, hereafter termed "Spann".

3, **LEASE OF PREMISES.** In consideration of the mutual covenants and agreements herein set forth, Mindy leases to Spann the right to graze cattle, together with the appurtenant water and water rights necessary for livestock grazing on lands as set forth on the attached exhibit A situate in Gunnison County, Colorado ("leased premises").

4. **TERM.** The term of this lease shall be for a term to commence at 5:00 p.m. on January 1, 2015 and to terminate at midnight on December 31 2018.

5. **LEASE PAYMENTS**. The agreed lease payment is $10.00 per year.

6. **USE OF LEASED PREMISES**. Spann shall use and occupy the Leased Premises solely for the grazing of cattle and activities necessary and incidental thereto. During the term of this Lease, Spann shall conduct its agricultural operations in accordance with historic and sound agricultural practices and shall commit no waste thereon.

RECEIVED
JUL 31 2015
BY: BT e counter

7. **MAINTAIN FENCE:** Mindy will build and maintain the property boundary fence.

8. **REAL PROPERTY TAXES**. Mindy will pay or cause to be paid all real property taxes levied or assessed against the Leased Premises as the same become due and payable.

9. **LESSEE'S RISK OF LOSS**. Spann shall assume all risk of loss or injury to its livestock during grazing and related uses on the Leased Premises. Such assumed risk shall not include any loss or injury caused by the willful, wanton, or intentional misconduct of Mindy , her beneficiaries, members, agents, officers, employees or guests.

10. **HOLD HARMLESS**. Mindy and Spann mutually covenant and agree each with the other to hold the other harmless and to indemnify the other from any and all claims, demands, damages, causes of action and judgments of any nature arising from the negligence of such party or the failure of such party, and including such party's officers, owners, members, employees, agents, invitees and guests, to comply with the terms and conditions of this lease.

11. **SURRENDER OF LEASED PREMISES**. Spann covenants and agrees that on the last day of this lease or any renewal or extension thereof, it will peaceably and quietly leave and surrender the Leased Premises to Mindy in as good a condition as when received.

12. **DEFAULT OF LEASE**. Neither party shall have the right to cancel this Lease for the default of the other party, unless such default remains uncured to ten days following written notice to the defaulting party, of such default.

13 **RENEWAL OF LEASE**. Owner and Spann agree to the following provisions as to the renewal of this Agricultural Lease:

12.1 This lease shall automatically renew for three successive one year terms beginning on January 1, 2015.

14. **ENTIRE AGREEMENT**. This written Lease contains the entire and only agreement between Mindy and Spann, and no oral statement or representations not contained in this Lease shall be of any force and effect between said parties. This Lease shall not be modified or amended in any manner except by signed written instrument by both parties.

15. **APPLICABLE LAW.** This Lease is entered into in the County of Gunnison and State of Colorado, and it is agreed that the proper jurisdiction and venue of any action pertaining to the interpretation or enforcement of this Lease shall be in the District Court of Gunnison County, Colorado.

16. **FAX SIGNATURES**. Each of the undersigned parties hereto agree that a signature submitted by telephone facsimile (FAX) shall be binding to the same extent as a document containing the original signature. In the event such document containing a FAX signature is utilized, the signer shall provide the actual document containing the original signature to the appropriate parties by regular mail without delay.

IN WITNESS WHEREOF, this Lease is executed the day first above written.

By: _____ 12/27/2015
Mindy Sturm

VIRGIL AND LEE SPANN RANCHES, INC., A Colorado corporation:

By: _____ 12/27/2015
Lee L. Spann, President

RECEIVED
JUL 31 2015
BY: BT @ counter

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Hearing; Petition for Abatement of Refund of Taxes

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

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

Summary:

Abatement Hearing for Lot M3-52 Buckhorn Ranch Filing 2B

Fiscal Impact:

Submitted by: Robert 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:
I see no legal issues. MRH

Reveiwed by: GUNCOUNTY1\mhoyt Discharge Date: 5/25/2021 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/9/2021

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 20

Agenda Date: 6/15/2021

Revised April 2015

2020
Gunnison County:
Abatement Hearing

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.

All of the sales used for Gunnison County's mass appraisal can be viewed on the Gunnison County web site (www.gunnisoncounty.org).

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

For the 2020 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 single property being characterized for this hearing is identified as:

Property Owner:	**MARC J SOLARI**
Account Number:	**R042679**
Parcel Number:	**3257-074-17-007**
Legal Description:	**LOT M3-52 BUCKHHORN RANCH FILING 2B**
2020 Value:	**$106,880**

For tax year 2019, all of the vacant land properties within the Buckhorn Ranch Filing 2B Subdivision were mistakenly applied a discounted valuation, when they no longer qualified for any discounted valuation. This mistake was recognized and corrected for the 2020 tax year, where all of the vacant land properties within the Buckhorn Ranch Filing 2B Subdivision were taken off of the vacant land discounting process. The discounted valuation in the 2019 tax year was 34.884% of the full market valuation. When the discounted valuation was removed from these vacant lots the valuation would have increased by 2.8666 times (1 ÷ 0.34884 = 2.8666).

PETITION FOR ABATEMENT OR REFUND OF TAXES

RECEIVED
JAN 08 2021
BY: HST - in person

County: GUNNISON

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

Section I: Petitioner, please complete Section I only.

Date: 1 (Month) 8 (Day) 21 (Year)

Petitioner's Name: MARC J. SOLARI

Petitioner's Mailing Address: PO BOX 2284

CRESTED BUTTE (City or Town) CO (State) 81224 (Zip Code)

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
3257-074-17-007	LOT M3-52 BUCKHORN RANCH FILING 2B # 543710

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 2020 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.)

1. RECEIVED NO NOTICE OF NEW VALUATION
2. VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AG. STATUS.
3. SEE ATTACHMENT

Petitioner's estimate of value: $ 37 280 (Value) (2020 (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.

Marc J. Solari
Petitioner's Signature

Daytime Phone Number (970) 376 4158

Email MARCJSOLARI@GMAIL.COM

By _____
Agent's Signature*

Daytime Phone Number (____) _____

Printed Name: _____

Email _____

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

☒ **Assessor recommends denial for the following reason(s):**
Vacant Land Discounting should have been removed for tax year 2019. It was removed for tax year 2020.

Kristy Nerfalvi
Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

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 _____/_____/_____, 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

Marc J. Solari
PO Box 2284
Crested Butte, CO 81224
R042679

Kristy McFarland
Gunnison County Assessor
221 N. Wisconsin St. Suite A
Gunnison, CO 81230

January 1, 2021

Dear Ms. McFarland,

I have recently been notified that my Buckhorn Ranch Property, located M3-52 Filing 2B, R042679, has incurred an increase in valuation for taxes in the year 2020, payable in 2021. After receiving notification from the title company that such a change had occurred, I contacted your office and spoke with a gentleman named Bob. I'm sorry. I didn't catch his last name. He said that "notifications" had been sent out in May of 2020. I explained that I received no notification. He said that it didn't matter because it is posted online.

Every odd year, Gunnison County sends out a Real Property Notice of Valuation. I have a stack of them dating back to 2004/2005. This valuation is what Gunnison County bases the tax amount for the property for the next two years. In 2019, I received a Real Property Notice of Valuation showing an increase of $6580. This is understandable given that Buckhorn Ranch is finally overcoming the stigma of the fraudulent Developer of the subdivision and the lawsuits that plagued Buckhorn for years. Therefore, I did not protest the classification/valuation of my property.

However, I am now submitting this letter requesting an Abatement of the most recent tax increase due to the following:

1. I received no notification of this new Real Property Notice of Valuation in 2020.
2. Because I received no notification, I was unable to Protest the Classification/Valuation during the May 1, 2020 to June 1, 2020 timeframe.
3. My property increased from $37,280 to $106,880. That's almost triple its value, tripling my tax amount.
4. The County's reason for this increase in value is "THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS." The property was never classified as Agricultural.
5. After reviewing similar properties in Buckhorn Ranch and corresponding with their owners, my property is assessed higher and taxed higher.
    a. R043286 is a similar lot, actually .01 acres larger. It only "doubled" in value.
    b. R042656 is another similar lot, .01 acres larger. It too "only" doubled in value.
    c. Both of the above properties are described as having "Typical or Average Views."

d. My property is described as having "Panoramic or Outstanding Views" according to your office.
e. I'm pretty sure the views in Buckhorn especially with the lots of I've mentioned don't change that much.

6. I've reached out to several Buckhorn Ranch lot owners and each has confirmed that they received no notification of this "Special" increase of valuation during 2020.

Please accept and grant my request for an Abatement of Tax Increase on my property located 734 South Avion Dr. Buckhorn Ranch Crested Butte, CO 81224. If necessary, I can provide you with evidence supporting my claims. Thank you for your consideration.

Sincerely,

Marc J. Solari

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005036	2020	500	3177-234-07-027

PROPERTY OWNER	LEGAL DESCRIPTION
29 PARADISE LLC 2299 W 33RD AVE DENVER, CO 80211-3313	LOT 25 CHALET VILLAGE 10 #614499

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		780,450	753,150	-27,300
	TOTALS	$780,450	$753,150	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
ADJACENT TO PROTECTED OPEN SPACE	
SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1990
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,825 sq ft
BASEMENT:	
GARAGE:	Attached: 266 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R001829	2020	100	3701-363-56-012

PROPERTY OWNER	LEGAL DESCRIPTION
401 LLC PO BOX 1875 CRESTED BUTTE, CO 81224-1875	LOTS 13-16 BLK 60 FIRST GUNNISON #630742

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		749,090	701,000	-48,090
	TOTALS	$749,090	$701,000	-$48,090

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Spec.Purpose-Land	Commercial	0.29

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SIDEWALK	
CURBS AND OR GUTTER	
SUBDIVISION:	
FIRST ADDITION (GUNNISON)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Medical Offices
BUILDING DESCRIPTION:	Medical Offices
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1974
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	3,301 sq ft
BASEMENT:	Minimal Finish: 1,276 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005022	2020	500	3177-234-07-047

PROPERTY OWNER	LEGAL DESCRIPTION
51 PARADISE LLC 1208 S CYNTHIA ST MCALLEN, TX 78501-1148	LOT 14 REPLAT CHALET VILLAGE 10 #639195

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	624,720	597,420	-27,300
TOTALS	$624,720	$597,420	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.28

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:
CHALET VILLAGE ADDN 10 (MT CB)

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1979
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,789 sq ft
BASEMENT:	Minimal Finish: 461 sq ft
GARAGE:	Basement: 365 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043493	2020	615	3257-272-40-008

PROPERTY OWNER	LEGAL DESCRIPTION
88 GILLASPEY PARTNERS LLC PO BOX 1012 CRESTED BUTTE, CO 81224-1012	UNIT 8 PIONEER PLAZA COMMERCIAL TOWNHOMES #658087

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		54,810	57,510	+2,700
	TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.13

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	
PIONEER PLAZA COMMERCIAL TOWNHOMES	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042571	2020	619	3257-074-07-004

PROPERTY OWNER	LEGAL DESCRIPTION
ACKERMAN JOSHUA 2569 PALM AVE FLAGLER BEACH, FL 32136-4014	LOT M2-13 BUCKHORN RANCH FILING 2B #647881

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.14

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073094	2020	615	3257-272-55-001

PROPERTY OWNER	LEGAL DESCRIPTION
ADAGIO PROPERTIES LLC 760 HORIZON DR BOX 203 GRAND JUNCTION, CO 81506-3968	LOT 2 CB SOUTH BLOCK 6 SUBDIVISION ONE PLAT #658764 #618703

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	932,800	942,400	+9,600
TOTALS	$932,800	$942,400	+$9,600

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	5.89

ELECTRICITY:	INSTALLED
SEWER:	
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
OVER SIZED LOT	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042521	2020	619	3257-070-12-002

PROPERTY OWNER	LEGAL DESCRIPTION
AFC DEVELOPMENT LLC PO BOX 100997 FORT WORTH, TX 76185-0997	LOT M1-1 BUCKHORN RANCH FILING 2B #657002

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		23,550	67,500	+43,950
	TOTALS	$23,550	$67,500	+$43,950

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.58

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ON BUSY STREET

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042523	2020	619	3257-070-12-004

PROPERTY OWNER	LEGAL DESCRIPTION
AFC DEVELOPMENT LLC PO BOX 100997 FORT WORTH, TX 76185-0997	LOT M1-3 BUCKHORN RANCH FILING 2B #657002

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		30,410	87,190	+56,780
	TOTALS	$30,410	$87,190	+$56,780

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.46

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042524	2020	619	3257-070-12-005

PROPERTY OWNER	LEGAL DESCRIPTION
AFC DEVELOPMENT LLC PO BOX 100997 FORT WORTH, TX 76185-0997	LOT M1-4 BUCKHORN RANCH FILING 2B #657002

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		30,410	87,190	+56,780
	TOTALS	$30,410	$87,190	+$56,780

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.46

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042529	2020	619	3257-070-13-003

PROPERTY OWNER	LEGAL DESCRIPTION
AFC DEVELOPMENT LLC PO BOX 100997 FORT WORTH, TX 76185-0997	LOT M1-15 BUCKHORN RANCH FILING 2B #657002

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		19,620	56,250	+36,630
	TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.79

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042530	2020	619	3257-070-13-004

PROPERTY OWNER	LEGAL DESCRIPTION
AFC DEVELOPMENT LLC PO BOX 100997 FORT WORTH, TX 76185-0997	LOT M1-14 BUCKHORN RANCH FILING 2B #657002

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		19,620	56,250	+36,630
	TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.70

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042531	2020	619	3257-070-13-005

PROPERTY OWNER	LEGAL DESCRIPTION
AFC DEVELOPMENT LLC PO BOX 100997 FORT WORTH, TX 76185-0997	LOT M1-13 BUCKHORN RANCH FILING 2B #657002

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	16,680	47,810	+31,130
TOTALS	$16,680	$47,810	+$31,130

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.62

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
ON BUSY STREET	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042533	2020	619	3257-070-14-002

PROPERTY OWNER	LEGAL DESCRIPTION
AFC DEVELOPMENT LLC PO BOX 100997 FORT WORTH, TX 76185-0997	LOT M1-11 BUCKHORN RANCH FILING 2B #657002

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.27

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042534	2020	619	3257-070-14-003

PROPERTY OWNER	LEGAL DESCRIPTION
AFC DEVELOPMENT LLC PO BOX 100997 FORT WORTH, TX 76185-0997	LOT M1-12 BUCKHORN RANCH FILING 2B #657002

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	23,550	67,500	+43,950
TOTALS	$23,550	$67,500	+$43,950

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.41

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ON BUSY STREET	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042540	2020	619	3257-074-01-001

PROPERTY OWNER	LEGAL DESCRIPTION
AFC DEVELOPMENT LLC PO BOX 100997 FORT WORTH, TX 76185-0997	LOT M1-6 BUCKHORN RANCH FILING 2B #657002

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	87,820	238,500	+150,680
TOTALS	$87,820	$238,500	+$150,680

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.96

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042541	2020	619	3257-074-01-002

PROPERTY OWNER	LEGAL DESCRIPTION
AFC DEVELOPMENT LLC PO BOX 100997 FORT WORTH, TX 76185-0997	LOT M1-7 BUCKHORN RANCH FILING 2B #657002

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		46,220	132,500	+86,280
	TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.92

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042542	2020	619	3257-074-01-003

PROPERTY OWNER	LEGAL DESCRIPTION
AFC DEVELOPMENT LLC PO BOX 100997 FORT WORTH, TX 76185-0997	LOT M1-8 BUCKHORN RANCH FILING 2B #657002

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		46,220	132,500	+86,280
	TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.88

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042543	2020	619	3257-074-01-004

PROPERTY OWNER	LEGAL DESCRIPTION
AFC DEVELOPMENT LLC PO BOX 100997 FORT WORTH, TX 76185-0997	LOT M1-9 BUCKHORN RANCH FILING 2B #657002

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		46,220	132,500	+86,280
	TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.83

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031817	2020	601	3701-000-06-004

PROPERTY OWNER	LEGAL DESCRIPTION
ALJETS CODIE 493 W ELK LN GUNNISON, CO 81230-9296	LOT 4 WEST ELK RIDGE #656692

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	184,360	+184,360
Vacant Land	40,700	0	-40,700
TOTALS	$40,700	$184,360	+$143,660

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	35.79

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
MODERATE SLOPE LESS THAN 45 DEG
UTILITY EASEMENT

SUBDIVISION:	
WEST ELK RIDGE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	1,650 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072217	2020	200	3255-022-02-023

PROPERTY OWNER	LEGAL DESCRIPTION
ALLEN ANDREW PO BOX 14 CRESTED BUTTE, CO 81224-0014	LOT 7 BLK 79 REPLAT OF BLKS 79 & 80 PARADISE PARK SUBD #654484

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	216,400	378,810	+162,410
TOTALS	$216,400	$378,810	+$162,410

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.12

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
PAVED OR CONCRETE DRIVEWAY	
CURBS AND OR GUTTER	
SUBDIVISION:	
PARADISE PARK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,160 sq ft
BASEMENT:	
GARAGE:	Detached Average: 456 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R032033	2020	616	3255-010-09-003

PROPERTY OWNER	LEGAL DESCRIPTION
ALLEN WILLIAM B PO BOX 605 CRESTED BUTTE, CO 81224-0605	UNIT 5 THE LINKS AT SKYLAND ST ANDREWS BLDG #525744

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	633,160	689,870	+56,710
TOTALS	$633,160	$689,870	+$56,710

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:
LINKS AT SKYLAND ST ANDREWS BD

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1995
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,150 sq ft
BASEMENT:	Egress Window: 709 sq ft
GARAGE:	Built In: 302 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R032271	2020	602	4049-000-00-030

PROPERTY OWNER	LEGAL DESCRIPTION
ALLER WILLIAM R 67092 MIAMI RD MONTROSE, CO 81401-9586	36.731 AC IN SE4SE4NW4, E2NE4SW4, W2NW4SE4. SEC 23 47N4W #647764

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	1,940	1,830	-110
Residential	0	44,570	+44,570
TOTALS	$1,940	$46,400	+$44,460

ONE OF YOUR BUILDINGS WAS PREVIOUSLY OMITTED FROM THE TAX ROLL

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Res Land Not Integral To Ag Ops	Residential	2.00
Grazing Land	Agricultural	34.73

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	
GUNNISON RANCH (AKA ROMER TRACTS)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Low
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2011
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	624 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072810	2020	606	3257-180-02-003

PROPERTY OWNER	LEGAL DESCRIPTION
ALPINE LUMBER COMPANY 10170 CHURCH RANCH WAY STE 350 WESTMINSTER, CO 80021-8058	LOT 1 WHETSTONE INDUSTRIAL PARK #658111

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	97,760	112,910	+15,150
TOTALS	$97,760	$112,910	+$15,150

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Ind Lots	Vacant	1.09

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
HIGHWAY INFLUENCE	
SUBDIVISION:	
WHETSTONE INDUSTRIAL PARK	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072811	2020	606	3257-180-02-004

PROPERTY OWNER	LEGAL DESCRIPTION
ALPINE LUMBER COMPANY 10170 CHURCH RANCH WAY STE 350 WESTMINSTER, CO 80021-8058	LOT 2 WHETSTONE INDUSTRIAL PARK #658111

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	97,760	112,910	+15,150
TOTALS	$97,760	$112,910	+$15,150

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Ind Lots	Vacant	1.10

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
HIGHWAY INFLUENCE

SUBDIVISION:	
WHETSTONE INDUSTRIAL PARK	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072812	2020	606	3257-180-02-005

PROPERTY OWNER	LEGAL DESCRIPTION
ALPINE LUMBER COMPANY 10170 CHURCH RANCH WAY STE 350 WESTMINSTER, CO 80021-8058	LOT 3 WHETSTONE INDUSTRIAL PARK #658111

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	97,760	112,910	+15,150
TOTALS	$97,760	$112,910	+$15,150

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Ind Lots	Vacant	1.11

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
HIGHWAY INFLUENCE	
SUBDIVISION:	
WHETSTONE INDUSTRIAL PARK	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072813	2020	606	3257-180-02-006

PROPERTY OWNER	LEGAL DESCRIPTION
ALPINE LUMBER COMPANY 10170 CHURCH RANCH WAY STE 350 WESTMINSTER, CO 80021-8058	LOT 4 WHETSTONE INDUSTRIAL PARK #658111

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	97,760	112,910	+15,150
TOTALS	$97,760	$112,910	+$15,150

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Ind Lots	Vacant	1.08

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:	
CUL DE SAC	
HIGHWAY INFLUENCE	

SUBDIVISION:	
WHETSTONE INDUSTRIAL PARK	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073150	2020	500	3177-243-03-060

PROPERTY OWNER	LEGAL DESCRIPTION
ALSUP JAMES M 2610 SAINT ANTHONY ST AUSTIN, TX 78703-1746	LOT 31A TIMBERLAND SUBD OF REPLAT OF LOTS 35 & 41 ELK RUN SUBD AND LOT 31 TIMBERLAND SUBD PLAT #661250 #649974 #655516 #662267

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		0	909,820	+909,820
	TOTALS	$0	$909,820	+$909,820

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.33

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
OVER SIZED LOT

SUBDIVISION:	
TIMBERLAND SUBDIVISION (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1993
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,677 sq ft
BASEMENT:	Walkout: 1,284 sq ft
GARAGE:	Detached Average: 545 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071762	2020	100	3787-021-75-003

PROPERTY OWNER	LEGAL DESCRIPTION
ALTO BASIN LLC PO BOX 133 GUNNISON, CO 81230-0133	TRACT A SALMON PROPERTY BOUNDARY LINE ADJUSTMENT #651706

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		362,730	377,440	+14,710
	TOTALS	$362,730	$377,440	+$14,710

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	0.30

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY
HIGHWAY INFLUENCE

SUBDIVISION:	
SALMON PROPERTY BOUNDARY LINE ADJUSTMENT	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Commodity Warehouse
BUILDING DESCRIPTION:	Commodity Warehouse
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	4,800 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073147	2020	100	3787-021-22-013

PROPERTY OWNER	LEGAL DESCRIPTION
ALTO BASIN LLC PO BOX 133 GUNNISON, CO 81230-0133	LOTS 13 & 14 BLK 45 WEST GUNNISON #657262

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Industrial		0	271,120	+271,120
	TOTALS	$0	$271,120	+$271,120

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Contractng/Serv-Land	Commercial	0.16

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
IMPROVED DIRT OR GRAVEL DRIVEWAY
AVERAGE FENCING

SUBDIVISION:	
WEST GUNNISON	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Storage Warehouse
BUILDING DESCRIPTION:	Storage Warehouse
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,722 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R002216	2020	100	3787-021-12-011

PROPERTY OWNER	LEGAL DESCRIPTION
ALTO BASIN LLC PO BOX 133 GUNNISON, CO 81230-0133	LOTS 19-22 BLK 38 WEST GUNNISON #660124

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	450,570	+450,570
Vacant Land	100,510	0	-100,510
TOTALS	$100,510	$450,570	+$350,060

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Dup/Triplexes-Land	Residential	0.29

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WEST GUNNISON	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Duplex
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	2,770 sq ft
BASEMENT:	
GARAGE:	Built In: 506 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R016423	2020	802	3985-360-02-007

PROPERTY OWNER	LEGAL DESCRIPTION
ALTON MARC A PO BOX 2112 MONTROSE, CO 81402-2112	LOT 10 BLK 8 ARROWHEAD FILING 3 #636833

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	37,710	219,590	+181,880
TOTALS	$37,710	$219,590	+$181,880

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.00

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
DRIVE WAY OFF MAIN ROAD
TREE LOT
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
ARROWHEAD FILING 3	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,215 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073057	2020	100	3701-362-43-005

PROPERTY OWNER	LEGAL DESCRIPTION
AMANO JAMES H 312 JOSEPH LN UNIT A GUNNISON, CO 81230-2918	UNIT 71A VAN TUYL TOWNHOMES BLDG 71 #659931

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	77,200	278,450	+201,250
TOTALS	$77,200	$278,450	+$201,250

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.01

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
CURBS AND OR GUTTER

SUBDIVISION:	
VAN TUYL TOWNHOMES BLDG 71	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,156 sq ft
BASEMENT:	
GARAGE:	Detached Average: 288 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043693	2020	503	3175-193-01-002

PROPERTY OWNER	LEGAL DESCRIPTION
ANDERSON CHRISTOPHER WILLIAM 11 STEEPLE CHASE GREENWICH, CT 06831-2549	LOT E4 PROSPECT AT MT CB PHASE 4 #589721

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		141,700	148,060	+6,360
	TOTALS	$141,700	$148,060	+$6,360

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Pud Lots	Vacant	0.90

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
PROSPECT AT MT CB PHASE 4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R027796	2020	617	2917-072-01-017

PROPERTY OWNER	LEGAL DESCRIPTION
ANDERSON JERRY D 23110 HIGHWAY 133 MARBLE, CO 81623-8407	LOT 10 BLK 1 & ADJ 20' OF LOW ST CHAIR MTN RANCH (REPLAT OF 10,11 & & LOW ST) #649327

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	502,130	587,180	+85,050
TOTALS	$502,130	$587,180	+$85,050

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.17

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
ON RIVER
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
CHAIR MOUNTAIN RANCH 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2005
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,403 sq ft
BASEMENT:	
GARAGE:	Detached Good: 1,832 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045056	2020	601	3701-130-14-014

PROPERTY OWNER	LEGAL DESCRIPTION
ANDERSON MICHAEL T PO BOX 7176 GUNNISON, CO 81230-7176	LOT 14 THORNTON MEADOWS #632678

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	47,230	49,950	+2,720
TOTALS	$47,230	$49,950	+$2,720

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.35

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

THORNTON MEADOWS

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R025941	2020	615	3257-222-01-020

PROPERTY OWNER	LEGAL DESCRIPTION
ARMOUR JOE C PO BOX 1541 CRESTED BUTTE, CO 81224-1541	LOT 19 BLK 29 CRESTED BUTTE SOUTH FILING 4 #612456

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		175,040	734,440	+559,400
	TOTALS	$175,040	$734,440	+$559,400

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.77

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
OVER SIZED LOT
STREAM DRAINAGE DITCH

SUBDIVISION:
CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,124 sq ft
BASEMENT:	Walkout: 96 sq ft
GARAGE:	Basement: 780 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R015205	2020	615	3257-272-02-080

PROPERTY OWNER	LEGAL DESCRIPTION
ARMSTRONG PROPERTIES LLC PO BOX 3861 CRESTED BUTTE, CO 81224-3861	LOTS 5 & 6 BLK 4 CRESTED BUTTE SOUTH FILING 2 #648607

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	1,251,620	+1,251,620
Vacant Land	266,850	103,850	-163,000
TOTALS	$266,850	$1,355,470	+$1,088,620

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Merchandising-Land	Commercial	0.38
Vacant Res Lots	Vacant	0.38

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	- Manufacturing Utility Bldg
BUILDING DESCRIPTION:	- Manufacturing Utility Bldg
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	3,600 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073065	2020	601	3787-100-31-009

PROPERTY OWNER	LEGAL DESCRIPTION
ARNESON JAMES A PO BOX 394 GUNNISON, CO 81230-0394	UNIT D-1 BLDG D BACK NINE CONDOS #659950

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	147,920	412,320	+264,400
TOTALS	$147,920	$412,320	+$264,400

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Condominium Unit
BUILDING DESCRIPTION:	Condo <= 3 Stories
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,659 sq ft
BASEMENT:	
GARAGE:	Built In: 508 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
BACK NINE CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073080	2020	100	3701-362-44-006

PROPERTY OWNER	LEGAL DESCRIPTION
ASSAD DAVID PO BOX 1674 GUNNISON, CO 81230-1674	UNIT 72C VAN TUYL TOWNHOMES BLDG 72 #660452

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	131,600	278,450	+146,850
TOTALS	$131,600	$278,450	+$146,850

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.01

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CURBS AND OR GUTTER	
SUBDIVISION:	
VAN TUYL TOWNHOMES BLDG 72	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,156 sq ft
BASEMENT:	
GARAGE:	Detached Average: 288 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R025319	2020	602	4239-000-00-002

PROPERTY OWNER	LEGAL DESCRIPTION
ATC TRUCKING INC 14600 SW 136TH ST MIAMI, FL 33186-6762	SE4SW4. SW4SE4. SEC 19 E2NW4. LOTS 1,2,3, SEC 30 46N1W 277.95 ACRES #648422

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	0	11,640	+11,640
Vacant Land	507,540	0	-507,540
TOTALS	$507,540	$11,640	-$495,900

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	277.95

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	UNIMPROVED DIRT ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
STEEP SLOPE GREATER THAN 45 DEG	
UNIMPROVED DIRT DRIVEWAY	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072958	2020	615	3257-222-02-080

PROPERTY OWNER	LEGAL DESCRIPTION
ATCHITY EDWARD 3153 S MONACO CIR DENVER, CO 80222-7413	LOTS 12 & 13 (CLUSTERED) BLK 28 CRESTED BUTTE SOUTH FILING 4 #636613 #653256 #654908

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		205,160	599,610	+394,450
	TOTALS	$205,160	$599,610	+$394,450

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.78

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	1,842 sq ft
BASEMENT:	Minimal Finish: 672 sq ft
	Walkout: 248 sq ft
GARAGE:	Basement: 562 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003215	2020	200	3255-031-51-006

PROPERTY OWNER	LEGAL DESCRIPTION
ATCHLEY MEGAN W 4317 WEBSTER ST OAKLAND, CA 94609-2128	N 36' OF E 10' OF LOT 9 THAT PART OF W 15' OF LOT 9 LYING NORTH OF COAL CREEK (CTR LINE) ALL LOT 10 E 1/2 OF LOT 11 BLK 29 CRESTED BUTTE #518788 #658146

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,047,150	1,057,760	+10,610
	TOTALS	$1,047,150	$1,057,760	+$10,610

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.15

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
ON CREEK
UNDER COAL CREEK

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	1979
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,424 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073104	2020	601	3699-080-05-001

PROPERTY OWNER	LEGAL DESCRIPTION
ATWOOD GARY A 2829 WILDWOOD DR ENID, OK 73703-1530	ADJUSTED ATWOOD PARCEL OF THE ATWOOD BOUNDARY LINE ADJUSTMENT PLAT #658198 B659 P388 #574104

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		557,030	601,490	+44,460
	TOTALS	$557,030	$601,490	+$44,460

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.84

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1978
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,080 sq ft
BASEMENT:	
GARAGE:	Attached: 680 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R009652	2020	601	3701-000-00-204

PROPERTY OWNER	LEGAL DESCRIPTION
AUGUSTUS FAMILY TRUST 271 SENECA DR GUNNISON, CO 81230-8751	NORTH 35 AC OF NE4SW4 + 1.629 AC STRIP OUTSIDE OF OHIO MEADOWS FILING 1 SUBD LYING SOUTH AND WEST OF LOTS 7 & 11 SEC 14 50N1W #649469

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	25,260	123,880	+98,620
Residential	497,970	543,400	+45,430
TOTALS	$523,230	$667,280	+$144,050

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Res Land Not Integral To Ag Ops	Residential	2.00
Grazing Land	Agricultural	9.38
Meadow Hay Land	Agricultural	25.55

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
WETLANDS
IMPROVED DIRT OR GRAVEL DRIVEWAY
AVERAGE FENCING

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,448 sq ft
BASEMENT:	
GARAGE:	Attached: 690 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	10

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045059	2020	601	3701-130-15-001

PROPERTY OWNER	LEGAL DESCRIPTION
AUGUSTUS FAMILY TRUST 271 SENECA DR GUNNISON, CO 81230-8751	LOT 15 THORNTON MEADOWS #659436

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	47,230	49,950	+2,720
TOTALS	$47,230	$49,950	+$2,720

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.25

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
UNDER SIZED LOT
WATER INFLUENCE

SUBDIVISION:	
THORNTON MEADOWS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043750	2020	100	3787-021-28-009

PROPERTY OWNER	LEGAL DESCRIPTION
B & L HOLDINGS LLC C/O KENNETH R BERGAN 320 PARK DR GUNNISON, CO 81230-9330	LOTS 5-7 BLK 7 RIO GRANDE ADDN #589025

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	250,160	355,130	+104,970
TOTALS	$250,160	$355,130	+$104,970

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	0.26

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

RIO GRANDE ADDITION (GUNNISON)

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Commodity Warehouse
BUILDING DESCRIPTION:	Commodity Warehouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2004
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,500 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R009949	2020	601	3701-223-01-022

PROPERTY OWNER	LEGAL DESCRIPTION
BACA VICTORIA A 19 DOE CIR GUNNISON, CO 81230-9629	LOT 14 ANTELOPE HILLS SUBD 1 #661933

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	79,270	108,430	+29,160
TOTALS	$79,270	$108,430	+$29,160

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.62

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
MH PARK

SUBDIVISION:	
ANTELOPE HILLS SUBD 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Purged Mobile Home
BUILDING DESCRIPTION:	16 Wide Permanent
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1994
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,178 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R015961	2020	703	3185-170-04-004

PROPERTY OWNER	LEGAL DESCRIPTION
BAILEY GREGORY PO BOX 9 MESICK, MI 49668-0009	LOT 9 BLK 5 SOMERSET #652088

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	54,910	59,340	+4,430
TOTALS	$54,910	$59,340	+$4,430

ONE OF YOUR BUILDINGS WAS PREVIOUSLY OMITTED FROM THE TAX ROLL

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.13

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
LIMITED OR BELOW AVERAGE VIEWS	
RETAINING WALLS	
SIDEWALK	
BASIC FENCING	
SUBDIVISION:	
SOMERSET (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	1978
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,017 sq ft
BASEMENT:	
GARAGE:	Detached Fair: 550 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R070736	2020	606	3255-000-10-012

PROPERTY OWNER	LEGAL DESCRIPTION
BAKER FAMILY HIDEOUT LLC 4504 BILL SIMMONS RD COLLEYVILLE, TX 76034-4327	RANCH 6 WHETSTONE MOUNTAIN RANCH (BOUNDARY LINE ADJ) #643862

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	6,220	6,220	0
Residential	3,071,180	3,495,410	+424,230
TOTALS	$3,077,400	$3,501,630	+$424,230

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Meadow Hay Land	Agricultural	30.05
Single Fam.Res.-Land	Residential	5.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
POND OR LAKE ON PROPERTY

SUBDIVISION:	
WHETSTONE MOUNTAIN RANCH	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2006
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,802 sq ft
BASEMENT:	Walkout: 1,518 sq ft
GARAGE:	Built In: 1,121 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042532	2020	619	3257-070-14-001

PROPERTY OWNER	LEGAL DESCRIPTION
BALDWIN CREDIT TRUST SHARON P BALDWIN TRUSTEE 80775 VIA PORTOFINO LA QUINTA, CA 92253-7594	LOT M1-10 BUCKHORN RANCH FILING 2B #657002 #660844

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042648	2020	619	3257-074-15-005

PROPERTY OWNER	LEGAL DESCRIPTION
BALDWIN CREDIT TRUST SHARON P BALDWIN TRUSTEE 80775 VIA PORTOFINO LA QUINTA, CA 92253-7594	LOT M3-24 BUCKHORN RANCH FILING 2B #638762

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042675	2020	619	3257-074-17-003

PROPERTY OWNER	LEGAL DESCRIPTION
BALDWIN CREDIT TRUST SHARON P BALDWIN TRUSTEE 80775 VIA PORTOFINO LA QUINTA, CA 92253-7594	LOT M3-50 BUCKHORN RANCH FILING 2B #656531

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.16

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CUL DE SAC	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031920	2020	607	3177-222-09-032

PROPERTY OWNER	LEGAL DESCRIPTION
BALDWIN RYAN B PO BOX 2605 CRESTED BUTTE, CO 81224-2605	LOT 19 MERIDIAN LAKE MEADOWS SUB #637015

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	238,200	816,020	+577,820
TOTALS	$238,200	$816,020	+$577,820

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.86

ELECTRICITY:	
SEWER:	CENTRAL INSTALLED
WATER:	
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	MERIDIAN LAKE MEADOWS SUB

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	986 sq ft
BASEMENT:	Walkout: 1,308 sq ft
GARAGE:	Attached: 516 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043640	2020	619	3257-074-15-024

PROPERTY OWNER	LEGAL DESCRIPTION
BALL JULIE M PO BOX 2533 CRESTED BUTTE, CO 81224-2533	LOT M3-16 BUCKHORN RANCH FILING 2B #652297

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	33,360	95,630	+62,270
TOTALS	$33,360	$95,630	+$62,270

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE
CUL DE SAC

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026254	2020	200	3255-031-78-012

PROPERTY OWNER	LEGAL DESCRIPTION
BANKS MURRAY E & JANE M JOINT TRUST TTEE MURRAY E BANKS & JANE M BANKS PO BOX 342 CRESTED BUTTE, CO 81224	S10' OF LOT 20 ALL OF LOT 21 BLK 34 CRESTED BUTTE #636989

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	518,090	835,230	+317,140
TOTALS	$518,090	$835,230	+$317,140

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.10

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
UNDER SIZED LOT
IMPROVED DIRT OR GRAVEL DRIVEWAY
AVERAGE FENCING

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	1982
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,511 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R032032	2020	616	3255-010-09-002

PROPERTY OWNER	LEGAL DESCRIPTION
BARNARD DAVID A 5908 CHARLESTOWN DR DALLAS, TX 75230-1706	UNIT 3 THE LINKS AT SKYLAND ST ANDREWS BLDG #541121

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		633,160	689,870	+56,710
	TOTALS	$633,160	$689,870	+$56,710

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
SKYLAND INITIAL & 2ND FILINGS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1995
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,150 sq ft
BASEMENT:	Egress Window: 709 sq ft
GARAGE:	Built In: 302 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040366	2020	616	3255-010-12-002

PROPERTY OWNER	LEGAL DESCRIPTION
BARNARD PROPERTIES LLC 681 PIFER RD HOUSTON, TX 77024-5432	UNIT 13 THE LINKS AT SKYLAND THE LINKS VILLAS A COMMON INTEREST COMMUNITY PHASE III & IV #614862

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		726,860	792,950	+66,090
	TOTALS	$726,860	$792,950	+$66,090

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.04

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
LINKS AT SKYLAND, LINKS VILLAS III & IV	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,533 sq ft
BASEMENT:	Walkout: 801 sq ft
GARAGE:	Built In: 324 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005041	2020	500	3177-234-07-033

PROPERTY OWNER	LEGAL DESCRIPTION
BARNES TODD A PO BOX 4260 CRESTED BUTTE, CO 81224-3715	LOT 31 CHALET VILLAGE 10 #521386

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,069,860	1,042,560	-27,300
	TOTALS	$1,069,860	$1,042,560	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.29

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
ADJACENT TO PROTECTED OPEN SPACE	
SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2005
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	3,313 sq ft
BASEMENT:	
GARAGE:	Built In: 672 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007253	2020	601	3517-271-03-001

PROPERTY OWNER	LEGAL DESCRIPTION
BARRETT RANDY LEWIS PO BOX 544 ALMONT, CO 81210-0544	PART OF LOTS 5,7, ALL LOT 6 BLK 3 HOMESTEAD SUBD & ADJ TRACT NW4NE4 SEC 27 51N1E #642793

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		494,500	544,360	+49,860
	TOTALS	$494,500	$544,360	+$49,860

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.73

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
HOMESTEAD SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1989
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,322 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043395	2020	601	3701-240-13-001

PROPERTY OWNER	LEGAL DESCRIPTION
BATCHELOR CRAIG L REVOCABLE TRUST PO BOX 66189 ST PETE BEACH, FL 33716-6189	LOT 1 RIVERWALK ESTATES #657362

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	103,400	109,100	+5,700
TOTALS	$103,400	$109,100	+$5,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.60

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:

RIVERWALK ESTATES

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005028	2020	500	3177-234-07-019

PROPERTY OWNER	LEGAL DESCRIPTION
BATEMAN KRISTIN J 1422 ROLLING ACRES DR ARGYLE, TX 76226-6330	LOT 20 CHALET VILLAGE 10 #606248

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	578,160	550,860	-27,300
TOTALS	$578,160	$550,860	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
ADJACENT TO PROTECTED OPEN SPACE
IMPROVED DIRT OR GRAVEL DRIVEWAY
RETAINING WALLS

SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1978
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	967 sq ft
BASEMENT:	Egress Window: 855 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026222	2020	602	4313-110-01-005

PROPERTY OWNER	LEGAL DESCRIPTION
BEANS CREEK LTD 13831 FM 1392 TERRELL, TX 75160-5884	LOT 1 FOURTH OF JULY CREEK ESTATES #547611

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	110	0	-110
Vacant Land	0	23,440	+23,440
TOTALS	$110	$23,440	+$23,330

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.63

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	UNIMPROVED DIRT ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
ON RIVER
STEEP SLOPE GREATER THAN 45 DEG

SUBDIVISION:	
FOURTH OF JULY CREEK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026223	2020	602	4313-110-01-007

PROPERTY OWNER	LEGAL DESCRIPTION
BEANS CREEK LTD 13831 FM 1392 TERRELL, TX 75160-5884	LOT 2 FOURTH OF JULY CREEK ESTATES #547611

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	120	0	-120
Vacant Land	0	23,540	+23,540
TOTALS	$120	$23,540	+$23,420

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.72

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
MODERATE SLOPE LESS THAN 45 DEG	
ON RIVER	
STEEP SLOPE GREATER THAN 45 DEG	
WATER INFLUENCE	
SUBDIVISION:	
FOURTH OF JULY CREEK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026224	2020	602	4313-110-01-008

PROPERTY OWNER	LEGAL DESCRIPTION
BEANS CREEK LTD 13831 FM 1392 TERRELL, TX 75160-5884	LOT 3 FOURTH OF JULY CREEK ESTATES #547611

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	100	0	-100
Vacant Land	0	35,780	+35,780
TOTALS	$100	$35,780	+$35,680

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.46

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
MODERATE SLOPE LESS THAN 45 DEG	
ON RIVER	
WATER INFLUENCE	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	
FOURTH OF JULY CREEK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026225	2020	602	4313-110-01-009

PROPERTY OWNER	LEGAL DESCRIPTION
BEANS CREEK LTD 13831 FM 1392 TERRELL, TX 75160-5884	LOT 4 FOURTH OF JULY CREEK ESTATES #547611

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	140	0	-140
Vacant Land	0	23,820	+23,820
TOTALS	$140	$23,820	+$23,680

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.98

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
MODERATE SLOPE LESS THAN 45 DEG	
ON RIVER	
STEEP SLOPE GREATER THAN 45 DEG	
WATER INFLUENCE	
SUBDIVISION:	
FOURTH OF JULY CREEK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026226	2020	602	4313-110-01-004

PROPERTY OWNER	LEGAL DESCRIPTION
BEANS CREEK LTD 13831 FM 1392 TERRELL, TX 75160-5884	LOT 5 FOURTH OF JULY CREEK ESTATES #547611

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	210	0	-210
Vacant Land	0	24,940	+24,940
TOTALS	$210	$24,940	+$24,730

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	3.02

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
MODERATE SLOPE LESS THAN 45 DEG	
ON RIVER	
STEEP SLOPE GREATER THAN 45 DEG	
WATER INFLUENCE	
SUBDIVISION:	
FOURTH OF JULY CREEK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026227	2020	602	4313-110-01-003

PROPERTY OWNER	LEGAL DESCRIPTION
BEANS CREEK LTD 13831 FM 1392 TERRELL, TX 75160-5884	PART OF LOT 6 FOURTH OF JULY CREEK ESTATES #547611

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	70	0	-70
Vacant Land	0	22,800	+22,800
TOTALS	$70	$22,800	+$22,730

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.03

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
MODERATE SLOPE LESS THAN 45 DEG	
ON RIVER	
STEEP SLOPE GREATER THAN 45 DEG	
WATER INFLUENCE	
SUBDIVISION:	
FOURTH OF JULY CREEK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026228	2020	602	4313-110-01-002

PROPERTY OWNER	LEGAL DESCRIPTION
BEANS CREEK LTD 13831 FM 1392 TERRELL, TX 75160-5884	PART OF LOT 7 FOURTH OF JULY CREEK ESTATES #547611

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	30	0	-30
Vacant Land	0	34,170	+34,170
TOTALS	$30	$34,170	+$34,140

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.48

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
MODERATE SLOPE LESS THAN 45 DEG	
ON RIVER	
WATER INFLUENCE	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	
FOURTH OF JULY CREEK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026229	2020	602	4313-110-01-001

PROPERTY OWNER	LEGAL DESCRIPTION
BEANS CREEK LTD 13831 FM 1392 TERRELL, TX 75160-5884	PART OF LOT 8 FOURTH OF JULY CREEK ESTATES #547611

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	20	0	-20
Vacant Land	0	33,790	+33,790
TOTALS	$20	$33,790	+$33,770

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.25

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
MODERATE SLOPE LESS THAN 45 DEG	
ON RIVER	
WATER INFLUENCE	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	
FOURTH OF JULY CREEK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033015	2020	602	4313-000-00-022

PROPERTY OWNER	LEGAL DESCRIPTION
BEANS CREEK LTD 13831 FM 1392 TERRELL, TX 75160-5884	3.10A TRACT IN SE4 SEC 14 LYING WEST OF HWY 149 45N4W B369 P33 B566 P691 B623 P64 B747 P348 B751 P956,970 B761 P289

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	50	0	-50
Residential	0	36,720	+36,720
TOTALS	$50	$36,720	+$36,670

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	3.10

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
BASIC FENCING	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033016	2020	602	4313-110-01-006

PROPERTY OWNER	LEGAL DESCRIPTION
BEANS CREEK LTD 13831 FM 1392 TERRELL, TX 75160-5884	2.696A TRACT COMMON GROUND FOURTH OF JULY CREEK ESTATES #547611

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	190	0	-190
Vacant Land	0	0	0
TOTALS	$190	$0	-$190

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
No Val Vacant Land	Vacant	2.70

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
MODERATE SLOPE LESS THAN 45 DEG
ON RIVER
WATER INFLUENCE

SUBDIVISION:	
FOURTH OF JULY CREEK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033017	2020	602	4313-110-01-010

PROPERTY OWNER	LEGAL DESCRIPTION
BEANS CREEK LTD 13831 FM 1392 TERRELL, TX 75160-5884	1.00A+- TRACT COMMON GROUND FOURTH OF JULY CREEK ESTATES #547611

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	70	0	-70
Vacant Land	0	0	0
TOTALS	$70	$0	-$70

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
No Val Vacant Land	Vacant	1.00

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
MODERATE SLOPE LESS THAN 45 DEG
ON RIVER
STEEP SLOPE GREATER THAN 45 DEG

SUBDIVISION:
FOURTH OF JULY CREEK ESTATES

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R070655	2020	602	4313-110-01-011

PROPERTY OWNER	LEGAL DESCRIPTION
BEANS CREEK LTD 13831 FM 1392 TERRELL, TX 75160-5884	COMMON GROUND FOURTH OF JULY CREEK ESTATES (5.85 AC REMAINDER FROM FOURTH OF JULY TRACTS) #547611

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	90	0	-90
Vacant Land	0	0	0
TOTALS	$90	$0	-$90

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
No Val Vacant Land	Vacant	5.85

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
ON RIVER	
STEEP SLOPE GREATER THAN 45 DEG	
SUBDIVISION:	
FOURTH OF JULY CREEK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071830	2020	617	2917-272-10-008

PROPERTY OWNER	LEGAL DESCRIPTION
BECKLER MARK S 1220 BLAKE AVE GLENWOOD SPRINGS, CO 81601-3918	LOTS 1-5 BLK 3 HERMITS HIDEAWAY #510787 #630951

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		426,310	603,190	+176,880
	TOTALS	$426,310	$603,190	+$176,880

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	2.36

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
SUBDIVISION:	
HERMITS HIDEAWAY	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	920 sq ft
BASEMENT:	Walkout: 460 sq ft
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R017429	2020	601	3439-020-01-039

PROPERTY OWNER	LEGAL DESCRIPTION
BEMIS RICHARD E 1008 DOUGHERTY CT GRAND JUNCTION, CO 81505-7604	LOT 50 WILDERNESS STREAMS FILING 2 #650890

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	2,080	2,080	0
Residential	394,060	484,150	+90,090
TOTALS	$396,140	$486,230	+$90,090

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Meadow Hay Land	Agricultural	7.13
Single Fam.Res.-Land	Residential	0.79

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
POND OR LAKE ON PROPERTY

SUBDIVISION:	
WILDERNESS STREAMS FILING 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,592 sq ft
BASEMENT:	
GARAGE:	Attached: 528 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042545	2020	619	3257-074-02-001

PROPERTY OWNER	LEGAL DESCRIPTION
BENEDICT DOUGLAS EDWARD 9725 S 69TH EAST AVE TULSA, OK 74133-5901	LOT M2-1 BUCKHORN RANCH FILING 2B #657164

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
SUBDIVISION:
BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026262	2020	601	3691-091-30-003

PROPERTY OWNER	LEGAL DESCRIPTION
BENNETT MICHAEL L PO BOX 11250 PUEBLO, CO 81001-0250	LOTS 34-49 BLK 19 LA VETA PLACER #567992 #573380 #648142

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	383,250	+383,250
Vacant Land	30,400	0	-30,400
TOTALS	$30,400	$383,250	+$352,850

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.10

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	4 x 4 ACCESS ONLY
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
RETAINING WALLS

SUBDIVISION:	
LAVETA PLACER (PITKIN)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,932 sq ft
BASEMENT:	Minimal Finish: 560 sq ft
GARAGE:	Basement: 616 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005018	2020	500	3177-234-07-009

PROPERTY OWNER	LEGAL DESCRIPTION
BERG DAVID RICHARD 5910 TRAVIS WOODS CV AUSTIN, TX 78734-1165	LOT 10 CHALET VILLAGE 10 #608429

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	503,730	476,430	-27,300
TOTALS	$503,730	$476,430	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.26

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
ADJACENT TO PROTECTED OPEN SPACE
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1978
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,286 sq ft
BASEMENT:	
GARAGE:	Attached: 287 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042705	2020	619	3257-080-04-001

PROPERTY OWNER	LEGAL DESCRIPTION
BETZ GALEN PO BOX 3847 CRESTED BUTTE, CO 81224-3847	LOT 58 BUCKHORN RANCH FILING 2B #650273

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	434,400	+434,400
Vacant Land	80,890	0	-80,890
TOTALS	$80,890	$434,400	+$353,510

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.85

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO PROTECTED OPEN SPACE	
OVER SIZED LOT	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	25%
ABOVE GRADE LIVING AREA:	2,420 sq ft
BASEMENT:	
GARAGE:	Built In: 2,580 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R027493	2020	601	3433-000-02-009

PROPERTY OWNER	LEGAL DESCRIPTION
BILLINGS DAVID C 1 NO NAME RD ALMONT, CO 81210-9631	TRACT 5 ROARING JUDY RANCH PHASE II #636300

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	783,550	809,800	+26,250
TOTALS	$783,550	$809,800	+$26,250

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	35.49

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
ROARING JUDY RANCH PHASE II	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2000
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,690 sq ft
BASEMENT:	Walkout: 930 sq ft
GARAGE:	Attached: 636 sq ft
	Detached Good: 864 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011539	2020	602	3983-033-00-042

PROPERTY OWNER	LEGAL DESCRIPTION
BINDER FOREST C 6968 BRENTWOOD CT ARVADA, CO 80004-1940	LOT 72 MASDEN LAKE FORK COVE #655751

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	67,740	93,430	+25,690
TOTALS	$67,740	$93,430	+$25,690

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.30

ELECTRICITY:	INSTALLED
SEWER:	
WATER:	
SITE ACCESS:	SEASONAL
OTHER ATTRIBUTES:	
SUBDIVISION:	
MASDEN LAKE FORK COVE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Summer SFR
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	1997
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	743 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007934	2020	601	3691-080-00-008

PROPERTY OWNER	LEGAL DESCRIPTION
BINGAMAN CHRISTINE E 19509 E GREENWOOD PL AURORA, CO 80013-3742	R G, SURVEY #6307 QUARTZ CREEK SUBD #653631 #653633

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Natural Resources	90	0	-90
Vacant Land	30,000	30,000	0
TOTALS	$30,090	$30,000	-$90

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	7.38

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	4 x 4 ACCESS ONLY
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	
QUARTZ CREEK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Shell Out Building
BUILDING DESCRIPTION:	Shell Out Building
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2010
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042557	2020	619	3257-074-04-003

PROPERTY OWNER	LEGAL DESCRIPTION
BIRNBAUM ESTHER ROSS TRUST BIRNBAUM ESTHER ROSS TRUSTEE 10817 WILKINS AVE LOS ANGELES, CA 90024-4905	LOT M2-26 BUCKHORN RANCH FILING 2B #597883

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		19,620	56,250	+36,630
	TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
SUBDIVISION:
BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042629	2020	619	3257-074-13-005

PROPERTY OWNER	LEGAL DESCRIPTION
BIRNBAUM ESTHER ROSS TRUST BIRNBAUM ESTHER ROSS TRUSTEE 10817 WILKINS AVE LOS ANGELES, CA 90024-4905	LOT M3-8 BUCKHORN RANCH FILING 2B #597883

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		26,490	75,940	+49,450
	TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072709	2020	615	3257-222-02-078

PROPERTY OWNER	LEGAL DESCRIPTION
BLACK MEGAN ELIZABETH PO BOX 454 CRESTED BUTTE, CO 81224-0454	LOT 41 BLK 28 CRESTED BUTTE SOUTH FILING 4 #648924

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	306,170	+306,170
Vacant Land	72,240	0	-72,240
TOTALS	$72,240	$306,170	+$233,930

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.37

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	1,581 sq ft
BASEMENT:	
GARAGE:	Attached: 357 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040827	2020	602	3979-000-00-039

PROPERTY OWNER	LEGAL DESCRIPTION
BLACK RODRICK RALPH PO BOX 903 GUNNISON, CO 81230-0903	35.105 AC TRACT IN N2N2SW4. SEC 14 48N2W #502639 #658442 #658443

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	245,730	267,400	+21,670
TOTALS	$245,730	$267,400	+$21,670

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	35.11

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Purged Mobile Home
BUILDING DESCRIPTION:	28 Wide Permanent
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2014
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,620 sq ft
BASEMENT:	
GARAGE:	Detached Average: 780 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042024	2020	503	3177-241-02-001

PROPERTY OWNER	LEGAL DESCRIPTION
BLAISDELL GEOFFREY M PO BOX 3165 CRESTED BUTTE, CO 81224-3165	LOT C-17 PROSPECT AT MT CRESTED BUTTE PHASE 1 #649967

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	2,336,450	+2,336,450
Vacant Land	399,100	0	-399,100
TOTALS	$399,100	$2,336,450	+$1,937,350

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.90

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
SKI IN

SUBDIVISION:	
PROSPECT AT MT CB PHASE 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,728 sq ft
BASEMENT:	Minimal Finish: 1,928 sq ft
GARAGE:	Attached: 564 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031212	2020	601	3515-000-03-010

PROPERTY OWNER	LEGAL DESCRIPTION
BLAKE JACK E JR PO BOX 10184 MIDLAND, TX 79702-7184	HOMESTEAD #6 EAGLE RIDGE RANCH SUBD #640306

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	42,540	42,540	0
Residential	643,360	1,087,010	+443,650
TOTALS	$685,900	$1,129,550	+$443,650

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Meadow Hay Land	Agricultural	67.24
Other Land	Agricultural	12.91
Single Fam.Res.-Land	Residential	5.00
Grazing Land	Agricultural	248.52

ELECTRICITY:	TO SITE
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
EAGLE RIDGE RANCH SUBD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	5,508 sq ft
BASEMENT:	
GARAGE:	Built In: 1,192 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	3
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043396	2020	601	3701-240-13-002

PROPERTY OWNER	LEGAL DESCRIPTION
BOBILYA LORIE G 1225 BALDRIDGE DR SEVERANCE, CO 80615-8630	LOT 2 RIVERWALK ESTATES #649636 #662410

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	103,400	109,100	+5,700
TOTALS	$103,400	$109,100	+$5,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.74

ELECTRICITY:	
SEWER:	CENTRAL INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ON RIVER	
UNIMPROVED DIRT DRIVEWAY	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R010493	2020	601	3787-040-00-013

PROPERTY OWNER	LEGAL DESCRIPTION
BODINE KENNETH EDWARD 571 COUNTY ROAD 18 GUNNISON, CO 81230-9307	NE4SE4. SEC 4 49N1W TOTAL 40. ACRES #632975

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		589,880	642,540	+52,660
	TOTALS	$589,880	$642,540	+$52,660

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	40.00

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2003
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,421 sq ft
BASEMENT:	Minimal Finish: 2,421 sq ft
GARAGE:	Detached Average: 2,000 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011281	2020	602	4243-000-00-032

PROPERTY OWNER	LEGAL DESCRIPTION
BOOK LARRY PO BOX 77 VANCOURT, TX 76955-0077	SE4SW4 SEC 23 & E2NW4 SEC 26 46N2W 120 ACRES #635084 #635085

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	25,530	25,530	0
Residential	239,780	319,700	+79,920
TOTALS	$265,310	$345,230	+$79,920

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	88.69
Meadow Hay Land	Agricultural	31.31

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
IMPROVED DIRT OR GRAVEL DRIVEWAY
BASIC FENCING

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,627 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	3

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042659	2020	619	3257-074-15-023

PROPERTY OWNER	LEGAL DESCRIPTION
BOUCHER CHANNING KAHL PO BOX 2122 CRESTED BUTTE, CO 81224	LOTS M3-15 BUCKHORN RANCH FILING 2B #562608

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		37,280	106,880	+69,600
	TOTALS	$37,280	$106,880	+$69,600

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
ADJACENT TO OPEN SPACE	
CUL DE SAC	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R013839	2020	617	2917-234-01-035

PROPERTY OWNER	LEGAL DESCRIPTION
BOUVRIE LUKAS 745 PINE ST BOULDER, CO 80302-4741	LOT 41 MARBLE CONDO 1 #653269

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	125,630	+125,630
Vacant Land	73,620	0	-73,620
TOTALS	$73,620	$125,630	+$52,010

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.82

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
STEEP SLOPE GREATER THAN 45 DEG
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
MARBLE SKI AREA CONDO F1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	One Of A Kind
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	1,911 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073015	2020	602	4051-180-06-022

PROPERTY OWNER	LEGAL DESCRIPTION
BOWLIN GENE E & NANCY S REV LIVING TRUST 1202 COUNTY RD 241 SNYDER, TX 79549-0246	LOTS 156-158 BLUE MESA SUBD UNIT 2 #539999 #540000 #540950

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	283,590	283,590	0
Vacant Land	4,660	4,660	0
TOTALS	$288,250	$288,250	$0

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	4.00
Single Fam.Res.-Land	Residential	2.10

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SIDEWALK	

SUBDIVISION:	
BLUE MESA SUBDIVISION 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1993
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,676 sq ft
BASEMENT:	
GARAGE:	Built In: 696 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073016	2020	602	4051-180-06-025

PROPERTY OWNER	LEGAL DESCRIPTION
BOWLIN GENE E & NANCY S REV LIVING TRUST 1202 COUNTY RD 241 SNYDER, TX 79549-0246	LOTS 167 & 168 BLUE MESA SUBD UNIT 2 #540001

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	4,660	4,660	0
TOTALS	$4,660	$4,660	$0

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	7.40

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
SIDEWALK

SUBDIVISION:	
BLUE MESA SUBDIVISION 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073017	2020	602	4051-180-06-023

PROPERTY OWNER	LEGAL DESCRIPTION
BOWLIN GENE E & NANCY S REV LIVING TRUST 1202 COUNTY RD 241 SNYDER, TX 79549-0246	LOT 170 BLUE MESA SUBD UNIT 2 #540001

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	2,330	2,330	0
TOTALS	$2,330	$2,330	$0

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	2.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
SIDEWALK

SUBDIVISION:	
BLUE MESA SUBDIVISION 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014066	2020	400	2917-262-20-011

PROPERTY OWNER	LEGAL DESCRIPTION
BOWSKI DIANE R PO BOX 1851 PAONIA, CO 81428-1851	LOTS 14 & 15 BLK 5 MARBLE SKI AREA 1 B728 P69 #503836

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	54,880	+54,880
Vacant Land	9,000	0	-9,000
TOTALS	$9,000	$54,880	+$45,880

THIS VALUE REFLECTS A CHANGE IN CLASSIFICATION FROM VACANT TO RESIDENTIAL

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.56

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
MARBLE SKI AREA 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Cabin
CONSTRUCTION QUALITY:	Low
EXTERIOR CONDITION:	Below Average
EFFECTIVE YEAR BUILT:	2000
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	225 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072928	2020	601	3525-320-00-068

PROPERTY OWNER	LEGAL DESCRIPTION
BOYNTON GREGORY TODD PO BOX 725 FRANKTOWN, CO 80116-0725	MARQUETTE NO 3, READ STAR, BOTH MS #8108 QUARTZ CREEK SUBD #662056

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	110,310	146,700	+36,390
TOTALS	$110,310	$146,700	+$36,390

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	12.84

ELECTRICITY:	OFF GRID SOLAR
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	STORAGE TANK
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
STEEP SLOPE GREATER THAN 45 DEG
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:

QUARTZ CREEK SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Cabin
CONSTRUCTION QUALITY:	Low
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2012
PERCENT COMPLETE:	75%
ABOVE GRADE LIVING AREA:	786 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073134	2020	617	2917-271-02-025

PROPERTY OWNER	LEGAL DESCRIPTION
BRANSON REX 1010 SERPENTINE TRL MARBLE, CO 81623-9043	PARCEL A HOLBROOK BOUNDARY LINE ADJUSTMENT IN BLK 10 MARBLE SKI AREA 2 #619884 #661598

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		0	264,100	+264,100
	TOTALS	$0	$264,100	+$264,100

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.48

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	STORAGE TANK
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
SUBDIVISION:	
MARBLE SKI AREA 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	1,015 sq ft
BASEMENT:	Walkout: 365 sq ft
	Minimal Finish: 280 sq ft
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042680	2020	619	3257-074-17-008

PROPERTY OWNER	LEGAL DESCRIPTION
BRD DEVELOPMENT LTD 3809 TRAILWOOD LN FORT WORTH, TX 76109-1647	LOT M3-45 BUCKHORN RANCH FILING 2B #652333

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	33,360	95,630	+62,270
TOTALS	$33,360	$95,630	+$62,270

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE
CUL DE SAC

SUBDIVISION: BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042691	2020	619	3257-080-02-003

PROPERTY OWNER	LEGAL DESCRIPTION
BRD DEVELOPMENT LTD 3809 TRAILWOOD LN FORT WORTH, TX 76109-1647	LOT 67 BUCKHORN RANCH FILING 2B #652267

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	41,160	118,000	+76,840
TOTALS	$41,160	$118,000	+$76,840

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.43

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:
BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042704	2020	619	3257-080-03-007

PROPERTY OWNER	LEGAL DESCRIPTION
BRELLMATT CRESTED BUTTE LLC C/O ELLEN LANDY 7770 E OXFORD AVE DENVER, CO 80237-2163	LOT 61 BUCKHORN RANCH FILING 2B #564832

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	69,330	185,500	+116,170
TOTALS	$69,330	$185,500	+$116,170

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.00

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO PROTECTED OPEN SPACE
CUL DE SAC

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043397	2020	601	3701-240-13-003

PROPERTY OWNER	LEGAL DESCRIPTION
BRESNIHAN WILLIAM THOMAS JR 720 TRUMPETERS CT W MONUMENT, CO 80132-2826	LOT 3 RIVERWALK ESTATES #650412

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	103,400	109,100	+5,700
TOTALS	$103,400	$109,100	+$5,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.34

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ON RIVER

SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R015073	2020	615	3257-222-03-008

PROPERTY OWNER	LEGAL DESCRIPTION
BROCKERHOFF H WERNER LIVING TRUST 23633 N MIDLOTHIAN RD LAKE ZURICH, IL 60047-1417	LOTS 43,44,45 BLK 26 CRESTED BUTTE SOUTH FILING 4 #610992 #610993

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	269,590	769,450	+499,860
TOTALS	$269,590	$769,450	+$499,860

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.01

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,472 sq ft
BASEMENT:	Walkout: 544 sq ft
GARAGE:	Built In: 640 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R015025	2020	615	3257-214-06-045

PROPERTY OWNER	LEGAL DESCRIPTION
BROWN DYLAN 979 CASCADILLA ST CRESTED BUTTE, CO 81224-9614	LOT 32 BLK 17 CRESTED BUTTE SOUTH FILING 3 #654409

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	337,240	+337,240
Vacant Land	72,240	0	-72,240
TOTALS	$72,240	$337,240	+$265,000

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.26

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	934 sq ft
BASEMENT:	Walkout: 871 sq ft
GARAGE:	Attached: 417 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R012252	2020	602	4053-000-00-019

PROPERTY OWNER	LEGAL DESCRIPTION
BRUESEWITZ SCOT N6205 PARADISE DR BURLINGTON, WI 53105-2631	BOSTON #19982, WHITE EARTH MD SEC 4,9 47N2W #639314 #639315

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	60,270	+60,270
Vacant Land	31,820	0	-31,820
TOTALS	$31,820	$60,270	+$28,450

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	20.66

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
WATER INFLUENCE	
UNIMPROVED DIRT DRIVEWAY	

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	536 sq ft
BASEMENT:	
GARAGE:	Attached: 3,064 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072026	2020	601	3787-100-00-088

PROPERTY OWNER	LEGAL DESCRIPTION
BRUSH GRAHAM M III 1040 CAMINO DEL RIO GUNNISON, CO 81230-8715	PARCEL A KLINGSMITH - HOSTETTER BOUNDARY LINE ADJUSTMENT #644568

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	337,440	811,680	+474,240
TOTALS	$337,440	$811,680	+$474,240

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	4.16

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CUL DE SAC

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	One Of A Kind
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,886 sq ft
BASEMENT:	
GARAGE:	Attached: 586 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042686	2020	619	3257-080-01-003

PROPERTY OWNER	LEGAL DESCRIPTION
BRYANT DAVID T 570 PEMBROOK DR WOODLAND PARK, CO 80863-9439	LOT 101 BUCKHORN RANCH FILING 2B #643616

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,117,930	1,411,080	+293,150
	TOTALS	$1,117,930	$1,411,080	+$293,150

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.16

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	3,043 sq ft
BASEMENT:	
GARAGE:	Built In: 896 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042687	2020	619	3257-080-01-004

PROPERTY OWNER	LEGAL DESCRIPTION
BRYANT DAVID T 914 STONE PARK LN APT 104 WOODLAND PARK, CO 80863-3184	LOT M3-54 BUCKHORN RANCH FILING 2B #661681

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	33,360	95,630	+62,270
TOTALS	$33,360	$95,630	+$62,270

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.16

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CUL DE SAC

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071281	2020	601	3691-090-00-044

PROPERTY OWNER	LEGAL DESCRIPTION
BUCHANAN MATTHEW DEAN PO BOX 255 PITKIN, CO 81241-0255	GLOUCESTER NO 6 (LESS 1.69 AC) #15180 QUARTZ CREEK MD 50N4E #623040

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	11,750	50,140	+38,390
TOTALS	$11,750	$50,140	+$38,390

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
5 Ac To L/T 10 Ac	Vacant	5.11

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Storage Improvements On Vacant Land
BUILDING DESCRIPTION:	Storage Improvements On Vacant Land
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	640 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042604	2020	619	3257-074-10-003

PROPERTY OWNER	LEGAL DESCRIPTION
BUCK KEN PO BOX 295 CRESTED BUTTE, CO 81224-0295	LOT M2-72 BUCKHORN RANCH FILING 2B #654762

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042738	2020	619	3257-080-11-001

PROPERTY OWNER	LEGAL DESCRIPTION
BUCKHORN RANCH ASSOCIATION INC C/O ELIZABETH P APPLETON PC PO BOX 234 CRESTED BUTTE, CO 81224-0234	LOT 102B BUCKHORN RANCH FILING 2B #655736

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		46,220	132,500	+86,280
	TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.92

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042608	2020	619	3257-074-10-007

PROPERTY OWNER	LEGAL DESCRIPTION
BUCKHORN RANCH TRUST 2250 SW 3RD AVE 4TH FLOOR MIAMI, FL 33129	LOT M2-68 BUCKHORN RANCH FILING 2B #660357

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073120	2020	619	3257-074-05-014

PROPERTY OWNER	LEGAL DESCRIPTION
BUCKHORN RANCH TRUST C/O WILLIAM TUNKEY 2250 SW 3RD AVE FL 4 MIAMI, FL 33129-2066	LOTS M2-31, M2-32, M2-33 BUCKHORN RANCH FILING 2B #553698

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	91,240	261,560	+170,320
TOTALS	$91,240	$261,560	+$170,320

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.48

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:
BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042716	2020	619	3257-080-06-001

PROPERTY OWNER	LEGAL DESCRIPTION
BUCKHORN WAY LLC PO BOX 3610 CRESTED BUTTE, CO 81224-3610	LOT 18 BUCKHORN RANCH FILING 2B #649230

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	69,330	185,500	+116,170
TOTALS	$69,330	$185,500	+$116,170

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.51

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO PROTECTED OPEN SPACE	
CUL DE SAC	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042709	2020	619	3257-080-05-004

PROPERTY OWNER	LEGAL DESCRIPTION
BULLOCK TRAVIS 1511 MISSOURI ST SAN DIEGO, CA 92109-3039	LOT 22 BUCKHORN RANCH FILING 2B #654319

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.89

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073095	2020	615	3257-272-55-002

PROPERTY OWNER	LEGAL DESCRIPTION
BURRITODOG LLC PO BOX 2954 CRESTED BUTTE, CO 81224-2954	LOT 1 CB SOUTH BLOCK 6 SUBDIVISION ONE #659074

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	462,240	+462,240
Residential	0	341,780	+341,780
Vacant Land	70,400	0	-70,400
TOTALS	$70,400	$804,020	+$733,620

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Spec.Purpose-Land	Commercial	0.21
Dup/Triplexes-Land	Residential	0.23

ELECTRICITY:	INSTALLED
SEWER:	
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
CB SOUTH BLOCK 6 SUBD ONE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Triplex
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	25%
ABOVE GRADE LIVING AREA:	5,305 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003843	2020	300	3691-102-03-003

PROPERTY OWNER	LEGAL DESCRIPTION
BUTLER SHAWN 4265 TROUT CREEK RD WOODLAND PARK, CO 80863-8408	LOTS 13-16 BLK 9 PITKIN #643765

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		139,510	144,120	+4,610
	TOTALS	$139,510	$144,120	+$4,610

ONE OF YOUR BUILDINGS WAS PREVIOUSLY OMITTED FROM THE TAX ROLL

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.29

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
WATER INFLUENCE	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
AVERAGE FENCING	
SUBDIVISION:	
PITKIN (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Below Average
EFFECTIVE YEAR BUILT:	1976
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,368 sq ft
BASEMENT:	
GARAGE:	Detached Fair: 404 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R009692	2020	601	3701-010-00-014

PROPERTY OWNER	LEGAL DESCRIPTION
BUTTERMORE KIRK T TRUSTEE UDT DATED SEPT 22 1987 C/O WATERLINE TECH 410 SANTA ANA AVE NEWPORT BEACH, CA 92663-4126	33.92 ACRES IN W2SW4. SEC 1 & E2SE4. SEC 2 & NW4NW4. SEC 12 50N1W #536519

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	80,050	80,050	0
Residential	713,340	773,160	+59,820
TOTALS	$793,390	$853,210	+$59,820

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Meadow Hay Land	Agricultural	21.56
Single Fam.Res.-Land	Residential	6.00
Grazing Land	Agricultural	6.36

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ON CREEK
IMPROVED DIRT OR GRAVEL DRIVEWAY
BASIC FENCING

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1976
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,556 sq ft
BASEMENT:	Walkout: 1,533 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	4

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026964	2020	615	3257-272-02-086

PROPERTY OWNER	LEGAL DESCRIPTION
BYLER JOHN 3700 HAYDEN PL APT 3 BOULDER, CO 80301-1939	LOT 28 BLK 4 CRESTED BUTTE SOUTH FILING 2 #654393

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	106,950	+106,950
Vacant Land	58,700	0	-58,700
TOTALS	$58,700	$106,950	+$48,250

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.34

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
STEEP SLOPE GREATER THAN 45 DEG

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	1,631 sq ft
BASEMENT:	
GARAGE:	Attached: 432 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R002854	2020	200	3255-022-53-002

PROPERTY OWNER	LEGAL DESCRIPTION
BYRNE GREGORY J 1128 6TH ST MONTEREY, CA 93940-3530	PARCEL 2 COUNCILMAN SUBD (AKA THAT PART OF LOT 4 ALL OF 5 PART OF 6 ALONG WITH A PORTION OF TRACT A ADJ BLK 52 CRESTED BUTTE) #628130

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		848,530	980,960	+132,430
	TOTALS	$848,530	$980,960	+$132,430

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.15

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
PAVED OR CONCRETE DRIVEWAY	
AVERAGE FENCING	
CURBS AND OR GUTTER	
SUBDIVISION:	
COUNCILMAN SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	1992
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,450 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042120	2020	200	3255-022-06-004

PROPERTY OWNER	LEGAL DESCRIPTION
BYWATER LLC PO BOX 1490 CRESTED BUTTE, CO 81224-1490	LOT 1 BLK 76 OF REPLAT OF BLK 76 PARADISE PARK SUBD PLAT #658805 #659402

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	68,400	0	-68,400
Residential	0	466,610	+466,610
TOTALS	$68,400	$466,610	+$398,210

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Dup/Triplexes-Land	Residential	0.15

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
PARADISE PARK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Duplex
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,968 sq ft
BASEMENT:	
GARAGE:	Built In: 425 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042121	2020	200	3255-022-06-005

PROPERTY OWNER	LEGAL DESCRIPTION
BYWATER LLC PO BOX 1490 CRESTED BUTTE, CO 81224-1490	LOT 2 BLK 76 OF REPLAT OF BLK 76 PARADISE PARK SUBD PLAT #658805 #659402

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	54,000	0	-54,000
Residential	0	581,540	+581,540
TOTALS	$54,000	$581,540	+$527,540

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Dup/Triplexes-Land	Residential	0.17

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
PARADISE PARK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Triplex
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	3,042 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042122	2020	200	3255-022-37-006

PROPERTY OWNER	LEGAL DESCRIPTION
BYWATER LLC PO BOX 1490 CRESTED BUTTE, CO 81224-1490	LOT 3 BLK 76 OF REPLAT OF BLK 76 PARADISE PARK SUBD PLAT #658805 #659402

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	48,000	0	-48,000
Residential	0	582,870	+582,870
TOTALS	$48,000	$582,870	+$534,870

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Dup/Triplexes-Land	Residential	0.18

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
PARADISE PARK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Triplex
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,948 sq ft
BASEMENT:	
GARAGE:	Attached: 294 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042136	2020	200	3255-022-36-010

PROPERTY OWNER	LEGAL DESCRIPTION
BYWATER LLC PO BOX 1490 CRESTED BUTTE, CO 81224-1490	LOT 10 BLK 77 PARADISE PARK SUBD #659403

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	60,000	0	-60,000
Residential	0	256,340	+256,340
TOTALS	$60,000	$256,340	+$196,340

THIS VALUE REPRESENTS A CHANGE IN CLASSIFICATION FROM TAX EXEMPT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Dup/Triplexes-Land	Residential	0.14

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
PARADISE PARK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Duplex
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	1,888 sq ft
BASEMENT:	
GARAGE:	Built In: 528 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042138	2020	200	3255-022-37-007

PROPERTY OWNER	LEGAL DESCRIPTION
BYWATER LLC PO BOX 1490 CRESTED BUTTE, CO 81224-1490	LOT 4 BLK 76 OF REPLAT OF BLK 76 PARADISE PARK SUBD PLAT #658805 #659402

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	60,000	0	-60,000
Residential	0	448,690	+448,690
TOTALS	$60,000	$448,690	+$388,690

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Dup/Triplexes-Land	Residential	0.14

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
PARADISE PARK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Duplex
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,968 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042139	2020	200	3255-022-37-008

PROPERTY OWNER	LEGAL DESCRIPTION
BYWATER LLC PO BOX 1490 CRESTED BUTTE, CO 81224-1490	LOT 5 BLK 76 OF REPLAT OF BLK 76 PARADISE PARK SUBD PLAT #658805 #659402

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	66,000	0	-66,000
Residential	0	328,670	+328,670
TOTALS	$66,000	$328,670	+$262,670

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Dup/Triplexes-Land	Residential	0.17

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
PARADISE PARK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Triplex
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	3,008 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042140	2020	200	3255-022-37-009

PROPERTY OWNER	LEGAL DESCRIPTION
BYWATER LLC PO BOX 1490 CRESTED BUTTE, CO 81224-1490	LOT 6 BLK 76 OF REPLAT OF BLK 76 PARADISE PARK SUBD PLAT #658805 #659402

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	54,000	0	-54,000
Residential	0	253,320	+253,320
TOTALS	$54,000	$253,320	+$199,320

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Dup/Triplexes-Land	Residential	0.13

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
PARADISE PARK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Duplex
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	2,000 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045048	2020	601	3701-130-14-006

PROPERTY OWNER	LEGAL DESCRIPTION
CABIN CREEK CONSTRUCTION LLC PO BOX 396 GUNNISON, CO 81230-0396	LOT 6 THORNTON MEADOWS #631545

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	28,340	29,970	+1,630
TOTALS	$28,340	$29,970	+$1,630

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.19

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
UNDER SIZED LOT
BASIC FENCING

SUBDIVISION: THORNTON MEADOWS

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030666	2020	500	3177-264-01-032

PROPERTY OWNER	LEGAL DESCRIPTION
CADENHEAD RYAN P PO BOX 2808 CRESTED BUTTE, CO 81224-2808	LOT 42 CHALET VILLAGE ADDN #3 #645642

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		350,800	857,210	+506,410
	TOTALS	$350,800	$857,210	+$506,410

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.32

ELECTRICITY:	TO SITE
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
CHALET VILLAGE ADDN 3 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,156 sq ft
BASEMENT:	Walkout: 782 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045507	2020	601	3433-000-05-012

PROPERTY OWNER	LEGAL DESCRIPTION
CAKEBREAD DENNIS 1705 PINE ST SAINT HELENA, CA 94574-1839	LOT 12 WILDER ON THE TAYLOR PHASE 1 #655569

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	12,270	11,520	-750
Residential	0	522,410	+522,410
TOTALS	$12,270	$533,930	+$521,660

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	3.00
Meadow Hay Land	Agricultural	30.57
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
WATER INFLUENCE

SUBDIVISION:	
WILDER ON THE TAYLOR - PHASE 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Excellent
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	25%

ABOVE GRADE LIVING AREA:	4,361 sq ft
BASEMENT:	
GARAGE:	Built In: 980 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043691	2020	503	3177-244-05-003

PROPERTY OWNER	LEGAL DESCRIPTION
CALHOUN KEVIN J 5588 N OCEAN BLVD OCEAN RIDGE, FL 33435-7074	LOT E20 PROSPECT AT MT CB PHASE 4 #650065

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	191,300	199,880	+8,580
TOTALS	$191,300	$199,880	+$8,580

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Pud Lots	Vacant	0.95

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE
SKI IN AND SKI OUT

SUBDIVISION:	
PROSPECT AT MT CB PHASE 4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072955	2020	100	3701-354-74-001

PROPERTY OWNER	LEGAL DESCRIPTION
CAMMACK DANIEL 805 W DENVER AVE GUNNISON, CO 81230-3223	PARCEL B FORSYTHE MINOR SUBDIVISION #658723

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		389,420	494,560	+105,140
	TOTALS	$389,420	$494,560	+$105,140

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.17

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
UNIMPROVED DIRT DRIVEWAY	

SUBDIVISION:	
FORSYTHE MINOR SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Modular
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,126 sq ft
BASEMENT:	Garden Level: 1,126 sq ft
GARAGE:	Detached Average: 1,200 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073167	2020	200	3255-031-75-032

PROPERTY OWNER	LEGAL DESCRIPTION
CAPITAL LAKE LLC PO BOX 163 CRESTED BUTTE, CO 81224-0163	UNIT 8 510 ELK CONDOMINIUMS PLAT #663750 #664360

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	194,850	+194,850
TOTALS	$0	$194,850	+$194,850

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
OVER SIZED LOT	
SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Retail Store
BUILDING DESCRIPTION:	Retail Store
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2003
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	307 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
510 ELK CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033049	2020	609	4251-000-00-009

PROPERTY OWNER	LEGAL DESCRIPTION
CARDEN NATHAN 2340 NW 13TH ST CORVALLIS, OR 97330-1432	LOTS 3,4,5,6 & THAT PART OF LOTS 2 & 7 WEST OF COUNTY RD SEC 5 46N6W #661866

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	2,400	0	-2,400
Vacant Land	0	382,600	+382,600
TOTALS	$2,400	$382,600	+$380,200

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
100 Ac & Up	Vacant	160.15

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
WATER INFLUENCE	
UTILITY EASEMENT	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073141	2020	200	3255-022-02-037

PROPERTY OWNER	LEGAL DESCRIPTION
CARPENTER JOSEPH PO BOX 4385 CRESTED BUTTE, CO 81224-3729	UNIT A JEBEZ TOWNHOUSES #660812

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	73,890	0	-73,890
Residential	77,610	266,990	+189,380
TOTALS	$151,500	$266,990	+$115,490

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.08

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
OVER SIZED LOT
CURBS AND OR GUTTER

SUBDIVISION:

PARADISE PARK SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	901 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT: 1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026507	2020	602	3981-000-00-016

PROPERTY OWNER	LEGAL DESCRIPTION
CARPENTER RIDGE GROUP LLC 1800 S SHERIDAN BLVD STE 307 DENVER, CO 80232-8028	52.62A IN NW4SE4 & NE4SE4 SEC 6 48N3W #655610 #655614 #655616

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	2,770	0	-2,770
Vacant Land	0	106,110	+106,110
TOTALS	$2,770	$106,110	+$103,340

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
35 Ac To L/T 100 Ac	Vacant	52.62

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
MODERATE SLOPE LESS THAN 45 DEG
BASIC FENCING
SOUTHERN EXPOSURE

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003528	2020	200	3255-031-11-014

PROPERTY OWNER	LEGAL DESCRIPTION
CASONA COLORADO PROPERTIES LLC 2409 PEMBERTON PL AUSTIN, TX 78703-2524	LOTS 29-30 BLK 23 CRESTED BUTTE #655521

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		713,590	804,780	+91,190
	TOTALS	$713,590	$804,780	+$91,190

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Merchandising-Land	Commercial	0.14

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SIDEWALK	
CURBS AND OR GUTTER	
SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Restaurant
BUILDING DESCRIPTION:	Restaurant
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1980
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,023 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042696	2020	619	3257-080-02-008

PROPERTY OWNER	LEGAL DESCRIPTION
CB ADVENTURES LLC C/O ERIK KLEMME PO BOX 3243 CRESTED BUTTE, CO 81224-3243	LOT 62 BUCKHORN RANCH FILING 2B #547073

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	61,740	165,200	+103,460
TOTALS	$61,740	$165,200	+$103,460

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.36

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO PROTECTED OPEN SPACE
CUL DE SAC

SUBDIVISION: BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072552	2020	606	3177-353-01-018

PROPERTY OWNER	LEGAL DESCRIPTION
CB APERTURE 17 LLC 2000 MCKINNEY AVE STE 2125 DALLAS, TX 75201-2169	LOT 17 APERTURE #655337

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	1,333,550	2,584,960	+1,251,410
TOTALS	$1,333,550	$2,584,960	+$1,251,410

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.75

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	

SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	4,528 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073194	2020	615	3257-272-56-001

PROPERTY OWNER	LEGAL DESCRIPTION
CBHD LLC PO BOX 4137 CRESTED BUTTE, CO 81224-3709	RESULTANT LOT 17 GLACIER TOWNHOMES PLAT #663055 #646270

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	65,200	+65,200
TOTALS	$0	$65,200	+$65,200

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Multi-Units(4-8)-Land	Vacant	0.40

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073152	2020	601	3701-250-06-008

PROPERTY OWNER	LEGAL DESCRIPTION
CENTENNIAL STORAGE PARTNERS LLC 3440 ADMIRE RD DOVER, PA 17315-4235	RESULTANT LOT 3 OF LOT LINE ADJ OF LOT 2 FLYING E RANCH SUBD & RESULTANT LOTS 3 & 4 FLYING E RANCH SUBD PLAT #662373 #642590 #649635 #657935

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	0	2,230	+2,230
Commercial	0	947,300	+947,300
Residential	0	329,700	+329,700
TOTALS	$0	$1,279,230	+$1,279,230

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	3.13
Meadow Hay Land	Agricultural	5.93
Single Fam.Res.-Land	Residential	0.41

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
BASIC FENCING

SUBDIVISION:
FLYING E RANCH SUBD

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Ranch
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1995
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,260 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	3

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R013235	2020	606	3257-000-00-012

PROPERTY OWNER	LEGAL DESCRIPTION
CHARUK LYNN S 3921 TANFORAN AVE MIDLAND, TX 79707-1427	40 ACRES IN SE4NE4 SEC 17 14S85W (ADJACENT TO FORMER STATE LAND) #616577

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	2,312,680	+2,312,680
Vacant Land	568,420	0	-568,420
TOTALS	$568,420	$2,312,680	+$1,744,260

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	40.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
WATER INFLUENCE	
AVERAGE FENCING	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	75%
ABOVE GRADE LIVING AREA:	4,857 sq ft
BASEMENT:	
GARAGE:	Built In: 1,014 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042501	2020	619	3257-070-11-007

PROPERTY OWNER	LEGAL DESCRIPTION
CHEEK BRIAN 3238 W HAYWARD PL DENVER, CO 80211-3720	LOT 81 BUCKHORN RANCH FILING 2B #654585

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	41,160	118,000	+76,840
TOTALS	$41,160	$118,000	+$76,840

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.04

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042522	2020	619	3257-070-12-003

PROPERTY OWNER	LEGAL DESCRIPTION
CHIEF CORNERSTONE INVESTMENTS LLC PO BOX 1993 CRESTED BUTTE, CO 81224-1993	LOT M1-2 BUCKHORN RANCH FILING 2B #658704

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	608,160	+608,160
Vacant Land	30,410	0	-30,410
TOTALS	$30,410	$608,160	+$577,750

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Dup/Triplexes-Land	Residential	0.26

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Duplex
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	3,978 sq ft
BASEMENT:	
GARAGE:	Attached: 1,037 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073151	2020	616	3255-120-20-070

PROPERTY OWNER	LEGAL DESCRIPTION
CHILLYWOOD 12 LP C/O NORMAN EASTWOOD 5213 MARINERS DR PLANO, TX 75093-2506	LOT S-82A OF LOT LINE VACATION OF LOTS S-81 & S-82 AMENDED PLAT OF PORTIONS OF SKYLAND INITIAL FILING PLAT #660663 #616858 #627329

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		0	1,137,760	+1,137,760
	TOTALS	$0	$1,137,760	+$1,137,760

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	2.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
CUL DE SAC	
OVER SIZED LOT	
PAVED OR CONCRETE DRIVEWAY	
SUBDIVISION:	
SKYLAND INITIAL & 2ND FILINGS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2000
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,280 sq ft
BASEMENT:	Walkout: 1,304 sq ft
GARAGE:	Basement: 648 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R016462	2020	802	3985-250-01-051

PROPERTY OWNER	LEGAL DESCRIPTION
CHRISTIANSON JULIE LYNN 2055 SIDEWINDER CT GRAND JUNCTION, CO 81507-8791	LOT 13 BLK 11 ARROWHEAD FILING 3 #629837

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	324,880	346,390	+21,510
TOTALS	$324,880	$346,390	+$21,510

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
ON MAIN ROAD	
SCENIC OR ABOVE AVERAGE VIEWS	
UTILITIES	
VIEW LOT	
SUBDIVISION:	
ARROWHEAD FILING 3	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2015
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,438 sq ft
BASEMENT:	Walkout: 600 sq ft
GARAGE:	Basement: 331 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R044385	2020	100	3787-022-43-001

PROPERTY OWNER	LEGAL DESCRIPTION
CLARK ELAINE T 1580 THORNTON WAY GUNNISON, CO 81230-4005	LOT 1 MEADOW VISTA SOUTH #652079

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		157,790	258,480	+100,690
	TOTALS	$157,790	$258,480	+$100,690

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.30

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SIDEWALK	
CURBS AND OR GUTTER	

SUBDIVISION:	
MEADOW VISTA SOUTH	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	857 sq ft
BASEMENT:	
GARAGE:	Attached: 272 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040935	2020	619	3257-070-04-005

PROPERTY OWNER	LEGAL DESCRIPTION
CLIFTON BLAKE C 12 MEADOWLARK TRL GUNNISON, CO 81230-9229	LOT 5 WHETSTONE VISTA #630564

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	233,650	+233,650
Vacant Land	258,800	258,800	0
TOTALS	$258,800	$492,450	+$233,650

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	2.45

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	
WHETSTONE VISTA	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	4,250 sq ft
BASEMENT:	Egress Window: 3,206 sq ft
GARAGE:	Built In: 2,017 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040364	2020	616	3255-010-12-007

PROPERTY OWNER	LEGAL DESCRIPTION
CLOESYBANGK LTD C/O WILLIAM S MANUEL 5215 PINE FOREST RD HOUSTON, TX 77056-1312	UNIT 3, THE LINKS AT SKYLAND, THE LINKS VILLAS, A COMMON INTEREST COMMUNITY PHASE III & IV #510337

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		734,980	801,870	+66,890
	TOTALS	$734,980	$801,870	+$66,890

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.04

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
PAVED OR CONCRETE DRIVEWAY	
SUBDIVISION:	
LINKS AT SKYLAND, LINKS VILLAS III & IV	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,577 sq ft
BASEMENT:	Walkout: 789 sq ft
GARAGE:	Built In: 324 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045447	2020	601	3517-334-04-002

PROPERTY OWNER	LEGAL DESCRIPTION
CMH HOMES INC 5000 CLAYTON RD MARYVILLE, TN 37804-5550	LOT 2 ROPER SUBDIVISION #660152

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	20	0	-20
Residential	0	263,220	+263,220
TOTALS	$20	$263,220	+$263,200

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.18

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
ROPER SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Purged Mobile Home
BUILDING DESCRIPTION:	28 Wide Permanent
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,484 sq ft
BASEMENT:	
GARAGE:	Detached Average: 576 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042668	2020	619	3257-074-16-008

PROPERTY OWNER	LEGAL DESCRIPTION
COAKLEY DANIEL GALLAGHER 707 IVY HILL RD COCKEYSVILLE, MD 21030-1508	LOT M3-36 BUCKHORN RANCH FILING 2B #607261

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011752	2020	602	3983-034-00-034

PROPERTY OWNER	LEGAL DESCRIPTION
COAKLEY TIMOTHY J 3142 BOYS RANCH RD KEMPNER, TX 76539-3827	SITE 62 MASDEN LAKE FORK COVE #638816 #650094

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	58,420	137,610	+79,190
TOTALS	$58,420	$137,610	+$79,190

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.30

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:

MASDEN LAKE FORK COVE

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	1,672 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030387	2020	601	3435-000-03-002

PROPERTY OWNER	LEGAL DESCRIPTION
COBURN WILLIAM E II PO BOX 1002 CRESTED BUTTE, CO 81224-1002	DANNI RANCH ESTATE #2 #644518

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	2,999,800	3,086,720	+86,920
TOTALS	$2,999,800	$3,086,720	+$86,920

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	35.06

ELECTRICITY:	INSTALLED
SEWER:	
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

DANNI RANCH SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	4,881 sq ft
BASEMENT:	
GARAGE:	Built In: 585 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R016513	2020	602	3983-033-00-037

PROPERTY OWNER	LEGAL DESCRIPTION
COCHRAN FAMILY TRUST 1414 MINUET ST HENDERSON, NV 89052-6480	SITE 71 MASDEN LAKE FORK COVE #615443

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	210,810	+210,810
Vacant Land	13,400	0	-13,400
TOTALS	$13,400	$210,810	+$197,410

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.30

ELECTRICITY:	INSTALLED
SEWER:	
WATER:	
SITE ACCESS:	SEASONAL
OTHER ATTRIBUTES:	
SUBDIVISION:	
MASDEN LAKE FORK COVE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	2,584 sq ft
BASEMENT:	
GARAGE:	Built In: 816 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043416	2020	601	3701-240-13-022

PROPERTY OWNER	LEGAL DESCRIPTION
COCONUT PROPERTY HOLDINGS LLC 31 BEACON HL SUGAR LAND, TX 77479-2551	LOT 22 RIVERWALK ESTATES #656379

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		68,010	71,760	+3,750
	TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.02

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
WATER INFLUENCE	

SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042519	2020	619	3257-070-11-025

PROPERTY OWNER	LEGAL DESCRIPTION
COLE RALPH 107 SAILING CLUB DR COLUMBIA, SC 29229-7361	LOT 99 BUCKHORN RANCH FILING 2B #654592

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		41,160	118,000	+76,840
	TOTALS	$41,160	$118,000	+$76,840

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.26

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
WATER INFLUENCE	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042878	2020	100	3787-012-29-019

PROPERTY OWNER	LEGAL DESCRIPTION
COLLINS MARSHA K PO BOX 7064 GUNNISON, CO 81230-7064	LOTS 23-24 BLK 134 WEST GUNNISON #543792

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	128,480	195,210	+66,730
Residential	62,430	105,360	+42,930
TOTALS	$190,910	$300,570	+$109,660

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.03
Warehouse/Storage-Land	Commercial	0.11

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	

SUBDIVISION: WEST GUNNISON

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Commodity Warehouse
BUILDING DESCRIPTION:	Commodity Warehouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,710 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R070639	2020	606	3255-120-43-001

PROPERTY OWNER	LEGAL DESCRIPTION
COLVIN PROPERTIES INC PO BOX 549 CRESTED BUTTE, CO 81224-0549	PARCEL 1 CREEKSIDE SUBDIVISION PLAT #602339

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	180	180	0
Vacant Land	0	18,230	+18,230
TOTALS	$180	$18,410	+$18,230

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	2.54

ELECTRICITY:	INSTALLED
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
CREEKSIDE SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Storage Improvements On Vacant Land
BUILDING DESCRIPTION:	Storage Improvements On Vacant Land
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	1,560 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007303	2020	601	3521-000-00-021

PROPERTY OWNER	LEGAL DESCRIPTION
COMANCHE GULCH LLC 5902 AMBER RIDGE DR CASTLE PINES, CO 80108-9430	SE4SE4 SEC 28 ORIGINAL SURVEY 51N3E (AKA PT OF TRACT 37 INDEPENDENT RESURVEY) #658512 #662793

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	2,110	0	-2,110
Vacant Land	0	65,450	+65,450
TOTALS	$2,110	$65,450	+$63,340

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
35 Ac To L/T 100 Ac	Vacant	40.00

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	NO VEHICULAR ACCESS & NO PROXIMITY TO ROAD
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R013950	2020	617	2917-262-08-002

PROPERTY OWNER	LEGAL DESCRIPTION
COMPTON BRENT W 37 SILVER VEIN DR MARBLE, CO 81623-9086	LOTS 65-68 MARBLE SKI AREA 4 #661452

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		222,820	236,640	+13,820
	TOTALS	$222,820	$236,640	+$13,820

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.37

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	STORAGE TANK
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	
MARBLE SKI AREA 4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Summer SFR
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2011
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	883 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R009348	2020	601	3431-080-01-005

PROPERTY OWNER	LEGAL DESCRIPTION
COOK STEPHEN R 851 ALVERMAR RIDGE DR MCLEAN, VA 22102-1436	LOT 8 CRYSTAL CREEK SUBD REPLAT (FKA TAYLOR PARK SUBD)(SURFACE RIGHTS ONLY) 15S83W #650035

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		2,293,350	3,310,410	+1,017,060
	TOTALS	$2,293,350	$3,310,410	+$1,017,060

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.50

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
WATER INFLUENCE	

SUBDIVISION:	
CRYSTAL CREEK SUBD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2003
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	4,690 sq ft
BASEMENT:	Non Conforming: 2,670 sq ft
GARAGE:	Built In: 832 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007140	2020	601	3517-331-02-010

PROPERTY OWNER	LEGAL DESCRIPTION
COREY MARK G PO BOX 7169 GUNNISON, CO 81230-7169	LOT 11 WOMBLE TRACTS #657654

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	123,900	+123,900
Vacant Land	123,900	0	-123,900
TOTALS	$123,900	$123,900	$0

THIS VALUE REFLECTS A CHANGE IN CLASSIFICATION FROM VACANT TO RESIDENTIAL

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.49

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
ON RIVER
BASIC FENCING

SUBDIVISION:	
WOMBLE TRACTS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072157	2020	602	4051-000-03-030

PROPERTY OWNER	LEGAL DESCRIPTION
CORLEY WILLIAM ROBERT II 1560 GOOSE CREEK RD POWDERHORN, CO 81243-9529	PART OF S2S2SW4. SEC 24 & 1.89 AC TRACT IN NW4NW4. SEC 25 47N3W AKA GOOSE CREEK ESTATES #643361

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	51,330	0	-51,330
Residential	288,770	535,680	+246,910
TOTALS	$340,100	$535,680	+$195,580

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	40.02

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
SCENIC OR ABOVE AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY
BASIC FENCING

SUBDIVISION:
GOOSE CREEK ESTATES

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1996
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,141 sq ft
BASEMENT:	Garden Level: 1,381 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030476	2020	601	3437-000-01-014

PROPERTY OWNER	LEGAL DESCRIPTION
COSTER JOHN G 335 STAR MOUNTAIN DR GUNNISON, CO 81230-8821	LOT 27 STAR MOUNTAIN RANCH SUB #595748

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	2,290	2,290	0
Residential	185,860	738,100	+552,240
TOTALS	$188,150	$740,390	+$552,240

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	33.21
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
STAR MOUNTAIN RANCH SUBD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	75%
ABOVE GRADE LIVING AREA:	2,152 sq ft
BASEMENT:	Walkout: 2,150 sq ft
GARAGE:	Attached: 991 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R002361	2020	100	3787-022-33-001

PROPERTY OWNER	LEGAL DESCRIPTION
COTTONWOOD PARQUE LLC PO BOX 2327 CRESTED BUTTE, CO 81224-2327	LOT 1 COTTONWOOD ACRES SUBD #659522

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	33,600	46,050	+12,450
Residential	556,950	540,120	-16,830
TOTALS	$590,550	$586,170	-$4,380

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Offices-Land	Commercial	0.15
Manufctrd.Housng Prk-Land	Residential	1.68

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
OVER SIZED LOT
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
WEST GUNNISON (W. GUNN SANITATION)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Duplex
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Below Average
EFFECTIVE YEAR BUILT:	1988
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,395 sq ft
BASEMENT:	
GARAGE:	Built In: 1,544 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071738	2020	100	3701-351-10-012

PROPERTY OWNER	LEGAL DESCRIPTION
COWAN BENJAMIN 860 N 12TH ST GUNNISON, CO 81230-2813	LOTS 1-3 BLK 8 GILLS ADDN #659085

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	84,580	398,470	+313,890
TOTALS	$84,580	$398,470	+$313,890

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.22

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
CURBS AND OR GUTTER

SUBDIVISION:	
GILL'S ADDITION (GUNNISON)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,371 sq ft
BASEMENT:	
GARAGE:	Detached Average: 784 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R044183	2020	100	3701-362-25-004

PROPERTY OWNER	LEGAL DESCRIPTION
CRAWFORD SUSAN REVOCABLE TRUST 420 E GUNNISON AVE GUNNISON, CO 81230-2008	LOT 4 VANTUYL VILLAGE SUBDIVISION #661740

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	376,110	+376,110
Vacant Land	63,800	0	-63,800
TOTALS	$63,800	$376,110	+$312,310

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.14

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	ALLEY ACCESS ONLY
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SIDEWALK	
SUBDIVISION:	
VANTUYL VILLAGE SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,251 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R044185	2020	100	3701-362-25-006

PROPERTY OWNER	LEGAL DESCRIPTION
CRAWFORD SUSAN REVOCABLE TRUST 420 E GUNNISON AVE GUNNISON, CO 81230-2008	LOT 6 VANTUYL VILLAGE SUBDIVISION #661424

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	92,930	401,510	+308,580
TOTALS	$92,930	$401,510	+$308,580

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.14

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	ALLEY ACCESS ONLY
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

TYPICAL OR AVERAGE VIEWS
SIDEWALK

SUBDIVISION:

VANTUYL VILLAGE SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,548 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042583	2020	619	3257-074-07-016

PROPERTY OWNER	LEGAL DESCRIPTION
CRAWLEY AARON 9655 SILVERBERRY CIR HIGHLANDS RANCH, CO 80129-6273	LOT M2-43 BUCKHORN RANCH FILING 2B #638485

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.12

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072536	2020	606	3177-353-01-011

PROPERTY OWNER	LEGAL DESCRIPTION
CRESTED KIVA LLC 18981 US HIGHWAY 441 UNIT 357 MOUNT DORA, FL 32757-6735	LOT 1 APERTURE #664059

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	1,347,150	+1,347,150
Vacant Land	264,240	0	-264,240
TOTALS	$264,240	$1,347,150	+$1,082,910

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.67

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	2,824 sq ft
BASEMENT:	Walkout: 2,219 sq ft
GARAGE:	Basement: 881 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R009455	2020	601	3519-000-00-016

PROPERTY OWNER	LEGAL DESCRIPTION
CROOKS LARRY W C/O DIANN DOTY 22615 BLACKWATER DR BLACKWATER, MO 65322-2010	SE4SE4. SEC 8 LOT 14(4.04A) SEC 9 51N2E, INDEPENDENT RESURVEY 44.04A #495595 #517433 #606371

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	630	630	0
Residential	99,580	99,580	0
TOTALS	$100,210	$100,210	$0

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION TO AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	42.04
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	4 x 4 ACCESS ONLY
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	
GUNNISON HIGHLANDS NORTH	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Cabin
CONSTRUCTION QUALITY:	Low
EXTERIOR CONDITION:	Below Average
EFFECTIVE YEAR BUILT:	1987
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,158 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043437	2020	601	3701-240-13-043

PROPERTY OWNER	LEGAL DESCRIPTION
CROSBY BARBARA BETH 410 FALCONS REST PL WOODLAND PARK, CO 80863-9037	LOT G RIVERWALK ESTATES #657229

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		68,010	71,760	+3,750
	TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.23

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
WATER INFLUENCE

SUBDIVISION:

RIVERWALK ESTATES

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040584	2020	616	3255-010-13-085

PROPERTY OWNER	LEGAL DESCRIPTION
CURTISS STEVEN ALAN 348 HAVERLY ST CRESTED BUTTE, CO 81224-9613	LOT S-101 SKYLAND THIRD FILING PHASE I #506440 #616939

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	333,160	+333,160
Vacant Land	185,000	0	-185,000
TOTALS	$185,000	$333,160	+$148,160

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.42

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

SKYLAND THIRD FILING PHASE I

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	3,200 sq ft
BASEMENT:	
GARAGE:	Built In: 760 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072537	2020	606	3177-353-01-010

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 2 APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.58

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072538	2020	606	3177-353-01-009

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 3 OF APERTURE REPLAT OF LOTS 3,8,9,23 AND OPEN SPACE 2 PLAT#661808

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.50

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072539	2020	606	3177-353-01-008

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 4 APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.51

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072541	2020	606	3177-353-01-006

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 6 APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	264,240	0
TOTALS	$264,240	$264,240	$0

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.50

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072542	2020	606	3177-353-01-005

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 7 APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.32

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072543	2020	606	3177-353-01-026

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 8 OF APERTURE REPLAT OF LOTS 3,8,9,23 AND OPEN SPACE 2 PLAT#661808

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		264,240	272,320	+8,080
	TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.45

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072544	2020	606	3177-353-01-027

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 9 OF APERTURE REPLAT OF LOTS 3,8,9,23 AND OPEN SPACE 2 PLAT#661808

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.39

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
CUL DE SAC	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072545	2020	606	3177-353-01-002

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 10 APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.49

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
CUL DE SAC	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072546	2020	606	3177-353-01-024

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 11 APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.37

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072547	2020	606	3177-353-01-023

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 12 APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.44

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072548	2020	606	3177-353-01-022

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 13 APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.64

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072549	2020	606	3177-353-01-021

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 14 APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.56

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072550	2020	606	3177-353-01-020

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 15 APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.58

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072551	2020	606	3177-353-01-019

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 16 APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.56

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072554	2020	606	3177-353-01-016

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 19 APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.67

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072555	2020	606	3177-353-01-015

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 20 APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.55

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072556	2020	606	3177-353-02-002

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 21 APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.42

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072557	2020	606	3177-353-02-001

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 22 APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.45

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072558	2020	606	3177-353-02-003

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	LOT 23 OF APERTURE REPLAT OF LOTS 3,8,9,23 AND OPEN SPACE 2 PLAT#661808

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.46

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072562	2020	606	3177-353-01-013

PROPERTY OWNER	LEGAL DESCRIPTION
CYPRESS FOOTHILLS LP ATTN BRIAN PARRO 8343 DOUGLAS AVE STE 200 DALLAS, TX 75225-5885	WEST REMAINDER PARCEL APERTURE PLAT#648057

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	497,550	497,550	0
TOTALS	$497,550	$497,550	$0

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	14.16

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030390	2020	601	3435-000-03-005

PROPERTY OWNER	LEGAL DESCRIPTION
DAEG PROPERTIES LLC PO BOX 10937 MIDWEST CITY, OK 73140-1937	DANNI RANCH ESTATE #5 #615265

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		2,048,770	2,249,140	+200,370
	TOTALS	$2,048,770	$2,249,140	+$200,370

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	35.08

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
DANNI RANCH SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	4,688 sq ft
BASEMENT:	
GARAGE:	Built In: 754 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073144	2020	200	3255-022-02-038

PROPERTY OWNER	LEGAL DESCRIPTION
DALPORTO MCDOWELL CHELSEA S PO BOX 1602 CRESTED BUTTE, CO 81224-1602	UNIT B HOMEWARD FOUND TOWNHOUSES #660343

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	63,510	0	-63,510
Residential	87,990	266,990	+179,000
TOTALS	$151,500	$266,990	+$115,490

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.08

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CURBS AND OR GUTTER

SUBDIVISION:	
HOMEWARD FOUND TOWNHOUSES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	900 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003792	2020	300	3691-094-10-008

PROPERTY OWNER	LEGAL DESCRIPTION
DANIEL FAMILY REVOCABLE LIVING TRUST 561 FARMS RD MCKINNEY, TX 75071-4164	LOTS 23-25 BLK 40 PITKIN #591014

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	268,150	329,120	+60,970
TOTALS	$268,150	$329,120	+$60,970

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.22

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
PITKIN (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1985
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,502 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040365	2020	616	3255-010-12-001

PROPERTY OWNER	LEGAL DESCRIPTION
DANNI JERRY WAYNE 304 COUNTY ROAD 818 GUNNISON, CO 81230-9725	UNIT 15, THE LINKS AT SKYLAND, THE LINKS VILLAS, A COMMON INTEREST COMMUNITY PHASE III & IV #649527

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		733,470	800,220	+66,750
	TOTALS	$733,470	$800,220	+$66,750

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.04

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
LINKS AT SKYLAND, LINKS VILLAS III & IV	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,561 sq ft
BASEMENT:	Walkout: 801 sq ft
GARAGE:	Built In: 324 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073190	2020	615	3257-272-56-005

PROPERTY OWNER	LEGAL DESCRIPTION
DAVIS ANDREW J 4325 STUART ST DENVER, CO 80212-2335	UNIT 1 GLACIERS TOWNHOMES PLAT #663055 #663654

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		0	520,370	+520,370
	TOTALS	$0	$520,370	+$520,370

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.10

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,528 sq ft
BASEMENT:	Walkout: 108 sq ft
GARAGE:	Basement: 405 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042725	2020	619	3257-080-07-008

PROPERTY OWNER	LEGAL DESCRIPTION
DAVIS JOHN R REVOCABLE TRUST 4940 E 49TH ST TULSA, OK 74135-7003	LOT 45 BUCKHORN RANCH FILING 2B #610240

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.30

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042727	2020	619	3257-080-07-010

PROPERTY OWNER	LEGAL DESCRIPTION
DAVIS JOHN R REVOCABLE TRUST 4940 E 49TH ST TULSA, OK 74135-7003	LOT 43 BUCKHORN RANCH FILING 2B #610240

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		46,220	132,500	+86,280
	TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.69

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
WATER INFLUENCE

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033865	2020	612	3779-000-01-010

PROPERTY OWNER	LEGAL DESCRIPTION
DAVIS THERESA L 39695 DAVIS RD CRAWFORD, CO 81415-8914	PARCELS 7 & 8 PAGONE PROPERTIES #487419 #487421 #489821

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	3,900	3,790	-110
Residential	127,470	147,620	+20,150
TOTALS	$131,370	$151,410	+$20,040

THE RESIDENTIAL IMPROVEMENT ON THIS PROPERTY IS NOT INTEGRAL TO AN AGRICULTURAL OPERATION

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	71.89
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	OFF GRID GENERATOR
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	SPRING INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
MODERATE SLOPE LESS THAN 45 DEG
STEEP SLOPE GREATER THAN 45 DEG

SUBDIVISION:	
PAGONE PROPERTIES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Cabin
CONSTRUCTION QUALITY:	Low
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	948 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R041582	2020	616	3255-010-16-003

PROPERTY OWNER	LEGAL DESCRIPTION
DAVIS WILLIAM L JR 24 LINKS LN CRESTED BUTTE, CO 81224-9822	UNIT 4 THE LINKS AT SKYLAND, THE LINKS VILLAS, A COMMON INTEREST COMMUNITY, PHASE V #618774 #618814 #637197

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	735,690	802,660	+66,970
TOTALS	$735,690	$802,660	+$66,970

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
LINKS AT SKYLAND, THE LINKS VILLAS PH V	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1995
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,857 sq ft
BASEMENT:	Minimal Finish: 375 sq ft
	Walkout: 208 sq ft
GARAGE:	Basement: 448 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030466	2020	601	3437-000-01-019

PROPERTY OWNER	LEGAL DESCRIPTION
DEMENTED DUO TRUST 599 STAR MOUNTAIN DR GUNNISON, CO 81230-8834	LOT 17 STAR MOUNTAIN RANCH SUB #647191

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	2,420	2,290	-130
Residential	0	824,370	+824,370
TOTALS	$2,420	$826,660	+$824,240

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	33.16
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
STAR MOUNTAIN RANCH SUBD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,137 sq ft
BASEMENT:	
GARAGE:	Attached: 832 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042643	2020	619	3257-074-14-009

PROPERTY OWNER	LEGAL DESCRIPTION
DENNEY ANN M 302 PARK DR GLENWOOD SPRINGS, CO 81601-4138	LOT M3-19 BUCKHORN RANCH FILING 2B #654849

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

TYPICAL OR AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007173	2020	601	3517-220-01-005

PROPERTY OWNER	LEGAL DESCRIPTION
DEVRIES SARAH REVOCABLE TRUST 259 S PERSHING ST WICHITA, KS 67218-1427	LOT 16 & 1/2 OF LOT 15 ADJ ALMONT SUBD #611770

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		496,290	517,150	+20,860
	TOTALS	$496,290	$517,150	+$20,860

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	2.33

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	
ALMONT SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1998
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,475 sq ft
BASEMENT:	
GARAGE:	Attached: 495 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R008606	2020	601	3699-000-00-077

PROPERTY OWNER	LEGAL DESCRIPTION
DILLON SUSIE SELLERS 209 10TH AVE S STE 414 NASHVILLE, TN 37203-0770	PART OF LOTS 1,2 (7.70AC) SEC 7 50N1E #600745 #627848

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	2,590	2,590	0
Residential	479,330	500,750	+21,420
TOTALS	$481,920	$503,340	+$21,420

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.80
Meadow Hay Land	Agricultural	6.90

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1979
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,680 sq ft
BASEMENT:	Garden Level: 1,320 sq ft
GARAGE:	Detached Average: 1,008 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042630	2020	619	3257-074-13-006

PROPERTY OWNER	LEGAL DESCRIPTION
DIXON JEFFREY PO BOX 2407 CRESTED BUTTE, CO 81224-2407	LOT M3-10 BUCKHORN RANCH FILING 2B #633908

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011167	2020	602	3979-154-01-004

PROPERTY OWNER	LEGAL DESCRIPTION
DOLEZAL LARRY J 109 ARAPAHOE RD GUNNISON, CO 81230-9717	LOT 3 IOLA VALLEY RANCHES #652495

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		68,730	120,950	+52,220
	TOTALS	$68,730	$120,950	+$52,220

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	5.00

ELECTRICITY:	TO SITE
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
BASIC FENCING

SUBDIVISION:	
IOLA VALLEY RANCHES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Modular
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	25%

ABOVE GRADE LIVING AREA:	2,400 sq ft
BASEMENT:	
GARAGE:	Detached Average: 810 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071450	2020	400	2917-262-21-014

PROPERTY OWNER	LEGAL DESCRIPTION
DOLORES WAY 104 LLC 7311 COUNTY ROAD 3 MARBLE, CO 81623-9334	LOTS 13-16 BLK 30 WEST MARBLE & LOTS 8-10 BLK 3 MARBLE SKI AREA 1 #633511

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	505,780	713,990	+208,210
TOTALS	$505,780	$713,990	+$208,210

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.02

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
UNIMPROVED DIRT DRIVEWAY	

SUBDIVISION:	
MARBLE SKI AREA 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	2,630 sq ft
BASEMENT:	Egress Window: 894 sq ft
GARAGE:	Attached: 299 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014820	2020	612	4045-000-00-048

PROPERTY OWNER	LEGAL DESCRIPTION
DOMMER BRIANA 10476 N HAYMAKER LN HIGHLAND, UT 84003-9631	S2NE4SW4. S2NW4SE4. SEC 25 47N6W #638078

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	600	0	-600
Vacant Land	0	87,270	+87,270
TOTALS	$600	$87,270	+$86,670

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
35 Ac To L/T 100 Ac	Vacant	40.00

ELECTRICITY:	NOT AVAILABLE
SEWER:	CENTRAL NOT AVAILABLE
WATER:	NOT INSTALLED
SITE ACCESS:	UNIMPROVED DIRT ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R008464	2020	601	3517-331-00-011

PROPERTY OWNER	LEGAL DESCRIPTION
DOWNUM GREGORY JAMES 100 INDUSTRIAL PARK RD GUNNISON, CO 81230-9522	2.437 ACRES IN SW4NE4 SEC 33 51N1E #557420

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		422,250	465,900	+43,650
	TOTALS	$422,250	$465,900	+$43,650

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	2.44

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ON RIVER
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Below Average
EFFECTIVE YEAR BUILT:	2000
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	3,435 sq ft
BASEMENT:	
GARAGE:	Built In: 1,164 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033877	2020	601	3785-000-01-002

PROPERTY OWNER	LEGAL DESCRIPTION
DRETZKA KIP 4309 EL CAMINO AVE LAS VEGAS, NV 89102-3624	LOT 2 WILLIS MINOR SUB #658044

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	248,000	280,950	+32,950
TOTALS	$248,000	$280,950	+$32,950

ONE OF YOUR BUILDINGS WAS PREVIOUSLY OMITTED FROM THE TAX ROLL

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	19.46

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	

SUBDIVISION:	
WILLIS MINOR SUB	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Purged Mobile Home
BUILDING DESCRIPTION:	28 Wide Permanent
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,738 sq ft
BASEMENT:	
GARAGE:	Detached Average: 768 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R041956	2020	615	3257-223-03-046

PROPERTY OWNER	LEGAL DESCRIPTION
DUKEMAN JOE A 351 CASCADILLA ST # A CRESTED BUTTE, CO 81224-9736	LOT 6 BLK 22 CRESTED BUTTE SOUTH FILING 3 #520752

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	713,420	+713,420
Vacant Land	85,790	0	-85,790
TOTALS	$85,790	$713,420	+$627,630

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.43

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CUL DE SAC
MODERATE SLOPE LESS THAN 45 DEG
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Modular
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,128 sq ft
BASEMENT:	
GARAGE:	Basement: 1,092 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043407	2020	601	3701-240-13-013

PROPERTY OWNER	LEGAL DESCRIPTION
DUNBAR FAMILY PARTNERSHIP LP 6724 S GRANITE AVE TULSA, OK 74136-7035	LOT 13 RIVERWALK ESTATES #644202

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		103,400	109,100	+5,700
	TOTALS	$103,400	$109,100	+$5,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.51

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:

RIVERWALK ESTATES

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043408	2020	601	3701-240-13-014

PROPERTY OWNER	LEGAL DESCRIPTION
DUNBAR FAMILY PARTNERSHIP LP 6724 S GRANITE AVE TULSA, OK 74136-7035	LOT 14 RIVERWALK ESTATES #644202

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	103,400	109,100	+5,700
TOTALS	$103,400	$109,100	+$5,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	2.17

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	

SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043410	2020	601	3701-240-13-016

PROPERTY OWNER	LEGAL DESCRIPTION
DUNBAR FAMILY PARTNERSHIP LP 6724 S GRANITE AVE TULSA, OK 74136-7035	LOT 16 RIVERWALK ESTATES #644202

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		68,010	71,760	+3,750
	TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.49

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
WATER INFLUENCE	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043414	2020	601	3701-240-13-020

PROPERTY OWNER	LEGAL DESCRIPTION
DUNBAR FAMILY PARTNERSHIP LP 6724 S GRANITE AVE TULSA, OK 74136-7035	LOT 20 RIVERWALK ESTATES #644202

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	68,010	71,760	+3,750
TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.09

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
WATER INFLUENCE	
UNIMPROVED DIRT DRIVEWAY	

SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043418	2020	601	3701-240-13-024

PROPERTY OWNER	LEGAL DESCRIPTION
DUNBAR FAMILY PARTNERSHIP LP 6724 S GRANITE AVE TULSA, OK 74136-7035	LOT 24 RIVERWALK ESTATES #644202

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	68,010	71,760	+3,750
TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.09

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
WATER INFLUENCE	
UNIMPROVED DIRT DRIVEWAY	

SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043419	2020	601	3701-240-13-025

PROPERTY OWNER	LEGAL DESCRIPTION
DUNBAR FAMILY PARTNERSHIP LP 6724 S GRANITE AVE TULSA, OK 74136-7035	LOT 25 RIVERWALK ESTATES #644202

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	68,010	71,760	+3,750
TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.00

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
WATER INFLUENCE	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043420	2020	601	3701-240-13-026

PROPERTY OWNER	LEGAL DESCRIPTION
DUNBAR FAMILY PARTNERSHIP LP 6724 S GRANITE AVE TULSA, OK 74136-7035	LOT 26 RIVERWALK ESTATES #644202

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	68,010	71,760	+3,750
TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.00

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
WATER INFLUENCE	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043421	2020	601	3701-240-13-027

PROPERTY OWNER	LEGAL DESCRIPTION
DUNBAR FAMILY PARTNERSHIP LP 6724 S GRANITE AVE TULSA, OK 74136-7035	LOT 27 RIVERWALK ESTATES #644202

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	68,010	71,760	+3,750
TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.04

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
WATER INFLUENCE	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043422	2020	601	3701-240-13-028

PROPERTY OWNER	LEGAL DESCRIPTION
DUNBAR FAMILY PARTNERSHIP LP 6724 S GRANITE AVE TULSA, OK 74136-7035	LOT 28 RIVERWALK ESTATES #644202

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		68,010	71,760	+3,750
	TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.56

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
WATER INFLUENCE	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043424	2020	601	3701-240-13-030

PROPERTY OWNER	LEGAL DESCRIPTION
DUNBAR FAMILY PARTNERSHIP LP 6724 S GRANITE AVE TULSA, OK 74136-7035	LOT 30 RIVERWALK ESTATES #644202

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	68,010	71,760	+3,750
TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.05

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
WATER INFLUENCE

SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043426	2020	601	3701-240-13-032

PROPERTY OWNER	LEGAL DESCRIPTION
DUNBAR FAMILY PARTNERSHIP LP 6724 S GRANITE AVE TULSA, OK 74136-7035	LOT 32 RIVERWALK ESTATES #644202

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		68,010	71,760	+3,750
	TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.03

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
WATER INFLUENCE	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043430	2020	601	3701-240-13-036

PROPERTY OWNER	LEGAL DESCRIPTION
DUNBAR FAMILY PARTNERSHIP LP 6724 S GRANITE AVE TULSA, OK 74136-7035	LOT 36 RIVERWALK ESTATES #644202

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	68,010	71,760	+3,750
TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.32

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043431	2020	601	3701-240-13-037

PROPERTY OWNER	LEGAL DESCRIPTION
DUNBAR FAMILY PARTNERSHIP LP 6724 S GRANITE AVE TULSA, OK 74136-7035	LOT A RIVERWALK ESTATES #644202

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	68,010	71,760	+3,750
TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.00

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
WATER INFLUENCE

SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043432	2020	601	3701-240-13-038

PROPERTY OWNER	LEGAL DESCRIPTION
DUNBAR FAMILY PARTNERSHIP LP 6724 S GRANITE AVE TULSA, OK 74136-7035	LOT B RIVERWALK ESTATES #644202

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	68,010	71,760	+3,750
TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.07

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042507	2020	619	3257-070-11-013

PROPERTY OWNER	LEGAL DESCRIPTION
DYAR DUSTIN P PO BOX 2297 CRESTED BUTTE, CO 81224-2297	LOT 87 BUCKHORN RANCH FILING 2B #654009

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	39,100	112,100	+73,000
TOTALS	$39,100	$112,100	+$73,000

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.41

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
OVER SIZED LOT
ENCROACHING EASEMENT
STREAM DRAINAGE DITCH

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073162	2020	200	3255-031-75-027

PROPERTY OWNER	LEGAL DESCRIPTION
E AND Z LLC PO BOX 1063 CRESTED BUTTE, CO 81224-1063	UNIT 3 510 ELK CONDOMINIUMS PLAT #663750 #663984

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		0	326,040	+326,040
	TOTALS	$0	$326,040	+$326,040

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
OVER SIZED LOT	
SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Retail Store
BUILDING DESCRIPTION:	Retail Store
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2003
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	590 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
510 ELK CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042626	2020	619	3257-074-13-002

PROPERTY OWNER	LEGAL DESCRIPTION
EARLY JUSTIN 115 SELLERS RD DAVISVILLE, MO 65456-4007	LOT M3-3 BUCKHORN RANCH FILING 2B #552012

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		19,620	56,250	+36,630
	TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031818	2020	601	3701-000-06-005

PROPERTY OWNER	LEGAL DESCRIPTION
ECKERT BRADLEY ELVIN 687 W ELK LN GUNNISON, CO 81230-9297	LOT 5 WEST ELK RIDGE #662454

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	324,730	+324,730
Vacant Land	40,700	0	-40,700
TOTALS	$40,700	$324,730	+$284,030

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	35.91

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
WEST ELK RIDGE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Modular
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,620 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042288	2020	606	3177-352-02-003

PROPERTY OWNER	LEGAL DESCRIPTION
EDMUNDSON RHONDA 5816 BROOKSTOWN DR DALLAS, TX 75230-2618	LOT 18 SADDLE RIDGE RANCH ESTATES #650028

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		596,230	1,557,150	+960,920
	TOTALS	$596,230	$1,557,150	+$960,920

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	2.06

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE

SUBDIVISION:	
SADDLE RIDGE RANCH ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	2,464 sq ft
BASEMENT:	Walkout: 1,853 sq ft
GARAGE:	Basement: 854 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072844	2020	615	3257-272-53-003

PROPERTY OWNER	LEGAL DESCRIPTION
ELCHO IV TOWNHOMES LLC C/O KEN BUCK PO BOX 2861 CRESTED BUTTE, CO 81224-2861	FUTURE DEVELOPMENT UNIT 1 ELCHO IV TOWNHOMES PLAT #654249

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	107,580	191,080	+83,500
TOTALS	$107,580	$191,080	+$83,500

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.04

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	25%
ABOVE GRADE LIVING AREA:	1,715 sq ft
BASEMENT:	
GARAGE:	Built In: 538 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
ELCHO IV TOWNHOMES	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072845	2020	615	3257-272-53-004

PROPERTY OWNER	LEGAL DESCRIPTION
ELCHO IV TOWNHOMES LLC C/O KEN BUCK PO BOX 2861 CRESTED BUTTE, CO 81224-2861	FUTURE DEVELOPMENT UNIT 2 ELCHO IV TOWNHOMES PLAT #654249

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		107,580	191,080	+83,500
	TOTALS	$107,580	$191,080	+$83,500

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.04

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	25%
ABOVE GRADE LIVING AREA:	1,715 sq ft
BASEMENT:	
GARAGE:	Built In: 538 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
ELCHO IV TOWNHOMES	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R009707	2020	601	3701-110-01-007

PROPERTY OWNER	LEGAL DESCRIPTION
ELLERBROEK DAVID A 222 E GOTHIC AVE GUNNISON, CO 81230-2218	LOT 23 OHIO MEADOWS FILING 3 #654406

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	245,270	+245,270
Vacant Land	130,600	0	-130,600
TOTALS	$130,600	$245,270	+$114,670

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	4.94

ELECTRICITY:	TO SITE
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
OHIO MEADOWS FILING 3	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	25%
ABOVE GRADE LIVING AREA:	1,816 sq ft
BASEMENT:	
GARAGE:	Built In: 807 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R015883	2020	703	3185-080-02-005

PROPERTY OWNER	LEGAL DESCRIPTION
EMERALD ENTERPRISES LLC 2500 BROADWAY UNIT B235 GRAND JUNCTION, CO 81507-2766	LOT 5 BLK 2 SOMERSET #644561

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	53,730	55,140	+1,410
TOTALS	$53,730	$55,140	+$1,410

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.10

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
PAVED OR CONCRETE DRIVEWAY	
HIGHWAY INFLUENCE	
SUBDIVISION:	
SOMERSET (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1940
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,090 sq ft
BASEMENT:	
GARAGE:	Detached Fair: 190 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R015075	2020	615	3257-222-03-003

PROPERTY OWNER	LEGAL DESCRIPTION
EMERSON HOLLY J 783 SHAVANO ST CRESTED BUTTE, CO 81224-9761	LOT 19 BLK 26 CRESTED BUTTE SOUTH FILING 4 #658386

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	127,210	+127,210
Vacant Land	72,240	0	-72,240
TOTALS	$72,240	$127,210	+$54,970

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.33

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	1,425 sq ft
BASEMENT:	Walkout: 600 sq ft
GARAGE:	Basement: 581 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040588	2020	616	3255-010-14-002

PROPERTY OWNER	LEGAL DESCRIPTION
ENGEL EDWARD R LIVING TRUST 7600 LANDMARK WAY UNIT 1114 GREENWOOD VILLAGE, CO 80111-1967	LOT S-181 SKYLAND THIRD FILING PHASE I #661600

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	683,870	+683,870
Vacant Land	487,200	0	-487,200
TOTALS	$487,200	$683,870	+$196,670

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.49

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
ADJACENT TO OPEN SPACE	
WATER INFLUENCE	

SUBDIVISION:	
SKYLAND THIRD FILING PHASE I	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	2,896 sq ft
BASEMENT:	Walkout: 2,096 sq ft
GARAGE:	Built In: 1,135 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030213	2020	500	3177-264-20-011

PROPERTY OWNER	LEGAL DESCRIPTION
ESSELSTYN PETER PO BOX 667 CRESTED BUTTE, CO 81224-0667	LOT 7 THE SUMMIT FILING 1 #642686

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	527,340	+527,340
Vacant Land	324,000	0	-324,000
TOTALS	$324,000	$527,340	+$203,340

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.37

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	

SUBDIVISION:	
SUMMIT, PHASE ONE (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	3,290 sq ft
BASEMENT:	Walkout: 509 sq ft
	Minimal Finish: 651 sq ft
GARAGE:	Basement: 855 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003334	2020	200	3255-031-76-009

PROPERTY OWNER	LEGAL DESCRIPTION
ESTEP PETER C PO BOX 191 CRESTED BUTTE, CO 81224-0191	LOTS 29-31 BLK 26 CRESTED BUTTE #482609

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	949,220	1,160,660	+211,440
TOTALS	$949,220	$1,160,660	+$211,440

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Dup/Triplexes-Land	Residential	0.22

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
OVER SIZED LOT
IMPROVED DIRT OR GRAVEL DRIVEWAY
AVERAGE FENCING

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Triplex
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1988
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	3,376 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031137	2020	612	3179-340-31-007

PROPERTY OWNER	LEGAL DESCRIPTION
EVANS THEODORE I III PO BOX 1542 CRESTED BUTTE, CO 81224-1542	LOTS 1,2,3,16,17 & 18 & ADJ 6TH ST, ADJ AVE H, ADJ ALLEY BLK 25 IRWIN #552333

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	115,190	+115,190
Vacant Land	82,770	0	-82,770
TOTALS	$82,770	$115,190	+$32,420

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.41

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	UNIMPROVED DIRT ROAD
	SEASONAL GOVT MAINTAINED

OTHER ATTRIBUTES:
LIMITED OR BELOW AVERAGE VIEWS

SUBDIVISION:	
IRWIN (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	1,350 sq ft
BASEMENT:	Walkout: 327 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042665	2020	619	3257-074-16-005

PROPERTY OWNER	LEGAL DESCRIPTION
FAIVRE JENNIFER PO BOX 3373 CRESTED BUTTE, CO 81224-3373	LOT M3-37 BUCKHORN RANCH FILING 2B #654923

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	221,030	656,300	+435,270
TOTALS	$221,030	$656,300	+$435,270

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.16

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,909 sq ft
BASEMENT:	
GARAGE:	Built In: 525 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT: 1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042640	2020	619	3257-074-14-006

PROPERTY OWNER	LEGAL DESCRIPTION
FARMER KEVIN PO BOX 3832 CRESTED BUTTE, CO 81224-3832	LOT M3-23 BUCKHORN RANCH FILING 2B #619479

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
SOUTHERN EXPOSURE

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R044219	2020	100	3701-362-26-021

PROPERTY OWNER	LEGAL DESCRIPTION
FAULKNER MARK A REVOCABLE TRUST 1104 WICHITA DR ULYSSES, KS 67880-1550	LOT 40 VANTUYL VILLAGE SUBDIVISION #660293

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	439,880	+439,880
Vacant Land	63,800	0	-63,800
TOTALS	$63,800	$439,880	+$376,080

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.19

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
VANTUYL VILLAGE SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	1,185 sq ft
BASEMENT:	
GARAGE:	Built In: 399 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	3
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026683	2020	200	3255-031-01-002

PROPERTY OWNER	LEGAL DESCRIPTION
FAUST BUILDERS LLC 31463 MORNING STAR DR EVERGREEN, CO 80439-7969	LOTS 6,7 BLK 1 CRESTED BUTTE #654555

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	1,501,340	+1,501,340
Vacant Land	711,310	0	-711,310
TOTALS	$711,310	$1,501,340	+$790,030

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.14

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
NO ALLEY ACCESS
CURBS AND OR GUTTER

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	2,507 sq ft
BASEMENT:	
GARAGE:	Detached Good: 602 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005029	2020	500	3177-234-07-049

PROPERTY OWNER	LEGAL DESCRIPTION
FAZIO MICHAEL V AND LINDA L LLC 7 TRILLIUM LN SAN CARLOS, CA 94070-1525	LOT 21 CHALET VILLAGE 10 #559945 #656476

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	459,920	432,620	-27,300
TOTALS	$459,920	$432,620	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
ADJACENT TO PROTECTED OPEN SPACE	
SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1978
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,044 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073055	2020	100	3787-012-26-008

PROPERTY OWNER	LEGAL DESCRIPTION
FERCHAU HUGO E 305 S WISCONSIN ST GUNNISON, CO 81230-2733	LOTS 22-24 BLK 140 WEST GUNNISON #658014

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		271,500	383,320	+111,820
	TOTALS	$271,500	$383,320	+$111,820

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.22

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
PAVED OR CONCRETE DRIVEWAY	
CURBS AND OR GUTTER	

SUBDIVISION:	
WEST GUNNISON	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Ranch
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1970
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,380 sq ft
BASEMENT:	Non Conforming: 900 sq ft
GARAGE:	Detached Average: 375 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R070774	2020	602	4243-000-00-067

PROPERTY OWNER	LEGAL DESCRIPTION
FERCHAU MARY ELLEN 819 N PINE ST GUNNISON, CO 81230-2641	32.24 AC IN NW4. LOT 1 (NE4NE4) (40.1 AC), S2NE4 & PT OF NW4SE4 (95 AC) SEC 3 46N2W B628 P680 B723 P288, P289

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	4,770	0	-4,770
Residential	298,660	503,680	+205,020
TOTALS	$303,430	$503,680	+$200,250

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	167.34

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
STEEP SLOPE GREATER THAN 45 DEG
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1988
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,090 sq ft
BASEMENT:	Walkout: 1,342 sq ft
GARAGE:	Detached Good: 1,551 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R027142	2020	615	3257-223-05-027

PROPERTY OWNER	LEGAL DESCRIPTION
FERRELL PETER PO BOX 2591 CRESTED BUTTE, CO 81224-2591	LOT 5 BLK 21 CRESTED BUTTE SOUTH FILING 3 #652352

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		121,410	563,960	+442,550
	TOTALS	$121,410	$563,960	+$442,550

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.49

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	896 sq ft
BASEMENT:	Walkout: 896 sq ft
GARAGE:	Basement: 728 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R013377	2020	606	3257-273-03-007

PROPERTY OWNER	LEGAL DESCRIPTION
FIELD JAMES EMORY 215 LOWER ALLEN RD CRESTED BUTTE, CO 81224-9610	LOT 12 ALLEN HOME SITES #654777

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,187,320	1,222,940	+35,620
	TOTALS	$1,187,320	$1,222,940	+$35,620

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.27

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
WATER INFLUENCE
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
ALLEN HOME SITES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2005
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	3,916 sq ft
BASEMENT:	
GARAGE:	Attached: 1,662 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007099	2020	601	3791-000-00-049

PROPERTY OWNER	LEGAL DESCRIPTION
FIELD LAND & CATTLE COMPANY LLC 3700 SILVERTON AVE DURANGO, CO 81301-4051	SW4SW4. SEC 11, W2NW4. SE4NW4. S2SE4. E2SW4. NW4SW4. SEC 14 & N2NE4. NE4NW4. SW4NE4. SE4SE4. SEC 15 49N2E LYING NORTH OF HWY 50 & CR 76 TOTAL 477.91A #581281 #586156

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	154,350	154,350	0
Residential	193,660	169,770	-23,890
TOTALS	$348,010	$324,120	-$23,890

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	226.30
Meadow Hay Land	Agricultural	251.61

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
BASIC FENCING

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Below Average
EFFECTIVE YEAR BUILT:	1963
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,888 sq ft
BASEMENT:	Non Conforming: 420 sq ft
	Minimal Finish: 420 sq ft
GARAGE:	Attached: 638 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	8
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040950	2020	500	3177-264-43-001

PROPERTY OWNER	LEGAL DESCRIPTION
FISHER TODD 3421 CENTENARY AVE DALLAS, TX 75225-4851	LOT 36 PITCHFORK PLAT #504415 #660088

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	688,060	902,370	+214,310
TOTALS	$688,060	$902,370	+$214,310

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.09

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CURBS AND OR GUTTER

SUBDIVISION:	
PITCHFORK	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,719 sq ft
BASEMENT:	Egress Window: 901 sq ft
GARAGE:	Detached Average: 267 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040361	2020	616	3255-010-12-008

PROPERTY OWNER	LEGAL DESCRIPTION
FITZGERALD 2018 TRUST 4113 S NOGAL AVE BROKEN ARROW, OK 74011-1002	UNIT 1 THE LINKS AT SKYLAND THE LINKS VILLAS A COMMON INTEREST COMMUNITY PHASE III & IV #635401 #625544

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		748,600	816,860	+68,260
	TOTALS	$748,600	$816,860	+$68,260

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.04

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
PAVED OR CONCRETE DRIVEWAY	

SUBDIVISION:	
LINKS AT SKYLAND, LINKS VILLAS III & IV	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,635 sq ft
BASEMENT:	Walkout: 789 sq ft
GARAGE:	Built In: 324 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042550	2020	619	3257-074-02-006

PROPERTY OWNER	LEGAL DESCRIPTION
FITZGERALD SEAN PATRICK 518 HUDSON ST DENVER, CO 80220-5242	LOT M2-6 BUCKHORN RANCH FILING 2B #659889

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	145,000	+145,000
Vacant Land	26,490	0	-26,490
TOTALS	$26,490	$145,000	+$118,510

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.17

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:	

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	2,115 sq ft
BASEMENT:	
GARAGE:	Built In: 534 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043434	2020	601	3701-240-13-040

PROPERTY OWNER	LEGAL DESCRIPTION
FORD JEFFERY HERSCHEL 1716 PARKWOOD DR GRAPEVINE, TX 76051-7054	LOT D RIVERWALK ESTATES #650080 #661652

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	68,010	71,760	+3,750
TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.56

ELECTRICITY:	TO SITE
SEWER:	CENTRAL INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
WATER INFLUENCE
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043435	2020	601	3701-240-13-041

PROPERTY OWNER	LEGAL DESCRIPTION
FORD JEFFREY HERSCHEL 1716 PARKWOOD DR GRAPEVINE, TX 76051-7054	LOT E RIVERWALK ESTATES #652977

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	68,010	71,760	+3,750
TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.88

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
CUL DE SAC
WATER INFLUENCE
SUBDIVISION:
RIVERWALK ESTATES

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042512	2020	619	3257-070-11-018

PROPERTY OWNER	LEGAL DESCRIPTION
FOREFRONT MEDICAL DEVICES LLC 120 PASEO DEL RIO SEGUIN, TX 78155-0160	LOT 92 BUCKHORN RANCH FILING 2B #653626

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	49,400	141,600	+92,200
TOTALS	$49,400	$141,600	+$92,200

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.54

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
OVER SIZED LOT	

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072927	2020	100	3787-021-26-020

PROPERTY OWNER	LEGAL DESCRIPTION
FOREST LANE LLC 406 W SUPERIOR ST SANDPOINT, ID 83864-1619	LOTS 21-24, PT OF LOT 20 BLK 51 WEST GUNNISON #633822

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	533,270	604,100	+70,830
TOTALS	$533,270	$604,100	+$70,830

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	0.38

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WEST GUNNISON	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Service Garage
BUILDING DESCRIPTION:	Service Garage
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1988
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	9,447 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R017455	2020	622	4049-060-02-003

PROPERTY OWNER	LEGAL DESCRIPTION
FOWLER ROBERT B 200 LAKE RD CIMARRON, CO 81220-9533	LOT 24 BLK 10 ARROWHEAD FILING 2 B757 P420

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		260,000	317,570	+57,570
	TOTALS	$260,000	$317,570	+$57,570

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.00

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	

OTHER ATTRIBUTES:	
ON MAIN ROAD	
TREE LOT	
UTILITIES	

SUBDIVISION:	
ARROWHEAD FILING 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2002
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,122 sq ft
BASEMENT:	
GARAGE:	Detached Average: 528 sq ft
	Built In: 528 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R015044	2020	615	3257-222-01-006

PROPERTY OWNER	LEGAL DESCRIPTION
FRANK JOE R 64 PROFFITT PL CRESTED BUTTE, CO 81224-9710	LOT 26 BLK 29 CRESTED BUTTE SOUTH FILING 4 #549832

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		158,030	107,460	-50,570
	TOTALS	$158,030	$107,460	-$50,570

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
CUL DE SAC
MODERATE SLOPE LESS THAN 45 DEG
OVER SIZED LOT

SUBDIVISION:
CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073109	2020	615	3257-222-01-022

PROPERTY OWNER	LEGAL DESCRIPTION
FRANK JOE R 64 PROFFITT PL CRESTED BUTTE, CO 81224-9710	LOT 27 BLK 29 CRESTED BUTTE SOUTH FILING 4 #660725

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		112,880	50,570	-62,310
	TOTALS	$112,880	$50,570	-$62,310

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.54

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
CUL DE SAC
MODERATE SLOPE LESS THAN 45 DEG
OVER SIZED LOT

SUBDIVISION:
CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042646	2020	619	3257-074-15-003

PROPERTY OWNER	LEGAL DESCRIPTION
FRANKLIN ELAINE E 2000 TRUST ELAINE E FRANKLIN TRUSTEE 18745 MEADOWLARK CT PENN VALLEY, CA 95946-9681	LOT M3-27 BUCKHORN RANCH FILING 2B #574076 #631146 #648187

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	23,550	67,500	+43,950
TOTALS	$23,550	$67,500	+$43,950

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ON BUSY STREET

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042737	2020	619	3257-080-10-001

PROPERTY OWNER	LEGAL DESCRIPTION
FRANKLIN ELAINE E 2000 TRUST ELAINE E FRANKLIN TRUSTEE 18745 MEADOWLARK CT PENN VALLEY, CA 95946-9681	LOT 102A BUCKHORN RANCH FILING 2B #652051 #652053

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	80,890	218,630	+137,740
TOTALS	$80,890	$218,630	+$137,740

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	2.03

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:	
ADJACENT TO PROTECTED OPEN SPACE	
OVER SIZED LOT	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005729	2020	500	3177-261-10-013

PROPERTY OWNER	LEGAL DESCRIPTION
FRENCH A LEE 25 CEDAR LN SHERMAN, CT 06784-1540	LOT 12 SUNLIGHT RIDGE ESTATES #641971

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	498,560	+498,560
Vacant Land	330,000	0	-330,000
TOTALS	$330,000	$498,560	+$168,560

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.60

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
ADJACENT TO OPEN SPACE

SUBDIVISION:	
SUNLIGHT RIDGE ESTATES (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	2,781 sq ft
BASEMENT:	Walkout: 1,230 sq ft
GARAGE:	Basement: 804 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R032035	2020	616	3255-010-09-005

PROPERTY OWNER	LEGAL DESCRIPTION
FREY REBECCA A 5618 CARUTH BLVD DALLAS, TX 75209-3532	UNIT 9 THE LINKS AT SKYLAND ST ANDREWS BLDG #619351

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		663,990	723,790	+59,800
	TOTALS	$663,990	$723,790	+$59,800

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.03

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
LINKS AT SKYLAND ST ANDREWS BD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1995
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,249 sq ft
BASEMENT:	Egress Window: 737 sq ft
GARAGE:	Built In: 303 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042537	2020	619	3257-070-15-002

PROPERTY OWNER	LEGAL DESCRIPTION
FRITH MARTIN TRUST MARTIN FRITH TRUSTEE 352 RIDGE AVE CLARENDON HILLS, IL 60514-1313	LOT 16 BUCKHORN RANCH FILING 2B #653600

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.80

ELECTRICITY:	TO SITE
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073053	2020	300	3691-102-18-009

PROPERTY OWNER	LEGAL DESCRIPTION
FRY B G 7343 S 69TH EAST AVE TULSA, OK 74133-2716	LOTS 26-30 BLK 11 PITKIN B511 P753 #532475

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	61,550	0	-61,550
Vacant Land	0	30,470	+30,470
TOTALS	$61,550	$30,470	-$31,080

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.36

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	

SUBDIVISION:	
PITKIN (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042568	2020	619	3257-074-07-001

PROPERTY OWNER	LEGAL DESCRIPTION
GAGNON DANIEL PO BOX 2508 CRESTED BUTTE, CO 81224-2508	LOT M2-10 BUCKHORN RANCH FILING 2B #653569

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		26,490	75,940	+49,450
	TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.15

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042493	2020	619	3257-070-11-001

PROPERTY OWNER	LEGAL DESCRIPTION
GAGNON DANIEL JOSEPH PO BOX 2508 CRESTED BUTTE, CO 81224-2508	LOT 70 BUCKHORN RANCH FILING 2B #653570

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		41,160	165,200	+124,040
	TOTALS	$41,160	$165,200	+$124,040

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.11

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R012717	2020	607	3177-222-06-017

PROPERTY OWNER	LEGAL DESCRIPTION
GALVIN LANCE J 717 FOX TAIL DR EDMOND, OK 73034-7343	LOTS 18,19 MERIDIAN LAKE PARK FILING 1 #537288 #621714

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		684,020	1,158,040	+474,020
	TOTALS	$684,020	$1,158,040	+$474,020

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.94

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
PAVED OR CONCRETE DRIVEWAY	

SUBDIVISION:	
MERIDIAN LAKE PARK FILING 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2006
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,829 sq ft
BASEMENT:	Walkout: 1,382 sq ft
GARAGE:	Basement: 625 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045063	2020	601	3701-130-15-005

PROPERTY OWNER	LEGAL DESCRIPTION
GARDUNO RUSTY PO BOX 1695 GUNNISON, CO 81230-1695	LOT 19 THORNTON MEADOWS #648246

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	47,230	49,950	+2,720
TOTALS	$47,230	$49,950	+$2,720

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.27

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
UNDER SIZED LOT
WATER INFLUENCE
SOUTHERN EXPOSURE

SUBDIVISION:	
THORNTON MEADOWS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R044097	2020	619	3255-120-34-025

PROPERTY OWNER	LEGAL DESCRIPTION
GARLAND GARY FRANKLIN REVOCABLE TRUST PO BOX 2211 CRESTED BUTTE, CO 81224-2211	LOT S12 LARKSPUR SUBDIVISION #658997

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	664,350	+664,350
Vacant Land	170,000	0	-170,000
TOTALS	$170,000	$664,350	+$494,350

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.21

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
LARKSPUR SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	2,343 sq ft
BASEMENT:	
GARAGE:	Built In: 847 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R041090	2020	200	3255-022-58-003

PROPERTY OWNER	LEGAL DESCRIPTION
GAUTHREAUX KYLE J 703 SPLIT RAIL TRL AUSTIN, TX 78746-5482	TRACT 3 BLK 66 VERZUH RANCH ANNEXATION #642687

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	1,762,460	1,871,990	+109,530
TOTALS	$1,762,460	$1,871,990	+$109,530

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.14

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
CURBS AND OR GUTTER

SUBDIVISION:	
VERZUH RANCH ANNEXATION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2008
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,248 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042551	2020	619	3257-074-02-007

PROPERTY OWNER	LEGAL DESCRIPTION
GEBAVI INGRID A LIVING TRUST PO BOX 973 CRESTED BUTTE, CO 81224-0973	LOT M2-7 BUCKHORN RANCH FILING 2B #609251

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
WATER INFLUENCE	

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042570	2020	619	3257-074-07-003

PROPERTY OWNER	LEGAL DESCRIPTION
GEBAVI INGRID A LIVING TRUST PO BOX 973 CRESTED BUTTE, CO 81224-0973	LOT M2-12 BUCKHORN RANCH FILING 2B #608634

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.13

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042638	2020	619	3257-074-14-011

PROPERTY OWNER	LEGAL DESCRIPTION
GENTRY SHARON L 2750 BOB WHITE LN FLOWER MOUND, TX 75022-4811	LOT M3-5 BUCKHORN RANCH FILIG 2B #618433

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
SUBDIVISION:
BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045212	2020	606	3177-263-01-035

PROPERTY OWNER	LEGAL DESCRIPTION
GIDDAY LISA K 2 TWIN FLOWER LITTLETON, CO 80127-2218	LOT 12 GLACIER LILY ESTATES #643819

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		736,710	1,173,420	+436,710
	TOTALS	$736,710	$1,173,420	+$436,710

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.40

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	

SUBDIVISION:	
GLACIER LILY ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	2,065 sq ft
BASEMENT:	Walkout: 1,847 sq ft
GARAGE:	Attached: 756 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042502	2020	619	3257-070-11-008

PROPERTY OWNER	LEGAL DESCRIPTION
GILLESPIE MARCUS 810 N KALAHEO AVE KAILUA, HI 96734-1975	LOT 82 BUCKHORN RANCH FILING 2B #654246

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	41,160	118,000	+76,840
TOTALS	$41,160	$118,000	+$76,840

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.26

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045070	2020	100	3701-362-33-002

PROPERTY OWNER	LEGAL DESCRIPTION
GILLILAND GROUP PARTNERSHIP NO 2 LLC 411 S FILLMORE ST AMARILLO, TX 79101-1536	LOT 83 REPLAT OF LOT 80 VANTUYL VILLAGE SUBD PLAT #580957 #662972

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	383,710	+383,710
Vacant Land	178,320	0	-178,320
TOTALS	$178,320	$383,710	+$205,390

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	0.69

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SIDEWALK	
SUBDIVISION:	
VANTUYL VILLAGE SUBD REPLAT OF LOT 80	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Warehouse / Office
BUILDING DESCRIPTION:	Multi-Type
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	4,480 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045071	2020	100	3701-362-33-003

PROPERTY OWNER	LEGAL DESCRIPTION
GILLILAND GROUP PARTNERSHIP NO 2 LLC 411 S FILLMORE ST AMARILLO, TX 79101-1536	LOT 84 REPLAT OF LOT 80 VANTUYL VILLAGE SUBD PLAT #580957 #662972

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	153,350	204,130	+50,780
TOTALS	$153,350	$204,130	+$50,780

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.55

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

VANTUYL VILLAGE SUBD REPLAT OF LOT 80

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073169	2020	200	3255-031-56-017

PROPERTY OWNER	LEGAL DESCRIPTION
GIP EPSILON LLC PO BOX 353 CRESTED BUTTE, CO 81224	UNIT A BIG MINE PARK CONDOMINIUMS PLAT #662210

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		0	186,770	+186,770
	TOTALS	$0	$186,770	+$186,770

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
UNDER SIZED LOT	
SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Office / Workshop
BUILDING DESCRIPTION:	Multi-Type
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2006
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	881 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
BIG MINE PARK CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073170	2020	200	3255-031-56-018

PROPERTY OWNER	LEGAL DESCRIPTION
GIP EPSILON LLC PO BOX 353 CRESTED BUTTE, CO 81224	UNIT B BIG MINE PARK CONDOMINIUMS PLAT #662210

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		0	92,440	+92,440
	TOTALS	$0	$92,440	+$92,440

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
UNDER SIZED LOT	
SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Condominium Unit
BUILDING DESCRIPTION:	Condo <= 3 Stories
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2006
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	466 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
BIG MINE PARK CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073102	2020	501	3177-234-25-129

PROPERTY OWNER	LEGAL DESCRIPTION
GIRAND TODD A PO BOX 4165 CRESTED BUTTE, CO 81224-3715	UNITS C4-C6 THREE SEASONS CONDOS #658095

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		124,490	140,020	+15,530
	TOTALS	$124,490	$140,020	+$15,530

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	
OTHER ATTRIBUTES:	

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Fast Food, Storage, Office
BUILDING DESCRIPTION:	Multi-Type
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1985
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	915 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
THREE SEASONS CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042624	2020	619	3257-074-12-007

PROPERTY OWNER	LEGAL DESCRIPTION
GIRAND TODD A PO BOX 4165 CRESTED BUTTE, CO 81224-3715	LOT M2-36 BUCKHORN RANCH FILING 2B #655488

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.15

ELECTRICITY:	TO SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043697	2020	503	3175-193-01-006

PROPERTY OWNER	LEGAL DESCRIPTION
GIVANS NATALIE M 436 UTTERBACK STORE RD GREAT FALLS, VA 22066-3009	LOT E8 PROSPECT AT MT CB PHASE 4 #575869 #601646

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		141,700	148,060	+6,360
	TOTALS	$141,700	$148,060	+$6,360

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Pud Lots	Vacant	1.68

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
PROSPECT AT MT CB PHASE 4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R032207	2020	100	3701-353-38-051

PROPERTY OWNER	LEGAL DESCRIPTION
GLATIOTIS HEATHER PO BOX 1313 GUNNISON, CO 81230-1313	LOT 32 SUNSPOT SUB #650932

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		148,520	249,030	+100,510
	TOTALS	$148,520	$249,030	+$100,510

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.22

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
CUL DE SAC
CURBS AND OR GUTTER

SUBDIVISION:	
SUNSPOT SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	936 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014536	2020	609	4251-000-00-008

PROPERTY OWNER	LEGAL DESCRIPTION
GOLD N GREEN AT CIMARRON LLC 805 LA PAZ CT GRAND JUNCTION, CO 81506-1777	LOTS 1-8 (293.44A) SEC 4 & LOTS 1,8 & PART OF LOTS 2 & 7 LYING EAST OF COUNTY RD SEC 5 46N6W TOTAL 458 ACRES #552905

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	27,110	0	-27,110
Residential	775,900	1,830,500	+1,054,600
TOTALS	$803,010	$1,830,500	+$1,027,490

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	458.04

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
ON RIVER	
WATER INFLUENCE	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2007
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	3,174 sq ft
BASEMENT:	Egress Window: 928 sq ft
GARAGE:	Basement: 1,058 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014788	2020	612	4251-000-00-007

PROPERTY OWNER	LEGAL DESCRIPTION
GOLD N GREEN AT CIMARRON LLC 805 LA PAZ CT GRAND JUNCTION, CO 81506-1777	LOT 4 (33.26) SEC 3 46N6W #552905

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	1,750	0	-1,750
Vacant Land	0	56,520	+56,520
TOTALS	$1,750	$56,520	+$54,770

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
10 Ac To L/T 35 Ac	Vacant	33.26

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	NO VEHICULAR ACCESS & NO PROXIMITY TO ROAD
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R041059	2020	200	3255-022-76-001

PROPERTY OWNER	LEGAL DESCRIPTION
GOLDEN PARADISE LLC PO BOX 1071 MIDLAND, TX 79702-1071	TRACT 1 BLK 70 VERZUH RANCH ANNEXATION #647171

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,395,830	1,860,610	+464,780
	TOTALS	$1,395,830	$1,860,610	+$464,780

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
ADJACENT TO OPEN SPACE
OVER SIZED LOT

SUBDIVISION:	
VERZUH RANCH ANNEXATION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	3,218 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
M033286	2020	703	3185-170-08-006

PROPERTY OWNER	LEGAL DESCRIPTION
GOODWIN REVOCABLE TRUST 15602 N 41ST PL PHOENIX, AZ 85032-4109	2002 LIBERTY 14X44 SERIAL #QE145003LT LAND OWNED BY GOODWIN REVOCABLE TRUST #656584

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		9,360	13,250	+3,890
	TOTALS	$9,360	$13,250	+$3,890

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	
OTHER ATTRIBUTES:	
SUBDIVISION:	
SOMERSET (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Manufactured Housing
BUILDING DESCRIPTION:	Multi-Type
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2014
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,026 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073135	2020	619	3257-074-15-025

PROPERTY OWNER	LEGAL DESCRIPTION
GORGITA DEE 238 PALISADES DR SANTA BARBARA, CA 93109-1980	LOT M3-29 BUCKHORN RANCH FILING 2B #543467

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	0	56,250	+56,250
TOTALS	$0	$56,250	+$56,250

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072793	2020	200	3255-031-31-024

PROPERTY OWNER	LEGAL DESCRIPTION
GOTHIC AVENUE LLC C/O/ CAITLIN NELSON 5050 3RD ST BOULDER, CO 80304-4757	TRACT 3 JACKSON SUBDIVISION PLAT #650699

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	408,150	+408,150
Vacant Land	587,730	0	-587,730
TOTALS	$587,730	$408,150	-$179,580

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.13

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CURBS AND OR GUTTER	
SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	2,010 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042701	2020	619	3257-080-03-004

PROPERTY OWNER	LEGAL DESCRIPTION
GOTT JERELYN N 3465 S POPLAR ST APT 109 DENVER, CO 80224-2927	LOT 34 BUCKHORN RANCH FILING 2B #552251

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.74

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:	

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R017764	2020	200	3255-022-28-004

PROPERTY OWNER	LEGAL DESCRIPTION
GRABER MICHAEL N AND GRAVES MARTHA A REVOCABLE TRUST PO BOX 2881 CRESTED BUTTE, CO 81224-2881	LOTS 31,32 BLK 58 CRESTED BUTTE #641387

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	341,190	+341,190
Vacant Land	455,240	0	-455,240
TOTALS	$455,240	$341,190	-$114,050

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Multi-Units(4-8)-Land	Residential	0.14

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Apartment W/4-8 Units
BUILDING DESCRIPTION:	Apartments
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	4,330 sq ft
BASEMENT:	
GARAGE:	Built In: 993 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043501	2020	615	3257-272-40-016

PROPERTY OWNER	LEGAL DESCRIPTION
GRACEFFA JEFFREY PO BOX 2471 CRESTED BUTTE, CO 81224-0205	UNIT 16 PIONEER PLAZA COMMERCIAL TOWNHOMES #557958

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.16

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R009751	2020	601	3701-130-10-002

PROPERTY OWNER	LEGAL DESCRIPTION
GRAND KATHERINE A 800 SIERRA VISTA WAY GUNNISON, CO 81230-8775	PARCEL A SERRA SUBDIVISION #650585

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	6,230	65,840	+59,610
Residential	481,140	481,140	0
TOTALS	$487,370	$546,980	+$59,610

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Meadow Hay Land	Agricultural	16.60

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
BASIC FENCING

SUBDIVISION:	
SERRA SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1979
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	3,387 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	3

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073091	2020	601	34330-000-07-002

PROPERTY OWNER	LEGAL DESCRIPTION
GRANDSLAM39 PROPERTIES LLC C/O ROBERT E MCCARTER 4143 NORMANDY AVE DALLAS, TX 75205-2037	LOT 35 WILDER ON THE TAYLOR PHASE 3 #657926

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	1,080	530	-550
TOTALS	$1,080	$530	-$550

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	35.71

ELECTRICITY:	INSTALLED
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WILDER ON THE TAYLOR - PHASE 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033838	2020	616	3255-010-10-002

PROPERTY OWNER	LEGAL DESCRIPTION
GRAVES MILTON T 1616 FOUNTAIN VIEW DR APT 401 HOUSTON, TX 77057-2527	UNIT 4 THE LINKS VILLAS #488210

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	681,560	743,110	+61,550
TOTALS	$681,560	$743,110	+$61,550

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
LINKS VILLAS (THE)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1997
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,817 sq ft
BASEMENT:	Walkout: 194 sq ft
GARAGE:	Basement: 805 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043687	2020	503	3177-244-03-001

PROPERTY OWNER	LEGAL DESCRIPTION
GRAY FOX DRIVE CB LLC ATTN MATT SENNETT 227 W MONROE ST STE 5000 CHICAGO, IL 60606-4900	LOT E1 PROSPECT AT MT CB PHASE 4 #629004

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	191,300	199,880	+8,580
TOTALS	$191,300	$199,880	+$8,580

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Pud Lots	Vacant	0.85

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SKI IN AND SKI OUT	
SUBDIVISION:	
PROSPECT AT MT CB PHASE 4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043688	2020	503	3177-244-03-002

PROPERTY OWNER	LEGAL DESCRIPTION
GRAY FOX DRIVE CB LLC C/O MATT SENNETT 227 W MONROE ST STE 5000 CHICAGO, IL 60606-4900	LOT E2 PROSPECT AT MT CB PHASE 4 #612167

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		247,980	259,110	+11,130
	TOTALS	$247,980	$259,110	+$11,130

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Pud Lots	Vacant	0.76

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

PANORAMIC OR OUTSTANDING VIEWS

SUBDIVISION:

PROSPECT AT MT CB PHASE 4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043692	2020	503	3175-193-01-001

PROPERTY OWNER	LEGAL DESCRIPTION
GRAY FOX DRIVE CB LLC ATTN MATT SENNETT 227 W MONROE ST STE 5000 CHICAGO, IL 60606-4900	LOT E3 PROSPECT AT MT CB PHASE 4 PLAT #629181

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	191,300	199,880	+8,580
TOTALS	$191,300	$199,880	+$8,580

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Pud Lots	Vacant	0.97

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SKI IN AND SKI OUT	
SUBDIVISION:	
PROSPECT AT MT CB PHASE 4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033840	2020	616	3255-010-10-004

PROPERTY OWNER	LEGAL DESCRIPTION
GRAY RICHARD M 1327 FRIARCREEK LN HOUSTON, TX 77055-6714	UNIT 8 THE LINKS VILLAS #504164

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		681,330	742,860	+61,530
	TOTALS	$681,330	$742,860	+$61,530

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
PAVED OR CONCRETE DRIVEWAY	

SUBDIVISION:	
LINKS VILLAS (THE)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1997
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,816 sq ft
BASEMENT:	Walkout: 194 sq ft
GARAGE:	Basement: 805 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R001533	2020	100	3701-363-05-002

PROPERTY OWNER	LEGAL DESCRIPTION
GRIGGS COLORADO PROPERTIES LLC PO BOX 1806 JACKSON, WY 83001-1806	LOTS 1,2 BLK 4 ORIGINAL GUNNISON #634894

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	200,280	200,280	0
Residential	33,940	160,650	+126,710
TOTALS	$234,220	$360,930	+$126,710

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Offices-Land	Commercial	0.10
Dup/Triplexes-Land	Residential	0.05

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SIDEWALK	
HIGHWAY INFLUENCE	
SUBDIVISION:	
GUNNISON ORIGINAL	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Office Building
BUILDING DESCRIPTION:	Office Building
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2000
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,372 sq ft
BASEMENT:	Minimal Finish: 566 sq ft
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043497	2020	615	3257-272-40-012

PROPERTY OWNER	LEGAL DESCRIPTION
GUNNISON BANK & TRUST COMPANY 232 W TOMICHI AVE GUNNISON, CO 81230-2721	UNIT 12 PIONEER PLAZA COMMERCIAL TOWNHOMES #564085

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.16

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043498	2020	615	3257-272-40-013

PROPERTY OWNER	LEGAL DESCRIPTION
GUNNISON BANK & TRUST COMPANY 232 W TOMICHI AVE GUNNISON, CO 81230-2721	UNIT 13 PIONEER PLAZA COMMERCIAL TOWNHOMES #572647

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.15

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	
PIONEER PLAZA COMMERCIAL TOWNHOMES	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072903	2020	601	3701-250-09-001

PROPERTY OWNER	LEGAL DESCRIPTION
GUNNISON SECURE STORAGE LLC PO BOX 50119 AUSTIN, TX 78763-0119	LOT 2 GUNNISON SECURE STORAGE SUBDIVISION PLAT #649865

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	970,450	1,096,530	+126,080
Residential	354,400	354,400	0
TOTALS	$1,324,850	$1,450,930	+$126,080

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	3.27
Dup/Triplexes-Land	Residential	0.37

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
IMPROVED DIRT OR GRAVEL DRIVEWAY
HIGHWAY INFLUENCE

SUBDIVISION:	
GUNNISON SECURE STORAGE SUBD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Duplex
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,387 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	5

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R044137	2020	619	3255-120-35-016

PROPERTY OWNER	LEGAL DESCRIPTION
GUTTER MATTHEW V PO BOX 2345 CRESTED BUTTE, CO 81224-2345	LOT S46 LARKSPUR SUBDIVISION #623973

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	333,000	+333,000
Vacant Land	135,000	0	-135,000
TOTALS	$135,000	$333,000	+$198,000

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.32

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
WATER INFLUENCE	
SUBDIVISION:	
LARKSPUR SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	25%
ABOVE GRADE LIVING AREA:	1,879 sq ft
BASEMENT:	
GARAGE:	Built In: 865 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R041583	2020	616	3255-010-16-004

PROPERTY OWNER	LEGAL DESCRIPTION
H269 LLC 2821 FREEMAN MANOR DR JONES, OK 73049-8735	UNIT 6 THE LINKS AT SKYLAND, THE LINKS VILLAS, A COMMON INTEREST COMMUNITY, PHASE V #654771

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		735,690	802,660	+66,970
	TOTALS	$735,690	$802,660	+$66,970

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
PAVED OR CONCRETE DRIVEWAY	
RETAINING WALLS	

SUBDIVISION:	
LINKS AT SKYLAND, THE LINKS VILLAS PH V	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1995
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,857 sq ft
BASEMENT:	Minimal Finish: 375 sq ft
	Walkout: 208 sq ft
GARAGE:	Basement: 448 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043682	2020	503	3177-244-02-006

PROPERTY OWNER	LEGAL DESCRIPTION
H4 FAMILY LLC 3100 E 71ST ST TULSA, OK 74136-5625	LOT E14 PROSPECT AT MT CB PHASE 4 #617958

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		141,700	148,060	+6,360
	TOTALS	$141,700	$148,060	+$6,360

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Pud Lots	Vacant	0.78

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
PROSPECT AT MT CB PHASE 4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071520	2020	100	3787-022-45-003

PROPERTY OWNER	LEGAL DESCRIPTION
HABITAT FOR HUMANITY OF GUNNISON VALLEY INC PO BOX 1295 GUNNISON, CO 81230-1295	PARCEL 3 WILLS WAY COMMUNITY PLAT #629314

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	219,030	+219,030
Vacant Land	17,960	0	-17,960
TOTALS	$17,960	$219,030	+$201,070

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.16

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
WILLS WAY COMMUNITY	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Straw Bale
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	960 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042688	2020	619	3257-080-01-005

PROPERTY OWNER	LEGAL DESCRIPTION
HAHN PROPERTIES LLC PO BOX 2575 CRESTED BUTTE, CO 81224-2575	LOT M3-53 BUCKHORN RANCH FILING 2B #608511

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		37,280	106,880	+69,600
	TOTALS	$37,280	$106,880	+$69,600

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
ADJACENT TO OPEN SPACE	
CUL DE SAC	

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R008093	2020	601	3525-000-00-141

PROPERTY OWNER	LEGAL DESCRIPTION
HALE RICHARD 8150 WINDMILL LN SALIDA, CO 81201-9659	BERTHA F #6418 QUARTZ CREEK SUBD SEC 34 51N4E #635397

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	47,160	+47,160
Vacant Land	17,500	0	-17,500
TOTALS	$17,500	$47,160	+$29,660

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	10.33

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	4 x 4 ACCESS ONLY
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
STEEP SLOPE GREATER THAN 45 DEG
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	
QUARTZ CREEK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Summer SFR
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	1,575 sq ft
BASEMENT:	
GARAGE:	Attached: 559 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014977	2020	615	3257-214-02-027

PROPERTY OWNER	LEGAL DESCRIPTION
HALFORD JEFFREY W PO BOX 1168 VOLCANO, HI 96785-1168	LOT 30 BLK 24 CRESTED BUTTE SOUTH FILING 3 #656013

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	118,860	+118,860
Vacant Land	58,700	0	-58,700
TOTALS	$58,700	$118,860	+$60,160

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.32

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
STEEP SLOPE GREATER THAN 45 DEG	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	1,548 sq ft
BASEMENT:	
GARAGE:	Basement: 688 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005354	2020	500	3177-242-03-005

PROPERTY OWNER	LEGAL DESCRIPTION
HAMPTON MARGARET CLAIRE 8584 BOULDER HILLS DR LONGMONT, CO 80503-8866	LOT 35 CHALET VILLAGE 11 #655940

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	573,450	+573,450
Vacant Land	182,000	0	-182,000
TOTALS	$182,000	$573,450	+$391,450

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.29

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CHALET VILLAGE ADDN 11 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	1,312 sq ft
BASEMENT:	Walkout: 880 sq ft
GARAGE:	Basement: 638 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R009389	2020	601	3691-090-00-029

PROPERTY OWNER	LEGAL DESCRIPTION
HANER KRISTI KIRK PO BOX 519 CRESTED BUTTE, CO 81224-0519	NELLIE BLY, #10162 QUARTZ CREEK MD SUBD #647263

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	34,490	+34,490
Vacant Land	14,950	0	-14,950
TOTALS	$14,950	$34,490	+$19,540

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	3.55

ELECTRICITY:	TO SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	UNIMPROVED DIRT ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
STEEP SLOPE GREATER THAN 45 DEG
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:
QUARTZ CREEK SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	836 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007458	2020	601	3695-000-00-010

PROPERTY OWNER	LEGAL DESCRIPTION
HANSON DEANN R 1800 COUNTY ROAD 771 OHIO CITY, CO 81237-9717	4 ACRES IN JERSEY MILLSITE #8896, GOLD BRICK MD SEC 14 50N3E #642206

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		227,480	253,830	+26,350
	TOTALS	$227,480	$253,830	+$26,350

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	4.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
WATER INFLUENCE	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1994
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,392 sq ft
BASEMENT:	
GARAGE:	Attached: 403 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003521	2020	200	3255-031-11-006

PROPERTY OWNER	LEGAL DESCRIPTION
HARBOLD COREY THOMAS 16950 FM 2661 FLINT, TX 75762-2530	S2 LOT 11 ALL LOT 12-13 BLK 23 CRESTED BUTTE #635157

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,295,260	1,543,530	+248,270
	TOTALS	$1,295,260	$1,543,530	+$248,270

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.18

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
OVER SIZED LOT
IMPROVED DIRT OR GRAVEL DRIVEWAY
AVERAGE FENCING

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2014
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,190 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	3
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073072	2020	100	3787-021-78-006

PROPERTY OWNER	LEGAL DESCRIPTION
HARLEY AND COMPANY LLC 605 ELSA CT GUNNISON, CO 81230-8803	UNIT E TIMBER TOWNHOMES PLAT #659130

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		27,470	158,170	+130,700
	TOTALS	$27,470	$158,170	+$130,700

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
CURBS AND OR GUTTER	
SUBDIVISION:	
TIMBER TOWNHOMES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	1,725 sq ft
BASEMENT:	
GARAGE:	Built In: 435 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073073	2020	100	3787-021-78-007

PROPERTY OWNER	LEGAL DESCRIPTION
HARLEY AND COMPANY LLC 605 ELSA CT GUNNISON, CO 81230-8803	UNIT F TIMBER TOWNHOMES PLAT #659130

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		27,470	158,170	+130,700
	TOTALS	$27,470	$158,170	+$130,700

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
CURBS AND OR GUTTER	
SUBDIVISION:	
TIMBER TOWNHOMES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	1,725 sq ft
BASEMENT:	
GARAGE:	Built In: 435 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073074	2020	100	3787-021-78-008

PROPERTY OWNER	LEGAL DESCRIPTION
HARLEY AND COMPANY LLC 605 ELSA CT GUNNISON, CO 81230-8803	UNIT G TIMBER TOWNHOMES PLAT #659130

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		27,470	19,380	-8,090
	TOTALS	$27,470	$19,380	-$8,090

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
CURBS AND OR GUTTER	
SUBDIVISION:	
TIMBER TOWNHOMES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	1,725 sq ft
BASEMENT:	
GARAGE:	Built In: 435 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073075	2020	100	3787-021-78-009

PROPERTY OWNER	LEGAL DESCRIPTION
HARLEY AND COMPANY LLC 605 ELSA CT GUNNISON, CO 81230-8803	UNIT H TIMBER TOWNHOMES PLAT #659130

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		27,470	158,170	+130,700
	TOTALS	$27,470	$158,170	+$130,700

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
CURBS AND OR GUTTER	
SUBDIVISION:	
TIMBER TOWNHOMES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	1,725 sq ft
BASEMENT:	
GARAGE:	Built In: 435 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R004971	2020	500	3177-234-05-015

PROPERTY OWNER	LEGAL DESCRIPTION
HARPER GEORGE DODSON PO BOX 1472 CRESTED BUTTE, CO 81224-1472	LOT 15 CHALET VILLAGE 8 #654785

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	478,950	+478,950
Vacant Land	182,000	0	-182,000
TOTALS	$182,000	$478,950	+$296,950

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.61

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CHALET VILLAGE ADDN 8 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	1,290 sq ft
BASEMENT:	
GARAGE:	Attached: 1,138 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072922	2020	606	3257-273-06-007

PROPERTY OWNER	LEGAL DESCRIPTION
HARPER ROBERT W PO BOX 756 CRESTED BUTTE, CO 81224-0756	LOTS 5 & 6 (CLUSTERED) STAPLES EAST RIVER ESTATES #647336 #655805

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		374,500	1,206,060	+831,560
	TOTALS	$374,500	$1,206,060	+$831,560

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	2.07

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
OVER SIZED LOT

SUBDIVISION:	
STAPLES EAST RIVER ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,092 sq ft
BASEMENT:	Minimal Finish: 2,092 sq ft
GARAGE:	Attached: 632 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072744	2020	100	3701-354-43-011

PROPERTY OWNER	LEGAL DESCRIPTION
HARRINGTON ERIN 610 N WISCONSIN ST GUNNISON, CO 81230-2884	LOTS 10-12 BLK 1 WEST GUNNISON #651313

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	134,570	+134,570
Vacant Land	84,580	0	-84,580
TOTALS	$84,580	$134,570	+$49,990

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.22

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
CURBS AND OR GUTTER

SUBDIVISION:	
WEST GUNNISON	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	25%

ABOVE GRADE LIVING AREA:	813 sq ft
BASEMENT:	
GARAGE:	Attached: 384 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073116	2020	602	4051-200-03-041

PROPERTY OWNER	LEGAL DESCRIPTION
HARRINGTON PAULINE 1509 HIGHWAY 291 S PRATTSVILLE, AR 72129-9156	LOTS 263 & 264 BLUE MESA SUBD 1 #463388

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		7,870	7,870	0
	TOTALS	$7,870	$7,870	$0

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	4.00

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	

SUBDIVISION:	
BLUE MESA SUBDIVISION 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R041113	2020	200	3255-022-81-004

PROPERTY OWNER	LEGAL DESCRIPTION
HATCHETT BRIAN 1321 YATES DR LONGVIEW, TX 75601-4669	TRACT 4 BLK 73 VERZUH RANCH ANNEXATION #644630

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,870,810	1,939,540	+68,730
	TOTALS	$1,870,810	$1,939,540	+$68,730

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.18

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE
OVER SIZED LOT
AVERAGE FENCING

SUBDIVISION:

VERZUH RANCH ANNEXATION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2006
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,539 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT: 2

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042573	2020	619	3257-074-07-006

PROPERTY OWNER	LEGAL DESCRIPTION
HAUBERT MICHAEL E 2106 N CASCADE AVE COLORADO SPRINGS, CO 80907-6729	LOT M2-15 BUCKHORN RANCH FILING 2B #660188

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.14

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030309	2020	606	3255-000-05-012

PROPERTY OWNER	LEGAL DESCRIPTION
HAVENS TERRY AND LEILANI REVOCABLE TRUST 18112 LA SALLE AVE GARDENA, CA 90248-3609	LOT 12 TRAPPERS CROSSING AT WILDCAT #619869

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	298,110	581,740	+283,630
TOTALS	$298,110	$581,740	+$283,630

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	36.21

ELECTRICITY:	TO SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	
TRAPPERS CROSSING AT WILDCAT	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	2,015 sq ft
BASEMENT:	Minimal Finish: 2,015 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071424	2020	615	3257-272-04-062

PROPERTY OWNER	LEGAL DESCRIPTION
HAVLICK IAN A PO BOX 2641 CRESTED BUTTE, CO 81224-2641	LOT 19 BLK 5 CRESTED BUTTE SOUTH FILING 2 #639109

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	306,970	+306,970
Vacant Land	135,450	0	-135,450
TOTALS	$135,450	$306,970	+$171,520

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.34

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	1,313 sq ft
BASEMENT:	
GARAGE:	Built In: 360 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R041190	2020	601	3427-074-10-004

PROPERTY OWNER	LEGAL DESCRIPTION
HAYNES DAVID J 400 PIKE ST UNIT 815 CINCINNATI, OH 45202-4236	LOTS 13-16 BLK 11 & W2 N/S ALLEY & N2 MAIN ST ADJ TINCUP #602079

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	20,180	62,310	+42,130
TOTALS	$20,180	$62,310	+$42,130

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.34

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	
	SEASONAL GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	
TINCUP (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042536	2020	619	3257-070-15-001

PROPERTY OWNER	LEGAL DESCRIPTION
HEARTFIELD ELIZABETH M PO BOX 724 CRESTED BUTTE, CO 81224-0724	LOT 15 BUCKHORN RANCH FILING 2B #655557

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.77

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073070	2020	100	3787-021-78-004

PROPERTY OWNER	LEGAL DESCRIPTION
HEFFTNER DEBRA L 4890 COUNTY ROAD 76 PARLIN, CO 81239-9606	UNIT C TIMBER TOWNHOMES #660410

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	41,640	296,960	+255,320
TOTALS	$41,640	$296,960	+$255,320

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
CURBS AND OR GUTTER	
SUBDIVISION:	
TIMBER TOWNHOMES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,725 sq ft
BASEMENT:	
GARAGE:	Built In: 435 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072916	2020	100	3787-022-47-005

PROPERTY OWNER	LEGAL DESCRIPTION
HEINZ HAROLD 603 CARBON CT GUNNISON, CO 81230-4006	LOT 2 TERRA VISTA SOUTH SUBDIVISION PLAT #654299 #662697

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		85,690	343,020	+257,330
	TOTALS	$85,690	$343,020	+$257,330

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.29

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY
CURBS AND OR GUTTER

SUBDIVISION:	
MEADOW VISTA SOUTH	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Ranch
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,480 sq ft
BASEMENT:	
GARAGE:	Attached: 524 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042722	2020	619	3257-080-07-005

PROPERTY OWNER	LEGAL DESCRIPTION
HELLER DAVID S 7830 W ALAMEDA AVE STE 337 LAKEWOOD, CO 80226-3093	LOT 48 BUCKHORN RANCH FILING 2B #611684

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.46

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:
BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042723	2020	619	3257-080-07-006

PROPERTY OWNER	LEGAL DESCRIPTION
HELLER DAVID S 7830 W ALAMEDA AVE STE 337 LAKEWOOD, CO 80226-3093	LOT 47 BUCKHORN RANCH FILING 2B #655068

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.43

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042724	2020	619	3257-080-07-007

PROPERTY OWNER	LEGAL DESCRIPTION
HELLER DAVID S 7830 W ALAMEDA AVE STE 337 LAKEWOOD, CO 80226-3093	LOT 46 BUCKHORN RANCH FILING 2B #604723

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.46

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042598	2020	619	3257-074-07-031

PROPERTY OWNER	LEGAL DESCRIPTION
HELLER HOLDINGS LLLP 369 MONTEZUMA AVE # 320 SANTA FE, NM 87501-2835	LOT M2-66 BUCKHORN RANCH FILING 2B #542130

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042569	2020	619	3257-074-07-002

PROPERTY OWNER	LEGAL DESCRIPTION
HENSLEY JAMES PATEON 436 COUNTY ROAD 818 GUNNISON, CO 81230-9725	LOT M2-11 BUCKHORN RANCH FILING 2B #653601

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.13

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042693	2020	619	3257-080-02-005

PROPERTY OWNER	LEGAL DESCRIPTION
HERMANSON JEFF 1530 16TH ST FL 3 DENVER, CO 80202-1464	LOT 65 BUCKHORN RANCH FILING 2B #646891

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		41,160	118,000	+76,840
	TOTALS	$41,160	$118,000	+$76,840

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.24

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045511	2020	601	3433-000-05-001

PROPERTY OWNER	LEGAL DESCRIPTION
HERRING EDWARD 3404 CORNELL AVE DALLAS, TX 75205-2902	LOT 16 WILDER ON THE TAYLOR PHASE 1 PLAT #641856

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	6,460	6,320	-140
Residential	0	224,430	+224,430
TOTALS	$6,460	$230,750	+$224,290

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	20.63
Meadow Hay Land	Agricultural	13.04
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
WILDER ON THE TAYLOR - PHASE 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	2,734 sq ft
BASEMENT:	
GARAGE:	Detached Very Good: 336 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043604	2020	615	3257-211-02-020

PROPERTY OWNER	LEGAL DESCRIPTION
HERZOG JEREMY PO BOX 336 CRESTED BUTTE, CO 81224-0336	LOT 3 BLK 27 CRESTED BUTTE SOUTH FILING 4 #652733

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	170,270	+170,270
Vacant Land	112,880	0	-112,880
TOTALS	$112,880	$170,270	+$57,390

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.65

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
OVER SIZED LOT

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	1,156 sq ft
BASEMENT:	Minimal Finish: 292 sq ft
	Walkout: 772 sq ft
GARAGE:	Detached Good: 308 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042631	2020	619	3257-074-13-007

PROPERTY OWNER	LEGAL DESCRIPTION
HIATT TROY JOSEPH PO BOX 3202 CRESTED BUTTE, CO 81224-3202	LOT M3-11 BUCKHORN RANCH FILING 2B PLAT #656877

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042731	2020	619	3257-080-08-001

PROPERTY OWNER	LEGAL DESCRIPTION
HIDDEN RIVER LLC 6301 ROSEMONT AVE FORT WORTH, TX 76116-4614	LOT 56 BUCKHORN RANCH FILING 2B #654269

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	69,330	185,500	+116,170
TOTALS	$69,330	$185,500	+$116,170

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.74

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043494	2020	615	3257-272-40-009

PROPERTY OWNER	LEGAL DESCRIPTION
HILDEBRAND CAROL A 1077 RACE ST APT 904 DENVER, CO 80206-2827	UNIT 9 PIONEER PLAZA COMMERCIAL TOWNHOMES #658039

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.13

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R013341	2020	606	3257-240-01-002

PROPERTY OWNER	LEGAL DESCRIPTION
HILL CALEB 825 N BROADWAY AVE STE 300 OKLAHOMA CITY, OK 73102-6012	IMPROVEMENT ONLY: ON LOT D CEMENT CREEK SUMMER HOME GROUP SEC 24, 14S85W #640706

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	87,640	129,330	+41,690
TOTALS	$87,640	$129,330	+$41,690

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	
OTHER ATTRIBUTES:	
SUBDIVISION:	
CEMENT CREEK SUMMER HOME GROUP	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Summer SFR
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1979
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,008 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072223	2020	200	3255-022-02-029

PROPERTY OWNER	LEGAL DESCRIPTION
HITEMAN TARA PO BOX 4317 CRESTED BUTTE, CO 81224-3716	LOT 13 BLK 79 REPLAT OF BLKS 79 & 80 PARADISE PARK SUBD PLAT #639098 #659777

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	31,250	0	-31,250
Vacant Land	0	19,070	+19,070
TOTALS	$31,250	$19,070	-$12,180

THIS VALUE REPRESENTS A CHANGE IN CLASSIFICATION FROM TAX EXEMPT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.07

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
PARADISE PARK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042714	2020	619	3257-080-05-009

PROPERTY OWNER	LEGAL DESCRIPTION
HOCK STEVEN R PO BOX 782 INDIAN HILLS, CO 80454-0782	LOT 29 BUCKHORN RANCH FILING 2B #650271 #657611

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	245,510	980,080	+734,570
TOTALS	$245,510	$980,080	+$734,570

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.05

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	3,991 sq ft
BASEMENT:	
GARAGE:	Built In: 607 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042708	2020	619	3257-080-05-003

PROPERTY OWNER	LEGAL DESCRIPTION
HOCK STEVEN R PO BOX 782 INDIAN HILLS, CO 80454-0782	LOT 21 BUCKHORN RANCH FILING 2B #650271

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.43

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:
BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042715	2020	619	3257-080-05-010

PROPERTY OWNER	LEGAL DESCRIPTION
HOCK STEVEN R PO BOX 782 INDIAN HILLS, CO 80454-0782	LOT 30 BUCKHORN RANCH FILING 2B #650271

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.01

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

WATER INFLUENCE

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R041104	2020	200	3255-022-79-005

PROPERTY OWNER	LEGAL DESCRIPTION
HODGES PRISCILLA ANN 306 W 7TH ST STE 701 FORT WORTH, TX 76102-4906	TRACT 5 BLK 75 VERZUH RANCH ANNEXATION #660768

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,087,630	2,583,120	+1,495,490
	TOTALS	$1,087,630	$2,583,120	+$1,495,490

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.26

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE
OVER SIZED LOT

SUBDIVISION:	
VERZUH RANCH ANNEXATION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,626 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R008753	2020	601	3525-000-00-026

PROPERTY OWNER	LEGAL DESCRIPTION
HOFFELDER DANIEL J 386 COUNTY ROAD 39 WATERLOO, IN 46793-9351	SULPHURET NO 1 - NO 3 #9247 QUARTZ CREEK MD 51N4E #533415

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		71,670	159,660	+87,990
	TOTALS	$71,670	$159,660	+$87,990

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	30.99

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	4 x 4 ACCESS ONLY
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
SOUTHERN EXPOSURE

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Cabin
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	1,068 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042593	2020	619	3257-074-07-026

PROPERTY OWNER	LEGAL DESCRIPTION
HOGAN GRAHAM 1 DEBAJO DE OJO PLACITAS, NM 87043-9367	LOT M2-53 BUCKHORN RANCH FILING 2B #602071

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		19,620	56,250	+36,630
	TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.16

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073093	2020	500	3177-261-10-043

PROPERTY OWNER	LEGAL DESCRIPTION
HOGUE JAMES M 8 MILFORD PL DALLAS, TX 75230-1955	LOT 4A SUNLIGHT RIDGE ESTATES PLAT #658228 #500644 #658276

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	2,547,870	2,547,870	0
Vacant Land	165,000	0	-165,000
TOTALS	$2,712,870	$2,547,870	-$165,000

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.60

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
ADJACENT TO OPEN SPACE
MODERATE SLOPE LESS THAN 45 DEG
OVER SIZED LOT

SUBDIVISION:	
SUNLIGHT RIDGE ESTATES (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2002
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,857 sq ft
BASEMENT:	Walkout: 3,420 sq ft
GARAGE:	Built In: 689 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043411	2020	601	3701-240-13-017

PROPERTY OWNER	LEGAL DESCRIPTION
HOLDER JOHN E TRUST PO BOX 934 CRESTED BUTTE, CO 81224-0934	LOT 17 RIVERWALK ESTATES #558279

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		68,010	71,760	+3,750
	TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.77

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
WATER INFLUENCE	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043567	2020	503	3177-242-15-054

PROPERTY OWNER	LEGAL DESCRIPTION
HOLDYCH LAURA 303 CHARMIAN RD RICHMOND, VA 23226-1704	LOT 41 WILDHORSE AT PROSPECT #661268

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,188,080	1,534,100	+346,020
	TOTALS	$1,188,080	$1,534,100	+$346,020

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.05

ELECTRICITY:	TO SITE
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
MODERATE SLOPE LESS THAN 45 DEG
SOUTHERN EXPOSURE

SUBDIVISION:	
WILDHORSE AT PROSPECT	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,234 sq ft
BASEMENT:	Walkout: 1,434 sq ft
GARAGE:	Built In: 625 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011202	2020	622	4049-060-04-007

PROPERTY OWNER	LEGAL DESCRIPTION
HOLZMEISTER ROBERT L JR 66401 SOLAR RD MONTROSE, CO 81403-8538	LOT 16 BLK 5 ARROWHEAD FILING 2 #585655 #589636

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		203,140	257,850	+54,710
	TOTALS	$203,140	$257,850	+$54,710

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
DRIVE WAY OFF MAIN ROAD	
TREE LOT	
TYPICAL OR AVERAGE VIEWS	
UTILITIES	
SUBDIVISION:	
ARROWHEAD FILING 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,200 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045335	2020	500	3177-133-04-029

PROPERTY OWNER	LEGAL DESCRIPTION
HOMESTEAD HOUSING LLC 600 S WASHINGTON ST ARDMORE, OK 73401-7006	LOT 9 OF AMENDED PLAT OF LOTS 9-28 & COMMON AREA PROSPECT HOMESTEAD SUBDIVISION PLAT #661197 #661309

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	62,000	0	-62,000
Vacant Land	0	10,730	+10,730
TOTALS	$62,000	$10,730	-$51,270

THIS VALUE REPRESENTS A CHANGE IN CLASSIFICATION FROM TAX EXEMPT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.05

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

PROSPECT HOMESTEAD SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045357	2020	500	3177-133-04-030

PROPERTY OWNER	LEGAL DESCRIPTION
HOMESTEAD HOUSING LLC 600 S WASHINGTON ST ARDMORE, OK 73401-7006	LOT 10 OF AMENDED PLAT OF LOTS 9-28 & COMMON AREA PROSPECT HOMESTEAD SUBDIVISION PLAT #661197 #661309

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	62,000	0	-62,000
Vacant Land	0	10,730	+10,730
TOTALS	$62,000	$10,730	-$51,270

THIS VALUE REPRESENTS A CHANGE IN CLASSIFICATION FROM TAX EXEMPT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.05

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

PROSPECT HOMESTEAD SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045358	2020	500	3177-133-04-033

PROPERTY OWNER	LEGAL DESCRIPTION
HOMESTEAD HOUSING LLC 600 S WASHINGTON ST ARDMORE, OK 73401-7006	LOT 13 OF AMENDED PLAT OF LOTS 9-28 & COMMON AREA PROSPECT HOMESTEAD SUBDIVISION PLAT #661197 #661309

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	62,000	0	-62,000
Vacant Land	0	10,730	+10,730
TOTALS	$62,000	$10,730	-$51,270

THIS VALUE REPRESENTS A CHANGE IN CLASSIFICATION FROM TAX EXEMPT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.05

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

PROSPECT HOMESTEAD SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045359	2020	500	3177-133-04-034

PROPERTY OWNER	LEGAL DESCRIPTION
HOMESTEAD HOUSING LLC 600 S WASHINGTON ST ARDMORE, OK 73401-7006	LOT 14 OF AMENDED PLAT OF LOTS 9-28 & COMMON AREA PROSPECT HOMESTEAD SUBDIVISION PLAT #661197 #661309

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	62,000	0	-62,000
Vacant Land	0	10,730	+10,730
TOTALS	$62,000	$10,730	-$51,270

THIS VALUE REPRESENTS A CHANGE IN CLASSIFICATION FROM TAX EXEMPT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.04

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

PROSPECT HOMESTEAD SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045360	2020	500	3177-133-04-037

PROPERTY OWNER	LEGAL DESCRIPTION
HOMESTEAD HOUSING LLC 600 S WASHINGTON ST ARDMORE, OK 73401-7006	LOT 17 OF AMENDED PLAT OF LOTS 9-28 & COMMON AREA PROSPECT HOMESTEAD SUBDIVISION PLAT #661197 #661309

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	62,000	0	-62,000
Vacant Land	0	10,730	+10,730
TOTALS	$62,000	$10,730	-$51,270

THIS VALUE REPRESENTS A CHANGE IN CLASSIFICATION FROM TAX EXEMPT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.04

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

PROSPECT HOMESTEAD SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045361	2020	500	3177-133-04-038

PROPERTY OWNER	LEGAL DESCRIPTION
HOMESTEAD HOUSING LLC 600 S WASHINGTON ST ARDMORE, OK 73401-7006	LOT 18 OF AMENDED PLAT OF LOTS 9-28 & COMMON AREA PROSPECT HOMESTEAD SUBDIVISION PLAT #661197 #661309

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	62,000	0	-62,000
Vacant Land	0	10,730	+10,730
TOTALS	$62,000	$10,730	-$51,270

THIS VALUE REPRESENTS A CHANGE IN CLASSIFICATION FROM TAX EXEMPT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.04

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

PROSPECT HOMESTEAD SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045362	2020	500	3177-133-05-028

PROPERTY OWNER	LEGAL DESCRIPTION
HOMESTEAD HOUSING LLC 600 S WASHINGTON ST ARDMORE, OK 73401-7006	LOT 21 OF AMENDED PLAT OF LOTS 9-28 & COMMON AREA PROSPECT HOMESTEAD SUBDIVISION PLAT #661197 #661309

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	62,000	0	-62,000
Vacant Land	0	10,730	+10,730
TOTALS	$62,000	$10,730	-$51,270

THIS VALUE REPRESENTS A CHANGE IN CLASSIFICATION FROM TAX EXEMPT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.03

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

PROSPECT HOMESTEAD SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045363	2020	500	3177-133-05-027

PROPERTY OWNER	LEGAL DESCRIPTION
HOMESTEAD HOUSING LLC 600 S WASHINGTON ST ARDMORE, OK 73401-7006	LOT 22 OF AMENDED PLAT OF LOTS 9-28 & COMMON AREA PROSPECT HOMESTEAD SUBDIVISION PLAT #661197 #661309

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	62,000	0	-62,000
Vacant Land	0	10,730	+10,730
TOTALS	$62,000	$10,730	-$51,270

THIS VALUE REPRESENTS A CHANGE IN CLASSIFICATION FROM TAX EXEMPT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.03

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

PROSPECT HOMESTEAD SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045364	2020	500	3177-133-05-026

PROPERTY OWNER	LEGAL DESCRIPTION
HOMESTEAD HOUSING LLC 600 S WASHINGTON ST ARDMORE, OK 73401-7006	LOT 23 OF AMENDED PLAT OF LOTS 9-28 & COMMON AREA PROSPECT HOMESTEAD SUBDIVISION PLAT #661197 #661309

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	62,000	0	-62,000
Vacant Land	0	10,730	+10,730
TOTALS	$62,000	$10,730	-$51,270

THIS VALUE REPRESENTS A CHANGE IN CLASSIFICATION FROM TAX EXEMPT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.03

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

PROSPECT HOMESTEAD SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072215	2020	200	3255-022-02-021

PROPERTY OWNER	LEGAL DESCRIPTION
HOSKIN BRICE PO BOX 3086 CRESTED BUTTE, CO 81224-3086	LOT 5 BLK 79 REPLAT OF BLKS 79 & 80 PARADISE PARK SUBD PLAT #639098 #659807

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	48,000	0	-48,000
Residential	0	261,000	+261,000
TOTALS	$48,000	$261,000	+$213,000

THIS VALUE REPRESENTS A CHANGE IN CLASSIFICATION FROM TAX EXEMPT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.11

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
UNDER SIZED LOT	
SUBDIVISION:	
PARADISE PARK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	1,372 sq ft
BASEMENT:	
GARAGE:	Detached Average: 336 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R041087	2020	200	3255-022-57-001

PROPERTY OWNER	LEGAL DESCRIPTION
HOUDEK SCOTT ALAN 6519 LAKEWOOD BLVD DALLAS, TX 75214-3718	TRACT 12 BLK 67 VERZUH RANCH ANNEXATION #641451

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	1,696,990	2,001,720	+304,730
TOTALS	$1,696,990	$2,001,720	+$304,730

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.14

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CURBS AND OR GUTTER

SUBDIVISION:	
VERZUH RANCH ANNEXATION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,885 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007624	2020	601	3785-330-02-002

PROPERTY OWNER	LEGAL DESCRIPTION
HOULE JANICE PO BOX 1424 GUNNISON, CO 81230-1424	PARCEL C IOLA HIGHLANDS WEST SUBD #646203

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		427,180	463,430	+36,250
	TOTALS	$427,180	$463,430	+$36,250

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	12.62

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
HIGHWAY INFLUENCE

SUBDIVISION:	
IOLA HIGHLANDS WEST SUBD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,890 sq ft
BASEMENT:	
GARAGE:	Detached Unfin Area: 300 sq ft
	Detached Average: 900 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042684	2020	619	3257-080-01-001

PROPERTY OWNER	LEGAL DESCRIPTION
HUBERT BRETT PO BOX 3770 CRESTED BUTTE, CO 81224-3770	LOT 100 BUCKHORN RANCH FILING 2B #653695

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	61,740	165,200	+103,460
TOTALS	$61,740	$165,200	+$103,460

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.20

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO PROTECTED OPEN SPACE
WETLANDS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003684	2020	300	3691-102-07-006

PROPERTY OWNER	LEGAL DESCRIPTION
HUGHES JOHN MARCUS PO BOX 45 PITKIN, CO 81241-0045	LOTS 17-20 BLK 19 PITKIN #623653

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		342,270	357,590	+15,320
	TOTALS	$342,270	$357,590	+$15,320

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.29

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	

SUBDIVISION:	
PITKIN (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,821 sq ft
BASEMENT:	
GARAGE:	Detached Average: 550 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042703	2020	619	3257-080-03-006

PROPERTY OWNER	LEGAL DESCRIPTION
HUNTER FAMILY REAL ESTATE II LTD C/O BENCHMARK 5160 TENNYSON PKWY STE 200W PLANO, TX 75024-4295	LOT 60 BUCKHORN RANCH FILING 2B #654015

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	335,110	+335,110
Vacant Land	69,330	0	-69,330
TOTALS	$69,330	$335,110	+$265,780

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.18

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO PROTECTED OPEN SPACE
STREAM DRAINAGE DITCH

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	3,957 sq ft
BASEMENT:	
GARAGE:	Attached: 888 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031774	2020	616	3255-120-17-001

PROPERTY OWNER	LEGAL DESCRIPTION
HUNTER FAMILY REAL ESTATE LTD 5160 TENNYSON PKWY STE 1000 PLANO, TX 75024-4295	UNIT 1A LOT 1 TEOCALLI TOWNHOMES #650047

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		354,730	1,220,900	+866,170
	TOTALS	$354,730	$1,220,900	+$866,170

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.08

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
SKYLAND INITIAL & 2ND FILINGS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,810 sq ft
BASEMENT:	
GARAGE:	Built In: 696 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
TEOCALLI TOWNHOMES	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031775	2020	616	3255-120-17-002

PROPERTY OWNER	LEGAL DESCRIPTION
HUNTER FAMILY REAL ESTATE LTD 5160 TENNYSON PKWY STE 1000 PLANO, TX 75024-4295	UNIT 1B LOT 1 TEOCALLI TOWNHOMES #650047

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		356,040	646,080	+290,040
	TOTALS	$356,040	$646,080	+$290,040

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.08

ELECTRICITY:	TO SITE
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:	
SKYLAND INITIAL & 2ND FILINGS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	2,828 sq ft
BASEMENT:	
GARAGE:	Built In: 690 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	
TEOCALLI TOWNHOMES	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R032515	2020	616	3255-120-20-001

PROPERTY OWNER	LEGAL DESCRIPTION
HUNTER FAMILY REAL ESTATE LTD 5160 TENNYSON PKWY STE 1000 PLANO, TX 75024-4295	LOT RNT-1 SKYLAND RIVER NEIGHBORHOOD #652830

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	250,160	+250,160
Vacant Land	139,000	0	-139,000
TOTALS	$139,000	$250,160	+$111,160

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Dup/Triplexes-Land	Duplex	0.16

ELECTRICITY:	TO SITE
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
SKYLAND RIVER NEIGHBORHOOD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Duplex
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	3,151 sq ft
BASEMENT:	
GARAGE:	Built In: 856 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042498	2020	619	3257-070-11-004

PROPERTY OWNER	LEGAL DESCRIPTION
INGLIS THOMAS 22706 BLOOMRIDGE CIR KATY, TX 77450-8243	LOT 78 BUCKHORN RANCH FILING 2B #653503

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		39,100	112,100	+73,000
	TOTALS	$39,100	$112,100	+$73,000

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.85

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

UNDER SIZED LOT

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042500	2020	619	3257-070-11-006

PROPERTY OWNER	LEGAL DESCRIPTION
IRA RESOURCES FBO ARSEN MALKASIAN ACCT #35-37822 1000 BROADWAY STE 350 OAKLAND, CA 94607-4068	LOT 80 BUCKHORN RANCH FILING 2B #654143

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	39,100	112,100	+73,000
TOTALS	$39,100	$112,100	+$73,000

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.85

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

UNDER SIZED LOT

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011178	2020	602	4051-070-03-005

PROPERTY OWNER	LEGAL DESCRIPTION
IRONS TIMOTHY J 3655 W ANTHEM WAY STE A109 #345 ANTHEM, AZ 85086-0430	LOT 98 BLUE MESA SUBD #2 #643239

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	51,410	196,230	+144,820
TOTALS	$51,410	$196,230	+$144,820

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	3.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
CONCRETE RV PAD

SUBDIVISION:	
BLUE MESA SUBDIVISION 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	1,584 sq ft
BASEMENT:	Egress Window: 464 sq ft
GARAGE:	Basement: 1,120 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042497	2020	619	3257-070-11-003

PROPERTY OWNER	LEGAL DESCRIPTION
JACKMAN CHRIS 6340 BOBCAT HILL PL NE ALBUQUERQUE, NM 87111-8053	LOT 72 BUCKHORN RANCH FILING 2B #652380

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		39,100	112,100	+73,000
	TOTALS	$39,100	$112,100	+$73,000

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.85

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
UNDER SIZED LOT

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043436	2020	601	3701-240-13-042

PROPERTY OWNER	LEGAL DESCRIPTION
JACKSON CYNTHIA E PO BOX 924 CRESTED BUTTE, CO 81224-0924	LOT F RIVERWALK ESTATES #660216

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		68,010	71,760	+3,750
	TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.89

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
WATER INFLUENCE

SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003377	2020	200	3255-031-79-008

PROPERTY OWNER	LEGAL DESCRIPTION
JAVALAVA LLC PO BOX 3523 CRESTED BUTTE, CO 81224-3523	LOTS 21-23 BLK 35 CRESTED BUTTE #651732

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		811,580	908,490	+96,910
	TOTALS	$811,580	$908,490	+$96,910

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.22

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
OVER SIZED LOT	
SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2008
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,274 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033813	2020	601	3521-000-00-022

PROPERTY OWNER	LEGAL DESCRIPTION
JIJGAOETC FAMILY TRUST THE C/O JIM SIMS 108 W TOMICHI AVE STE A GUNNISON, CO 81230-2336	NE4SE4 SEC 28 ORIGINAL SURVEY 51N3E (AKA PT OF TRACT 37 INDEPENDENT RESURVEY) #625406

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	2,110	0	-2,110
Vacant Land	0	65,450	+65,450
TOTALS	$2,110	$65,450	+$63,340

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
35 Ac To L/T 100 Ac	Vacant	40.00

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	NO VEHICULAR ACCESS & NO PROXIMITY TO ROAD
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R002171	2020	100	3787-021-03-006

PROPERTY OWNER	LEGAL DESCRIPTION
JJJJ INVESTMENTS LLC PO BOX 1157 GUNNISON, CO 81230-1157	S 60FT OF LOTS 10-12 BLK 25 WEST GUNNISON #617235

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	37,180	68,610	+31,430
Residential	165,710	282,730	+117,020
TOTALS	$202,890	$351,340	+$148,450

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Offices-Land	Commercial	0.01
Single Fam.Res.-Land	Residential	0.09

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
CURBS AND OR GUTTER

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Open Office
BUILDING DESCRIPTION:	Multi-Type
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2014
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	423 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R008296	2020	601	3431-180-00-002

PROPERTY OWNER	LEGAL DESCRIPTION
JOHN DUKE COMPANY LLC 985 REDDOCH CV MEMPHIS, TN 38119-3614	10.036 ACRES IN TR 41(N2SE4&NE4SW4) SEC 18 15S83W #657189

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		238,400	417,190	+178,790
	TOTALS	$238,400	$417,190	+$178,790

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	10.04

ELECTRICITY:	TO SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
STEEP SLOPE GREATER THAN 45 DEG	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	25%
ABOVE GRADE LIVING AREA:	3,485 sq ft
BASEMENT:	
GARAGE:	Built In: 615 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042671	2020	619	3257-074-16-011

PROPERTY OWNER	LEGAL DESCRIPTION
JOHNSON ALEXANDRA CHRISTINE PO BOX 3864 CRESTED BUTTE, CO 81224-3864	LOT M3-34 BUCKHORN RANCH FILING 2B #661383

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		37,280	106,880	+69,600
	TOTALS	$37,280	$106,880	+$69,600

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS

OTHER ATTRIBUTES:

PANORAMIC OR OUTSTANDING VIEWS
ADJACENT TO OPEN SPACE
CUL DE SAC

SUBDIVISION: BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R041948	2020	601	3433-222-06-003

PROPERTY OWNER	LEGAL DESCRIPTION
JOHNSON BRAD A AND BECKY A IRREVOCABLE TRUST 3335 E 93RD ST TULSA, OK 74137-4852	LOT 1 SPRING CREEK RESORT DEVELOPMENT #661707

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	686,630	706,220	+19,590
TOTALS	$686,630	$706,220	+$19,590

ONE OF YOUR BUILDINGS WAS PREVIOUSLY OMITTED FROM THE TAX ROLL

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.10

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	SPRING CREEK RESORT DEVELOPMENT

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	1986
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,609 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073117	2020	602	4051-200-03-042

PROPERTY OWNER	LEGAL DESCRIPTION
JOHNSON RALPH C 222 MCKINLEY AVE FORT LUPTON, CO 80621-1918	LOTS 265 & 271 BLUE MESA SUBD 1 #659293

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		7,870	7,870	0
	TOTALS	$7,870	$7,870	$0

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	4.00

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	

SUBDIVISION: BLUE MESA SUBDIVISION 1

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042546	2020	619	3257-074-02-002

PROPERTY OWNER	LEGAL DESCRIPTION
JOHNSON ROBERT K 350 COUNTRY CLUB DR UNIT 201 CRESTED BUTTE, CO 81224-8612	LOT M2-2 BUCKHORN RANCH FILING 2B #658742

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.15

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042667	2020	619	3257-074-16-007

PROPERTY OWNER	LEGAL DESCRIPTION
JOHNSON STEVEN 337 CEMENT CREEK RD UNIT B CRESTED BUTTE, CO 81224-9820	LOT M3-43 BUCKHORN RANCH FILING 2B #649813

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	33,360	95,630	+62,270
TOTALS	$33,360	$95,630	+$62,270

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CUL DE SAC

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031262	2020	615	3257-281-12-005

PROPERTY OWNER	LEGAL DESCRIPTION
JONES SARAH E PO BOX 981 CRESTED BUTTE, CO 81224-0981	LOT 11 BLK 1 RIVER RIM SUB #595023

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		444,630	829,380	+384,750
	TOTALS	$444,630	$829,380	+$384,750

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.77

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
RIVER RIM SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,533 sq ft
BASEMENT:	
GARAGE:	Built In: 552 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042591	2020	619	3257-074-07-024

PROPERTY OWNER	LEGAL DESCRIPTION
JOURNEYS END DEVELOPMENT CB LLC C/O IAN SCHAUL PO BOX 3610 CRESTED BUTTE, CO 81224-3610	LOT M2-51 BUCKHORN RANCH FILING 2B #658626

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.16

ELECTRICITY:	TO SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043386	2020	619	3257-074-14-012

PROPERTY OWNER	LEGAL DESCRIPTION
KAJ LLC 7979 E TUFTS AVE APT 1125 DENVER, CO 80237-2843	LOT M3-6 BUCKHORN RANCH FILING 2B #656154

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042578	2020	619	3257-074-07-011

PROPERTY OWNER	LEGAL DESCRIPTION
KARABATSOS JOHN ARTHUR 4540 COUNTY ROAD 5 ERIE, CO 80516-8911	LOT M2-19 BUCKHORN RANCH FILING 2B #656709

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003326	2020	200	3255-031-76-001

PROPERTY OWNER	LEGAL DESCRIPTION
KARANDAVASANA LLC 1300 E 7TH AVE DENVER, CO 80218-3421	S86' OF W2' OF LOT 2, LOT 3 (EXC N34' OF E2'), ALL OF LOT 4 BLK 26 CRESTED BUTTE #643743

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		630,390	1,088,360	+457,970
	TOTALS	$630,390	$1,088,360	+$457,970

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.14

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
CURBS AND OR GUTTER

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2009
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	1,522 sq ft
BASEMENT:	Minimal Finish: 202 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042827	2020	606	3257-201-01-016

PROPERTY OWNER	LEGAL DESCRIPTION
KAUFMANN MATTHEW PO BOX 505 CRESTED BUTTE, CO 81224-0505	LOT 10 HIDDEN RIVER RANCH #657051

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	135,020	+135,020
Vacant Land	472,000	472,000	0
TOTALS	$472,000	$607,020	+$135,020

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	4.39

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
SUBDIVISION:	
HIDDEN RIVER RANCH SUB	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	2,117 sq ft
BASEMENT:	Walkout: 1,602 sq ft
GARAGE:	Attached: 933 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045051	2020	601	3701-130-14-009

PROPERTY OWNER	LEGAL DESCRIPTION
KD CUSTOM BUILDERS INC PO BOX 436 GUNNISON, CO 81230-0436	LOT 9 THORNTON MEADOWS #663371

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	28,340	29,970	+1,630
TOTALS	$28,340	$29,970	+$1,630

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.23

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
UNDER SIZED LOT

SUBDIVISION:	
THORNTON MEADOWS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042699	2020	619	3257-080-03-002

PROPERTY OWNER	LEGAL DESCRIPTION
KELLY SEAN M PO BOX 3044 CRESTED BUTTE, CO 81224-3044	LOT 32 BUCKHORN RANCH FILING 2B #654232

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.54

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R015946	2020	701	2919-000-00-034

PROPERTY OWNER	LEGAL DESCRIPTION
KENNEDY MICHAEL P PO BOX 1383 CARBONDALE, CO 81623-1383	E2E2SW4. SEC 24 11S89W 40 ACRES 11S 89W B533 P496 (TRACT 14 RAGGED MTN RESERVE)

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	0	2,000	+2,000
Residential	417,000	234,600	-182,400
TOTALS	$417,000	$236,600	-$180,400

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION TO AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	38.00
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	4 x 4 ACCESS ONLY
OTHER ATTRIBUTES:	
SUBDIVISION:	
RAGGED MOUNTAIN RESERVE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Summer SFR
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,020 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R016815	2020	602	4051-180-04-014

PROPERTY OWNER	LEGAL DESCRIPTION
KERLEY JON D 1025 ROGERS FARM LN HIDDENITE, NC 28636-8386	LOT 287 BLUE MESA SUBD 2 #642361

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		166,440	286,020	+119,580
	TOTALS	$166,440	$286,020	+$119,580

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	2.30

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
BLUE MESA SUBDIVISION 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	990 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073163	2020	200	3255-031-75-028

PROPERTY OWNER	LEGAL DESCRIPTION
KEZSBOM ENTERPRISES LLC PO BOX 1242 CRESTED BUTTE, CO 81224-1242	UNIT 4 510 ELK CONDOMINIUMS PLAT #663750 #663988

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	340,750	+340,750
TOTALS	$0	$340,750	+$340,750

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
OVER SIZED LOT

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Retail Store
BUILDING DESCRIPTION:	Retail Store
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2003
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	624 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:
510 ELK CONDOMINIUMS

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007065	2020	601	3699-080-01-017

PROPERTY OWNER	LEGAL DESCRIPTION
KING MICHAEL JOSEPH 41 ROCKY RIVER LN GUNNISON, CO 81230-9612	LOT 17 ROCKEY RIVER ESTATES #652370

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	346,290	+346,290
Vacant Land	87,300	0	-87,300
TOTALS	$87,300	$346,290	+$258,990

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.80

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
ROCKEY RIVER ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Modular
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,295 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R016385	2020	802	3985-360-04-015

PROPERTY OWNER	LEGAL DESCRIPTION
KING THOMAS VAN DYKE JR 236 S 3RD ST APT 280 MONTROSE, CO 81401-3618	LOT 20 BLK 5 ARROWHEAD FILING 3 #640111

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		121,390	162,580	+41,190
	TOTALS	$121,390	$162,580	+$41,190

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
ON MAIN ROAD
TREE LOT
TYPICAL OR AVERAGE VIEWS
UTILITIES
SUBDIVISION:
ARROWHEAD FILING 3

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	800 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R008113	2020	601	3785-330-01-001

PROPERTY OWNER	LEGAL DESCRIPTION
KINSELLA ANTHONY J 31901 STATE HIGHWAY 149 GUNNISON, CO 81230-9337	PARCEL A IOLA HIGHLANDS WEST SUBD #599295

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		424,860	477,140	+52,280
	TOTALS	$424,860	$477,140	+$52,280

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	11.15

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
PAVED OR CONCRETE DRIVEWAY
HIGHWAY INFLUENCE

SUBDIVISION:	
IOLA HIGHLANDS WEST SUBD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1991
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,636 sq ft
BASEMENT:	Walkout: 1,152 sq ft
GARAGE:	Detached Good: 2,006 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042517	2020	619	3257-070-11-023

PROPERTY OWNER	LEGAL DESCRIPTION
KINSKY CHRISTOPHER J 4894 E HARVARD LN DENVER, CO 80222-6111	LOT 97 BUCKHORN RANCH FILING 2B #653855

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	41,160	118,000	+76,840
TOTALS	$41,160	$118,000	+$76,840

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.45

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042513	2020	619	3257-070-11-019

PROPERTY OWNER	LEGAL DESCRIPTION
KISMET INVESTMENTS LLC 3404 CHERRY BLOSSOM LN MCKINNEY, TX 75070-7655	LOT 93 BUCKHORN RANCH FILING 2B #653522

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	49,400	141,600	+92,200
TOTALS	$49,400	$141,600	+$92,200

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.54

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
OVER SIZED LOT

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033807	2020	601	3701-240-06-016

PROPERTY OWNER	LEGAL DESCRIPTION
KLEIN CHRISTOPHER A 487 BLACKFOOT TRL GUNNISON, CO 81230-9720	LOT 28 & ADJ STRIP GUNNISON RIVER FILING 2 #488078 #488079 #507350

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		604,780	646,110	+41,330
	TOTALS	$604,780	$646,110	+$41,330

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.15

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	

SUBDIVISION:	
GUNNISON RIVER FILING 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	3,316 sq ft
BASEMENT:	
GARAGE:	Built In: 750 sq ft
	Detached Average: 1,496 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R008235	2020	601	3689-260-01-003

PROPERTY OWNER	LEGAL DESCRIPTION
KNIGHT CARL E 20314 COURAGEOUS DR HOCKLEY, TX 77447-8763	LOT 15 TOMICHI PARK SUBD B487 P308 B671 P693

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		194,890	212,050	+17,160
	TOTALS	$194,890	$212,050	+$17,160

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	6.69

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	
	SEASONAL GOVT MAINTAINED

OTHER ATTRIBUTES:
LIMITED OR BELOW AVERAGE VIEWS

SUBDIVISION:	
TOMICHI PARK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Cabin
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1981
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	760 sq ft
BASEMENT:	Minimal Finish: 680 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042810	2020	601	3701-240-12-004

PROPERTY OWNER	LEGAL DESCRIPTION
KNOWLES NATHAN DANIEL PO BOX 275 GUNNISON, CO 81230-0275	LOT SF4 COTTONWOOD MEADOWS #649180

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		252,230	531,940	+279,710
	TOTALS	$252,230	$531,940	+$279,710

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.12

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ON RIVER	
UNIMPROVED DIRT DRIVEWAY	

SUBDIVISION:	
COTTONWOOD MEADOWS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Accessory Dwelling Unit
BUILDING DESCRIPTION:	Garage Living Area
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	832 sq ft
BASEMENT:	
GARAGE:	Detached Fair: 832 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031248	2020	601	3701-250-00-113

PROPERTY OWNER	LEGAL DESCRIPTION
KOCH RAQUEL TRUST 2 BAYDEN PATH PLYMOUTH, MA 02360-1797	1.18 AC IN SW4SW4 SEC 25 50N1W #643160

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		73,720	398,980	+325,260
	TOTALS	$73,720	$398,980	+$325,260

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.18

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	2,248 sq ft
BASEMENT:	
GARAGE:	Attached: 784 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073142	2020	200	3255-022-02-036

PROPERTY OWNER	LEGAL DESCRIPTION
KOETHER JEFF PO BOX 4216 CRESTED BUTTE, CO 81224-3715	UNIT B JEBEZ TOWNHOUSES #661918

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	97,130	0	-97,130
Residential	54,370	266,990	+212,620
TOTALS	$151,500	$266,990	+$115,490

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.08

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
OVER SIZED LOT
CURBS AND OR GUTTER

SUBDIVISION:	
JEBEZ TOWNHOUSES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	900 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030674	2020	200	3255-031-85-001

PROPERTY OWNER	LEGAL DESCRIPTION
KOKOAPPLEJAK LLC PO BOX 901 CRESTED BUTTE, CO 81224	LOTS 1-4 BLK 47 CRESTED BUTTE #557572

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	822,820	1,632,260	+809,440
Residential	198,760	318,700	+119,940
TOTALS	$1,021,580	$1,950,960	+$929,380

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Offices-Land	Commercial	0.25
Single Fam.Res.-Land	Residential	0.03

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
OVER SIZED LOT
CURBS AND OR GUTTER

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Office Building
BUILDING DESCRIPTION:	Office Building
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	13,338 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030709	2020	623	4047-010-06-002

PROPERTY OWNER	LEGAL DESCRIPTION
KOLPAK MARK C 9236 ELM AVE MOKENA, IL 60448-8342	LOT 2 BLK 2 THE RIDGES AT ARROWHEAD #534422

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	351,870	443,150	+91,280
TOTALS	$351,870	$443,150	+$91,280

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.00

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	

OTHER ATTRIBUTES:

ON MAIN ROAD
PANORAMIC VIEW LOT
UTILITIES

SUBDIVISION: RIDGES AT ARROWHEAD

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2015
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,920 sq ft
BASEMENT:	Minimal Finish: 1,280 sq ft
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042607	2020	619	3257-074-10-006

PROPERTY OWNER	LEGAL DESCRIPTION
KONCAN WAYNE PO BOX 2406 CRESTED BUTTE, CO 81224-2406	LOT M2-69 BUCKHORN RANCH FILING 2B #648430

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE

SUBDIVISION:
BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072553	2020	606	3177-353-01-017

PROPERTY OWNER	LEGAL DESCRIPTION
KONTOS JAMES A PO BOX 4229 115 BETHEL ROAD CRESTED BUTTE, CO 81224-3715	LOT 18 APERTURE PLAT#648057 #659785

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		264,240	272,320	+8,080
	TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.96

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042496	2020	619	3257-070-11-002

PROPERTY OWNER	LEGAL DESCRIPTION
KOOLATH RAJEEV 12399 TURQUOISE TERRACE ST CASTLE ROCK, CO 80108-8151	LOT 71 BUCKHORN RANCH FILING 2B #654038

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		41,160	118,000	+76,840
	TOTALS	$41,160	$118,000	+$76,840

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.04

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042553	2020	619	3257-074-02-009

PROPERTY OWNER	LEGAL DESCRIPTION
KOONCE DAVID PATRICK 651 COUNTY ROAD 497 DE LEON, TX 76444-6429	LOT M2-9 BUCKHORN RANCH FILING 2B #656120

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	453,140	+453,140
Vacant Land	26,490	0	-26,490
TOTALS	$26,490	$453,140	+$426,650

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.17

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:
BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	2,323 sq ft
BASEMENT:	
GARAGE:	Built In: 792 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R044304	2020	601	3701-140-08-001

PROPERTY OWNER	LEGAL DESCRIPTION
KOWAL ERIC 708 ANDREW LN GUNNISON, CO 81230-4004	LOT 1 HORSE MEADOWS SUBDIVISION #657056

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	910	540	-370
Residential	0	305,230	+305,230
TOTALS	$910	$305,770	+$304,860

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Meadow Hay Land	Agricultural	1.43
Res Land Not Integral To Ag Ops	Residential	1.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:	
HORSE MEADOWS SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	2,637 sq ft
BASEMENT:	
GARAGE:	Built In: 736 sq ft
	Detached Average: 720 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045053	2020	601	3701-130-14-011

PROPERTY OWNER	LEGAL DESCRIPTION
KOWAL MARK T 3254 ANELLA AVE FAIRBANKS, AK 99709-2658	LOT 11 THORNTON MEADOWS #626548

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	47,230	49,950	+2,720
TOTALS	$47,230	$49,950	+$2,720

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.37

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
THORNTON MEADOWS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030723	2020	619	3255-120-02-043

PROPERTY OWNER	LEGAL DESCRIPTION
KRAMER DALE ROGER PO BOX 3071 CRESTED BUTTE, CO 81224-3071	REPLAT LOT M8, LOT E RIVERBEND SUBD #650472

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	716,530	+716,530
Vacant Land	471,250	0	-471,250
TOTALS	$471,250	$716,530	+$245,280

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	2.93

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	WELL INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CUL DE SAC
OVER SIZED LOT
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	
RIVER BEND SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	25%

ABOVE GRADE LIVING AREA:	2,716 sq ft
BASEMENT:	
GARAGE:	Built In: 1,742 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R001669	2020	100	3701-363-27-002

PROPERTY OWNER	LEGAL DESCRIPTION
KRRD INVESTMENTS LLC 577 PASHUTA DR GUNNISON, CO 81230-8708	W 94FT LOTS 7-12 BLK 10 ORIGINAL GUNNISON #644726

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		800,640	598,370	-202,270
	TOTALS	$800,640	$598,370	-$202,270

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Spec.Purpose-Land	Commercial	0.32

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
PAVED OR CONCRETE DRIVEWAY	
SIDEWALK	
CURBS AND OR GUTTER	
SUBDIVISION:	
GUNNISON ORIGINAL	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Veterinary Hospital
BUILDING DESCRIPTION:	Veterinary Hospital
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1996
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	3,685 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R013797	2020	617	2917-233-04-045

PROPERTY OWNER	LEGAL DESCRIPTION
KUCHARIK ROBERT F 55 SILVER VEIN DR MARBLE, CO 81623-9086	LOTS 62,63,64 MARBLE SKI AREA 4 #656878

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		378,910	406,260	+27,350
	TOTALS	$378,910	$406,260	+$27,350

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.21

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
MARBLE SKI AREA 4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1996
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,576 sq ft
BASEMENT:	
GARAGE:	Attached: 780 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071815	2020	602	3983-041-01-067

PROPERTY OWNER	LEGAL DESCRIPTION
KUETTEL DIANA L 5390 KILMER ST GOLDEN, CO 80403-1248	LOTS 33 & 34 (CLUSTERED) BLUE MESA VILLAGE #645375

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		290,100	375,340	+85,240
	TOTALS	$290,100	$375,340	+$85,240

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.40

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
BLUE MESA VILLAGE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2015
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,414 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003060	2020	200	3255-031-28-011

PROPERTY OWNER	LEGAL DESCRIPTION
KULL JAMES 3208 RIVA RIDGE RD AUSTIN, TX 78746-1423	LOTS 21-22 BLK 7 CRESTED BUTTE #663536

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,250,940	1,177,360	-73,580
	TOTALS	$1,250,940	$1,177,360	-$73,580

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.14

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
CURBS AND OR GUTTER

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1985
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,008 sq ft
BASEMENT:	Non Conforming: 720 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042821	2020	616	3255-010-17-002

PROPERTY OWNER	LEGAL DESCRIPTION
KUMPURIS ANDREW G 2 BRIDGEVIEW LN LITTLE ROCK, AR 72207-1621	UNIT 12 THE LINKS AT SKYLAND, THE LINKS VILLAS PHASE VI #647967

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		905,250	989,170	+83,920
	TOTALS	$905,250	$989,170	+$83,920

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.03

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2003
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,008 sq ft
BASEMENT:	Walkout: 641 sq ft
GARAGE:	Basement: 532 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	
LINKS AT SKYLAND, THE LINKS VILLAS PH VI	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072816	2020	606	3257-180-02-011

PROPERTY OWNER	LEGAL DESCRIPTION
L & D RANCHES LLC PO BOX 836 CRESTED BUTTE, CO 81224-0836	LOT 7 WHETSTONE INDUSTRIAL PARK PLAT #654063

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	97,760	112,910	+15,150
TOTALS	$97,760	$112,910	+$15,150

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Ind Lots	Vacant	1.00

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WHETSTONE INDUSTRIAL PARK	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072817	2020	606	3257-180-02-012

PROPERTY OWNER	LEGAL DESCRIPTION
L & D RANCHES LLC PO BOX 836 CRESTED BUTTE, CO 81224-0836	LOT 8 WHETSTONE INDUSTRIAL PARK PLAT #654063

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		97,760	112,910	+15,150
	TOTALS	$97,760	$112,910	+$15,150

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Ind Lots	Vacant	1.02

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	WHETSTONE INDUSTRIAL PARK

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072818	2020	606	3257-180-02-013

PROPERTY OWNER	LEGAL DESCRIPTION
L & D RANCHES LLC PO BOX 836 CRESTED BUTTE, CO 81224-0836	LOT 9 WHETSTONE INDUSTRIAL PARK PLAT #654063

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	97,760	112,910	+15,150
TOTALS	$97,760	$112,910	+$15,150

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Ind Lots	Vacant	1.06

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WHETSTONE INDUSTRIAL PARK	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072819	2020	606	3257-180-02-014

PROPERTY OWNER	LEGAL DESCRIPTION
L & D RANCHES LLC PO BOX 836 CRESTED BUTTE, CO 81224-0836	LOT 10 WHETSTONE INDUSTRIAL PARK PLAT #654063

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		97,760	112,910	+15,150
	TOTALS	$97,760	$112,910	+$15,150

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Ind Lots	Vacant	1.07

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WHETSTONE INDUSTRIAL PARK	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072820	2020	606	3257-180-02-015

PROPERTY OWNER	LEGAL DESCRIPTION
L & D RANCHES LLC PO BOX 836 CRESTED BUTTE, CO 81224-0836	LOT 11 WHETSTONE INDUSTRIAL PARK PLAT #654063

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	97,760	112,910	+15,150
TOTALS	$97,760	$112,910	+$15,150

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Ind Lots	Vacant	1.07

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WHETSTONE INDUSTRIAL PARK	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072821	2020	606	3257-180-02-016

PROPERTY OWNER	LEGAL DESCRIPTION
L & D RANCHES LLC PO BOX 836 CRESTED BUTTE, CO 81224-0836	LOT 12 WHETSTONE INDUSTRIAL PARK PLAT #654063

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	97,760	112,910	+15,150
TOTALS	$97,760	$112,910	+$15,150

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Ind Lots	Vacant	1.06

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WHETSTONE INDUSTRIAL PARK	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072822	2020	606	3257-180-02-017

PROPERTY OWNER	LEGAL DESCRIPTION
LACY CONSTRUCTION COMPANY LTD PO BOX 836 CRESTED BUTTE, CO 81224-0836	LOT 13 WHETSTONE INDUSTRIAL PARK #655745 #655746 #655748

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	97,760	112,910	+15,150
TOTALS	$97,760	$112,910	+$15,150

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Ind Lots	Vacant	1.06

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WHETSTONE INDUSTRIAL PARK	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072823	2020	606	3257-180-02-018

PROPERTY OWNER	LEGAL DESCRIPTION
LACY CONSTRUCTION COMPANY LTD PO BOX 836 CRESTED BUTTE, CO 81224-0836	LOT 14 WHETSTONE INDUSTRIAL PARK #655745 #655746 #655748

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	97,760	112,910	+15,150
TOTALS	$97,760	$112,910	+$15,150

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Ind Lots	Vacant	1.13

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

WHETSTONE INDUSTRIAL PARK

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072824	2020	606	3255-130-05-006

PROPERTY OWNER	LEGAL DESCRIPTION
LACY CONSTRUCTION COMPANY LTD PO BOX 836 CRESTED BUTTE, CO 81224-0836	LOT 15 WHETSTONE INDUSTRIAL PARK #655745 #655746 #655748

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	97,760	112,910	+15,150
TOTALS	$97,760	$112,910	+$15,150

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Ind Lots	Vacant	1.00

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WHETSTONE INDUSTRIAL PARK	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042733	2020	619	3257-080-09-001

PROPERTY OWNER	LEGAL DESCRIPTION
LAKE RIDGE LLC 173 THORN HILL RD WARRENDALE, PA 15086-7527	LOT 55 BUCKHORN RANCH FILING 2B #653559

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	62,400	165,630	+103,230
TOTALS	$62,400	$165,630	+$103,230

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.12

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO PROTECTED OPEN SPACE
CUL DE SAC
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042734	2020	619	3257-080-09-002

PROPERTY OWNER	LEGAL DESCRIPTION
LAKE RIDGE LLC 173 THORN HILL RD WARRENDALE, PA 15086-7527	LOT 54 BUCKHORN RANCH FILING 2B #653559

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	39,290	165,630	+126,340
TOTALS	$39,290	$165,630	+$126,340

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.12

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO PROTECTED OPEN SPACE	
CUL DE SAC	
MODERATE SLOPE LESS THAN 45 DEG	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042735	2020	619	3257-080-09-003

PROPERTY OWNER	LEGAL DESCRIPTION
LAKE RIDGE LLC 173 THORN HILL RD WARRENDALE, PA 15086-7527	LOT 53 BUCKHORN RANCH FILING 2B #653559

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	39,290	165,630	+126,340
TOTALS	$39,290	$165,630	+$126,340

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.05

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO PROTECTED OPEN SPACE	
MODERATE SLOPE LESS THAN 45 DEG	
STEEP SLOPE GREATER THAN 45 DEG	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073061	2020	100	3701-362-43-007

PROPERTY OWNER	LEGAL DESCRIPTION
LAMBERT TARA J 318 VAN TUYL CIR UNIT B GUNNISON, CO 81230-2922	UNIT 71E VAN TUYL TOWNHOMES BLDG 71 #660782

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		77,200	278,450	+201,250
	TOTALS	$77,200	$278,450	+$201,250

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.01

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CURBS AND OR GUTTER	
SUBDIVISION:	
VAN TUYL TOWNHOMES BLDG 71	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,156 sq ft
BASEMENT:	
GARAGE:	Detached Average: 288 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042147	2020	617	2917-210-02-001

PROPERTY OWNER	LEGAL DESCRIPTION
LANDRUM KYLE 10823 MEADOW GARDEN CT LAS VEGAS, NV 89135-1764	LOT 1 DARIEN RIVER SUBDIVISION #527118

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	521,780	+521,780
Vacant Land	193,500	0	-193,500
TOTALS	$193,500	$521,780	+$328,280

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	2.26

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
ON RIVER
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
DARIEN RIVER SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Modular
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	1,464 sq ft
BASEMENT:	Walkout: 1,464 sq ft
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030514	2020	602	4313-000-00-014

PROPERTY OWNER	LEGAL DESCRIPTION
LANDRY RICHARD A TRUST PO BOX 461 LAKE CITY, CO 81235-0461	35.077A TRACT IN SE4SW4 SEC 11 & NE4NW4 SEC 14 45N4W #620862

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		277,070	231,200	-45,870
	TOTALS	$277,070	$231,200	-$45,870

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	35.08

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1994
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	855 sq ft
BASEMENT:	
GARAGE:	Attached: 428 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043636	2020	617	2917-233-03-021

PROPERTY OWNER	LEGAL DESCRIPTION
LANE FAMILY TRUST C/O LANE MICHAEL AND LANE CONNIE 465 W VILLAGE DR MARBLE, CO 81623-9096	LOTS 1-3 & 19-21 BLK 3 & 0.976 AC IN ADJ OPEN SPACE & VACATED PORTION OF MICA DR MARBLE SKI AREA 5 #649325

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		73,620	97,620	+24,000
	TOTALS	$73,620	$97,620	+$24,000

ONE OF YOUR BUILDINGS WAS PREVIOUSLY OMITTED FROM THE TAX ROLL

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	3.01

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	UNIMPROVED DIRT ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
MODERATE SLOPE LESS THAN 45 DEG
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	
MARBLE SKI AREA 5	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Shell Out Building
BUILDING DESCRIPTION:	Shell Out Building
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2008
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045329	2020	100	3787-021-12-009

PROPERTY OWNER	LEGAL DESCRIPTION
LANGSFELD EILEEN PO BOX 281 GUNNISON, CO 81230-0281	LOTS 15 & 16 BLK 38 WEST GUNNISON #650146

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	246,110	+246,110
Vacant Land	66,310	0	-66,310
TOTALS	$66,310	$246,110	+$179,800

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.14

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	
WEST GUNNISON	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	784 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R013843	2020	617	2917-234-02-006

PROPERTY OWNER	LEGAL DESCRIPTION
LARSON BRADDON LOUIS PO BOX 1051 BASALT, CO 81621-1051	LOT 28 BLK 2 MARBLE SKI AREA 5 B659 P877

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	145,880	222,960	+77,080
TOTALS	$145,880	$222,960	+$77,080

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.87

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
RETAINING WALLS	

SUBDIVISION:	
MARBLE SKI AREA 5	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2005
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	1,317 sq ft
BASEMENT:	
GARAGE:	Built In: 639 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031154	2020	100	3787-023-00-064

PROPERTY OWNER	LEGAL DESCRIPTION
LASSEK HILARY EDWARD 87 BROOKSIDE DR GUNNISON, CO 81230-4040	TRACT 34 ISLAND ACRES SUBD .67AC #651007

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	309,740	374,360	+64,620
TOTALS	$309,740	$374,360	+$64,620

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.67

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
GUNNISON ISLAND ACRES SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Straw Bale
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,280 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R015435	2020	615	3257-281-05-054

PROPERTY OWNER	LEGAL DESCRIPTION
LAWRENCE JOHN DEREK PO BOX 3671 CRESTED BUTTE, CO 81224-3671	LOT 3 BLK 14 CRESTED BUTTE SOUTH FILING 2 #642258

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	653,200	676,350	+23,150
TOTALS	$653,200	$676,350	+$23,150

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.34

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
PAVED OR CONCRETE DRIVEWAY	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1994
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,361 sq ft
BASEMENT:	
GARAGE:	Detached Good: 625 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072470	2020	619	3257-074-05-012

PROPERTY OWNER	LEGAL DESCRIPTION
LECLAIR EMILY M 1436 N WEBER ST COLORADO SPRINGS, CO 80907-7516	LOT M2-30 BUCKHORN RANCH FILING 2B #647427

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.16

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005027	2020	500	3177-234-07-018

PROPERTY OWNER	LEGAL DESCRIPTION
LEONARD RYAN T 3116 OAK HOLLOW RD OKLAHOMA CITY, OK 73120-1910	LOT 19 CHALET VILLAGE 10 #647677

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		669,090	641,790	-27,300
	TOTALS	$669,090	$641,790	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:
CHALET VILLAGE ADDN 10 (MT CB)

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1978
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,714 sq ft
BASEMENT:	Non Conforming: 1,092 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT: 1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040719	2020	501	3177-261-32-015

PROPERTY OWNER	LEGAL DESCRIPTION
LH CB LLC 9674 ROCKPOINT COURT FORT WORTH, TX 76102	LOT 18 VILLAS AT MT CB PHASE III #659677

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	231,630	+231,630
Vacant Land	84,000	0	-84,000
TOTALS	$84,000	$231,630	+$147,630

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.12

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
OUTSIDE INFLUENCE

SUBDIVISION:	
VILLAS AT MT CRESTED BUTTE PHASE III	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	3,124 sq ft
BASEMENT:	Egress Window: 1,870 sq ft
GARAGE:	Attached: 584 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R041584	2020	616	3255-010-16-005

PROPERTY OWNER	LEGAL DESCRIPTION
LIGHT DAVID W FAMILY PARTNERSHIP LTD 5321 LONGMONT DR HOUSTON, TX 77056-2338	UNIT 8 THE LINKS AT SKYLAND, THE LINKS VILLAS, A COMMON INTEREST COMMUNITY, PHASE V #538316

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	785,520	857,470	+71,950
TOTALS	$785,520	$857,470	+$71,950

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
LINKS AT SKYLAND, THE LINKS VILLAS PH V	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1996
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,850 sq ft
BASEMENT:	Walkout: 510 sq ft
GARAGE:	Basement: 518 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073164	2020	200	3255-031-75-029

PROPERTY OWNER	LEGAL DESCRIPTION
LILYKRICO HOLDINGS LLC PO BOX 2767 CRESTED BUTTE, CO 81224-2767	UNIT 5 510 ELK CONDOMINIUMS PLAT #663750 #664295

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	312,900	+312,900
TOTALS	$0	$312,900	+$312,900

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
OVER SIZED LOT

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Retail Store
BUILDING DESCRIPTION:	Retail Store
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2003
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	560 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:
510 ELK CONDOMINIUMS

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073166	2020	200	3255-031-75-031

PROPERTY OWNER	LEGAL DESCRIPTION
LILYKRICO HOLDINGS LLC PO BOX 2767 CRESTED BUTTE, CO 81224-2767	UNIT 7 510 ELK CONDOMINIUMS PLAT #663750 #664295

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	158,900	+158,900
TOTALS	$0	$158,900	+$158,900

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
OVER SIZED LOT

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Retail Store
BUILDING DESCRIPTION:	Retail Store
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2003
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	237 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:
510 ELK CONDOMINIUMS

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073103	2020	501	3177-234-25-130

PROPERTY OWNER	LEGAL DESCRIPTION
LINDSEY LIGHT CONSTRUCTION LLC PO BOX 2331 CRESTED BUTTE, CO 81224-2331	UNITS C2 & C3 THREE SEASONS CONDOS #658920

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	103,460	0	-103,460
Residential	0	173,500	+173,500
TOTALS	$103,460	$173,500	+$70,040

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Condominium Unit
BUILDING DESCRIPTION:	Condo <= 3 Stories
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1995
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	701 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
THREE SEASONS CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072247	2020	601	3789-030-04-001

PROPERTY OWNER	LEGAL DESCRIPTION
LINK LLC 1641 COUNTY ROAD 771 OHIO CITY, CO 81237-9716	OUTLOT VISTA BUSINESS CENTER PLAT #639021

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		507,730	546,190	+38,460
	TOTALS	$507,730	$546,190	+$38,460

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	2.06

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
LIMITED OR BELOW AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
HIGHWAY INFLUENCE

SUBDIVISION:	
VISTA BUSINESS CENTER	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1959
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,396 sq ft
BASEMENT:	Minimal Finish: 256 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073157	2020	601	3789-030-04-018

PROPERTY OWNER	LEGAL DESCRIPTION
LINK LLC 1641 COUNTY ROAD 771 OHIO CITY, CO 81237-9716	LOT 2 VISTA BUSINESS CENTER OF BOUNDARY LINE ADJ OF LOTS 2,3,4 VISTA BUSINESS CENTER AND LOT 15 SIGNAL PEAK INDUSTRIAL PARK PLAT #660828

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	0	133,990	+133,990
TOTALS	$0	$133,990	+$133,990

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	1.78

ELECTRICITY:	TO SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CUL DE SAC	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
HIGHWAY INFLUENCE	
SUBDIVISION:	
VISTA BUSINESS CENTER	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Storage Improvements On Vacant Land
BUILDING DESCRIPTION:	Storage Improvements On Vacant Land
CONSTRUCTION QUALITY:	Low
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1960
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	254 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073159	2020	601	3789-030-04-019

PROPERTY OWNER	LEGAL DESCRIPTION
LINK LLC 1641 COUNTY ROAD 771 OHIO CITY, CO 81237-9716	LOT 4 VISTA BUSINESS CENTER OF BOUNDARY LINE ADJ OF LOTS 2,3,4 VISTA BUSINESS CENTER AND LOT 15 SIGNAL PEAK INDUSTRIAL PARK PLAT #660828

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	0	121,970	+121,970
TOTALS	$0	$121,970	+$121,970

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	2.80

ELECTRICITY:	TO SITE
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	
VISTA BUSINESS CENTER	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073107	2020	601	3687-000-00-070

PROPERTY OWNER	LEGAL DESCRIPTION
LINSCHEID VELDA LOUISE 2149 18TH AVE MCPHERSON, KS 67460-8094	RED CLOUD #3147, TOMICHI MD SEC 19 50N6E #656415

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		10,780	10,780	0
	TOTALS	$10,780	$10,780	$0

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
10 Ac To L/T 35 Ac	Vacant	9.80

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	NO VEHICULAR ACCESS & NO PROXIMITY TO ROAD
OTHER ATTRIBUTES:	
STEEP SLOPE GREATER THAN 45 DEG	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042021	2020	503	3177-241-01-027

PROPERTY OWNER	LEGAL DESCRIPTION
LONGFELLOW PROPERTY LLC 14 LONGFELLOW LN LITTLE ROCK, AR 72207-3750	LOT C-34 PROSPECT AT MT CRESTED BUTTE PHASE 1 #635502

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	634,810	2,166,890	+1,532,080
TOTALS	$634,810	$2,166,890	+$1,532,080

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.18

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE
SKI IN

SUBDIVISION:	
PROSPECT AT MT CB PHASE 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	2,176 sq ft
BASEMENT:	Walkout: 2,155 sq ft
GARAGE:	Attached: 752 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R028022	2020	615	3257-272-02-087

PROPERTY OWNER	LEGAL DESCRIPTION
LOTHLORIEN LLC PO BOX 233 CRESTED BUTTE, CO 81224-0233	LOTS 16 & 18 BLK 4 CRESTED BUTTE SOUTH FILING 2 #653314

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	321,620	+321,620
Vacant Land	207,690	103,850	-103,840
TOTALS	$207,690	$425,470	+$217,780

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Multi-Units(4-8)-Land	Residential	0.38
Vacant Res Lots	Vacant	0.44

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Four Plex
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	25%

ABOVE GRADE LIVING AREA:	4,192 sq ft
BASEMENT:	
GARAGE:	Attached: 1,056 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031138	2020	200	3255-031-51-014

PROPERTY OWNER	LEGAL DESCRIPTION
LOUGHLIN THOMAS KELLER 3725 21ST ST SAN FRANCISCO, CA 94114-2914	LOT 29, S85' OF LOT 30, S62.5 OF LOTS 31 & 32 BLK 29 CRESTED BUTTE #659224

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	1,332,920	1,865,220	+532,300
TOTALS	$1,332,920	$1,865,220	+$532,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.19

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
OVER SIZED LOT
CURBS AND OR GUTTER

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2010
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,414 sq ft
BASEMENT:	Non Conforming: 952 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	3

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073092	2020	500	3177-261-28-006

PROPERTY OWNER	LEGAL DESCRIPTION
LOVDENS CRESTED BUTTE REVOCABLE MANAGEMENT TRUST STEPHEN TODD LODEN AND LARRY DEAN LOVINS TRUSTEES 1139 CANDLELIGHT LN HOUSTON, TX 77018-2005	LOT 1A MORNING GLORY ADDITION PLAT #658228 #649321 #658279

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	934,490	934,490	0
Vacant Land	165,000	0	-165,000
TOTALS	$1,099,490	$934,490	-$165,000

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.65

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
OVER SIZED LOT	
PAVED OR CONCRETE DRIVEWAY	
SUBDIVISION:	
MORNING GLORY ADDITION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2001
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,187 sq ft
BASEMENT:	Walkout: 1,553 sq ft
GARAGE:	Built In: 484 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R027989	2020	615	3257-272-04-047

PROPERTY OWNER	LEGAL DESCRIPTION
LOVETT NATHAN F 129 GILLASPEY AVE CRESTED BUTTE, CO 81224-9617	LOT 33 BLK 5 CRESTED BUTTE SOUTH FILING 2 #630748

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		484,130	484,590	+460
	TOTALS	$484,130	$484,590	+$460

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.34

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	1992
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,735 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045049	2020	601	3701-130-14-007

PROPERTY OWNER	LEGAL DESCRIPTION
LOWERY TARA LYNNE PO BOX 114 GUNNISON, CO 81230-0114	LOT 7 THORNTON MEADOWS #660703

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	302,730	+302,730
Vacant Land	28,340	0	-28,340
TOTALS	$28,340	$302,730	+$274,390

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.23

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
UNDER SIZED LOT	
SUBDIVISION:	
THORNTON MEADOWS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,529 sq ft
BASEMENT:	
GARAGE:	Attached: 542 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R041581	2020	616	3255-010-16-002

PROPERTY OWNER	LEGAL DESCRIPTION
LOWREY ERNEST JAMES JR 614 SHADYWOOD RD HOUSTON, TX 77057-1440	UNIT 2 THE LINKS AT SKYLAND, THE LINKS VILLAS, A COMMON INTEREST COMMUNITY, PHASE V #623067

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		771,750	842,330	+70,580
	TOTALS	$771,750	$842,330	+$70,580

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
SKYLAND INITIAL & 2ND FILINGS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1997
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,857 sq ft
BASEMENT:	Minimal Finish: 221 sq ft
	Walkout: 345 sq ft
GARAGE:	Basement: 464 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R008450	2020	601	3791-230-00-004

PROPERTY OWNER	LEGAL DESCRIPTION
LUCAS JANET M 221 N MAIN ST GUNNISON, CO 81230-2401	8.27 ACRES IN W2NW4NW4. SEC 23 49N2E B774 P724

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	633,430	698,670	+65,240
TOTALS	$633,430	$698,670	+$65,240

ONE OF YOUR BUILDINGS WAS PREVIOUSLY OMITTED FROM THE TAX ROLL

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	8.27

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
HIGHWAY INFLUENCE
POND OR LAKE ON PROPERTY

SUBDIVISION:

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	1997
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,564 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033433	2020	100	3787-021-45-003

PROPERTY OWNER	LEGAL DESCRIPTION
LUCAS MARK 601 S 12TH ST GUNNISON, CO 81230-3227	LOTS 24-26 BLK 6 RIO GRANDE ADDN #478184

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	396,150	380,920	-15,230
Residential	0	195,140	+195,140
TOTALS	$396,150	$576,060	+$179,910

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Multi-Use(3 Or More)-Land	Commercial	0.19
Single Fam.Res.-Land	Residential	0.06

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

TYPICAL OR AVERAGE VIEWS
PAVED OR CONCRETE DRIVEWAY
CURBS AND OR GUTTER

SUBDIVISION:

RIO GRANDE ADDITION (GUNNISON)

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Mini Storage, Office, Garage
BUILDING DESCRIPTION:	Multi-Type
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	6,612 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R012401	2020	602	4245-000-00-004

PROPERTY OWNER	LEGAL DESCRIPTION
LUFT JACKIE LYNN PO BOX 44 PARLIN, CO 81239-0044	SW4NE4 SEC 5 46N3W #655112

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	127,340	392,230	+264,890
TOTALS	$127,340	$392,230	+$264,890

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	40.00

ELECTRICITY:	TO SITE
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,222 sq ft
BASEMENT:	Walkout: 884 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045047	2020	601	3701-130-14-005

PROPERTY OWNER	LEGAL DESCRIPTION
LUNA CONSTRUCTION INC 2388 STATE HIGHWAY 135 LOT 51 GUNNISON, CO 81230-8777	LOT 5 THORNTON MEADOWS #658009

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	28,340	29,970	+1,630
TOTALS	$28,340	$29,970	+$1,630

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.23

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
UNDER SIZED LOT	
SUBDIVISION:	
THORNTON MEADOWS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043781	2020	615	3257-214-02-064

PROPERTY OWNER	LEGAL DESCRIPTION
LUNA MICHAEL R PO BOX 3854 CRESTED BUTTE, CO 81224-3854	LOT 39 BLK 24 CRESTED BUTTE SOUTH FILING 4 #641163 #661797

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	194,320	+194,320
Vacant Land	117,390	0	-117,390
TOTALS	$117,390	$194,320	+$76,930

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.49

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
ADJACENT TO OPEN SPACE
CUL DE SAC
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	2,758 sq ft
BASEMENT:	
GARAGE:	Built In: 954 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042870	2020	601	3787-100-06-045

PROPERTY OWNER	LEGAL DESCRIPTION
MACALLISTER JAMES N TRUST 400 TOMICHI TRL GUNNISON, CO 81230-4145	LOT 79 DOS RIOS UNIT 3 #650287

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		377,440	581,260	+203,820
	TOTALS	$377,440	$581,260	+$203,820

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.32

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ON GOLF COURSE
PAVED OR CONCRETE DRIVEWAY
SOUTHERN EXPOSURE

SUBDIVISION:	
DOS RIOS HOMESITES 3	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Ranch
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,360 sq ft
BASEMENT:	
GARAGE:	Attached: 928 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R012652	2020	607	3177-222-02-005

PROPERTY OWNER	LEGAL DESCRIPTION
MACDADE STEPHEN 5223 UNION CT UNIT 1 ARVADA, CO 80002-1952	LOT 33 MERIDIAN LAKE PARK FILING 2 #638491

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	248,220	+248,220
Vacant Land	174,000	0	-174,000
TOTALS	$174,000	$248,220	+$74,220

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.34

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
MERIDIAN LAKE PARK FILING 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	1,516 sq ft
BASEMENT:	Walkout: 628 sq ft
GARAGE:	Basement: 564 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042711	2020	619	3257-080-05-006

PROPERTY OWNER	LEGAL DESCRIPTION
MACY PARKER D 667 SNOWBERRY ST LONGMONT, CO 80503-7365	LOT 26 BUCKHORN RANCH FILING 2B #557228

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.90

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042580	2020	619	3257-074-07-013

PROPERTY OWNER	LEGAL DESCRIPTION
MADRY LAUREN ANNE PO BOX 1445 CRESTED BUTTE, CO 81224-1445	LOT M2-21 BUCKHORN RANCH FILING 2B #635942

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.15

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R010932	2020	601	3787-140-00-015

PROPERTY OWNER	LEGAL DESCRIPTION
MAIER WILLIAM G 913 HARTMAN ROCKS DR GUNNISON, CO 81230-9796	NE4SE4NE4.N2SE4SE4NE4.E2NW4SE4NE4. SEC 15 & 8.999A IN NE4. SEC 15 & NW4 SEC 14. 49N1W TOTAL 29+ A B706 P491

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	5,240	4,490	-750
Residential	440,530	531,580	+91,050
TOTALS	$445,770	$536,070	+$90,300

THE RESIDENTIAL IMPROVEMENT ON THIS PROPERTY IS NOT INTEGRAL TO AN AGRICULTURAL OPERATION

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	15.66
Res Land Not Integral To Ag Ops	Residential	2.00
Meadow Hay Land	Agricultural	11.34

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ON CREEK
BASIC FENCING

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1983
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,560 sq ft
BASEMENT:	Non Conforming: 1,560 sq ft
GARAGE:	Attached: 850 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030377	2020	606	3253-000-00-003

PROPERTY OWNER	LEGAL DESCRIPTION
MAMMOTH LTD PO BOX 3034 CRESTED BUTTE, CO 81224-3034	MAMMOTH #19527 RUBY MD SEC 2 14S87W 20.67A #619868

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	295,610	+295,610
Vacant Land	201,000	0	-201,000
TOTALS	$201,000	$295,610	+$94,610

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	20.67

ELECTRICITY:	OFF GRID GENERATOR
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	UNIMPROVED DIRT ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
OBSTRUCTED OR NONE VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
EAST RIVER SEASONAL	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2013
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	480 sq ft
BASEMENT:	
GARAGE:	Built In: 480 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073199	2020	400	2917-262-20-035

PROPERTY OWNER	LEGAL DESCRIPTION
MANUS CONNIE S 645 W MAIN ST MARBLE, CO 81623-9305	HENDRIX/MANUS LOT CONSOLIDATION OF LOTS 6, 7, 8 & 19 BLK 5 MARBLE SKI AREA 1 PLAT #663340 #606864 #640669 #643554

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		0	253,450	+253,450
	TOTALS	$0	$253,450	+$253,450

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.25

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	
MARBLE SKI AREA 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1987
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	800 sq ft
BASEMENT:	Minimal Finish: 800 sq ft
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014072	2020	400	2917-262-20-008

PROPERTY OWNER	LEGAL DESCRIPTION
MANZ ANDREW 7509 PANORAMA DR BOULDER, CO 80303-5105	LOTS 9,10 BLK 5 MARBLE SKI AREA 1 #655447

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		378,400	447,960	+69,560
	TOTALS	$378,400	$447,960	+$69,560

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.68

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
LIMITED OR BELOW AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
MARBLE SKI AREA 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Summer SFR
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2007
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,326 sq ft
BASEMENT:	Walkout: 1,074 sq ft
GARAGE:	Detached Average: 672 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071819	2020	400	2917-261-35-054

PROPERTY OWNER	LEGAL DESCRIPTION
MARBLE SHOP LLC 13199 HIGHWAY 133 CARBONDALE, CO 81623-9469	LOTS 1-12 BLK 22 WEST MARBLE #636967

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	634,440	+634,440
Vacant Land	87,000	0	-87,000
TOTALS	$87,000	$634,440	+$547,440

ONE OF YOUR BUILDINGS WAS PREVIOUSLY OMITTED FROM THE TAX ROLL

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	0.69

ELECTRICITY:	TO SITE
SEWER:	
WATER:	
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
WETLANDS	
SUBDIVISION:	
WEST MARBLE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Utility
BUILDING DESCRIPTION:	Utility
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	3,150 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073068	2020	100	3787-021-78-002

PROPERTY OWNER	LEGAL DESCRIPTION
MARK RUSSELL 595 OBSERVATORY DR COLORADO SPRINGS, CO 80904-3969	UNIT A TIMBER TOWNHOMES #660746

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	41,640	296,970	+255,330
TOTALS	$41,640	$296,970	+$255,330

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
CURBS AND OR GUTTER	
SUBDIVISION:	
WEST GUNNISON	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,725 sq ft
BASEMENT:	
GARAGE:	Built In: 435 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R013212	2020	619	3255-120-07-014

PROPERTY OWNER	LEGAL DESCRIPTION
MARSHALL EARL PO BOX 3963 CRESTED BUTTE, CO 81224-3700	PART OF LOT 12 SLATE RIVER ESTATES #647073

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		636,410	812,040	+175,630
	TOTALS	$636,410	$812,040	+$175,630

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.65

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	

SUBDIVISION:	
SLATE RIVER ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2000
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,589 sq ft
BASEMENT:	
GARAGE:	Built In: 1,300 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005021	2020	500	3177-234-07-012

PROPERTY OWNER	LEGAL DESCRIPTION
MARTIN JAMES H III PO BOX 25216 SJO736 MIAMI, FL 33102-5216	LOT 13 CHALET VILLAGE 10 B680 P460

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	621,810	594,510	-27,300
TOTALS	$621,810	$594,510	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
ADJACENT TO PROTECTED OPEN SPACE	
SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1990
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,011 sq ft
BASEMENT:	
GARAGE:	Attached: 323 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R012816	2020	606	3177-280-03-006

PROPERTY OWNER	LEGAL DESCRIPTION
MARTIN JIM AND ELLEN LIVING TRUST C/O JIMMIE DEE MARTIN JR & ELLEN BARBARA MARTIN TRUSTEES PO BOX 1087 CRESTED BUTTE, CO 81224-1087	LOT 7 ALPINE MEADOWS SUBD B774 P43 #650354

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		2,076,600	2,358,590	+281,990
	TOTALS	$2,076,600	$2,358,590	+$281,990

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	2.32

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:
ALPINE MEADOWS SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	3,570 sq ft
BASEMENT:	Minimal Finish: 625 sq ft
GARAGE:	Basement: 841 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031563	2020	200	3177-344-01-008

PROPERTY OWNER	LEGAL DESCRIPTION
MARTIN MARCUS A 522 HIGHLAND AVE BOULDER, CO 80302-4720	LOT 8 KAPUSHION ADDITION #2 #649595

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		678,980	2,011,060	+1,332,080
	TOTALS	$678,980	$2,011,060	+$1,332,080

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.19

ELECTRICITY:	TO SITE
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE
OVER SIZED LOT
CURBS AND OR GUTTER

SUBDIVISION:	
KAPUSHION ADDITION #2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	3,199 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007644	2020	601	3517-220-12-002

PROPERTY OWNER	LEGAL DESCRIPTION
MASMJS LLC PO BOX 339 ALMONT, CO 81210-0339	THREE RIVERS SUBDIVISION REMAINDER PLAT #506063 #660062 (EXCEPT THREE RIVERS RESORT CONDOS PHASE 1, 2, 3, 4A, & 5, PLAT #585249 #592681)

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	1,799,780	1,815,380	+15,600
Residential	452,950	452,950	0
TOTALS	$2,252,730	$2,268,330	+$15,600

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Manufctrd.Housng Prk-Land	Residential	
Multi-Use(3 Or More)-Land	Commercial	20.31
Single Fam.Res.-Land	Residential	10.94

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
WATER INFLUENCE	
SUBDIVISION:	
THREE RIVERS RESORT SUBD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Res With Commercial
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Below Average
EFFECTIVE YEAR BUILT:	1975
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	406 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	20
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042642	2020	619	3257-074-14-008

PROPERTY OWNER	LEGAL DESCRIPTION
MASON LORI JEAN PO BOX 26 CRESTED BUTTE, CO 81224-0026	LOT M3-9 BUCKHORN RANCH FILING 2B #654758

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		19,620	56,250	+36,630
	TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R013369	2020	606	3257-273-02-003

PROPERTY OWNER	LEGAL DESCRIPTION
MASON ROLAND A PO BOX 2465 CRESTED BUTTE, CO 81224-2465	LOT 5 ALLEN HOME SITES #609338 #660308 #660631

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		373,140	620,320	+247,180
	TOTALS	$373,140	$620,320	+$247,180

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.93

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	SPRING INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
ALLEN HOME SITES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2015
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	3,517 sq ft
BASEMENT:	
GARAGE:	Detached Fair: 1,260 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R024691	2020	602	3981-000-00-015

PROPERTY OWNER	LEGAL DESCRIPTION
MASSEY STEVEN W 2680 S ZURICH CT DENVER, CO 80219-5658	34 ACRES IN LOT 13 (S2NE4) & SE4 SEC 6, 48N3W B762 P389 #527309

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	1,790	0	-1,790
Residential	177,390	241,960	+64,570
TOTALS	$179,180	$241,960	+$62,780

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	34.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL GOVT MAINTAINED

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
BASIC FENCING	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Purged Mobile Home
BUILDING DESCRIPTION:	28 Wide Permanent
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2001
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,654 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045092	2020	615	3257-211-02-021

PROPERTY OWNER	LEGAL DESCRIPTION
MAUDSLEY JOHN C PO BOX 3872 CRESTED BUTTE, CO 81224-3872	LOT 7 BLK 27 CRESTED BUTTE SOUTH FILING 4 #647945 #651877

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		121,590	565,710	+444,120
	TOTALS	$121,590	$565,710	+$444,120

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.34

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,575 sq ft
BASEMENT:	
GARAGE:	Basement: 956 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014552	2020	609	4045-320-00-012

PROPERTY OWNER	LEGAL DESCRIPTION
MAYER TINA PO BOX 176 CIMARRON, CO 81403-4660	10.661 AC IN E2NW4SW4 & W2NE4SW4 SEC 32 47N6W (LOT 1 ERGOTT INTRAFAMILY SUBD) #643595

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	7,440	7,440	0
Residential	251,030	186,640	-64,390
TOTALS	$258,470	$194,080	-$64,390

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Res Land Not Integral To Ag Ops	Residential	2.00
Grazing Land	Agricultural	8.66

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
RETAINING WALLS

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Salvage
EFFECTIVE YEAR BUILT:	1977
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,280 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	6

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040368	2020	616	3255-010-12-004

PROPERTY OWNER	LEGAL DESCRIPTION
MCCARTHY JOHN F JR 3316 PRINCETON AVE DALLAS, TX 75205-3314	UNIT 9, THE LINKS AT SKYLAND, THE LINKS VILLAS, A COMMON INTEREST COMMUNITY PHASE III & IV #606630

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	724,260	790,090	+65,830
TOTALS	$724,260	$790,090	+$65,830

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.04

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
SKYLAND INITIAL & 2ND FILINGS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,522 sq ft
BASEMENT:	Walkout: 801 sq ft
GARAGE:	Built In: 324 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042425	2020	100	3701-353-52-005

PROPERTY OWNER	LEGAL DESCRIPTION
MCCARTY DANIEL J 107 EMERALD LN GUNNISON, CO 81230-2747	LOT 3 RAINBOW MEADOWS ESTATES FILING 2 #659006

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	202,770	338,040	+135,270
TOTALS	$202,770	$338,040	+$135,270

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.20

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
CURBS AND OR GUTTER	
SUBDIVISION:	
RAINBOW MEADOWS ESTATES FILING NO 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,679 sq ft
BASEMENT:	
GARAGE:	Built In: 312 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011906	2020	602	4051-300-01-024

PROPERTY OWNER	LEGAL DESCRIPTION
MCCLAIN DARYL 406 SADDLE CT GRAND JUNCTION, CO 81507-3309	LOT 5 BLUE MESA SUBD 1 #630753

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		172,490	256,350	+83,860
	TOTALS	$172,490	$256,350	+$83,860

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	2.10

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
LIMITED OR BELOW AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	
BLUE MESA SUBDIVISION 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	1,121 sq ft
BASEMENT:	Minimal Finish: 385 sq ft
GARAGE:	Basement: 431 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R009493	2020	601	3519-000-00-132

PROPERTY OWNER	LEGAL DESCRIPTION
MCDONALD JOHN GEORGE PO BOX 3484 FRISCO, CO 80443-3484	SE4NE4. N2N2NE4SE4. SEC 32 51N2E ORIGINAL SURVEY 50 ACRES #498569

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	3,310	3,310	0
Residential	349,080	349,080	0
TOTALS	$352,390	$352,390	$0

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	48.00
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	NO
SEWER:	
WATER:	SPRING INSTALLED
SITE ACCESS:	SEASONAL
OTHER ATTRIBUTES:	
SUBDIVISION:	
GUNNISON HIGHLANDS NORTH	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2009
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,515 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042710	2020	619	3257-080-05-005

PROPERTY OWNER	LEGAL DESCRIPTION
MCDOWELL HEATHER PO BOX 1512 CRESTED BUTTE, CO 81224-1512	LOT 23 BUCKHORN RANCH FILING 2B #652966

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.70

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043233	2020	503	3177-244-01-004

PROPERTY OWNER	LEGAL DESCRIPTION
MCFT HOLDINGS LLC 3720 MILLBANK THE COLONY, TX 75056-6574	LOT D13 PROSPECT AT MT CB PHASE 2 #651509

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	585,670	+585,670
Vacant Land	414,450	0	-414,450
TOTALS	$414,450	$585,670	+$171,220

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.05

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
SKI IN AND SKI OUT

SUBDIVISION:	
PROSPECT AT MT CB PHASE 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	2,097 sq ft
BASEMENT:	Walkout: 715 sq ft
	Minimal Finish: 176 sq ft
GARAGE:	Basement: 565 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072858	2020	601	3699-190-05-002

PROPERTY OWNER	LEGAL DESCRIPTION
MCGUINNESS DAVID CHARLES 2375 COUNTY ROAD 10 GUNNISON, CO 81230-9607	LOT 2 MCGUINNESS SUBDIVISION PLAT #651308

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	52,750	70,200	+17,450
TOTALS	$52,750	$70,200	+$17,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.01

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	

SUBDIVISION:	
MCGUINNESS SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072859	2020	601	3699-190-05-003

PROPERTY OWNER	LEGAL DESCRIPTION
MCGUINNESS TINA 2249 COUNTY ROAD 10 GUNNISON, CO 81230-9607	LOT 3 MCGUINNESS SUBDIVISION #656524

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		144,180	366,100	+221,920
	TOTALS	$144,180	$366,100	+$221,920

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.08

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
MCGUINNESS SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,600 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073180	2020	615	3257-272-57-001

PROPERTY OWNER	LEGAL DESCRIPTION
MCHASKELL PROPERTIES LLC 32 BRACKENBURY ST CRESTED BUTTE, CO 81224-9745	UNIT 1 DOUBLE TOP CONDOMINIUMS PLAT #663093 #652540

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	78,950	+78,950
TOTALS	$0	$78,950	+$78,950

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Office Building
BUILDING DESCRIPTION:	Office Building
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	328 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
DOUBLE TOP CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073181	2020	615	3257-272-57-002

PROPERTY OWNER	LEGAL DESCRIPTION
MCHASKELL PROPERTIES LLC 32 BRACKENBURY ST CRESTED BUTTE, CO 81224-9745	UNIT 2 DOUBLE TOP CONDOMINIUMS PLAT #663093 #652540

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		0	51,130	+51,130
	TOTALS	$0	$51,130	+$51,130

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Office Building
BUILDING DESCRIPTION:	Office Building
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	189 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
DOUBLE TOP CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073183	2020	615	3257-272-57-004

PROPERTY OWNER	LEGAL DESCRIPTION
MCHASKELL PROPERTIES LLC 32 BRACKENBURY ST CRESTED BUTTE, CO 81224-9745	UNIT 4 DOUBLE TOP CONDOMINIUMS PLAT #663093 #652540

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		0	200,310	+200,310
	TOTALS	$0	$200,310	+$200,310

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	- Manufacturing Utility Bldg
BUILDING DESCRIPTION:	- Manufacturing Utility Bldg
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	811 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
PIONEER PLAZA COMMERCIAL TOWNHOMES	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073184	2020	615	3257-272-57-005

PROPERTY OWNER	LEGAL DESCRIPTION
MCHASKELL PROPERTIES LLC 32 BRACKENBURY ST CRESTED BUTTE, CO 81224-9745	UNIT 5 DOUBLE TOP CONDOMINIUMS PLAT #663093 #652540

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		0	163,960	+163,960
	TOTALS	$0	$163,960	+$163,960

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Condominium Unit
BUILDING DESCRIPTION:	Condo <= 3 Stories
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	866 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
DOUBLE TOP CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073185	2020	615	3257-272-57-006

PROPERTY OWNER	LEGAL DESCRIPTION
MCHASKELL PROPERTIES LLC 32 BRACKENBURY ST CRESTED BUTTE, CO 81224-9745	UNIT 6 DOUBLE TOP CONDOMINIUMS PLAT #663093 #652540

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		0	136,870	+136,870
	TOTALS	$0	$136,870	+$136,870

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Condominium Unit
BUILDING DESCRIPTION:	Condo <= 3 Stories
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	866 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
DOUBLE TOP CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072540	2020	606	3177-353-01-007

PROPERTY OWNER	LEGAL DESCRIPTION
MCLEAN R BRUCE 2820 31ST ST NW WASHINGTON, DC 20008-3523	LOT 5 APERTURE #656407

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	264,240	272,320	+8,080
TOTALS	$264,240	$272,320	+$8,080

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.73

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
APERTURE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043429	2020	601	3701-240-13-035

PROPERTY OWNER	LEGAL DESCRIPTION
MEEUWSEN JAMES W 396 KOKANEE CT GUNNISON, CO 81230-9650	LOT 35 RIVERWALK ESTATES #651226

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		149,810	638,600	+488,790
	TOTALS	$149,810	$638,600	+$488,790

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.26

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
WATER INFLUENCE
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Ranch
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,869 sq ft
BASEMENT:	
GARAGE:	Attached: 676 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043286	2020	619	3257-074-15-021

PROPERTY OWNER	LEGAL DESCRIPTION
MEINZER BRUCE PO BOX 2051 CRESTED BUTTE, CO 81224	LOT M3-17 BUCKHORN RANCH FILING 2B #552190

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		19,620	56,250	+36,630
	TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R027081	2020	615	3257-223-04-058

PROPERTY OWNER	LEGAL DESCRIPTION
MELEAR GREGORY PO BOX 4344 CRESTED BUTTE, CO 81224-3716	LOT 9 BLK 23 CRESTED BUTTE SOUTH FILING 3 #646513

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	135,810	637,040	+501,230
TOTALS	$135,810	$637,040	+$501,230

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.37

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
STEEP SLOPE GREATER THAN 45 DEG
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	2,248 sq ft
BASEMENT:	Walkout: 881 sq ft
GARAGE:	Basement: 665 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R044075	2020	619	3255-120-34-003

PROPERTY OWNER	LEGAL DESCRIPTION
MENEFEE DAVID 2845 N VINE ST DENVER, CO 80205-4633	LOT S47 LARKSPUR AMENDED #656481

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	65,890	+65,890
Vacant Land	170,000	170,000	0
TOTALS	$170,000	$235,890	+$65,890

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.38

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
CUL DE SAC
ON BUSY STREET
WATER INFLUENCE

SUBDIVISION:	
LARKSPUR SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	1,686 sq ft
BASEMENT:	
GARAGE:	Attached: 754 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042644	2020	619	3257-074-15-001

PROPERTY OWNER	LEGAL DESCRIPTION
MENGES CHRIS 333 PAEPCKE DR UNIT 202 ASPEN, CO 81611-6139	LOT M3-26 BUCKHORN RANCH FILING 2B #653520

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	23,550	67,500	+43,950
TOTALS	$23,550	$67,500	+$43,950

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
ON BUSY STREET

SUBDIVISION: BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042506	2020	619	3257-070-11-012

PROPERTY OWNER	LEGAL DESCRIPTION
MERRIGAN SARE E 4295 EASLEY RD GOLDEN, CO 80403-1655	LOT 86 BUCKHORN RANCH FILING 2B #654851

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		16,470	47,200	+30,730
	TOTALS	$16,470	$47,200	+$30,730

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.46

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
OUTSIDE INFLUENCE
STREAM DRAINAGE DITCH

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011241	2020	602	3981-000-00-042

PROPERTY OWNER	LEGAL DESCRIPTION
MESA VALLEY GROUP INC 1800 S SHERIDAN BLVD STE 307 DENVER, CO 80232-8028	NE4NE4 SEC 16 48N3W 40 ACRES #508240

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	2,110	0	-2,110
Vacant Land	0	82,970	+82,970
TOTALS	$2,110	$82,970	+$80,860

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
35 Ac To L/T 100 Ac	Vacant	40.00

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	UNIMPROVED DIRT ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026488	2020	602	3981-000-00-032

PROPERTY OWNER	LEGAL DESCRIPTION
MESA VALLEY GROUP INC 1800 S SHERIDAN BLVD STE 307 DENVER, CO 80232-8028	THAT PART OF NW4SE4 SEC 8 LYING NORTH OF CR 26 48N3W #642516

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	580	0	-580
Vacant Land	0	60,710	+60,710
TOTALS	$580	$60,710	+$60,130

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
35 Ac To L/T 100 Ac	Vacant	38.90

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042539	2020	619	3257-070-16-002

PROPERTY OWNER	LEGAL DESCRIPTION
MIKESELL IRREVOCABLE FAMILY INVESTMENT TRUST 18000 W 119TH ST S CLEARWATER, KS 67026-8023	LOT 24 BUCKHORN RANCH FILING 2B #660907

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.68

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073056	2020	100	3787-012-26-009

PROPERTY OWNER	LEGAL DESCRIPTION
MILES HARRY F 307 S WISCONSIN ST GUNNISON, CO 81230	LOTS 19-21 BLK 140 WEST GUNNISON #543691

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		266,310	445,940	+179,630
	TOTALS	$266,310	$445,940	+$179,630

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.22

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
PAVED OR CONCRETE DRIVEWAY
CURBS AND OR GUTTER

SUBDIVISION:	
WEST GUNNISON	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Ranch
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1984
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,009 sq ft
BASEMENT:	Non Conforming: 900 sq ft
GARAGE:	Attached: 671 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073069	2020	100	3787-021-78-003

PROPERTY OWNER	LEGAL DESCRIPTION
MILLER BRANDON 214 S 10TH ST UNIT B GUNNISON, CO 81230-3446	UNIT B TIMBER TOWNHOMES #660039

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	41,640	296,960	+255,320
TOTALS	$41,640	$296,960	+$255,320

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
CURBS AND OR GUTTER	
SUBDIVISION:	
TIMBER TOWNHOMES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,725 sq ft
BASEMENT:	
GARAGE:	Built In: 435 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003868	2020	300	3691-091-42-004

PROPERTY OWNER	LEGAL DESCRIPTION
MILLER DONALD WAYNE 22735 ROBIN WAY GRAND TERRACE, CA 92313-6138	LOTS 14-16 BLK 29 PITKIN B391 P209 B696 P578

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	93,250	234,180	+140,930
Residential	188,350	188,350	0
TOTALS	$281,600	$422,530	+$140,930

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.16
Merchandising-Land	Commercial	0.05

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
PITKIN (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1964
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,514 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026232	2020	500	3177-234-07-042

PROPERTY OWNER	LEGAL DESCRIPTION
MILLER JAMES R 2871 HEINZ RD STE B IOWA CITY, IA 52240-8198	LOT 9 CHALET VILLAGE 10 #548129

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	1,262,130	1,234,830	-27,300
TOTALS	$1,262,130	$1,234,830	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.35

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2003
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,391 sq ft
BASEMENT:	Walkout: 1,078 sq ft
	Minimal Finish: 463 sq ft
GARAGE:	Attached: 564 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R016213	2020	801	3987-000-00-008

PROPERTY OWNER	LEGAL DESCRIPTION
MILLER RAYMOND PO BOX 62 CIMARRON, CO 81220-0062	20 ACRES IN N2. SEC 24 48N6W #647650

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	270	270	0
Residential	196,560	205,490	+8,930
TOTALS	$196,830	$205,760	+$8,930

ONE OF YOUR BUILDINGS WAS PREVIOUSLY OMITTED FROM THE TAX ROLL

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Res Land Not Integral To Ag Ops	Residential	2.00
Grazing Land	Agricultural	18.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
IMPROVED DIRT OR GRAVEL DRIVEWAY
BASIC FENCING

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1975
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,186 sq ft
BASEMENT:	
GARAGE:	Detached Average: 360 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R008287	2020	601	3691-080-00-001

PROPERTY OWNER	LEGAL DESCRIPTION
MILLER SAMUEL J 7598 AVENUE 272 VISALIA, CA 93277-9456	SANTIAGO NO 4, SURVEY #13950 QUARTZ CREEK SUBD #636822

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		279,200	289,830	+10,630
	TOTALS	$279,200	$289,830	+$10,630

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	10.33

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	STORAGE TANK
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
QUARTZ CREEK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1995
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,195 sq ft
BASEMENT:	
GARAGE:	Detached Average: 319 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031254	2020	615	3257-281-12-008

PROPERTY OWNER	LEGAL DESCRIPTION
MILLER WILLIAM H III PO BOX 1944 CRESTED BUTTE, CO 81224-1944	LOT 3 BLK 1 RIVER RIM SUB #652799

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		198,180	863,580	+665,400
	TOTALS	$198,180	$863,580	+$665,400

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.41

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
RIVER RIM SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,643 sq ft
BASEMENT:	
GARAGE:	Built In: 808 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031570	2020	200	3177-344-02-015

PROPERTY OWNER	LEGAL DESCRIPTION
MILLER WILLIAM III 5350 S ROSLYN ST STE 350 GREENWOOD VILLAGE, CO 80111-2147	LOT 15 KAPUSHION SUBDIVISION #639616

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	1,972,060	2,434,020	+461,960
TOTALS	$1,972,060	$2,434,020	+$461,960

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.18

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
CUL DE SAC	
OVER SIZED LOT	
SUBDIVISION:	
KAPUSHION ADDITION #2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,656 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042745	2020	601	3701-000-05-009

PROPERTY OWNER	LEGAL DESCRIPTION
MILLS JASON P 1515 HORSE RIVER RANCH DR GUNNISON, CO 81230-9459	LOT 10 HORSE RIVER RANCH SUBD #649664

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	12,410	12,410	0
Residential	147,130	371,440	+224,310
TOTALS	$159,540	$383,850	+$224,310

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Meadow Hay Land	Agricultural	33.05
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
SOUTHERN EXPOSURE

SUBDIVISION:	
HORSE RIVER RANCH	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Ranch
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	3,580 sq ft
BASEMENT:	
GARAGE:	Detached Average: 1,516 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007879	2020	601	3695-261-00-002

PROPERTY OWNER	LEGAL DESCRIPTION
MIRAMON BRETT MATTHEW 260 COUNTY ROAD 771 OHIO CITY, CO 81237-9709	0.95A IN TRACT 48 SEC 26 50N3E (AKA PART OF BLK 5 OHIO CITY) #636324

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	137,780	150,420	+12,640
TOTALS	$137,780	$150,420	+$12,640

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.95

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
LIMITED OR BELOW AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Purged Mobile Home
BUILDING DESCRIPTION:	28 Wide Permanent
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1979
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,375 sq ft
BASEMENT:	
GARAGE:	Detached Average: 720 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043962	2020	501	3177-261-38-017

PROPERTY OWNER	LEGAL DESCRIPTION
MITCHELL JOHN PO BOX 4264 EAGLE, CO 81631-4264	UNIT 124 GRAND LODGE CRESTED BUTTE RESORT II CONDOS #654322

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	45,130	0	-45,130
Residential	0	136,750	+136,750
TOTALS	$45,130	$136,750	+$91,620

YOUR CONDO HOTEL UNIT HAS BEEN RECLASSIFIED AS REDIENTIAL

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Condominium Unit
BUILDING DESCRIPTION:	Condo > 3 Stories
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2000
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	740 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
GRAND LODGE CRESTED BUTTE RESORT II CONDOS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040573	2020	616	3255-010-13-074

PROPERTY OWNER	LEGAL DESCRIPTION
MITCHELL THOMAS PO BOX 3707 CRESTED BUTTE, CO 81224-3707	LOT S-110 SKYLAND THIRD FILING PHASE I #648215

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		828,900	1,376,550	+547,650
	TOTALS	$828,900	$1,376,550	+$547,650

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.38

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CUL DE SAC
ON GOLF COURSE
SOUTHERN EXPOSURE

SUBDIVISION:
SKYLAND THIRD FILING PHASE I

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	3,086 sq ft
BASEMENT:	
GARAGE:	Built In: 878 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073172	2020	200	3255-031-56-020

PROPERTY OWNER	LEGAL DESCRIPTION
MML HOLDINGS LLC PO BOX 786 CRESTED BUTTE, CO 81224-0786	UNIT D BIG MINE PARK CONDOMINIUMS PLAT #662210 #664820

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	97,500	+97,500
TOTALS	$0	$97,500	+$97,500

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
UNDER SIZED LOT	

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Fast Food Restaurant
BUILDING DESCRIPTION:	Fast Food Restaurant
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1977
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	501 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	
BIG MINE PARK CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073171	2020	200	3255-031-56-019

PROPERTY OWNER	LEGAL DESCRIPTION
MML HOLDINGS LLC PO BOX 786 CRESTED BUTTE, CO 81224-0786	UNIT C BIG MINE PARK CONDOMINIUMS PLAT #662210 #664820

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	82,500	+82,500
TOTALS	$0	$82,500	+$82,500

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
UNDER SIZED LOT	
SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Condominium Unit
BUILDING DESCRIPTION:	Condo <= 3 Stories
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1977
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	402 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
BIG MINE PARK CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073079	2020	100	3701-362-44-004

PROPERTY OWNER	LEGAL DESCRIPTION
MOCHULSKY RICHARD KENNETH 402 PALLADIAN BLVD SOUTHLAKE, TX 76092-1291	UNIT 72B VAN TUYL TOWNHOMES BLDG 72 #659694

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	51,140	195,470	+144,330
TOTALS	$51,140	$195,470	+$144,330

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.01

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
CURBS AND OR GUTTER

SUBDIVISION:	
VANTUYL VILLAGE SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	576 sq ft
BASEMENT:	
GARAGE:	Built In: 288 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042666	2020	619	3257-074-16-006

PROPERTY OWNER	LEGAL DESCRIPTION
MOEBIUS DANIEL ALEXANDER PO BOX 4065 CRESTED BUTTE, CO 81224-3709	LOT M3-42 BUCKHORN RANCH FILING 2B #653558

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042511	2020	619	3257-070-11-017

PROPERTY OWNER	LEGAL DESCRIPTION
MOORE THOMAS 802 KESTREL CT BASALT, CO 81621-9294	LOT 91 BUCKHORN RANCH FILING 2B #658167

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		49,400	141,600	+92,200
	TOTALS	$49,400	$141,600	+$92,200

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.55

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

OVER SIZED LOT

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042663	2020	619	3257-074-16-003

PROPERTY OWNER	LEGAL DESCRIPTION
MOORE THOMAS 802 KESTREL CT BASALT, CO 81621-9294	LOT M3-41 BUCKHORN RANCH FILING 2B #658166

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		26,490	75,940	+49,450
	TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.16

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014615	2020	609	4251-050-02-024

PROPERTY OWNER	LEGAL DESCRIPTION
MOORE W RICHARD TRUST 20501 TULIP CIR MONTROSE, CO 81403-7770	LOT 20 BEARCLAW SUBD #621749

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		154,680	201,480	+46,800
	TOTALS	$154,680	$201,480	+$46,800

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	5.63

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	SPRING INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

TYPICAL OR AVERAGE VIEWS

SUBDIVISION:

BEARCLAW SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Summer SFR
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1985
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	811 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072732	2020	615	3257-214-02-073

PROPERTY OWNER	LEGAL DESCRIPTION
MORAIS JESSICA PO BOX 621 CRESTED BUTTE, CO 81224-0621	LOT 14 BLK 24 CRESTED BUTTE SOUTH FILING 3 #652726

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	281,790	+281,790
Vacant Land	72,240	0	-72,240
TOTALS	$72,240	$281,790	+$209,550

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.35

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	1,400 sq ft
BASEMENT:	
GARAGE:	Built In: 200 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042662	2020	619	3257-074-16-002

PROPERTY OWNER	LEGAL DESCRIPTION
MORAN JOHN 716 S TEJON AVE PUEBLO WEST, CO 81007-3288	LOT M3-40 BUCKHORN RANCH FILING 2B #653598

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	167,750	+167,750
Vacant Land	23,550	0	-23,550
TOTALS	$23,550	$167,750	+$144,200

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.16

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ON BUSY STREET	

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	2,587 sq ft
BASEMENT:	Walkout: 1,044 sq ft
GARAGE:	Basement: 592 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042503	2020	619	3257-070-11-009

PROPERTY OWNER	LEGAL DESCRIPTION
MORDECAI BRIAN 10781 E 28TH PL DENVER, CO 80238-3222	LOT 83 BUCKHORN RANCH FILING 2B #653794

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		30,870	88,500	+57,630
	TOTALS	$30,870	$88,500	+$57,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.36

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ENCROACHING EASEMENT
STREAM DRAINAGE DITCH

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R009321	2020	601	3695-252-03-010

PROPERTY OWNER	LEGAL DESCRIPTION
MORGAN ALAN K 6200 N COUNTY ROAD 1246 MIDLAND, TX 79707-9727	LOT 12 BIG HORN SUBD #618625

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	73,600	80,460	+6,860
TOTALS	$73,600	$80,460	+$6,860

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.35

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
WATER INFLUENCE

SUBDIVISION:	
BIG HORN SUBD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Storage Improvements On Vacant Land
BUILDING DESCRIPTION:	Storage Improvements On Vacant Land
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	25%

ABOVE GRADE LIVING AREA:	384 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042606	2020	619	3257-074-10-005

PROPERTY OWNER	LEGAL DESCRIPTION
MRAULE ERIKKA PO BOX 2822 CRESTED BUTTE, CO 81224-2822	LOT M2-70 BUCKHORN RANCH FILING 2B #654765

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.16

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014618	2020	609	4251-050-02-023

PROPERTY OWNER	LEGAL DESCRIPTION
MRAULE THOMAS R 62716 HIGHWAY 90 MONTROSE, CO 81403-7880	LOT 28 BEARCLAW SUBD #506847 #656986

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		243,310	282,580	+39,270
	TOTALS	$243,310	$282,580	+$39,270

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	5.06

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	

SUBDIVISION:	
BEARCLAW SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Summer SFR
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1992
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,342 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043686	2020	503	3177-244-02-010

PROPERTY OWNER	LEGAL DESCRIPTION
MT CB PROPERTIES LLC C/O STEVE TRIPPE PO BOX 706 TRAVERSE CITY, MI 49685-0706	LOT E33 PROSPECT AT MT CB PHASE 4 PLAT #580614

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	141,700	148,060	+6,360
TOTALS	$141,700	$148,060	+$6,360

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Pud Lots	Vacant	0.94

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
PROSPECT AT MT CB PHASE 4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R010408	2020	601	3787-031-04-012

PROPERTY OWNER	LEGAL DESCRIPTION
MUGGLESTONE JON D 98 BUENA VISTA DR GUNNISON, CO 81230-8741	LOT 3 GUNNISON HEIGHTS SUBD #585562

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		359,030	365,170	+6,140
	TOTALS	$359,030	$365,170	+$6,140

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.46

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	

SUBDIVISION:	
GUNNISON HEIGHTS SUBD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2009
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,725 sq ft
BASEMENT:	
GARAGE:	Attached: 463 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R012788	2020	606	3177-273-00-012

PROPERTY OWNER	LEGAL DESCRIPTION
MULLER ANTHONY 6155 E HORSESHOE RD PARADISE VALLEY, AZ 85253-2264	1A IN SW4SW4. SEC 27 13S86W B455 P465 B494 P239

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	161,900	0	-161,900
Vacant Land	0	110,400	+110,400
TOTALS	$161,900	$110,400	-$51,500

THIS VALUE REFLECTS A CHANGE FROM RESIDENTIAL IMPROVED PROPERTY TO VACANT LAND

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
1 Ac To L/T 5 Ac	Vacant	1.00

ELECTRICITY:	INSTALLED
SEWER:	
WATER:	WELL INSTALLED
SITE ACCESS:	NO VEHICULAR ACCESS WITH PROXIMITY TO ROAD
OTHER ATTRIBUTES:	
WATER INFLUENCE	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042820	2020	616	3255-010-17-001

PROPERTY OWNER	LEGAL DESCRIPTION
MURRAY MICHAEL E AND PEGGY L REVOCABLE INTER VIVOS TRUST 2504 E 66TH CT TULSA, OK 74136-1232	UNIT 10 THE LINKS AT SKYLAND, THE LINKS VILLAS PHASE VI #660895

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		908,060	992,260	+84,200
	TOTALS	$908,060	$992,260	+$84,200

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.29

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
PAVED OR CONCRETE DRIVEWAY	

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2003
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,067 sq ft
BASEMENT:	Walkout: 581 sq ft
GARAGE:	Basement: 532 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	
LINKS AT SKYLAND, THE LINKS VILLAS PH VI	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005037	2020	500	3177-234-07-029

PROPERTY OWNER	LEGAL DESCRIPTION
NARAYANA RAJIV PO BOX 4185 CRESTED BUTTE, CO 81224-3715	LOT 27 CHALET VILLAGE 10 #593204

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	875,260	847,960	-27,300
TOTALS	$875,260	$847,960	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	

ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:	

CHALET VILLAGE ADDN 10 (MT CB)

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2007
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,622 sq ft
BASEMENT:	
GARAGE:	Built In: 636 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030822	2020	703	2919-000-00-016

PROPERTY OWNER	LEGAL DESCRIPTION
NELSEN GARY V PO BOX 1761 CARBONDALE, CO 81623-4761	1.35A TRACT IN BEAVER PLACER #5902, MUDDY MD SEC 19 11S89W #657391 #657392

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	112,090	123,080	+10,990
TOTALS	$112,090	$123,080	+$10,990

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.35

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Modular
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2013
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,773 sq ft
BASEMENT:	
GARAGE:	Detached Average: 300 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R001147	2020	100	3701-354-04-002

PROPERTY OWNER	LEGAL DESCRIPTION
NELSON BRANDON KENNETH 7114 E CONTINENTAL MOUNTAIN DR CAVE CREEK, AZ 85331-7613	LOTS 5,6 BLK 97 WEST GUNNISON AND LOTS 1-4 BLK A GILLS ADDN AND 10'X 125' ADJ TR TO LOT 4 BLK A GILLS AND LOT 5 BLK 97 WEST GUNN #640910

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		560,380	642,410	+82,030
	TOTALS	$560,380	$642,410	+$82,030

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Dup/Triplexes-Land	Residential	0.34
Single Fam.Res.-Land	Residential	0.09

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
CURBS AND OR GUTTER

SUBDIVISION:	
GILL'S ADDITION (GUNNISON)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Duplex
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,400 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	4
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072792	2020	200	3255-031-31-023

PROPERTY OWNER	LEGAL DESCRIPTION
NELSON CAILIN 5050 3RD ST BOULDER, CO 80304-4757	TRACT 2 JACKSON SUBDIVISION PLAT #650699 #663052

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	587,730	622,310	+34,580
TOTALS	$587,730	$622,310	+$34,580

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.13

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CURBS AND OR GUTTER	
SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030471	2020	601	3437-000-01-034

PROPERTY OWNER	LEGAL DESCRIPTION
NELSON MATTHEW PO BOX 2414 TEMECULA, CA 92593-2414	LOT 22 STAR MOUNTAIN RANCH SUB #649969

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	2,540	2,400	-140
Residential	0	245,010	+245,010
TOTALS	$2,540	$247,410	+$244,870

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	34.87
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
SUBDIVISION:	
STAR MOUNTAIN RANCH SUBD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	25%
ABOVE GRADE LIVING AREA:	2,510 sq ft
BASEMENT:	
GARAGE:	Attached: 1,284 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R044116	2020	619	3255-120-34-044

PROPERTY OWNER	LEGAL DESCRIPTION
NICHOLS JOHN B 86 MULLIGAN DR CRESTED BUTTE, CO 81224-9623	LOT S31 LARKSPUR SUBDIVISION #625365

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,065,520	1,068,810	+3,290
	TOTALS	$1,065,520	$1,068,810	+$3,290

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.28

ELECTRICITY:	TO SITE
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
PAVED OR CONCRETE DRIVEWAY
CURBS AND OR GUTTER

SUBDIVISION:	
LARKSPUR SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,544 sq ft
BASEMENT:	
GARAGE:	Built In: 818 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043413	2020	601	3701-240-13-019

PROPERTY OWNER	LEGAL DESCRIPTION
NIEDERER LISA 270 RIVERWALK DR GUNNISON, CO 81230-9431	LOT 19 RIVERWALK ESTATES #645249

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	722,380	681,200	-41,180
TOTALS	$722,380	$681,200	-$41,180

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.58

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
WATER INFLUENCE

SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,505 sq ft
BASEMENT:	
GARAGE:	Attached: 673 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073018	2020	602	4051-180-06-024

PROPERTY OWNER	LEGAL DESCRIPTION
NITSCHKE DANIEL BRUCE 29043 FM 429 TERRELL, TX 75161-0321	LOT 169 BLUE MESA SUBD UNIT 2 #657280

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		2,330	2,330	0
	TOTALS	$2,330	$2,330	$0

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	2.20

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
BLUE MESA SUBDIVISION 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R010027	2020	601	3701-223-05-019

PROPERTY OWNER	LEGAL DESCRIPTION
NOLAN RICHARD E PO BOX 1397 GUNNISON, CO 81230-1397	LOT 76 ANTELOPE HILLS MOBILE HOME SUBD B616 P835 #657686

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		57,760	15,700	-42,060
	TOTALS	$57,760	$15,700	-$42,060

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.19

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	
ANTELOPE HILLS MH PARK SUBD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Purged Mobile Home
BUILDING DESCRIPTION:	14 Wide Permanent
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1976
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	924 sq ft
BASEMENT:	
GARAGE:	Detached Average: 660 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042575	2020	619	3257-074-07-008

PROPERTY OWNER	LEGAL DESCRIPTION
NOONAN ROGER 1601 WASHINGTON AVE GOLDEN, CO 80401-1926	LOT M2-17 BUCKHORN RANCH FILING 2B #654324

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.13

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

TYPICAL OR AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042587	2020	619	3257-074-07-020

PROPERTY OWNER	LEGAL DESCRIPTION
NOWAK SARA W 10515 APPLEBROOK CIR HIGHLANDS RANCH, CO 80130-8943	LOT M2-47 BUCKHORN RANCH FILING 2B #657271 #659637

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		19,620	56,250	+36,630
	TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.12

ELECTRICITY:	TO SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033851	2020	615	3257-223-03-042

PROPERTY OWNER	LEGAL DESCRIPTION
O'CONNELL BRYNN PO BOX 2427 CRESTED BUTTE, CO 81224-2427	LOT 23 BLK 22 CRESTED BUTTE SOUTH FILING 4 #647559

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		126,790	583,600	+456,810
	TOTALS	$126,790	$583,600	+$456,810

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.33

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,023 sq ft
BASEMENT:	Walkout: 664 sq ft
GARAGE:	Attached: 425 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033839	2020	616	3255-010-10-003

PROPERTY OWNER	LEGAL DESCRIPTION
OCONNOR C B TRUST 10 ASHMERE CT DALLAS, TX 75225-2066	UNIT 6 THE LINKS VILLAS #660147

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		681,560	743,110	+61,550
	TOTALS	$681,560	$743,110	+$61,550

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
LINKS VILLAS (THE)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1997
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,817 sq ft
BASEMENT:	Walkout: 194 sq ft
GARAGE:	Basement: 805 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042499	2020	619	3257-070-11-005

PROPERTY OWNER	LEGAL DESCRIPTION
ODDO ROBERT A 2425 COUNTY ROAD 137 GLENWOOD SPRINGS, CO 81601-9769	LOT 79 BUCKHORN RANCH FILING 2B #653571

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		39,100	112,100	+73,000
	TOTALS	$39,100	$112,100	+$73,000

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.84

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

UNDER SIZED LOT

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R013370	2020	606	3257-273-02-004

PROPERTY OWNER	LEGAL DESCRIPTION
OFSTEDAHL ADAM JOHN 179 UPPER ALLEN RD CRESTED BUTTE, CO 81224-9647	LOT 6 ALLEN HOME SITES #635652

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		802,950	1,046,080	+243,130
	TOTALS	$802,950	$1,046,080	+$243,130

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.90

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	SPRING INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
ALLEN HOME SITES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2000
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	3,150 sq ft
BASEMENT:	
GARAGE:	Built In: 576 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071218	2020	100	3701-362-32-006

PROPERTY OWNER	LEGAL DESCRIPTION
OK GUNNISON LLC 1731 NIAGARA RD MONTROSE, CO 81401-5078	LOT 2 RE SUBDIVISION LOT 80 VANTUYL VILLAGE SUBD #660167

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	405,150	+405,150
Vacant Land	152,530	0	-152,530
TOTALS	$152,530	$405,150	+$252,620

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Offices-Land	Commercial	0.53

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

CURBS AND OR GUTTER

SUBDIVISION:

VANTUYL VILLAGE RE SUBDIVISION LOT 80

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Office
BUILDING DESCRIPTION:	Multi-Type
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	25%
ABOVE GRADE LIVING AREA:	3,077 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071216	2020	100	3701-362-32-004

PROPERTY OWNER	LEGAL DESCRIPTION
OK HOLDINGS LLC 1731 NIAGARA RD MONTROSE, CO 81401-5078	LOT 4 RE SUBDIVISION LOT 80 VANTUYL VILLAGE SUBD #652626

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	509,640	+509,640
Vacant Land	268,030	0	-268,030
TOTALS	$268,030	$509,640	+$241,610

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Spec.Purpose-Land	Commercial	1.19

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

CURBS AND OR GUTTER

SUBDIVISION:

VANTUYL VILLAGE RE SUBDIVISION LOT 80

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Bank
BUILDING DESCRIPTION:	Bank
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	25%
ABOVE GRADE LIVING AREA:	2,459 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R001692	2020	100	3701-363-32-014

PROPERTY OWNER	LEGAL DESCRIPTION
OL MINER STEAKHOUSE INC 139 N MAIN ST GUNNISON, CO 81230-2330	N 8FT LOT 21, ALL 22 BLK 21 ORIGINAL GUNNISON #633149

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		474,300	547,170	+72,870
	TOTALS	$474,300	$547,170	+$72,870

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Spec.Purpose-Land	Commercial	0.09

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SIDEWALK	
HIGHWAY INFLUENCE	

SUBDIVISION:	
GUNNISON ORIGINAL	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Restaurant
BUILDING DESCRIPTION:	Restaurant
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1982
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	4,956 sq ft
BASEMENT:	Minimal Finish: 1,416 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042514	2020	619	3257-070-11-020

PROPERTY OWNER	LEGAL DESCRIPTION
OLDEN JASON 3143 8TH ST BOULDER, CO 80304-2515	LOT 94 BUCKHORN RANCH FILING 2B #654144

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	49,400	141,600	+92,200
TOTALS	$49,400	$141,600	+$92,200

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.54

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
OVER SIZED LOT

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042515	2020	619	3257-070-11-021

PROPERTY OWNER	LEGAL DESCRIPTION
OLDEN JASON 3143 8TH ST BOULDER, CO 80304-2515	LOT 95 BUCKHORN RANCH FILING 2B #654144

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		49,400	141,600	+92,200
	TOTALS	$49,400	$141,600	+$92,200

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.53

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
OVER SIZED LOT

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R041193	2020	601	3427-074-19-004

PROPERTY OWNER	LEGAL DESCRIPTION
OLIVE DONALD PAUL 315 CAROL LN MIDLAND, TX 79705-3027	LOTS 2-5 BLK 20 & E2 OF N/S ALLEY ADJ TO WEST TINCUP #584906

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		380,970	410,110	+29,140
	TOTALS	$380,970	$410,110	+$29,140

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.26

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	
	SEASONAL GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
TINCUP (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2015
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,003 sq ft
BASEMENT:	
GARAGE:	Detached Average: 928 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042002	2020	503	3177-241-01-008

PROPERTY OWNER	LEGAL DESCRIPTION
ONEAL JANE M TRUST 17236 CORNERSTONE DR PARKER, CO 80134-9151	LOT C-4 PROSPECT AT MT CRESTED BUTTE PHASE 1 #652890

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	604,880	+604,880
Vacant Land	399,100	0	-399,100
TOTALS	$399,100	$604,880	+$205,780

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.40

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION: PROSPECT AT MT CB PHASE 1

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	2,580 sq ft
BASEMENT:	Walkout: 1,030 sq ft
GARAGE:	Basement: 705 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT: 1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043928	2020	619	3257-074-05-010

PROPERTY OWNER	LEGAL DESCRIPTION
ORAVECZ ANDREW WILLIAM 3311 SAGEWATER CT FORT COLLINS, CO 80528-9471	LOT M2-29 BUCKHORN RANCH FILING 2B #568971

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	30,410	87,190	+56,780
TOTALS	$30,410	$87,190	+$56,780

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.16

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
ADJACENT TO OPEN SPACE	

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043412	2020	601	3701-240-13-018

PROPERTY OWNER	LEGAL DESCRIPTION
OROS KENNETH J 345 KOKANEE CT GUNNISON, CO 81230-9650	LOT 18 RIVERWALK ESTATES #645699

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		230,630	636,010	+405,380
	TOTALS	$230,630	$636,010	+$405,380

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.28

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
WATER INFLUENCE

SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,986 sq ft
BASEMENT:	
GARAGE:	Attached: 511 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042707	2020	619	3257-080-05-002

PROPERTY OWNER	LEGAL DESCRIPTION
OSMUNDSON PAUL PO BOX 2689 CRESTED BUTTE, CO 81224-2689	LOT 20 BUCKHORN RANCH FILING 2B #660394

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.08

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
WATER INFLUENCE	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014667	2020	623	4047-010-05-002

PROPERTY OWNER	LEGAL DESCRIPTION
OVERMYER D MICHAEL PO BOX 94 CIMARRON, CO 81220-0094	LOT 10 BLK 8 ARROWHEAD FILING 2 #648886 #662353

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	296,010	368,680	+72,670
TOTALS	$296,010	$368,680	+$72,670

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
DRIVE WAY OFF MAIN ROAD
PANORAMIC VIEW LOT
UTILITIES
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
ARROWHEAD FILING 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,360 sq ft
BASEMENT:	Walkout: 800 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073178	2020	200	3255-031-78-019

PROPERTY OWNER	LEGAL DESCRIPTION
OWEN WHITEROCK LLC PO BOX 2177 CRESTED BUTTE, CO 81224-2177	TRACT 1 OWEN SUBDIVISION PLAT #661776 #488362 #609480

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		0	544,380	+544,380
	TOTALS	$0	$544,380	+$544,380

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.14

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
CURBS AND OR GUTTER

SUBDIVISION:	
OWEN SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Low
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1952
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	630 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072584	2020	100	3701-351-04-014

PROPERTY OWNER	LEGAL DESCRIPTION
OZYP KELLY JEAN 715 W SPENCER AVE GUNNISON, CO 81230-2528	LOTS 3-6 & S8.45' LOT 2 BLK 3 GILLS ADDN #659302

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		305,810	506,100	+200,290
	TOTALS	$305,810	$506,100	+$200,290

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.31

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
AVERAGE FENCING
CURBS AND OR GUTTER

SUBDIVISION:	
GILL'S ADDITION (GUNNISON)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,381 sq ft
BASEMENT:	
GARAGE:	Built In: 617 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042510	2020	619	3257-070-11-016

PROPERTY OWNER	LEGAL DESCRIPTION
PANKEY JOSEPH M PO BOX 745 CRESTED BUTTE, CO 81224-0745	LOT 90 BUCKHORN RANCH FILING 2B #649654

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	49,400	141,600	+92,200
TOTALS	$49,400	$141,600	+$92,200

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.55

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
OVER SIZED LOT

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R010419	2020	601	3787-034-00-007

PROPERTY OWNER	LEGAL DESCRIPTION
PARTCH EARL E 301 S 2ND ST GUNNISON, CO 81230-3700	.357 ACRES IN NE4SE4 SEC 3 49N1W B411 P187

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		45,700	60,560	+14,860
	TOTALS	$45,700	$60,560	+$14,860

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Less Than 1 Ac	Vacant	0.36

ELECTRICITY:	INSTALLED
SEWER:	
WATER:	
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Storage Improvements On Vacant Land
BUILDING DESCRIPTION:	Storage Improvements On Vacant Land
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1993
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,170 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042702	2020	619	3257-080-03-005

PROPERTY OWNER	LEGAL DESCRIPTION
PASKOSKI STEVEN 1028 SE 13TH TER FORT LAUDERDALE, FL 33316-1355	LOT 59 BUCKHORN RANCH FILING 2B #559283

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		46,220	132,500	+86,280
	TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.83

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071280	2020	601	3691-090-00-043

PROPERTY OWNER	LEGAL DESCRIPTION
PASSMORE JOHN 930 LUCIA DR PUNTA GORDA, FL 33950-6645	GLOUCESTER NO 4 SURVEY #15180 QUARTZ CREEK MD 50N4E #638182

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	281,100	+281,100
Vacant Land	14,260	0	-14,260
TOTALS	$14,260	$281,100	+$266,840

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	6.20

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	STORAGE TANK
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	2,272 sq ft
BASEMENT:	Walkout: 873 sq ft
GARAGE:	Basement: 535 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040363	2020	616	3255-010-12-006

PROPERTY OWNER	LEGAL DESCRIPTION
PAULAITIS REVOCBLE FAMILY TRUST 1739 MONKTON FARMS DR MONKTON, MD 21111-2035	UNIT 5, THE LINKS AT SKYLAND, THE LINKS VILLAS, A COMMON INTEREST COMMUNITY PHASE III & IV #636255

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	734,980	801,870	+66,890
TOTALS	$734,980	$801,870	+$66,890

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.04

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
PAVED OR CONCRETE DRIVEWAY	
SUBDIVISION:	
LINKS AT SKYLAND, LINKS VILLAS III & IV	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,577 sq ft
BASEMENT:	Walkout: 789 sq ft
GARAGE:	Built In: 324 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005039	2020	500	3177-234-07-031

PROPERTY OWNER	LEGAL DESCRIPTION
PAULSEN RANDY 8704 YATES DR STE 100 WESTMINSTER, CO 80030-3882	LOT 29 CHALET VILLAGE 10 B768 P756

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		787,100	759,800	-27,300
	TOTALS	$787,100	$759,800	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
ADJACENT TO PROTECTED OPEN SPACE	
SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1995
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,676 sq ft
BASEMENT:	
GARAGE:	Built In: 550 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072851	2020	500	3177-234-18-020

PROPERTY OWNER	LEGAL DESCRIPTION
PEARLS MANAGEMENT LLC 490 SAWGRASS CORPORATE PKWY STE 310 SUNRISE, FL 33325-6254	LOT NI-2 OF AMENDED LOT LINE VACATION, BOUNDARY LINE ADJ & PUD FINAL PLAT #655124 #661113

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	677,810	+677,810
Exempt	677,810	0	-677,810
TOTALS	$677,810	$677,810	$0

THIS VALUE REPRESENTS A CHANGE IN CLASSIFICATION FROM TAX EXEMPT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Lodging-Land	Commercial	1.35

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CUL DE SAC

SUBDIVISION:	
CHALET VILLAGE ADDN 1 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Motel
BUILDING DESCRIPTION:	Motel
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	1985
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	540 sq ft
BASEMENT:	Finished: 660 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042717	2020	619	3257-080-06-002

PROPERTY OWNER	LEGAL DESCRIPTION
PEARSE ROBIN 7355 WINDING OAKS DR COLORADO SPRINGS, CO 80919-2547	LOT 17 BUCKHORN RANCH FILING 2B #653501

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.71

ELECTRICITY:	TO SITE
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005024	2020	500	3177-234-07-048

PROPERTY OWNER	LEGAL DESCRIPTION
PEATROSS WILLIAM C 440 RAILSBACK ST SHREVEPORT, LA 71106-7726	LOT 16 REPLAT CHALET VILLAGE 10 B746 P128 #521262

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		763,840	736,540	-27,300
	TOTALS	$763,840	$736,540	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.48

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:
CHALET VILLAGE ADDN 10 (MT CB)

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1992
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,960 sq ft
BASEMENT:	Walkout: 866 sq ft
GARAGE:	Attached: 322 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043401	2020	601	3701-240-13-007

PROPERTY OWNER	LEGAL DESCRIPTION
PEDERSON SHARALEE PO BOX 294 GUNNISON, CO 81230-0294	LOT 7 RIVERWALK ESTATES #556918

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	103,400	109,100	+5,700
TOTALS	$103,400	$109,100	+$5,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.94

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007403	2020	601	3785-220-00-007

PROPERTY OWNER	LEGAL DESCRIPTION
PEREA LAWRENCE D 4620 DIAMOND DR COLORADO SPRINGS, CO 80918-2709	18.0831 ACRES IN N2SW4NE4 & W2S2SW4SW4NE4. 38 AC IN SE4NE4. SEC 22 49N2W #522530

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		302,830	323,820	+20,990
	TOTALS	$302,830	$323,820	+$20,990

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	56.08

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
MODERATE SLOPE LESS THAN 45 DEG	
ON CREEK	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	1977
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	965 sq ft
BASEMENT:	
GARAGE:	Detached Average: 588 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043433	2020	601	3701-240-13-039

PROPERTY OWNER	LEGAL DESCRIPTION
PEREZ JAMIE 5 WILLOW LN GUNNISON, CO 81230-9780	LOT C RIVERWALK ESTATES #654284

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	68,010	71,760	+3,750
TOTALS	$68,010	$71,760	+$3,750

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.12

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
WATER INFLUENCE	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R027501	2020	601	3433-000-02-002

PROPERTY OWNER	LEGAL DESCRIPTION
PERKINS DARCIE W 155 TAO RD ALMONT, CO 81210-9617	TRACT 13 ROARING JUDY RANCH PHASE II #663766

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	424,120	814,480	+390,360
TOTALS	$424,120	$814,480	+$390,360

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	37.34

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

ROARING JUDY RANCH PHASE II

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,640 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R032050	2020	100	3787-021-44-016

PROPERTY OWNER	LEGAL DESCRIPTION
PESNELL O A 6951 COTTAGE HILL RD MOBILE, AL 36695-3712	LOTS 14-16 BLK 5 RIO GRANDE ADDN #643645

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	119,460	199,180	+79,720
Residential	31,750	125,480	+93,730
TOTALS	$151,210	$324,660	+$173,450

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	0.23
Single Fam.Res.-Land	Residential	0.05

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS

OTHER ATTRIBUTES:

TYPICAL OR AVERAGE VIEWS
CURBS AND OR GUTTER

SUBDIVISION: RIO GRANDE ADDITION (GUNNISON)

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Mini Warehouse
BUILDING DESCRIPTION:	Mini Warehouse
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	3,600 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073071	2020	100	3787-021-78-005

PROPERTY OWNER	LEGAL DESCRIPTION
PETERSON HEATHER 214 S 10TH ST UNIT D GUNNISON, CO 81230-3446	UNIT D TIMBER TOWNHOMES #660093

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		41,640	296,960	+255,320
	TOTALS	$41,640	$296,960	+$255,320

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
CURBS AND OR GUTTER	
SUBDIVISION:	
TIMBER TOWNHOMES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,725 sq ft
BASEMENT:	
GARAGE:	Built In: 435 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073126	2020	602	3981-000-00-070

PROPERTY OWNER	LEGAL DESCRIPTION
PETRI GARY A 1119A PHILLIPS CT MONTROSE, CO 81401	SE4NE4. SEC 7, SW4NW4. SEC 8, 48N3W #567533

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		149,440	152,650	+3,210
	TOTALS	$149,440	$152,650	+$3,210

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
35 Ac To L/T 100 Ac	Vacant	78.00

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL GOVT MAINTAINED

OTHER ATTRIBUTES:
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Shell Out Building
BUILDING DESCRIPTION:	Shell Out Building
CONSTRUCTION QUALITY:	Low
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2011
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042661	2020	619	3257-074-16-001

PROPERTY OWNER	LEGAL DESCRIPTION
PETROCELLI CRYSTAL 8641 E KAEL CIR MESA, AZ 85207-3005	LOT M3-39 BUCKHORN RANCH FILING 2B #653562

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	23,550	67,500	+43,950
TOTALS	$23,550	$67,500	+$43,950

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.16

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
ON BUSY STREET

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042588	2020	619	3257-074-07-021

PROPERTY OWNER	LEGAL DESCRIPTION
PETROCELLI DOMINIC HAYES 8641 E KAEL CIR MESA, AZ 85207-7256	LOT M2-48 BUCKHORN RANCH FILING 2B #579181

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	123,620	+123,620
Vacant Land	19,620	0	-19,620
TOTALS	$19,620	$123,620	+$104,000

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.12

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	2,326 sq ft
BASEMENT:	
GARAGE:	Built In: 504 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030770	2020	500	3177-242-10-030

PROPERTY OWNER	LEGAL DESCRIPTION
PETTIETTE TOM L ATTORNEY PROFIT SHARING PO BOX 130779 HOUSTON, TX 77219-0779	LOT 27 GOLD LINK SUB #525521

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	374,750	1,072,950	+698,200
TOTALS	$374,750	$1,072,950	+$698,200

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.38

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
ADJACENT TO OPEN SPACE
CUL DE SAC
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
GOLD LINK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	1,857 sq ft
BASEMENT:	Walkout: 1,663 sq ft
GARAGE:	Attached: 688 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042690	2020	619	3257-080-02-002

PROPERTY OWNER	LEGAL DESCRIPTION
PEZZATINI DANTE 5400 RIVIERA DR MIAMI, FL 33146-2745	LOT 68 BUCKHORN RANCH FILING 2B #574162

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	49,400	141,600	+92,200
TOTALS	$49,400	$141,600	+$92,200

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.97

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
OVER SIZED LOT

SUBDIVISION:
BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073143	2020	200	3255-022-02-039

PROPERTY OWNER	LEGAL DESCRIPTION
PHILBIN ELIZABETH PO BOX 1004 CRESTED BUTTE, CO 81224-1004	UNIT A HOMEWARD FOUND TOWNHOUSES #660770

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Exempt	73,890	0	-73,890
Residential	77,610	266,990	+189,380
TOTALS	$151,500	$266,990	+$115,490

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.08

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CURBS AND OR GUTTER

SUBDIVISION:	
HOMEWARD FOUND TOWNHOUSES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	900 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042596	2020	619	3257-074-07-029

PROPERTY OWNER	LEGAL DESCRIPTION
PIERCE MONTE J AND PIERCE MARY E REVOCABLE LIVING TRUST 3940 OLEANDER WAY SAINT PETERSBURG, FL 33706-2637	LOT M2-64 BUCKHORN RANCH FILING 2B #653507

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.12

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R015584	2020	616	3257-060-01-030

PROPERTY OWNER	LEGAL DESCRIPTION
PIERSON MYRLA A REVOCABLE TRUST 2301 E ALAMEDA AVE DENVER, CO 80209-3337	LOT S-31 SKYLAND INITIAL FILING #653184

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	446,530	+446,530
Vacant Land	277,200	0	-277,200
TOTALS	$277,200	$446,530	+$169,330

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.26

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
MODERATE SLOPE LESS THAN 45 DEG
ENCROACHING EASEMENT

SUBDIVISION:	
SKYLAND INITIAL & 2ND FILINGS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	3,050 sq ft
BASEMENT:	Walkout: 926 sq ft
GARAGE:	Basement: 949 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073160	2020	200	3255-031-75-025

PROPERTY OWNER	LEGAL DESCRIPTION
PINNACLE ORTHOPEDICS REALTY LLC PO BOX 1627 CRESTED BUTTE, CO 81224-1627	UNIT 1 510 ELK CONDOMINIUMS PLAT #663750 #664382

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	316,860	+316,860
TOTALS	$0	$316,860	+$316,860

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Retail Store
BUILDING DESCRIPTION:	Retail Store
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2003
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	569 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	510 ELK CONDOMINIUMS

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073161	2020	200	3255-031-75-026

PROPERTY OWNER	LEGAL DESCRIPTION
PINNACLE ORTHOPEDICS REALTY LLC PO BOX 1627 CRESTED BUTTE, CO 81224-1627	UNIT 2 510 ELK CONDOMINIUMS PLAT #663750 #664382

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		0	332,120	+332,120
	TOTALS	$0	$332,120	+$332,120

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
OVER SIZED LOT	
SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Retail Store
BUILDING DESCRIPTION:	Retail Store
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2003
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	604 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	510 ELK CONDOMINIUMS

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043486	2020	615	3257-272-40-001

PROPERTY OWNER	LEGAL DESCRIPTION
PIONEER HOLDINGS INC C/O RICHARD SAPERSTEIN 50 CALHOUN DR GREENWICH, CT 06831-4438	UNIT 1 PIONEER PLAZA COMMERCIAL TOWNHOMES #565054

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.17

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043487	2020	615	3257-272-40-002

PROPERTY OWNER	LEGAL DESCRIPTION
PIONEER HOLDINGS INC C/O RICHARD SAPERSTEIN 50 CALHOUN DR GREENWICH, CT 06831-4438	UNIT 2 PIONEER PLAZA COMMERCIAL TOWNHOMES #565054

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.18

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043491	2020	615	3257-272-40-006

PROPERTY OWNER	LEGAL DESCRIPTION
PIONEER HOLDINGS INC C/O RICHARD SAPERSTEIN 50 CALHOUN DR GREENWICH, CT 06831-4438	UNIT 6 PIONEER PLAZA COMMERCIAL TOWNHOMES #565054

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.16

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043492	2020	615	3257-272-40-007

PROPERTY OWNER	LEGAL DESCRIPTION
PIONEER HOLDINGS INC C/O RICHARD SAPERSTEIN 50 CALHOUN DR GREENWICH, CT 06831-4438	UNIT 7 PIONEER PLAZA COMMERCIAL TOWNHOMES #565054

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.16

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043505	2020	615	3257-272-40-020

PROPERTY OWNER	LEGAL DESCRIPTION
PIONEER HOLDINGS INC C/O RICHARD SAPERSTEIN 50 CALHOUN DR GREENWICH, CT 06831-4438	UNIT 20 PIONEER PLAZA COMMERCIAL TOWNHOMES #565054

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.18

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043506	2020	615	3257-272-40-021

PROPERTY OWNER	LEGAL DESCRIPTION
PIONEER HOLDINGS INC C/O RICHARD SAPERSTEIN 50 CALHOUN DR GREENWICH, CT 06831-4438	UNIT 21 PIONEER PLAZA COMMERCIAL TOWNHOMES #565054

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.18

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043507	2020	615	3257-272-40-022

PROPERTY OWNER	LEGAL DESCRIPTION
PIONEER HOLDINGS INC C/O RICHARD SAPERSTEIN 50 CALHOUN DR GREENWICH, CT 06831-4438	UNIT 22 PIONEER PLAZA COMMERCIAL TOWNHOMES #565054

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.23

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	
PIONEER PLAZA COMMERCIAL TOWNHOMES	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073090	2020	601	3433-000-07-001

PROPERTY OWNER	LEGAL DESCRIPTION
PISCIOTTA COLLEEN F 2005 REVOCABLE TRUST 7076 S ALTON WAY STE D CENTENNIAL, CO 80112-2011	LOT 17 WILDER ON THE TAYLOR PHASE 3 #661909

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	7,930	3,830	-4,100
TOTALS	$7,930	$3,830	-$4,100

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	27.97
Meadow Hay Land	Agricultural	16.50

ELECTRICITY:	INSTALLED
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WILDER ON THE TAYLOR - PHASE 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040575	2020	616	3255-010-13-076

PROPERTY OWNER	LEGAL DESCRIPTION
PIZZITOLA MICHAEL JR 13732 TRAILVILLE DR HOUSTON, TX 77077-1138	LOT S-108 SKYLAND THIRD FILING PHASE I #648459

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	765,560	1,249,870	+484,310
TOTALS	$765,560	$1,249,870	+$484,310

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.47

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ON GOLF COURSE
SOUTHERN EXPOSURE

SUBDIVISION:	
SKYLAND THIRD FILING PHASE I	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	4,583 sq ft
BASEMENT:	
GARAGE:	Attached: 635 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043402	2020	601	3701-240-13-008

PROPERTY OWNER	LEGAL DESCRIPTION
PLUMLEY PATRICK S 1307 PARAGON PL FORT COLLINS, CO 80525-9126	LOT 8 RIVERWALK ESTATES #649277

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		103,400	109,100	+5,700
	TOTALS	$103,400	$109,100	+$5,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.93

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ON RIVER	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042609	2020	619	3257-074-10-008

PROPERTY OWNER	LEGAL DESCRIPTION
POWDER TURNS LLC ATTN: RYAN VAN NESS 1615 CORNICE CT STEAMBOAT SPRINGS, CO 80487-9061	LOT M2-67 BUCKHORN RANCH FILING 2B #560332

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042706	2020	619	3257-080-05-001

PROPERTY OWNER	LEGAL DESCRIPTION
POWDERHORN GROUP LLC PO BOX 2122 CRESTED BUTTE, CO 81224-2122	LOT 19 BUCKHORN RANCH FILING 2B #649192

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	185,500	+139,280
TOTALS	$46,220	$185,500	+$139,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.29

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
ADJACENT TO PROTECTED OPEN SPACE	
CUL DE SAC	
WATER INFLUENCE	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011805	2020	602	4317-000-00-005

PROPERTY OWNER	LEGAL DESCRIPTION
POWDERHORN LLC 300 CRESCENT CT STE 700 DALLAS, TX 75201-7849	TRACT IN W2NW4. SEC 12 LYING W OF CO RD 27 45N2W #651869

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		735,240	743,130	+7,890
	TOTALS	$735,240	$743,130	+$7,890

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	52.60

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1990
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,566 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	7
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042611	2020	619	3257-074-11-002

PROPERTY OWNER	LEGAL DESCRIPTION
PRZETAK MIKE PO BOX 1508 KAHULUI, HI 96733-1508	LOT M2-61 BUCKHORN RANCH FILING 2B #554923

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		26,490	75,940	+49,450
	TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.14

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R027195	2020	601	3435-000-01-010

PROPERTY OWNER	LEGAL DESCRIPTION
PUCKETT MARGARET L 3201 GREENLEE DR AUSTIN, TX 78703-1621	TRACT 1 ROARING JUDY RANCH #511552

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		789,440	893,330	+103,890
	TOTALS	$789,440	$893,330	+$103,890

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	43.37

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	

SUBDIVISION:	
ROARING JUDY RANCH	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2012
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	3,173 sq ft
BASEMENT:	
GARAGE:	Attached: 780 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042525	2020	619	3257-070-12-006

PROPERTY OWNER	LEGAL DESCRIPTION
PUENTE STEPHANIE AND SEBASTIAN LIVING TRUST 106 TIMPANAGOS DR LAKEWAY, TX 78734-4555	LOT M1-5 BUCKHORN RANCH FILING 2B #661569

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	30,410	87,190	+56,780
TOTALS	$30,410	$87,190	+$56,780

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.44

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073101	2020	100	3787-012-38-007

PROPERTY OWNER	LEGAL DESCRIPTION
PURPOSED BACKED VENTURES LLC PO BOX 2450 CRESTED BUTTE, CO 81224-2450	LOTS 15-22 & W2 SPRUCE ST ADJ BLK 3 RIO GRANDE ADDN #660645

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	172,470	228,420	+55,950
TOTALS	$172,470	$228,420	+$55,950

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Manufctrd.Housng Prk-Land	Residential	0.71

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
RIO GRANDE MOBILE HOME PARK	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042698	2020	619	3257-080-03-001

PROPERTY OWNER	LEGAL DESCRIPTION
PYATT DANIEL 4119 MOUNTAIN CT MOAB, UT 84532-3967	LOT 33 BUCKHORN RANCH FILING 2B #591578

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.70

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003736	2020	300	3691-094-03-001

PROPERTY OWNER	LEGAL DESCRIPTION
QUARTZ CREEK COMPANY INC PO BOX 34 PITKIN, CO 81241-0034	LOTS 9-16 BLK 48 PITKIN #650807

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	155,310	+155,310
Vacant Land	40,390	130	-40,260
TOTALS	$40,390	$155,440	+$115,050

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.30
Warehouse/Storage-Land	Commercial	0.27

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY
HIGHWAY INFLUENCE

SUBDIVISION:	
PITKIN (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Mini Warehouse
BUILDING DESCRIPTION:	Mini Warehouse
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,624 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073106	2020	601	3687-000-00-069

PROPERTY OWNER	LEGAL DESCRIPTION
QUERY ELNA KAY PO BOX 102 FLIPPIN, AR 72634-0102	GRAY ELEPHANT #3143, TOMICHI MD SEC 19 50N6E #656416

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		10,760	10,760	0
	TOTALS	$10,760	$10,760	$0

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
10 Ac To L/T 35 Ac	Vacant	9.78

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	NO VEHICULAR ACCESS & NO PROXIMITY TO ROAD
OTHER ATTRIBUTES:	

STEEP SLOPE GREATER THAN 45 DEG

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R028026	2020	615	3257-214-08-010

PROPERTY OWNER	LEGAL DESCRIPTION
RAMEY BETHANY ROSE PO BOX 3054 CRESTED BUTTE, CO 81224-3054	LOT 12 BLK 18 CRESTED BUTTE SOUTH FILING 3 #651915

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	560,410	579,880	+19,470
TOTALS	$560,410	$579,880	+$19,470

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.36

ELECTRICITY:	INSTALLED
SEWER:	
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1993
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,888 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042508	2020	619	3257-070-11-014

PROPERTY OWNER	LEGAL DESCRIPTION
RANDLE JOHN 3229 W 116TH AVE WESTMINSTER, CO 80031-7135	LOT 88 BUCKHORN RANCH FILING 2B #654172

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	41,160	118,000	+76,840
TOTALS	$41,160	$118,000	+$76,840

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.42

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042610	2020	619	3257-074-11-001

PROPERTY OWNER	LEGAL DESCRIPTION
RAS JACQUELINE ELISE 1919 CALLE DE SEVILLE COLORADO SPRINGS, CO 80904-4209	LOT M2-62 BUCKHORN RANCH FILING 2B #663293

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.15

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045044	2020	601	3701-130-14-002

PROPERTY OWNER	LEGAL DESCRIPTION
RASCON LAURA GUADALUPE 44 PONDEROSA LN GUNNISON, CO 81230-9289	LOT 2 THORNTON MEADOWS #643056

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	47,230	49,950	+2,720
TOTALS	$47,230	$49,950	+$2,720

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.41

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
THORNTON MEADOWS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042509	2020	619	3257-070-11-015

PROPERTY OWNER	LEGAL DESCRIPTION
RATHERBY INVESTMENTS LLC PO BOX 1250 CRESTED BUTTE, CO 81224-1250	LOT 89 BUCKHORN RANCH FILING 2B #653603

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	49,400	141,600	+92,200
TOTALS	$49,400	$141,600	+$92,200

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.55

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

OVER SIZED LOT

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073130	2020	617	2917-234-01-044

PROPERTY OWNER	LEGAL DESCRIPTION
RAYMOND ROBERT V 4711 COUNTY ROAD 3 MARBLE, CO 81623-9353	13% INT LOTS 7,9 MARBLE CONDO 1 #599384 #608705 #656074

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	17,890	17,890	0
TOTALS	$17,890	$17,890	$0

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	3.02

ELECTRICITY:	
SEWER:	
WATER:	WELL INSTALLED
SITE ACCESS:	SEASONAL
OTHER ATTRIBUTES:	
SUBDIVISION:	
MARBLE SKI AREA CONDO F1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005038	2020	500	3177-234-07-030

PROPERTY OWNER	LEGAL DESCRIPTION
REAVIS RICHARD J PO BOX 3454 CRESTED BUTTE, CO 81224-3454	LOT 28 CHALET VILLAGE 10 #488618 #520332

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	604,800	577,500	-27,300
TOTALS	$604,800	$577,500	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:
CHALET VILLAGE ADDN 10 (MT CB)

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1987
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,666 sq ft
BASEMENT:	
GARAGE:	Attached: 410 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030475	2020	601	3437-000-01-023

PROPERTY OWNER	LEGAL DESCRIPTION
REDICK DAVE 80 STATE ROUTE KK WASHBURN, MO 65772-9154	LOT 26 STAR MOUNTAIN RANCH SUB #636836

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	2,280	2,280	0
Residential	196,870	340,830	+143,960
TOTALS	$199,150	$343,110	+$143,960

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	33.14
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
SUBDIVISION:	
STAR MOUNTAIN RANCH SUBD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	25%
ABOVE GRADE LIVING AREA:	3,530 sq ft
BASEMENT:	
GARAGE:	Basement: 2,934 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R025317	2020	602	4241-000-00-003

PROPERTY OWNER	LEGAL DESCRIPTION
REDWING RANCH INVESTMENT LLC 14600 SW 136TH ST MIAMI, FL 33186-6762	E2 SEC 25 46N1 1/2W 320 ACRES B711 P618 #645060

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	0	16,870	+16,870
Vacant Land	581,810	0	-581,810
TOTALS	$581,810	$16,870	-$564,940

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	320.00

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	UNIMPROVED DIRT ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
MODERATE SLOPE LESS THAN 45 DEG
STEEP SLOPE GREATER THAN 45 DEG

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073188	2020	615	3257-281-23-001

PROPERTY OWNER	LEGAL DESCRIPTION
REESE SARA M 451 SAWMILL CREEK RD EVERGREEN, CO 80439-4933	LOT 497B SOAR TOWNHOMES PLAT #663103 #663142

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	438,280	+438,280
TOTALS	$0	$438,280	+$438,280

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.15

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,287 sq ft
BASEMENT:	
GARAGE:	Built In: 288 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043644	2020	601	3699-190-04-003

PROPERTY OWNER	LEGAL DESCRIPTION
REESER RICHARD PO BOX 599 GUNNISON, CO 81230-0599	LOT 3 MOUNTAIN VISTA SUBD #636848

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	537,500	574,630	+37,130
TOTALS	$537,500	$574,630	+$37,130

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	5.02

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
MOUNTAIN VISTA SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,945 sq ft
BASEMENT:	
GARAGE:	Detached Good: 900 sq ft
	Attached: 330 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R044081	2020	619	3255-120-34-009

PROPERTY OWNER	LEGAL DESCRIPTION
REEVES TAYLOR SCHEURER PO BOX 2025 CRESTED BUTTE, CO 81224-2025	LOT E3 LARKSPUR SUBDIVISION #650880

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	309,320	+309,320
Vacant Land	37,600	0	-37,600
TOTALS	$37,600	$309,320	+$271,720

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.15

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

TYPICAL OR AVERAGE VIEWS

SUBDIVISION:

LARKSPUR SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	1,344 sq ft
BASEMENT:	
GARAGE:	Built In: 498 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042653	2020	619	3257-074-15-010

PROPERTY OWNER	LEGAL DESCRIPTION
REFLING MICHAEL PAUL 9552 KENDRICK WAY ARVADA, CO 80007-7530	LOT M3-31 BUCKHORN RANCH FILING 2B #641973

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

TYPICAL OR AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073193	2020	615	3257-272-56-002

PROPERTY OWNER	LEGAL DESCRIPTION
REIER GERALD J 2713 MIRO CT FORT WORTH, TX 76107-3073	UNIT 4 GLACIERS TOWNHOMES PLAT #663055 #663540

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		0	520,370	+520,370
	TOTALS	$0	$520,370	+$520,370

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.09

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,528 sq ft
BASEMENT:	Walkout: 108 sq ft
GARAGE:	Basement: 405 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011234	2020	602	3983-033-00-031

PROPERTY OWNER	LEGAL DESCRIPTION
REPLOGLE ERIC 11833 JOYFUL WAY MONTROSE, CO 81401-9126	SITE 48 MASDEN LAKE FORK COVE #652159

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	145,420	+145,420
Vacant Land	13,400	0	-13,400
TOTALS	$13,400	$145,420	+$132,020

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.30

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	UNIMPROVED DIRT ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:	
MASDEN LAKE FORK COVE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	1,094 sq ft
BASEMENT:	Egress Window: 864 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073127	2020	602	3981-000-00-071

PROPERTY OWNER	LEGAL DESCRIPTION
RICHMOND CATHERINE BRADLEY PO BOX 2343 CRESTED BUTTE, CO 81224-2343	37.16 AC IN NW4SW4 WEST OF CR 26 & 1.84 AC IN NW4SW4 EAST OF CR 26 SEC 8, 48N3W #661359

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		74,720	81,140	+6,420
	TOTALS	$74,720	$81,140	+$6,420

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
35 Ac To L/T 100 Ac	Vacant	39.00

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL GOVT MAINTAINED

OTHER ATTRIBUTES:

UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005033	2020	500	3177-234-07-024

PROPERTY OWNER	LEGAL DESCRIPTION
RINGSBY GRETA S 709 TOWNES CT PEORIA, IL 61615-1387	LOT 22 CHALET VILLAGE 10 B757 P482

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	487,670	460,370	-27,300
TOTALS	$487,670	$460,370	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
ADJACENT TO PROTECTED OPEN SPACE	
SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Below Average
EFFECTIVE YEAR BUILT:	1993
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,866 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045501	2020	601	3433-000-05-007

PROPERTY OWNER	LEGAL DESCRIPTION
RISE AT WILDER LLC 3409 SWANSON DR PLANO, TX 75025-2225	LOT 5 WILDER ON THE TAYLOR PHASE 1 PLAT #641638

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	8,210	8,210	0
Residential	205,550	1,340,310	+1,134,760
TOTALS	$213,760	$1,348,520	+$1,134,760

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	23.00
Meadow Hay Land	Agricultural	18.64
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
POND OR LAKE ON PROPERTY

SUBDIVISION:	
WILDER ON THE TAYLOR - PHASE 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	3,119 sq ft
BASEMENT:	
GARAGE:	Attached: 663 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R027924	2020	601	3789-030-02-001

PROPERTY OWNER	LEGAL DESCRIPTION
RIVERS EDGE PROPERTY LLC 100 INDUSTRIAL PARK RD GUNNISON, CO 81230-9522	LOT 1 SIGNAL PEAK INDUSTRIAL PARK FILING 1 #575224

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	226,110	301,480	+75,370
Industrial	169,820	169,820	0
TOTALS	$395,930	$471,300	+$75,370

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Manufctng/Procesng-Land	Industrial	5.82

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
SIGNAL PEAK INDUSTRIAL PK 1&2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Commodity Warehouse
BUILDING DESCRIPTION:	Commodity Warehouse
CONSTRUCTION QUALITY:	Low
EXTERIOR CONDITION:	Below Average
EFFECTIVE YEAR BUILT:	1985
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	980 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R012813	2020	606	3177-280-03-003

PROPERTY OWNER	LEGAL DESCRIPTION
ROACHE KEVIN JOHN REVOCABLE TRUST KEVIN JOHN ROACHE TRUSTEE 333 PIEDMONT RD SANTA BARBARA, CA 93105-1942	LOT 4 ALPINE MEADOWS SUBD #637675

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	1,010,100	1,059,820	+49,720
TOTALS	$1,010,100	$1,059,820	+$49,720

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.96

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	
ALPINE MEADOWS SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1995
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,370 sq ft
BASEMENT:	Walkout: 530 sq ft
GARAGE:	Attached: 350 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011447	2020	602	4051-170-02-075

PROPERTY OWNER	LEGAL DESCRIPTION
ROBERTS CARL L 30759 HIGHWAY 92 HOTCHKISS, CO 81419-7134	LOTS 121-R & 122-R BOUNDARY LINE ADJ #608689 BLUE MESA SUBD UNIT 2 #599881

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	263,510	299,580	+36,070
TOTALS	$263,510	$299,580	+$36,070

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	4.20

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	

SUBDIVISION:	
BLUE MESA SUBDIVISION 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2012
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	936 sq ft
BASEMENT:	
GARAGE:	Detached Average: 900 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R010926	2020	601	3787-140-00-021

PROPERTY OWNER	LEGAL DESCRIPTION
ROBINSON TERRANCE P 3329 COUNTY ROAD 38 GUNNISON, CO 81230-9231	6.36 ACRES IN SW4SE4 SEC 14 49N1W #561302

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		339,410	375,820	+36,410
	TOTALS	$339,410	$375,820	+$36,410

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	6.36

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1998
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,456 sq ft
BASEMENT:	
GARAGE:	Detached Average: 1,296 sq ft
	Attached: 616 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014528	2020	609	4251-000-00-010

PROPERTY OWNER	LEGAL DESCRIPTION
ROCKING JL RANCH LLC 1023 GREEN LN LA CANADA, CA 91011-2327	LOTS 9-16 SEC 4, PT OF LOTS 9,10,16, LYING E OF CO RD SEC 5 ALL 46N6W #657479

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	19,510	19,510	0
Residential	249,270	260,250	+10,980
TOTALS	$268,780	$279,760	+$10,980

ONE OF YOUR BUILDINGS WAS PREVIOUSLY OMITTED FROM THE TAX ROLL

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	408.88
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
ON RIVER
WATER INFLUENCE

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1990
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	894 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	3

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042815	2020	601	3701-240-12-009

PROPERTY OWNER	LEGAL DESCRIPTION
RODMAN JAMES 3303 HILLVIEW RD AUSTIN, TX 78703-1128	LOT SF9 COTTONWOOD MEADOWS #648660

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		134,870	287,940	+153,070
	TOTALS	$134,870	$287,940	+$153,070

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.03

ELECTRICITY:	TO SITE
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
OUTSIDE INFLUENCE
UNIMPROVED DIRT DRIVEWAY
STREAM DRAINAGE DITCH

SUBDIVISION:	
COTTONWOOD MEADOWS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Ranch
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	2,214 sq ft
BASEMENT:	
GARAGE:	Attached: 642 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043502	2020	615	3257-272-40-017

PROPERTY OWNER	LEGAL DESCRIPTION
ROEMER ERIC B PO BOX 803 CRESTED BUTTE, CO 81224-0803	UNIT 17 PIONEER PLAZA COMMERCIAL TOWNHOMES PLAT #555753

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.16

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043503	2020	615	3257-272-40-018

PROPERTY OWNER	LEGAL DESCRIPTION
ROEMER ERIC B PO BOX 803 CRESTED BUTTE, CO 81224-0803	UNIT 18 PIONEER PLAZA COMMERCIAL TOWNHOMES PLAT #555753

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.14

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043504	2020	615	3257-272-40-019

PROPERTY OWNER	LEGAL DESCRIPTION
ROEMER ERIC B PO BOX 803 CRESTED BUTTE, CO 81224-0803	UNIT 19 PIONEER PLAZA COMMERCIAL TOWNHOMES PLAT #555753

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.16

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R004939	2020	500	3177-234-04-012

PROPERTY OWNER	LEGAL DESCRIPTION
ROLLECZEK TOMASZ PO BOX 3941 CRESTED BUTTE, CO 81224-3700	LOT 15 BLK J CHALET VILLAGE ADD 7 #645916

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		649,670	597,710	-51,960
	TOTALS	$649,670	$597,710	-$51,960

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.49

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
CHALET VILLAGE ADDN 7 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1979
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,313 sq ft
BASEMENT:	
GARAGE:	Attached: 272 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005013	2020	500	3177-234-07-003

PROPERTY OWNER	LEGAL DESCRIPTION
ROMANI MARCO FABIO 1381 HILLSIDE CIR BURLINGAME, CA 94010-6001	LOT 3 CHALET VILLAGE 10 #593257

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		670,590	643,290	-27,300
	TOTALS	$670,590	$643,290	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.39

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
ADJACENT TO PROTECTED OPEN SPACE
CUL DE SAC
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1983
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,445 sq ft
BASEMENT:	Walkout: 768 sq ft
GARAGE:	Attached: 226 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042504	2020	619	3257-070-11-010

PROPERTY OWNER	LEGAL DESCRIPTION
ROTH MIKAEL PO BOX 129 CRESTED BUTTE, CO 81224-0129	LOT 84 BUCKHORN RANCH FILING 2B #654171

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	16,470	47,200	+30,730
TOTALS	$16,470	$47,200	+$30,730

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.41

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
OUTSIDE INFLUENCE
STREAM DRAINAGE DITCH

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043399	2020	601	3701-240-13-005

PROPERTY OWNER	LEGAL DESCRIPTION
ROWLAND CLAUDE K PO BOX 3565 CRESTED BUTTE, CO 81224-3565	LOT 5 RIVERWALK ESTATES #653698

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		103,400	109,100	+5,700
	TOTALS	$103,400	$109,100	+$5,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.88

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072130	2020	701	2919-000-00-101

PROPERTY OWNER	LEGAL DESCRIPTION
RUMMEL TRAVIS M 14530 FOOTHILL RD GOLDEN, CO 80401-2039	E2W2NE4. SEC 24 11S89W (AKA TRACT 6 RAGGED MTN RESERVE) #643586

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	2,000	2,000	0
Residential	335,040	429,600	+94,560
TOTALS	$337,040	$431,600	+$94,560

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	38.00
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	UNIMPROVED DIRT ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	
RAGGED MOUNTAIN RESERVE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Summer SFR
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,202 sq ft
BASEMENT:	
GARAGE:	Built In: 248 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073176	2020	615	3257-214-16-002

PROPERTY OWNER	LEGAL DESCRIPTION
RYDER BRIAN 12535 NW BRIMPTON CT PORTLAND, OR 97229-9310	UNIT B WESTERN SKY TOWNHOMES PLAT #663615 #663768

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	585,220	+585,220
TOTALS	$0	$585,220	+$585,220

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.23

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,854 sq ft
BASEMENT:	
GARAGE:	Built In: 574 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045060	2020	601	3701-130-15-002

PROPERTY OWNER	LEGAL DESCRIPTION
SAHAGUN JARED RUDY 287 REGENT CIR GUNNISON, CO 81230-9461	LOT 16 THORNTON MEADOWS #663287

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	274,120	+274,120
Vacant Land	47,230	0	-47,230
TOTALS	$47,230	$274,120	+$226,890

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.26

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
UNDER SIZED LOT
WATER INFLUENCE

SUBDIVISION:	
THORNTON MEADOWS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,919 sq ft
BASEMENT:	
GARAGE:	Built In: 420 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042595	2020	619	3257-074-07-028

PROPERTY OWNER	LEGAL DESCRIPTION
SAHR KILEY R PO BOX 3522 CRESTED BUTTE, CO 81224-3522	LOT M2-63 BUCKHORN RANCH FILING 2B #657698

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.16

ELECTRICITY:	TO SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073165	2020	200	3255-031-75-030

PROPERTY OWNER	LEGAL DESCRIPTION
SALIX AND THE PEARL LLC 506 N COLORADO ST GUNNISON, CO 81230-2110	UNIT 6 510 ELK CONDOMINIUMS PLAT #663750 #663994

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		0	296,490	+296,490
	TOTALS	$0	$296,490	+$296,490

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
OVER SIZED LOT

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Retail Store
BUILDING DESCRIPTION:	Retail Store
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2003
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	523 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:
510 ELK CONDOMINIUMS

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003183	2020	200	3255-031-50-012

PROPERTY OWNER	LEGAL DESCRIPTION
SAMANTHA SMILES LLC 1040 MARBLE WAY BOCA RATON, FL 33432-3013	LOT 14 E2 LOT 15 BLK 28 CRESTED BUTTE #532274

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	1,006,400	1,406,040	+399,640
Residential	511,050	893,350	+382,300
TOTALS	$1,517,450	$2,299,390	+$781,940

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Merchandising-Land	Commercial	0.06
Single Fam.Res.-Land	Residential	0.04

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
UNDER SIZED LOT	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SIDEWALK	

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Office Building
BUILDING DESCRIPTION:	Office Building
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2005
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	1,205 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	3

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042547	2020	619	3257-074-02-010

PROPERTY OWNER	LEGAL DESCRIPTION
SANCORP INC C/O RICHARD SAPERSTEIN 50 CALHOUN DR GREENWICH, CT 06831-4438	LOTS M2-3 & M2-4 BUCKHORN RANCH FILING 2B #545920 #545991

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	52,980	151,880	+98,900
TOTALS	$52,980	$151,880	+$98,900

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.31

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042552	2020	619	3257-074-02-008

PROPERTY OWNER	LEGAL DESCRIPTION
SANCORP INC C/O RICHARD SAPERSTEIN 50 CALHOUN DR GREENWICH, CT 06831-4438	LOT M2-8 BUCKHORN RANCH FILING 2B #565056

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042612	2020	619	3257-074-11-003

PROPERTY OWNER	LEGAL DESCRIPTION
SANCORP INC C/O RICHARD SAPERSTEIN 50 CALHOUN DR GREENWICH, CT 06831-4438	LOT M2-60 BUCKHORN RANCH FILING 2B #565056

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.13

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042718	2020	619	3257-080-07-001

PROPERTY OWNER	LEGAL DESCRIPTION
SANCORP INC C/O RICHARD SAPERSTEIN 50 CALHOUN DR GREENWICH, CT 06831-4438	LOT 52 BUCKHORN RANCH FILING 2B #555247

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.89

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042720	2020	619	3257-080-07-003

PROPERTY OWNER	LEGAL DESCRIPTION
SANCORP INC C/O RICHARD SAPERSTEIN 50 CALHOUN DR GREENWICH, CT 06831-4438	LOT 50 BUCKHORN RANCH FILING 2B #555248

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		46,220	132,500	+86,280
	TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.93

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042719	2020	619	3257-080-07-002

PROPERTY OWNER	LEGAL DESCRIPTION
SANTANGELO ROBERT 888 WESTMINSTER DR TOMS RIVER, NJ 08753-4474	LOT 51 BUCKHORN RANCH FILING 2B #555249

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.86

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042729	2020	619	3257-080-07-012

PROPERTY OWNER	LEGAL DESCRIPTION
SAUER PETER MICHAEL 3149 DESERTHAWK LOOP RICHLAND, WA 99354-5505	LOT 41 BUCKHORN RANCH FILING 2B #657096

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		46,220	132,500	+86,280
	TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.60

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
WATER INFLUENCE	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042730	2020	619	3257-080-07-013

PROPERTY OWNER	LEGAL DESCRIPTION
SAUER PETER MICHAEL 3149 DESERTHAWK LOOP RICHLAND, WA 99354-5505	LOT 40 BUCKHORN RANCH FILING 2B #657096

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		46,220	132,500	+86,280
	TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.48

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
WATER INFLUENCE	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072814	2020	606	3257-180-02-009

PROPERTY OWNER	LEGAL DESCRIPTION
SB LAND HOLDINGS LLC 5160 TENNYSON PKWY STE 1000 PLANO, TX 75024-4355	LOT 5 WHETSTONE INDUSTRIAL PARK PLAT #657364

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	97,760	112,910	+15,150
TOTALS	$97,760	$112,910	+$15,150

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Ind Lots	Vacant	1.08

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WHETSTONE INDUSTRIAL PARK	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072815	2020	606	3257-180-02-010

PROPERTY OWNER	LEGAL DESCRIPTION
SB LAND HOLDINGS LLC 5160 TENNYSON PKWY STE 1000 PLANO, TX 75024-4355	LOT 6 WHETSTONE INDUSTRIAL PARK PLAT #657364

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	97,760	112,910	+15,150
TOTALS	$97,760	$112,910	+$15,150

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Ind Lots	Vacant	1.10

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WHETSTONE INDUSTRIAL PARK	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042572	2020	619	3257-074-07-005

PROPERTY OWNER	LEGAL DESCRIPTION
SCANE MCDONOUGH JENNIFER L 1010 COLFAX ST EVANSTON, IL 60201-2609	LOT M2-14 BUCKHORN RANCH FILING 2B #658693

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.14

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R032273	2020	601	3785-000-00-030

PROPERTY OWNER	LEGAL DESCRIPTION
SCHELL MICHAEL DEAN 31895 STATE HIGHWAY 149 GUNNISON, CO 81230-9314	S3/4SE1/4NE1/4. SEC 32 & TRACT IN NW4SW4 LYING W OF HWY 149 SEC 33 49N2W #543570

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		247,800	279,920	+32,120
	TOTALS	$247,800	$279,920	+$32,120

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	35.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE
MODERATE SLOPE LESS THAN 45 DEG
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1996
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	864 sq ft
BASEMENT:	
GARAGE:	Detached Average: 1,008 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005012	2020	500	3177-234-07-002

PROPERTY OWNER	LEGAL DESCRIPTION
SCHEWE JULIA R 3750 MILLER DR APT 1305 COLUMBIA, MO 65201-7736	LOT 2 CHALET VILLAGE 10 B700 P925 #647195

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		553,240	525,940	-27,300
	TOTALS	$553,240	$525,940	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.52

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
ADJACENT TO PROTECTED OPEN SPACE
CUL DE SAC
ON BUSY STREET

SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1980
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,409 sq ft
BASEMENT:	
GARAGE:	Basement: 338 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045508	2020	601	3433-000-05-013

PROPERTY OWNER	LEGAL DESCRIPTION
SCHIAVO CHARLES 7917 FALCON CRST JONES, OK 73049-3502	LOT 13 WILDER ON THE TAYLOR PHASE 1 #629459

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	13,020	13,020	0
Residential	500,900	922,330	+421,430
TOTALS	$513,920	$935,350	+$421,430

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Meadow Hay Land	Agricultural	34.67
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
POND OR LAKE ON PROPERTY

SUBDIVISION:	
WILDER ON THE TAYLOR - PHASE 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2012
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,733 sq ft
BASEMENT:	
GARAGE:	Detached Good: 459 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011236	2020	602	3983-034-00-023

PROPERTY OWNER	LEGAL DESCRIPTION
SCHNARS WINIFRED D PO BOX 8272 HORSESHOE BAY, TX 78657-8272	SITE 61 MASDEN LAKE FORK COVE #632353

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	70,640	185,110	+114,470
TOTALS	$70,640	$185,110	+$114,470

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.30

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:	
MASDEN LAKE FORK COVE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	1,280 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042549	2020	619	3257-074-02-005

PROPERTY OWNER	LEGAL DESCRIPTION
SCHNELL DAWN M PO BOX 1746 CRESTED BUTTE, CO 81224	LOT M2-5 BUCKHORN RANCH FILING 2B #543082

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.16

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042721	2020	619	3257-080-07-004

PROPERTY OWNER	LEGAL DESCRIPTION
SCHOEPKE ANDREW PO BOX 3247 CRESTED BUTTE, CO 81224-3247	LOT 49 BUCKHORN RANCH FILING 2B #648828

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		603,330	1,909,810	+1,306,480
	TOTALS	$603,330	$1,909,810	+$1,306,480

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	4,320 sq ft
BASEMENT:	
GARAGE:	Built In: 1,102 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042694	2020	619	3257-080-02-006

PROPERTY OWNER	LEGAL DESCRIPTION
SCHOEPKE ANDREW PO BOX 3247 CRESTED BUTTE, CO 81224-3247	LOT 64 BUCKHORN RANCH FILING 2B #649787

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	41,160	118,000	+76,840
TOTALS	$41,160	$118,000	+$76,840

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.25

ELECTRICITY:	TO SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042695	2020	619	3257-080-02-007

PROPERTY OWNER	LEGAL DESCRIPTION
SCHOEPKE ANDREW PO BOX 3247 CRESTED BUTTE, CO 81224-3247	LOT 63 BUCKHORN RANCH FILING 2B #649787

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	41,160	118,000	+76,840
TOTALS	$41,160	$118,000	+$76,840

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.60

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CUL DE SAC

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073149	2020	500	3177-243-02-036

PROPERTY OWNER	LEGAL DESCRIPTION
SCHOFIELD SCOTT Y PO BOX 3990 CRESTED BUTTE, CO 81224-3700	LOT 35A ELK RUN SUBD OF REPLAT OF LOTS 35 & 41 ELK RUN SUBD AND LOT 31 TIMBERLAND SUBD PLAT #661250 #649802 #655516 #662268

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		0	1,601,720	+1,601,720
	TOTALS	$0	$1,601,720	+$1,601,720

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.37

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
LIMITED OR BELOW AVERAGE VIEWS
CUL DE SAC
OVER SIZED LOT
STEEP SLOPE GREATER THAN 45 DEG

SUBDIVISION:	
ELK RUN SUBDIVISION - MT CB	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2005
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,253 sq ft
BASEMENT:	Walkout: 1,877 sq ft
GARAGE:	Attached: 613 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042689	2020	619	3257-080-02-001

PROPERTY OWNER	LEGAL DESCRIPTION
SCHOFIELD WILLIAM F 11053 HARBOUR YACHT CT UNIT 201 FORT MYERS, FL 33908-1111	LOT 69 BUCKHORN RANCH FILING 2B #572717

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	49,400	141,600	+92,200
TOTALS	$49,400	$141,600	+$92,200

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	2.38

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
OVER SIZED LOT

SUBDIVISION:
BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073066	2020	601	3787-100-31-010

PROPERTY OWNER	LEGAL DESCRIPTION
SCHOSSOW DALE 8245 RAPHAEL LN LITTLETON, CO 80125-1842	UNIT D-2 BLDG D BACK NINE CONDOS #660041

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		145,580	407,520	+261,940
	TOTALS	$145,580	$407,520	+$261,940

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	
OTHER ATTRIBUTES:	

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Condominium Unit
BUILDING DESCRIPTION:	Condo <= 3 Stories
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,634 sq ft
BASEMENT:	
GARAGE:	Built In: 508 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	
BACK NINE CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043417	2020	601	3701-240-13-023

PROPERTY OWNER	LEGAL DESCRIPTION
SCHUMANN LYNN M 60 RIVERWALK DR GUNNISON, CO 81230-9460	LOT 23 RIVERWALK ESTATES #651826

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		136,710	507,590	+370,880
	TOTALS	$136,710	$507,590	+$370,880

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.09

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
WATER INFLUENCE

SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,784 sq ft
BASEMENT:	
GARAGE:	Attached: 660 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R012142	2020	602	3983-000-00-085

PROPERTY OWNER	LEGAL DESCRIPTION
SCHWIETERT JAMES WESLEY 561 NE GINTERS GROVE LN CEDAREDGE, CO 81413-8214	0.286A IN LOT 15 SEC 3 48N4W #618324 #618325 #618326 #618327 #618328

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	177,160	182,520	+5,360
TOTALS	$177,160	$182,520	+$5,360

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.29

ELECTRICITY:	INSTALLED
SEWER:	
WATER:	
SITE ACCESS:	SEASONAL
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1985
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,248 sq ft
BASEMENT:	
GARAGE:	Detached Average: 432 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R012942	2020	606	3253-030-00-003

PROPERTY OWNER	LEGAL DESCRIPTION
SCOLA VINCENT T PO BOX 3191 CRESTED BUTTE, CO 81224-3191	PRICELESS, #3736A, RUBY MD SEC 3 14S87W #649781

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	258,660	+258,660
Vacant Land	77,330	0	-77,330
TOTALS	$77,330	$258,660	+$181,330

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	7.16

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	4 x 4 ACCESS ONLY
	SEASONAL GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
IMPROVED DIRT OR GRAVEL DRIVEWAY
EAST RIVER SEASONAL

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	1,188 sq ft
BASEMENT:	Walkout: 528 sq ft
GARAGE:	Built In: 264 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033124	2020	802	3985-360-02-036

PROPERTY OWNER	LEGAL DESCRIPTION
SCOTT VADEN M 16124 MARIPOSA CIR N FORT LAUDERDALE, FL 33331-4602	LOT 11 BLK 1 ARROWHEAD FILING 3 #533544

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	354,980	447,300	+92,320
TOTALS	$354,980	$447,300	+$92,320

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
DRIVE WAY OFF MAIN ROAD
PANORAMIC OR OUTSTANDING VIEWS
PANORAMIC VIEW LOT
UTILITIES

SUBDIVISION:	
ARROWHEAD FILING 3	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2012
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,442 sq ft
BASEMENT:	Walkout: 1,188 sq ft
GARAGE:	Built In: 464 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073088	2020	100	3787-023-07-001

PROPERTY OWNER	LEGAL DESCRIPTION
SECKMAN SHAWN 802 W US HIGHWAY 50 GUNNISON, CO 81230-4002	LOT A SINGER SUBDIVISION #662984

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		236,010	302,740	+66,730
	TOTALS	$236,010	$302,740	+$66,730

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.35

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
ENCROACHING EASEMENT
HIGHWAY INFLUENCE

SUBDIVISION:	
FRED LONG TRACTS (GUNNISON)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Ranch
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1970
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,316 sq ft
BASEMENT:	
GARAGE:	Attached: 312 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042676	2020	619	3257-074-17-004

PROPERTY OWNER	LEGAL DESCRIPTION
SEEBERG PATRICIA A PO BOX 1207 CRESTED BUTTE, CO 81224-1207	LOT M3-47 BUCKHORN RANCH FILING 2B #654008

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042518	2020	619	3257-070-11-024

PROPERTY OWNER	LEGAL DESCRIPTION
SEES ERIC AND JENNIFER LIVING TRUST 8547 LASSEN CIR EAGLE RIVER, AK 99577-9490	LOT 98 BUCKHORN RANCH FILING 2B #654037

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		41,160	118,000	+76,840
	TOTALS	$41,160	$118,000	+$76,840

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.37

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045054	2020	601	3701-130-14-012

PROPERTY OWNER	LEGAL DESCRIPTION
SERRANO ORLANDO CALVA 264 REGENT CIR GUNNISON, CO 81230-9262	LOT 12 THORNTON MEADOWS #646710

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		89,140	355,880	+266,740
	TOTALS	$89,140	$355,880	+$266,740

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.38

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
SOUTHERN EXPOSURE

SUBDIVISION:	
THORNTON MEADOWS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Ranch
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,042 sq ft
BASEMENT:	
GARAGE:	Attached: 910 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005034	2020	500	3177-234-07-025

PROPERTY OWNER	LEGAL DESCRIPTION
SFERRA BOBBIE ANNE PO BOX 1462 PINE, AZ 85544-1462	LOT 23 CHALET VILLAGE 10 #648636

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	565,990	538,690	-27,300
TOTALS	$565,990	$538,690	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1980
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,230 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071987	2020	602	3983-000-00-109

PROPERTY OWNER	LEGAL DESCRIPTION
SGTPHC LLC 940 COVE RD GUNNISON, CO 81230-9265	41.22 AC TRACT IN LOTS 6 & 11. SEC 3 48N4W #656631

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	481,950	528,010	+46,060
Residential	157,260	157,260	0
TOTALS	$639,210	$685,270	+$46,060

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	16.61
Lodging-Land	Commercial	24.61

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
IMPROVED DIRT OR GRAVEL DRIVEWAY
CUSTOM FENCING

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Res With Commercial
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1998
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,982 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	10

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R028068	2020	200	3255-032-03-003

PROPERTY OWNER	LEGAL DESCRIPTION
SHERMAN ROGER S PO BOX 1958 CRESTED BUTTE, CO 81224-1958	LOT 3 TREASURY HILL #655107

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	569,580	2,688,860	+2,119,280
TOTALS	$569,580	$2,688,860	+$2,119,280

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.22

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
OVER SIZED LOT	
SUBDIVISION:	
TREASURY HILL	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	3,280 sq ft
BASEMENT:	Walkout: 612 sq ft
	Non Conforming: 637 sq ft
GARAGE:	Built In: 659 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042505	2020	619	3257-070-11-011

PROPERTY OWNER	LEGAL DESCRIPTION
SHOEMAKER WILLIAM RYAN 2003 OAKCREST CIR CASTLE ROCK, CO 80104-5313	LOT 85 BUCKHORN RANCH FILING 2B #654961

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		16,470	47,200	+30,730
	TOTALS	$16,470	$47,200	+$30,730

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.42

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
OUTSIDE INFLUENCE
STREAM DRAINAGE DITCH

SUBDIVISION: BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R032799	2020	606	3257-000-04-004

PROPERTY OWNER	LEGAL DESCRIPTION
SHOWALTER BARTON EARL 5610 MERCEDES AVE DALLAS, TX 75206-5824	LOT 5 EAST RIVER RANCHES SUB #650187

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,408,150	2,580,350	+1,172,200
	TOTALS	$1,408,150	$2,580,350	+$1,172,200

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	35.09

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
WATER INFLUENCE
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	
EAST RIVER RANCHES SUB	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	6,459 sq ft
BASEMENT:	
GARAGE:	Built In: 1,140 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073156	2020	601	3789-030-02-019

PROPERTY OWNER	LEGAL DESCRIPTION
SIGNAL PEAK SELF STORAGE LLC 1641 COUNTY ROAD 771 OHIO CITY, CO 81237-9716	LOT 15 SIGNAL PEAK INDUSTRIAL PARK FILING 1 OF LOT LINE ADJ OF LOTS 2,3,4 VISTA BUSINESS CENTER AND LOT 15 SIGNAL PEAK INDUSTRIAL PARK PLAT #660828 #585086

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		0	321,850	+321,850
	TOTALS	$0	$321,850	+$321,850

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	1.73

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
SIGNAL PEAK INDUSTRIAL PK 1&2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Mini Warehouse
BUILDING DESCRIPTION:	Mini Warehouse
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1980
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,400 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	3
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003852	2020	300	3691-102-03-008

PROPERTY OWNER	LEGAL DESCRIPTION
SILVER PLUME STORE LLC PO BOX 27 PITKIN, CO 81241-0027	LOTS 23-25 BLK 9 PITKIN #656111

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	68,940	277,020	+208,080
TOTALS	$68,940	$277,020	+$208,080

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.22

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
CONCRETE RV PAD	
SUBDIVISION:	
PITKIN (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	75%
ABOVE GRADE LIVING AREA:	1,755 sq ft
BASEMENT:	
GARAGE:	Built In: 1,245 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003474	2020	200	3255-031-05-002

PROPERTY OWNER	LEGAL DESCRIPTION
SIMMONS SUZANNE 753 MILWAUKEE ST DENVER, CO 80206-3901	LOTS 21-22 BLK 11 CRESTED BUTTE #640672

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	1,601,600	+1,601,600
Vacant Land	711,310	0	-711,310
TOTALS	$711,310	$1,601,600	+$890,290

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.14

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
CURBS AND OR GUTTER

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	75%
ABOVE GRADE LIVING AREA:	2,886 sq ft
BASEMENT:	
GARAGE:	Detached Good: 600 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073089	2020	100	3787-023-07-002

PROPERTY OWNER	LEGAL DESCRIPTION
SINGER GRAFTON 802 W US HIGHWAY 50 GUNNISON, CO 81230-4002	LOT B SINGER SUBDIVISION PLAT #660800

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		182,070	336,460	+154,390
	TOTALS	$182,070	$336,460	+$154,390

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
HIGHWAY INFLUENCE	
SUBDIVISION:	
FRED LONG TRACTS (GUNNISON)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Modular
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2007
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,656 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071115	2020	601	3793-000-00-080

PROPERTY OWNER	LEGAL DESCRIPTION
SINGER GRAFTON THOMAS 2345 COUNTY ROAD 887 GUNNISON, CO 81230-9515	SW4SE4. SEC 24, NE4NW4. SEC 25 49N3E #659342 #660788

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	6,440	6,440	0
Residential	0	49,300	+49,300
TOTALS	$6,440	$55,740	+$49,300

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	50.90
Meadow Hay Land	Agricultural	9.50
Other Land	Agricultural	19.60

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	3,072 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042981	2020	601	3787-031-04-017

PROPERTY OWNER	LEGAL DESCRIPTION
SINGER MICHAEL P 185 APPLETREEWICK ST SEWANEE, TN 37375-2799	LOT 4 GUNNISON HEIGHTS SUBD #659908

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		265,700	332,260	+66,560
	TOTALS	$265,700	$332,260	+$66,560

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.54

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
SUBDIVISION:	
GUNNISON HEIGHTS SUBD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,445 sq ft
BASEMENT:	
GARAGE:	Attached: 520 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R008373	2020	601	3433-153-00-019

PROPERTY OWNER	LEGAL DESCRIPTION
SKELTON ROBERT C PO BOX 3278 CAREFREE, AZ 85377-3278	1.04 ACRES IN NE4SW4. SEC 15 15S84W #657625

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		467,510	496,050	+28,540
	TOTALS	$467,510	$496,050	+$28,540

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.04

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
AVERAGE FENCING	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2004
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,141 sq ft
BASEMENT:	Minimal Finish: 300 sq ft
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R015021	2020	615	3257-214-06-020

PROPERTY OWNER	LEGAL DESCRIPTION
SKINNER KYLE PO BOX 2598 CRESTED BUTTE, CO 81224-2598	LOT 12 BLK 17 CRESTED BUTTE SOUTH FILING 3 #633599

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	644,510	824,730	+180,220
TOTALS	$644,510	$824,730	+$180,220

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.34

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,374 sq ft
BASEMENT:	
GARAGE:	Built In: 720 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072125	2020	616	3257-060-01-054

PROPERTY OWNER	LEGAL DESCRIPTION
SKYLAND DEVELOPMENT PARTNERS LLC 1310 W US HIGHWAY 50 PUEBLO, CO 81008-1621	TRACT D REPLAT OF MULTI FAMILY TRACT 4 SKYLAND INITIAL FILING #650993

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	851,550	+851,550
Vacant Land	319,070	0	-319,070
TOTALS	$319,070	$851,550	+$532,480

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Multi-Units(4-8)-Land	Multiple Unit	1.11

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

SKYLAND INITIAL & 2ND FILINGS

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Four Plex
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	9,258 sq ft
BASEMENT:	
GARAGE:	Built In: 1,232 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003052	2020	200	3255-031-27-007

PROPERTY OWNER	LEGAL DESCRIPTION
SLATE RIVER VIEW LLC 950 GILBERT ST BOULDER, CO 80302-7142	LOTS 13-14 BLK 6 CRESTED BUTTE #660016

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,657,490	2,670,020	+1,012,530
	TOTALS	$1,657,490	$2,670,020	+$1,012,530

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.14

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CURBS AND OR GUTTER

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	3,161 sq ft
BASEMENT:	
GARAGE:	Detached Good: 376 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072252	2020	601	3789-030-04-006

PROPERTY OWNER	LEGAL DESCRIPTION
SLATTENGREN DARIN 1578 N ALANIU PL KIHEI, HI 96753-8007	LOT 5 VISTA BUSINESS CENTER #656044

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	830	0	-830
Commercial	0	138,340	+138,340
TOTALS	$830	$138,340	+$137,510

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	2.22

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
HIGHWAY INFLUENCE

SUBDIVISION:	
VISTA BUSINESS CENTER	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	- Manufacturing Utility Bldg
BUILDING DESCRIPTION:	- Manufacturing Utility Bldg
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	8,400 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073096	2020	100	3701-363-81-002

PROPERTY OWNER	LEGAL DESCRIPTION
SMAS 1 LLC 901 SUNNY SLOPE DR GUNNISON, CO 81230-2297	UNIT A MILLER TOWNHOMES #660450

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		263,760	275,070	+11,310
	TOTALS	$263,760	$275,070	+$11,310

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.13

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SIDEWALK	
CURBS AND OR GUTTER	

SUBDIVISION:	
GUNNISON ORIGINAL	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1952
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,400 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
MILLER TOWNHOMES	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005020	2020	500	3177-234-07-011

PROPERTY OWNER	LEGAL DESCRIPTION
SMITH BROCK PO BOX 5200 CRESTED BUTTE, CO 81225-5200	LOT 12 CHALET VILLAGE 10 B751 P74

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	711,490	684,190	-27,300
TOTALS	$711,490	$684,190	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
ADJACENT TO PROTECTED OPEN SPACE	
SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1995
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,153 sq ft
BASEMENT:	
GARAGE:	Built In: 696 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042677	2020	619	3257-074-17-005

PROPERTY OWNER	LEGAL DESCRIPTION
SMITH CHAD 3325 FOLSOM ST BOULDER, CO 80304-2403	LOT M3-46 BUCKHORN RANCH FILING 2B #653502

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073136	2020	619	3257-074-15-026

PROPERTY OWNER	LEGAL DESCRIPTION
SMITH DOUGLAS ALLEN 6411 W 84TH ST LOS ANGELES, CA 90045-2850	LOT M3-30 BUCKHORN RANCH FILING 2B #657279

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		0	56,250	+56,250
	TOTALS	$0	$56,250	+$56,250

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031244	2020	701	2919-000-00-029

PROPERTY OWNER	LEGAL DESCRIPTION
SMITH MATTHEW F 951 BRUSH CREEK RD ASPEN, CO 81611-9613	E2SE4SW4SE4. S2SE4SE4. SEC 23, N2NW4NW4NW4. SEC 25, N2N2NE4NE4. SEC 26 11S89W 40A (AKA TR 18A-2) #648507

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	2,000	2,000	0
Residential	82,300	128,720	+46,420
TOTALS	$84,300	$130,720	+$46,420

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	38.00
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	NOT AVAILABLE
SEWER:	CENTRAL INSTALLED
WATER:	STORAGE TANK
SITE ACCESS:	UNIMPROVED DIRT ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
STEEP SLOPE GREATER THAN 45 DEG
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	
RAGGED MOUNTAIN RESERVE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	25%

ABOVE GRADE LIVING AREA:	1,103 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R070755	2020	602	3253-000-00-053

PROPERTY OWNER	LEGAL DESCRIPTION
SMITH PETER A 515 HAWK DR GUNNISON, CO 81230-8808	44.76 AC IN N2SE4 SEC 34 14S87W #660815

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	3,080	2,950	-130
Residential	88,090	108,240	+20,150
TOTALS	$91,170	$111,190	+$20,020

THE RESIDENTIAL IMPROVEMENT ON THIS PROPERTY IS NOT INTEGRAL TO AN AGRICULTURAL OPERATION

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	42.76
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	OFF GRID SOLAR
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Cabin
CONSTRUCTION QUALITY:	Low
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1972
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	652 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT: 1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072742	2020	100	3787-021-77-002

PROPERTY OWNER	LEGAL DESCRIPTION
SMITHPETERS SHAWN T PO BOX 183 GUNNISON, CO 81230-0183	TRACT B HOFFMAN MINOR SUBDIVISION #654068

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	199,080	+199,080
Residential	0	318,600	+318,600
Vacant Land	75,000	0	-75,000
TOTALS	$75,000	$517,680	+$442,680

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	0.09
Single Fam.Res.-Land	Residential	0.11

ELECTRICITY:	TO SITE
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	ALLEY ACCESS ONLY
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
HOFFMAN MINOR SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,200 sq ft
BASEMENT:	
GARAGE:	Built In: 1,200 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043489	2020	615	3257-272-40-004

PROPERTY OWNER	LEGAL DESCRIPTION
SNOB ASSOCIATES 9 STERLING RD S ARMONK, NY 10504-2419	UNIT 4 PIONEER PLAZA COMMERCIAL TOWNHOMES #562962

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		54,810	57,510	+2,700
	TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.17

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	
PIONEER PLAZA COMMERCIAL TOWNHOMES	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043496	2020	615	3257-272-40-011

PROPERTY OWNER	LEGAL DESCRIPTION
SNOB ASSOCIATES 9 STERLING RD S ARMONK, NY 10504-2419	UNIT 11 PIONEER PLAZA COMMERCIAL TOWNHOMES #562962

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.16

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031217	2020	601	3515-000-03-008

PROPERTY OWNER	LEGAL DESCRIPTION
SNYDER KENNETH R JR 3440 ADMIRE RD DOVER, PA 17315-4235	HOMESTEAD #11 EAGLE RIDGE RANCH SUBD #632946

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	32,790	32,790	0
Residential	844,680	888,770	+44,090
TOTALS	$877,470	$921,560	+$44,090

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	278.72
Meadow Hay Land	Agricultural	37.04
Other Land	Agricultural	12.91
Single Fam.Res.-Land	Residential	5.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
EAGLE RIDGE RANCH SUBD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2005
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	3,127 sq ft
BASEMENT:	Walkout: 1,052 sq ft
GARAGE:	Built In: 856 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	3
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042632	2020	619	3257-074-13-008

PROPERTY OWNER	LEGAL DESCRIPTION
SOCHA ANN 1631 W THORNDALE AVE CHICAGO, IL 60660-3205	LOT M3-12 BUCKHORN RANCH FILING 2B #572256

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CUL DE SAC	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042679	2020	619	3257-074-17-007

PROPERTY OWNER	LEGAL DESCRIPTION
SOLARI MARC J PO BOX 2284 CRESTED BUTTE, CO 81224	LOT M3-52 BUCKHORN RANCH FILING 2B #543710

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		37,280	106,880	+69,600
	TOTALS	$37,280	$106,880	+$69,600

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.16

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:

PANORAMIC OR OUTSTANDING VIEWS
ADJACENT TO OPEN SPACE
CUL DE SAC

SUBDIVISION: BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030286	2020	619	3255-013-01-013

PROPERTY OWNER	LEGAL DESCRIPTION
SOLOMON PETER ALEXANDER 1016 BARFIELD ST DANIEL ISLAND, SC 29492-7583	LOT 10 RIVER GREEN SUB #639117

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	569,300	1,292,410	+723,110
TOTALS	$569,300	$1,292,410	+$723,110

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.58

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
ADJACENT TO OPEN SPACE	
SUBDIVISION:	
RIVER GREEN SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,810 sq ft
BASEMENT:	
GARAGE:	Built In: 715 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042732	2020	619	3257-080-08-002

PROPERTY OWNER	LEGAL DESCRIPTION
SOMRAK BENJAMIN JAMES PO BOX 394 CRESTED BUTTE, CO 81224-0394	LOT 57 BUCKHORN RANCH FILING 2B #655543

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		513,890	1,446,070	+932,180
	TOTALS	$513,890	$1,446,070	+$932,180

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.80

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,728 sq ft
BASEMENT:	Walkout: 1,600 sq ft
GARAGE:	Attached: 816 sq ft
	Basement: 832 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R041046	2020	200	3255-022-34-002

PROPERTY OWNER	LEGAL DESCRIPTION
SOPRIS 715 LLC 9600 N MOPAC EXPY STE 250 AUSTIN, TX 78759-6537	TRACT 6 BLK 69 VERZUH RANCH ANNEXATION #635835

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	2,151,380	2,600,030	+448,650
TOTALS	$2,151,380	$2,600,030	+$448,650

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.14

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
AVERAGE FENCING
CURBS AND OR GUTTER

SUBDIVISION:	
VERZUH RANCH ANNEXATION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,243 sq ft
BASEMENT:	Egress Window: 944 sq ft
GARAGE:	Detached Very Good: 308 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003338	2020	200	3255-031-77-011

PROPERTY OWNER	LEGAL DESCRIPTION
SOPRISHOUSE LLC 8350 MEADOW RD STE 181 DALLAS, TX 75231-4224	LOTS 22-24 BLK 27 CRESTED BUTTE #648483

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		2,660,690	2,792,580	+131,890
	TOTALS	$2,660,690	$2,792,580	+$131,890

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.22

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
OVER SIZED LOT
CURBS AND OR GUTTER

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2010
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,139 sq ft
BASEMENT:	Walkout: 1,144 sq ft
GARAGE:	Detached Average: 170 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042605	2020	619	3257-074-10-004

PROPERTY OWNER	LEGAL DESCRIPTION
SORAPURU ANTHONY J 49835 ANTELOPE DR E BENNETT, CO 80102-8688	LOT M2-71 BUCKHORN RANCH FILING 2B #654854

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.16

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007731	2020	601	3785-220-00-002

PROPERTY OWNER	LEGAL DESCRIPTION
SORENSEN RANDALL R 1350 STATE HIGHWAY 135 GUNNISON, CO 81230-9242	13.856 ACRES IN N2NE4 SEC 22 49N2W #578568

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		95,410	170,680	+75,270
	TOTALS	$95,410	$170,680	+$75,270

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	13.86

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
ADJACENT TO OPEN SPACE
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Berm
CONSTRUCTION QUALITY:	Low
EXTERIOR CONDITION:	Minimum
EFFECTIVE YEAR BUILT:	1980
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	sq ft
BASEMENT:	Walkout: 792 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R004915	2020	500	3177-234-03-001

PROPERTY OWNER	LEGAL DESCRIPTION
SOUTHERN KANSAS TELEPHONE CO PO BOX 800 CLEARWATER, KS 67026-0800	LOT 17 BLK K CHALET VILLAGE 7 B688 P151

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	866,770	976,190	+109,420
TOTALS	$866,770	$976,190	+$109,420

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.70

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
CHALET VILLAGE ADDN 7 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1992
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,401 sq ft
BASEMENT:	Walkout: 1,067 sq ft
	Minimal Finish: 252 sq ft
GARAGE:	Attached: 576 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003419	2020	200	3255-031-83-004

PROPERTY OWNER	LEGAL DESCRIPTION
SPAHN JAMES RAY PO BOX 2337 CRESTED BUTTE, CO 81224-2337	W 6FT LOT 8 ALL 9-10 BLK 39 CRESTED BUTTE #656694

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,123,320	1,390,800	+267,480
	TOTALS	$1,123,320	$1,390,800	+$267,480

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.16

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY
CURBS AND OR GUTTER

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,435 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	3

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073086	2020	621	3181-000-01-009

PROPERTY OWNER	LEGAL DESCRIPTION
SPARKS SAMUEL JR 1600 N OSAGE AVE DEWEY, OK 74029-1510	PROPERTY 1 ERIKSON SPRINGS PROPERTIES SUBD #658012 #658316

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	80,600	0	-80,600
Vacant Land	0	80,600	+80,600
TOTALS	$80,600	$80,600	$0

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
1 Ac To L/T 5 Ac	Vacant	2.27

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
MODERATE SLOPE LESS THAN 45 DEG
WATER INFLUENCE

SUBDIVISION:	
ERIKSON SPRINGS PROPERTIES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042617	2020	619	3257-074-11-008

PROPERTY OWNER	LEGAL DESCRIPTION
SPATZ AARON L 3078 S NIAGARA WAY DENVER, CO 80224-2763	LOT M2-55 BUCKHORN RANCH FILING 2B #613566

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		30,410	87,190	+56,780
	TOTALS	$30,410	$87,190	+$56,780

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.15

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
ADJACENT TO OPEN SPACE
WATER INFLUENCE
SUBDIVISION:
BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033837	2020	616	3255-010-10-001

PROPERTY OWNER	LEGAL DESCRIPTION
SPENCE C RITCHIE MD TRUST 2015 12663 OLD WICK RD SAN ANTONIO, TX 78230-1947	UNIT 2 THE LINKS VILLAS #632753

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		746,670	814,740	+68,070
	TOTALS	$746,670	$814,740	+$68,070

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
LINKS VILLAS (THE)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1998
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,832 sq ft
BASEMENT:	Walkout: 572 sq ft
GARAGE:	Basement: 428 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073192	2020	615	3257-272-56-003

PROPERTY OWNER	LEGAL DESCRIPTION
SPORCICH DEBRA PO BOX 606 CRESTED BUTTE, CO 81224-0606	UNIT 3 GLACIERS TOWNHOMES PLAT #663055 #664019

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		0	426,920	+426,920
	TOTALS	$0	$426,920	+$426,920

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.06

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,152 sq ft
BASEMENT:	Walkout: 91 sq ft
GARAGE:	Basement: 333 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073087	2020	621	3181-000-01-010

PROPERTY OWNER	LEGAL DESCRIPTION
SPRINGER CRAIG NEIL AND MARY JEANNEAN LIVING TRUST 711 ESTATES BLVD GRAND JUNCTION, CO 81505-9599	PROPERTY 2A, 3A, 4 ERIKSON SPRINGS PROPERTIES #663373

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	651,310	674,340	+23,030
TOTALS	$651,310	$674,340	+$23,030

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	4.47

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
ADJACENT TO OPEN SPACE
WATER INFLUENCE
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
ERIKSON SPRINGS PROPERTIES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	1994
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	3,377 sq ft
BASEMENT:	
GARAGE:	Detached Good: 1,018 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007949	2020	601	3695-000-00-011

PROPERTY OWNER	LEGAL DESCRIPTION
SPRINGER GRAYDON DALE REVOCABLE TRUST DECLARATION #1 5816 CR 3300 INDEPENDENCE, KS 67301-7978	39.95 ACRES IN TRACT 37, 50N3E #654704 #654705 #656452

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	1,680	1,540	-140
Residential	39,400	535,640	+496,240
TOTALS	$41,080	$537,180	+$496,100

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	37.95
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
ON CREEK
STEEP SLOPE GREATER THAN 45 DEG

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,780 sq ft
BASEMENT:	
GARAGE:	Detached Average: 768 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011427	2020	622	4049-000-00-153

PROPERTY OWNER	LEGAL DESCRIPTION
SQUIRRELL DONALD F 16479 6300 RD MONTROSE, CO 81403-7845	103.31 AC TRACT EAST OF ALPINE PLATEAU RD SEC 6 47N4W #562789 #570783

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		270,290	257,420	-12,870
	TOTALS	$270,290	$257,420	-$12,870

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
100 Ac & Up	Vacant	103.31

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
WATER INFLUENCE	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011467	2020	622	4049-000-00-152

PROPERTY OWNER	LEGAL DESCRIPTION
SQUIRRELL DONALD F 16479 6300 RD MONTROSE, CO 81403-7845	TR IN E2W2 SEC 18 LYING WEST OF ARROWHEAD SUB FILING 1 47N4W #562789

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	78,790	82,730	+3,940
TOTALS	$78,790	$82,730	+$3,940

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
35 Ac To L/T 100 Ac	Vacant	35.20

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	4 x 4 ACCESS ONLY
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

TYPICAL OR AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
ON CREEK
STEEP SLOPE GREATER THAN 45 DEG

SUBDIVISION:

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014376	2020	617	2917-281-01-060

PROPERTY OWNER	LEGAL DESCRIPTION
STAPLE GREGORY C 7903 CURTIS ST CHEVY CHASE, MD 20815-5930	LOTS 45,46,47,48 MARBLE SKI AREA 7 #637182

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		402,940	510,420	+107,480
	TOTALS	$402,940	$510,420	+$107,480

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.45

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
UNIMPROVED DIRT DRIVEWAY
POND OR LAKE ON PROPERTY

SUBDIVISION:	
MARBLE SKI AREA 7	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2008
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,033 sq ft
BASEMENT:	Minimal Finish: 1,488 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014546	2020	609	4045-000-00-032

PROPERTY OWNER	LEGAL DESCRIPTION
STEPHENS GARY W 18876 6495 RD MONTROSE, CO 81403-6700	PT OF S2SW4. S2SE4. SEC 31 & PT SW4 SEC 32 115.84A 47N6W B666 P141,144 #551173 #551442 #641425

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	4,160	0	-4,160
Vacant Land	0	221,220	+221,220
TOTALS	$4,160	$221,220	+$217,060

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
100 Ac & Up	Vacant	115.84

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
STEEP SLOPE GREATER THAN 45 DEG
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R017022	2020	602	4051-200-03-018

PROPERTY OWNER	LEGAL DESCRIPTION
STEPHENSON CAROLYN A 3920 SUNRIDGE TERRACE DR CASTLE ROCK, CO 80109-4506	LOT 300 BLUE MESA SUBD 1 #594346

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	133,980	193,480	+59,500
TOTALS	$133,980	$193,480	+$59,500

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	9.80

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:
BLUE MESA SUBDIVISION 1

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2011
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	945 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007135	2020	601	3699-320-02-006

PROPERTY OWNER	LEGAL DESCRIPTION
STERLING PATRICIA A 2110 N GOLD ST SILVER CITY, NM 88061-7036	LOT 28 TOMICHI HEIGHTS RANCHETTES B514 P213 #516658

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		352,760	282,120	-70,640
	TOTALS	$352,760	$282,120	-$70,640

THIS VALUE REFLECTS DAMAGE TO ONE OR MORE IMPROVEMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	2.36

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
RETAINING WALLS	

SUBDIVISION:	
TOMICHI HEIGHTS RANCHETTES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1982
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,130 sq ft
BASEMENT:	
GARAGE:	Detached Average: 518 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005105	2020	500	3177-234-12-028

PROPERTY OWNER	LEGAL DESCRIPTION
STEVENS LACHLAN PO BOX 3686 CRESTED BUTTE, CO 81224-3686	LOT 23 CHALET VILLAGE ADDN 6 #653200

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,110,380	839,640	-270,740
	TOTALS	$1,110,380	$839,640	-$270,740

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.54

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
ADJACENT TO OPEN SPACE
CUL DE SAC
STEEP SLOPE GREATER THAN 45 DEG

SUBDIVISION:	
CHALET VILLAGE ADDN 6 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2000
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	3,315 sq ft
BASEMENT:	Walkout: 1,322 sq ft
GARAGE:	Basement: 663 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042627	2020	619	3257-074-13-003

PROPERTY OWNER	LEGAL DESCRIPTION
STEWART DANIEL SCOTT PO BOX 3502 CRESTED BUTTE, CO 81224-3502	LOT M3-4 BUCKHORN RANCH FILING 2B #652576

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	160,650	+160,650
Vacant Land	26,490	0	-26,490
TOTALS	$26,490	$160,650	+$134,160

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.17

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	
MODERATE SLOPE LESS THAN 45 DEG	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	2,192 sq ft
BASEMENT:	Walkout: 713 sq ft
GARAGE:	Built In: 529 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042516	2020	619	3257-070-11-022

PROPERTY OWNER	LEGAL DESCRIPTION
STILL DOUGLAS JAMES TRUST 2944 PAW PRINTS DR CANON CITY, CO 81212-8406	LOT 96 BUCKHORN RANCH FILING 2B #653565

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	814,780	+814,780
Vacant Land	41,160	0	-41,160
TOTALS	$41,160	$814,780	+$773,620

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.50

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	3,332 sq ft
BASEMENT:	Walkout: 2,296 sq ft
GARAGE:	Attached: 875 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R002804	2020	200	3255-022-29-012

PROPERTY OWNER	LEGAL DESCRIPTION
STILLMAN JULIET B PO BOX 3223 CRESTED BUTTE, CO 81224-3223	LOTS 31-32 BLK 59 CRESTED BUTTE #589042

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,260,470	1,350,630	+90,160
	TOTALS	$1,260,470	$1,350,630	+$90,160

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.14

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
TYPICAL OR AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
CURBS AND OR GUTTER

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2002
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,781 sq ft
BASEMENT:	
GARAGE:	Built In: 270 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R016485	2020	802	3985-360-04-029

PROPERTY OWNER	LEGAL DESCRIPTION
STOLBERG ROBERT W 220 CREST DR CIMARRON, CO 81220-9563	LOT 9 BLK 5 ARROWHEAD FILING 3 #647931

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		241,810	253,410	+11,600
	TOTALS	$241,810	$253,410	+$11,600

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
LIMITED VIEW LOT
ON MAIN ROAD
TYPICAL OR AVERAGE VIEWS
UTILITIES

SUBDIVISION:	
ARROWHEAD FILING 3	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1983
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,719 sq ft
BASEMENT:	
GARAGE:	Detached Average: 576 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011394	2020	606	3253-000-00-007

PROPERTY OWNER	LEGAL DESCRIPTION
STOLKEN JAMES S 2005 ROVELLO LOOP LIVERMORE, CA 94550-2547	GENERAL MOLTKE #2989, RUBY MINING DISTRICT SEC 2,11 14S87W #656778

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	16,530	60,950	+44,420
TOTALS	$16,530	$60,950	+$44,420

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
10 Ac To L/T 35 Ac	Vacant	10.33

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	UNIMPROVED DIRT ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

MODERATE SLOPE LESS THAN 45 DEG

EAST RIVER SEASONAL

SUBDIVISION:

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R010429	2020	601	3787-034-00-023

PROPERTY OWNER	LEGAL DESCRIPTION
STONE JOANN PO BOX 66 GUNNISON, CO 81230-0066	STONE NORTH TRACT, STONE EAST TRACT & STONE WEST TRACT OF STONE MINOR SUBDIVISION B362 P461 #660640

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	601,410	514,570	-86,840
Vacant Land	0	352,110	+352,110
TOTALS	$601,410	$866,680	+$265,270

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.88
Vacant Res Lots	Vacant	1.80

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY
HIGHWAY INFLUENCE

SUBDIVISION:	
STONE MINOR SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1958
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,034 sq ft
BASEMENT:	
GARAGE:	Detached Fair: 1,100 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042597	2020	619	3257-074-07-030

PROPERTY OWNER	LEGAL DESCRIPTION
STRAUB STACY MICHELLE PO BOX 1251 CRESTED BUTTE, CO 81224-1251	LOT M2-65 BUCKHORN RANCH FILING 2B #654422

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.13

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071759	2020	100	3701-363-80-001

PROPERTY OWNER	LEGAL DESCRIPTION
STRAUSS COLLEEN 423 E VIRGINIA AVE GUNNISON, CO 81230-2053	RESULTANT PARCEL A BOUNDARY LINE ADJUSTMENT SHELAFO PROPERTY #652137

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	323,980	564,030	+240,050
TOTALS	$323,980	$564,030	+$240,050

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.21

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
BASIC FENCING	
CURBS AND OR GUTTER	

SUBDIVISION:	
SHELAFO PROPERTY BOUNDARY LINE ADJUSTMENT	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,732 sq ft
BASEMENT:	
GARAGE:	Built In: 1,152 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R032034	2020	616	3255-010-09-004

PROPERTY OWNER	LEGAL DESCRIPTION
STROOP CAROL ANN PO BOX 1723 CRESTED BUTTE, CO 81224-1723	UNIT 7 THE LINKS AT SKYLAND ST ANDREWS BLDG #601031

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		635,200	692,120	+56,920
	TOTALS	$635,200	$692,120	+$56,920

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.02

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
LINKS AT SKYLAND ST ANDREWS BD	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	1995
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,158 sq ft
BASEMENT:	Egress Window: 709 sq ft
GARAGE:	Built In: 302 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014036	2020	400	2917-262-16-020

PROPERTY OWNER	LEGAL DESCRIPTION
STUBBLEFIELD RANDY L 2981 JUNIPER DR MOAB, UT 84532-3257	LOTS 1-2 BLK 10 MARBLE SKI AREA 1 & LOT 25 BLK 10 MARBLE SKI AREA 2 #628978

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		64,400	73,530	+9,130
	TOTALS	$64,400	$73,530	+$9,130

ONE OF YOUR BUILDINGS WAS PREVIOUSLY OMITTED FROM THE TAX ROLL

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.92

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	
MARBLE SKI AREA 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Storage Improvements On Vacant Land
BUILDING DESCRIPTION:	Storage Improvements On Vacant Land
CONSTRUCTION QUALITY:	Low
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2015
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	126 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073187	2020	615	3257-281-23-002

PROPERTY OWNER	LEGAL DESCRIPTION
STUDENT ORGANIZATION ACHIEVING RESULTS - SOAR PO BOX 2751 CRESTED BUTTE, CO 81224-2751	LOT 497A SOAR TOWNHOMES PLAT #663103 #661446

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	309,090	+309,090
TOTALS	$0	$309,090	+$309,090

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.20

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS

SUBDIVISION:
SOAR TOWNHOMES

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	1,709 sq ft
BASEMENT:	
GARAGE:	Attached: 288 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R041607	2020	601	3787-110-01-001

PROPERTY OWNER	LEGAL DESCRIPTION
SULLIVAN KROELL DANIEL J 1009 VALLEY VIEW DR FORTUNA, CA 95540-2229	LOT 6 TOMICHI CREEK PRESERVE #660201

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	1,500	750	-750
Residential	0	136,630	+136,630
TOTALS	$1,500	$137,380	+$135,880

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Meadow Hay Land	Agricultural	2.00
Res Land Not Integral To Ag Ops	Residential	2.00

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
TOMICHI CREEK PRESERVE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	2,738 sq ft
BASEMENT:	
GARAGE:	Built In: 552 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073154	2020	500	3177-264-26-016

PROPERTY OWNER	LEGAL DESCRIPTION
SUN CASTLE LLC PO BOX 3947 CRESTED BUTTE, CO 81224-3700	UNIT D SUN CASTLE CONDOMINIUMS PLAT #658492

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	646,970	+646,970
TOTALS	$0	$646,970	+$646,970

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	
OTHER ATTRIBUTES:	

SUBDIVISION:	
CHALET VILLAGE ADDN 3 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Condominium Unit
BUILDING DESCRIPTION:	Condo <= 3 Stories
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	sq ft
BASEMENT:	Walkout: 1,298 sq ft
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
SUN CASTLE CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073155	2020	500	3177-264-26-017

PROPERTY OWNER	LEGAL DESCRIPTION
SUN CASTLE LLC PO BOX 3947 CRESTED BUTTE, CO 81224-3700	UNIT E SUN CASTLE CONDOMINIUMS PLAT #658492

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	646,970	+646,970
TOTALS	$0	$646,970	+$646,970

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	
OTHER ATTRIBUTES:	
SUBDIVISION:	
CHALET VILLAGE ADDN 3 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Condominium Unit
BUILDING DESCRIPTION:	Condo <= 3 Stories
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,298 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
SUN CASTLE CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073100	2020	100	3787-012-38-006

PROPERTY OWNER	LEGAL DESCRIPTION
SUNDERLIN LARRY W 404 RIO GRANDE AVE LOT 12 GUNNISON, CO 81230-3243	LOTS 5-11, 17-22 & N/S ALLEY ADJ & E2 OF SPRUCE ST ADJ TO LOTS 5-11 BLK 2 RIO GRANDE ADDN #628777

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	166,780	168,910	+2,130
Residential	233,490	266,420	+32,930
TOTALS	$400,270	$435,330	+$35,060

YOUR PARCEL IS NEWLY CREATED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Manufctrd.Housng Prk-Land	Residential	1.07
Warehouse/Storage-Land	Commercial	0.06

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

RIO GRANDE ADDITION (GUNNISON)

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	- Manufacturing Utility Bldg
BUILDING DESCRIPTION:	- Manufacturing Utility Bldg
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1990
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,350 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042647	2020	619	3257-074-15-004

PROPERTY OWNER	LEGAL DESCRIPTION
SUNTER JACOB THOMAS PO BOX 644 CRESTED BUTTE, CO 81224-0644	LOT M3-28 BUCKHORN RANCH FILING 2B #662694

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R002895	2020	200	3255-022-60-014

PROPERTY OWNER	LEGAL DESCRIPTION
SUNTER JAY THOMAS PO BOX 644 CRESTED BUTTE, CO 81224-0644	LOTS 29-30 BLK 63 CRESTED BUTTE #609602

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,100,440	1,038,750	-61,690
	TOTALS	$1,100,440	$1,038,750	-$61,690

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.14

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
PAVED OR CONCRETE DRIVEWAY	
BASIC FENCING	
CURBS AND OR GUTTER	
SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1986
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,557 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014150	2020	617	2917-271-05-010

PROPERTY OWNER	LEGAL DESCRIPTION
SUTER BRIAN 700 SERPENTINE TRL MARBLE, CO 81623-9041	LOT 65 MARBLE SKI AREA 3 B725 P18

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		233,500	292,150	+58,650
	TOTALS	$233,500	$292,150	+$58,650

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.03

ELECTRICITY:	OFF GRID GENERATOR
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
MARBLE SKI AREA 3	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Below Average
EFFECTIVE YEAR BUILT:	1994
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,098 sq ft
BASEMENT:	
GARAGE:	Built In: 1,462 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R004165	2020	400	2917-262-06-018

PROPERTY OWNER	LEGAL DESCRIPTION
SVIGEL WAYNE R 1251 E PANAMA DR CENTENNIAL, CO 80121-2507	LOTS 1-8 BLK 31 WEST MARBLE #658736

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	384,900	426,900	+42,000
TOTALS	$384,900	$426,900	+$42,000

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.46

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WEST MARBLE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2002
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,649 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R044251	2020	100	3701-362-28-001

PROPERTY OWNER	LEGAL DESCRIPTION
SW VENTURES LLC PO BOX 2751 CRESTED BUTTE, CO 81224-2751	LOT 68 VANTUYL VILLAGE SUBDIVISION #654664

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	538,160	+538,160
Vacant Land	133,800	0	-133,800
TOTALS	$133,800	$538,160	+$404,360

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Multi-Units(4-8)-Land	Residential	0.23

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
CURBS AND OR GUTTER

SUBDIVISION:	
VANTUYL VILLAGE SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Apartments
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	8,697 sq ft
BASEMENT:	
GARAGE:	Built In: 1,797 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R044252	2020	100	3701-362-28-002

PROPERTY OWNER	LEGAL DESCRIPTION
SW VENTURES LLC PO BOX 2751 CRESTED BUTTE, CO 81224-2751	LOT 69 VANTUYL VILLAGE SUBDIVISION #654664

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	432,610	+432,610
Vacant Land	111,500	0	-111,500
TOTALS	$111,500	$432,610	+$321,110

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Multi-Units(4-8)-Land	Residential	0.19

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CURBS AND OR GUTTER	
SUBDIVISION:	
VANTUYL VILLAGE SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Four Plex
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%
ABOVE GRADE LIVING AREA:	5,983 sq ft
BASEMENT:	
GARAGE:	Built In: 1,445 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073058	2020	100	3701-362-43-004

PROPERTY OWNER	LEGAL DESCRIPTION
SW VENTURES LLC PO BOX 2751 CRESTED BUTTE, CO 81224-2751	UNIT 71B VAN TUYL TOWNHOMES BLDG 71 PLAT #659645

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		48,900	195,470	+146,570
	TOTALS	$48,900	$195,470	+$146,570

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.01

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CURBS AND OR GUTTER	
SUBDIVISION:	
VAN TUYL TOWNHOMES BLDG 71	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	576 sq ft
BASEMENT:	
GARAGE:	Built In: 288 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073059	2020	100	3701-362-43-006

PROPERTY OWNER	LEGAL DESCRIPTION
SW VENTURES LLC PO BOX 2751 CRESTED BUTTE, CO 81224-2751	UNIT 71C VAN TUYL TOWNHOMES BLDG 71 PLAT #659645

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		71,240	264,990	+193,750
	TOTALS	$71,240	$264,990	+$193,750

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.01

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
CURBS AND OR GUTTER

SUBDIVISION:	
VAN TUYL TOWNHOMES BLDG 71	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,053 sq ft
BASEMENT:	
GARAGE:	Detached Average: 288 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073062	2020	100	3701-362-43-002

PROPERTY OWNER	LEGAL DESCRIPTION
SW VENTURES LLC PO BOX 2751 CRESTED BUTTE, CO 81224-2751	UNIT 71F VAN TUYL TOWNHOMES BLDG 71 PLAT #659645

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		48,900	24,800	-24,100
	TOTALS	$48,900	$24,800	-$24,100

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.01

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CURBS AND OR GUTTER	
SUBDIVISION:	
VAN TUYL TOWNHOMES BLDG 71	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	576 sq ft
BASEMENT:	
GARAGE:	Built In: 288 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073078	2020	100	3701-362-44-005

PROPERTY OWNER	LEGAL DESCRIPTION
SW VENTURES LLC PO BOX 2751 CRESTED BUTTE, CO 81224-2751	UNIT 72A VAN TUYL TOWNHOMES BLDG 72 PLAT #659647

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		72,000	264,990	+192,990
	TOTALS	$72,000	$264,990	+$192,990

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.01

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CURBS AND OR GUTTER	
SUBDIVISION:	
VAN TUYL TOWNHOMES BLDG 72	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,053 sq ft
BASEMENT:	
GARAGE:	Detached Average: 288 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073082	2020	100	3701-362-44-007

PROPERTY OWNER	LEGAL DESCRIPTION
SW VENTURES LLC PO BOX 2751 CRESTED BUTTE, CO 81224-2751	UNIT 72E VAN TUYL TOWNHOMES BLDG 72 PLAT #659647

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		121,820	264,990	+143,170
	TOTALS	$121,820	$264,990	+$143,170

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.01

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CURBS AND OR GUTTER	
SUBDIVISION:	
VAN TUYL TOWNHOMES BLDG 72	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,053 sq ft
BASEMENT:	
GARAGE:	Detached Average: 288 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073083	2020	100	3701-362-44-002

PROPERTY OWNER	LEGAL DESCRIPTION
SW VENTURES LLC PO BOX 2751 CRESTED BUTTE, CO 81224-2751	UNIT 72F VAN TUYL TOWNHOMES BLDG 72 PLAT #659647

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		65,620	24,800	-40,820
	TOTALS	$65,620	$24,800	-$40,820

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.01

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CURBS AND OR GUTTER	
SUBDIVISION:	
VAN TUYL TOWNHOMES BLDG 72	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	576 sq ft
BASEMENT:	
GARAGE:	Built In: 288 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042889	2020	615	3257-223-01-027

PROPERTY OWNER	LEGAL DESCRIPTION
SWAGGERTY NICOLE PO BOX 3791 CRESTED BUTTE, CO 81224-3791	LOT 56 BLK 26 CRESTED BUTTE SOUTH FILING 4 #654805

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	265,620	+265,620
Vacant Land	103,850	0	-103,850
TOTALS	$103,850	$265,620	+$161,770

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.37

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CUL DE SAC

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	25%

ABOVE GRADE LIVING AREA:	2,080 sq ft
BASEMENT:	
GARAGE:	Built In: 600 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073196	2020	100	3787-021-79-001

PROPERTY OWNER	LEGAL DESCRIPTION
SWANSON PRISCILLA L 378 MONTE VISTA DR GUNNISON, CO 81230-4112	UNIT A 901 CONDOMINIUMS PLAT #663204 #501748

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	213,220	+213,220
TOTALS	$0	$213,220	+$213,220

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WEST GUNNISON AMENDED	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Other Ob
BUILDING DESCRIPTION:	Other Ob
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1990
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,597 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
901 CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073197	2020	100	3787-021-79-002

PROPERTY OWNER	LEGAL DESCRIPTION
SWANSON PRISCILLA L 378 MONTE VISTA DR GUNNISON, CO 81230-4112	UNIT B 901 CONDOMINIUMS PLAT #663204 #501748

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	104,720	+104,720
TOTALS	$0	$104,720	+$104,720

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WEST GUNNISON AMENDED	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Retail Store
BUILDING DESCRIPTION:	Retail Store
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1990
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	584 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
901 CONDOMINIUMS	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R026334	2020	100	3787-012-02-018

PROPERTY OWNER	LEGAL DESCRIPTION
SYLVANSON DUSTY SZYMANSKI 115 S COLORADO ST GUNNISON, CO 81230-2111	LOTS 15,16,17 18 & S 15' OF LOT 19 BLK 31 ORIGINAL GUNNISON #632020

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	422,650	435,420	+12,770
TOTALS	$422,650	$435,420	+$12,770

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.33

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
PAVED OR CONCRETE DRIVEWAY	
SUBDIVISION:	
GUNNISON ORIGINAL	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1970
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,909 sq ft
BASEMENT:	
GARAGE:	Detached Average: 2,088 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072132	2020	701	2919-000-00-102

PROPERTY OWNER	LEGAL DESCRIPTION
TALENFELD ELIZABETH 915 W FRANCIS ST ASPEN, CO 81611-3103	W2W2NE4. SEC 24 11S89W (AKA TRACT 7 RAGGED MTN RESERVE) #647236

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	1,900	1,900	0
Residential	507,770	671,450	+163,680
TOTALS	$509,670	$673,350	+$163,680

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	36.00
Res Land Not Integral To Ag Ops	Residential	4.00

ELECTRICITY:	OFF GRID GENERATOR
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	UNIMPROVED DIRT ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY

SUBDIVISION:	
RAGGED MOUNTAIN RESERVE	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	1,677 sq ft
BASEMENT:	Minimal Finish: 1,677 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R008340	2020	601	3427-181-00-002

PROPERTY OWNER	LEGAL DESCRIPTION
TAMALES PARTNERS LTD C/O THOMAS G & SUSAN H MAYER 2525 N PEARL ST APT 1803 DALLAS, TX 75201-2236	WOLFE PLACER MINING CLAIM 1390 TINCUP M D SEC 7,18 15S81W AKA LOT 8 BLK 1 WOLFS ADDN TINCUP #617143

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	337,930	511,070	+173,140
TOTALS	$337,930	$511,070	+$173,140

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	39.50

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
UNIMPROVED DIRT DRIVEWAY	
SUBDIVISION:	
WOLF'S ADDITION (TINCUP)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,156 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073158	2020	601	3789-030-04-017

PROPERTY OWNER	LEGAL DESCRIPTION
TARAMARCAZ ALPHONSE O 2509 COUNTY ROAD 46 GUNNISON, CO 81230-9519	LOT 3 VISTA BUSINESS CENTER OF BOUNDARY LINE ADJ OF LOTS 2,3,4 VISTA BUSINESS CENTER AND LOT 15 SIGNAL PEAK INDUSTRIAL PARK PLAT #660828 #661711

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	0	1,940	+1,940
Vacant Land	0	149,860	+149,860
TOTALS	$0	$151,800	+$151,800

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	2.09

ELECTRICITY:	TO SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CUL DE SAC	
UNIMPROVED DIRT DRIVEWAY	
HIGHWAY INFLUENCE	
SUBDIVISION:	
VISTA BUSINESS CENTER	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Barn
BUILDING DESCRIPTION:	Barn
CONSTRUCTION QUALITY:	Low
EXTERIOR CONDITION:	Below Average
EFFECTIVE YEAR BUILT:	1948
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	320 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071116	2020	601	3793-000-00-081

PROPERTY OWNER	LEGAL DESCRIPTION
TARAMARCAZ MATHEW CLINTON 3005 COUNTY ROAD 887 GUNNISON, CO 81230-9515	S2NW4. W2NE4. SEC 25 49N3E B664 P964 #659310

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	19,920	19,920	0
Residential	0	271,400	+271,400
TOTALS	$19,920	$291,320	+$271,400

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	108.40
Meadow Hay Land	Agricultural	37.50
Other Land	Agricultural	14.10

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Modular
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,920 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R008528	2020	601	3517-333-01-013

PROPERTY OWNER	LEGAL DESCRIPTION
TARANTINO MARCELLA R 7 DEBBY WAY GUNNISON, CO 81230-9616	LOT 10 MITZELS GREEN ACRES #656871

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		294,090	318,910	+24,820
	TOTALS	$294,090	$318,910	+$24,820

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.31

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	

SUBDIVISION:	
MITZEL'S GREEN ACRES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1985
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,344 sq ft
BASEMENT:	
GARAGE:	Attached: 484 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005019	2020	500	3177-234-07-010

PROPERTY OWNER	LEGAL DESCRIPTION
TATA ZENIA R PO BOX 3425 CRESTED BUTTE, CO 81224-3425	LOT 11 CHALET VILLAGE 10 #623520 #640130 #662580

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	891,610	864,310	-27,300
TOTALS	$891,610	$864,310	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
ADJACENT TO PROTECTED OPEN SPACE
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,139 sq ft
BASEMENT:	
GARAGE:	Built In: 500 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042656	2020	619	3257-074-15-022

PROPERTY OWNER	LEGAL DESCRIPTION
TAYLOR D SHAUN PO BOX 3978 CRESTED BUTTE, CO 81224-3700	LOT M3-18 BUCKHORN RANCH FILING 2B #552436

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011205	2020	602	3263-000-00-005

PROPERTY OWNER	LEGAL DESCRIPTION
TAYLOR PARK MARINA LTD C/O BIRDSEY ENTERPRISES 509 33 RD CLIFTON, CO 81520-9777	IMPROVEMENTS ONLY: AT TAYLOR RESERVOIR IN SEC 19,20 14S82W #659814

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	337,480	283,970	-53,510
Residential	0	58,830	+58,830
TOTALS	$337,480	$342,800	+$5,320

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Retail Store
BUILDING DESCRIPTION:	Retail Store
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1985
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,117 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	3
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011263	2020	602	3261-000-00-002

PROPERTY OWNER	LEGAL DESCRIPTION
TAYLOR PLACER LTD 3737 BUFFALO SPEEDWAY STE 1100 HOUSTON, TX 77098-3740	98.07A IN TAYLOR RIVER PLACER & TAYLOR RIVER PLACER #1, #13085 TINCUP M.D. SEC 23,26,34,35 14S83W #634559

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		3,014,940	3,330,010	+315,070
	TOTALS	$3,014,940	$3,330,010	+$315,070

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	98.07

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1977
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,866 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	6
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040556	2020	616	3255-010-13-057

PROPERTY OWNER	LEGAL DESCRIPTION
TEETER KENNETH N REVOCABLE TRUST 65 KINGFISHER LN PALM COAST, FL 32137-3375	LOT S-127 SKYLAND THIRD FILING PHASE I #663008

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,393,810	1,764,660	+370,850
	TOTALS	$1,393,810	$1,764,660	+$370,850

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.58

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CUL DE SAC
ON GOLF COURSE
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
SKYLAND THIRD FILING PHASE I	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,805 sq ft
BASEMENT:	Walkout: 1,805 sq ft
GARAGE:	Attached: 624 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073121	2020	619	3257-074-05-015

PROPERTY OWNER	LEGAL DESCRIPTION
TEOCALLI PROPERTIES LLC 7910 OLD MARSH RD PALM BEACH GARDENS, FL 33418-7545	LOT M2-34 BUCKHORN RANCH FILING 2B #660355

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	30,410	87,190	+56,780
TOTALS	$30,410	$87,190	+$56,780

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.16

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:
BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072917	2020	100	3787-022-47-006

PROPERTY OWNER	LEGAL DESCRIPTION
TERRA VISTA LTD PO BOX 81 CRAWFORD, CO 81415-0081	LOT 3 TERRA VISTA SOUTH SUBDIVISION PLAT #654299

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	285,120	+285,120
Vacant Land	28,800	0	-28,800
TOTALS	$28,800	$285,120	+$256,320

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.28

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY
CURBS AND OR GUTTER

SUBDIVISION:	
MEADOW VISTA SOUTH	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	1,632 sq ft
BASEMENT:	
GARAGE:	Attached: 576 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072918	2020	100	3787-022-47-001

PROPERTY OWNER	LEGAL DESCRIPTION
TERRA VISTA LTD PO BOX 81 CRAWFORD, CO 81415-0081	LOT 4 TERRA VISTA SOUTH SUBDIVISION PLAT #654299

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	28,800	30,160	+1,360
TOTALS	$28,800	$30,160	+$1,360

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.32

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY
CURBS AND OR GUTTER

SUBDIVISION:	
TERRA VISTA SOUTH SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072919	2020	100	3787-022-47-002

PROPERTY OWNER	LEGAL DESCRIPTION
TERRA VISTA LTD PO BOX 81 CRAWFORD, CO 81415-0081	LOT 5 TERRA VISTA SOUTH SUBDIVISION PLAT #654299

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	28,800	30,160	+1,360
TOTALS	$28,800	$30,160	+$1,360

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.27

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY
CURBS AND OR GUTTER

SUBDIVISION:	
TERRA VISTA SOUTH SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072920	2020	100	3787-022-47-003

PROPERTY OWNER	LEGAL DESCRIPTION
TERRA VISTA LTD PO BOX 81 CRAWFORD, CO 81415-0081	LOT 6 TERRA VISTA SOUTH SUBDIVISION PLAT #654299

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	28,800	30,160	+1,360
TOTALS	$28,800	$30,160	+$1,360

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.26

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY
CURBS AND OR GUTTER

SUBDIVISION:	
MEADOW VISTA SOUTH	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R004883	2020	500	3177-231-01-031

PROPERTY OWNER	LEGAL DESCRIPTION
THACKBAUER LLC ST58 LAKE CHEROKEE HENDERSON, TX 75652-9732	LOT 36 CHALET VILLAGE ADDN 9 #651608

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		973,780	1,006,720	+32,940
	TOTALS	$973,780	$1,006,720	+$32,940

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.92

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
OVER SIZED LOT	
PAVED OR CONCRETE DRIVEWAY	
SUBDIVISION:	
CHALET VILLAGE ADDN 9 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	1990
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,876 sq ft
BASEMENT:	Walkout: 1,529 sq ft
GARAGE:	Built In: 322 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030636	2020	615	3257-214-05-023

PROPERTY OWNER	LEGAL DESCRIPTION
THEIS DAVID A PO BOX 1334 CRESTED BUTTE, CO 81224-1334	LOTS 22-24 BLK 20 CRESTED BUTTE SOUTH FILING #3 #623649

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		801,120	781,480	-19,640
	TOTALS	$801,120	$781,480	-$19,640

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.90

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE
PAVED OR CONCRETE DRIVEWAY

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1993
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	3,568 sq ft
BASEMENT:	
GARAGE:	Built In: 864 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073182	2020	615	3257-272-57-003

PROPERTY OWNER	LEGAL DESCRIPTION
THOMES SCOTT PO BOX 2577 CRESTED BUTTE, CO 81224-2577	UNIT 3 DOUBLE TOP CONDOMINIUMS PLAT #663093 #664454

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	164,160	+164,160
TOTALS	$0	$164,160	+$164,160

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	- Manufacturing Utility Bldg
BUILDING DESCRIPTION:	- Manufacturing Utility Bldg
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	630 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	
PIONEER PLAZA COMMERCIAL TOWNHOMES	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R031082	2020	619	3257-070-01-003

PROPERTY OWNER	LEGAL DESCRIPTION
THOMPSON CHRISTOPHER RUSSELL PO BOX 3551 CRESTED BUTTE, CO 81224-3551	LOT 4 BUCKHORN RANCH FILING 1 #649194

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	315,930	866,240	+550,310
TOTALS	$315,930	$866,240	+$550,310

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.96

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CUL DE SAC

SUBDIVISION:	
BUCKHORN RANCH FILING 1	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,578 sq ft
BASEMENT:	
GARAGE:	Built In: 610 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045061	2020	601	3701-130-15-003

PROPERTY OWNER	LEGAL DESCRIPTION
THOMPSON DAVID 147 QUARTZ RD GUNNISON, CO 81230-9610	LOT 17 THORNTON MEADOWS #658345

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	47,230	49,950	+2,720
TOTALS	$47,230	$49,950	+$2,720

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.31

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:	
UNDER SIZED LOT	
WATER INFLUENCE	
SUBDIVISION:	
THORNTON MEADOWS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045062	2020	601	3701-130-15-004

PROPERTY OWNER	LEGAL DESCRIPTION
THOMPSON DAVID 147 QUARTZ RD GUNNISON, CO 81230-9610	LOT 18 THORNTON MEADOWS #658725

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	47,230	49,950	+2,720
TOTALS	$47,230	$49,950	+$2,720

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.26

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
UNDER SIZED LOT
WATER INFLUENCE
SUBDIVISION:
THORNTON MEADOWS

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042620	2020	619	3257-074-12-003

PROPERTY OWNER	LEGAL DESCRIPTION
THOMPSON WILLIAM D 200 IPSWICH PL CHARLOTTESVILLE, VA 22901-8909	LOT M2-40 BUCKHORN RANCH FILING 2B #553258

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.13

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042649	2020	619	3257-074-15-006

PROPERTY OWNER	LEGAL DESCRIPTION
THOMPSON WILLIAM D 200 IPSWICH PL CHARLOTTESVILLE, VA 22901-8909	LOT M3-22 BUCKHORN RANCH FILING 2B #553213

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	19,620	56,250	+36,630
TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042673	2020	619	3257-074-17-001

PROPERTY OWNER	LEGAL DESCRIPTION
TILLGER MAGDALENE PO BOX 1941 CRESTED BUTTE, CO 81224-1941	LOT M3-48 BUCKHORN RANCH FILING 2B #653505

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		23,550	67,500	+43,950
	TOTALS	$23,550	$67,500	+$43,950

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS
ON BUSY STREET

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042713	2020	619	3257-080-05-008

PROPERTY OWNER	LEGAL DESCRIPTION
TINSTMAN CHRISTOPHER THOMAS 1024 SPRUCE CT DENVER, CO 80230-7008	LOT 28 BUCKHORN RANCH FILING 2B #653560

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.67

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030515	2020	602	4313-000-00-018

PROPERTY OWNER	LEGAL DESCRIPTION
TODY DOUGLAS AND DAVIS LINDSEY REVOCABLE TRUST 908 PAISANO DR SOCORRO, NM 87801-3755	35.016A TRACT IN N2NW4 & SE4NW4 SEC 14 45N4W #656358

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	97,440	185,170	+87,730
TOTALS	$97,440	$185,170	+$87,730

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
35 Ac To L/T 100 Ac	Vacant	35.02

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
IMPROVED DIRT OR GRAVEL DRIVEWAY
RETAINING WALLS

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Storage Warehouse
BUILDING DESCRIPTION:	Storage Warehouse
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	75%

ABOVE GRADE LIVING AREA:	2,376 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043405	2020	601	3701-240-13-011

PROPERTY OWNER	LEGAL DESCRIPTION
TOMICH INTERESTS LLC 494 APACHE RD APT B GUNNISON, CO 81230-9718	LOT 11 RIVERWALK ESTATES #644304

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	103,400	109,100	+5,700
TOTALS	$103,400	$109,100	+$5,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.56

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CUL DE SAC	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043406	2020	601	3701-240-13-012

PROPERTY OWNER	LEGAL DESCRIPTION
TOMICH INTERESTS LLC 494 APACHE RD APT B GUNNISON, CO 81230-9718	LOT 12 RIVERWALK ESTATES #642838

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	103,400	109,100	+5,700
TOTALS	$103,400	$109,100	+$5,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.80

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CUL DE SAC	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R001700	2020	100	3701-363-36-002

PROPERTY OWNER	LEGAL DESCRIPTION
TOMICHI LANDMARK 1 LLC 767 RIO VISTA RD GUNNISON, CO 81230-4103	LOTS 5-12 BLK 52 FIRST GUNNISON #629090

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		189,370	399,020	+209,650
	TOTALS	$189,370	$399,020	+$209,650

THE COMPLETION OF YOUR BUILDING IS 25%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Offices-Land	Commercial	0.55

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SIDEWALK	
CURBS AND OR GUTTER	
SUBDIVISION:	
FIRST ADDITION (GUNNISON)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Office Building
BUILDING DESCRIPTION:	Office Building
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	25%

ABOVE GRADE LIVING AREA:	4,487 sq ft
BASEMENT:	Minimal Finish: 1,200 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R013124	2020	606	3255-120-00-079

PROPERTY OWNER	LEGAL DESCRIPTION
TOUCHSTONE RANCH LAND LLC PO BOX 2476 STEPHENVILLE, TX 76401-0040	13.08A IN SE4. SEC 12 14S86W #648802

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	200	0	-200
Vacant Land	0	380,360	+380,360
TOTALS	$200	$380,360	+$380,160

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
10 Ac To L/T 35 Ac	Vacant	13.08

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
BASIC FENCING

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R013552	2020	624	3709-000-00-002

PROPERTY OWNER	LEGAL DESCRIPTION
TOWNE CAROLYN PO BOX 344 HOTCHKISS, CO 81419-0344	N2SW4. SEC 28 50N5W 80 ACRES #602654

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	5,510	5,510	0
Vacant Land	0	93,660	+93,660
TOTALS	$5,510	$99,170	+$93,660

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	80.00

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
UNIMPROVED DIRT DRIVEWAY
BASIC FENCING

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Storage Improvements On Vacant Land
BUILDING DESCRIPTION:	Permit Value
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,700 sq ft
BASEMENT:	Minimal Finish: 1,080 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043403	2020	601	3701-240-13-009

PROPERTY OWNER	LEGAL DESCRIPTION
TREDWAY JANSEN BARTEL 2560 SEBASTIAN DR TURLOCK, CA 95382-2949	LOT 9 RIVERWALK ESTATES #644778

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	103,400	109,100	+5,700
TOTALS	$103,400	$109,100	+$5,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.29

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043500	2020	615	3257-272-40-015

PROPERTY OWNER	LEGAL DESCRIPTION
TREPP TREPP & TREPP LLC PO BOX 9856 TULSA, OK 74157-0856	UNIT 15 PIONEER PLAZA COMMERCIAL TOWNHOMES #578134

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.17

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011867	2020	622	4049-060-02-015

PROPERTY OWNER	LEGAL DESCRIPTION
TRINKLEIN MARVIN D 2926 W KELTON LN PHOENIX, AZ 85053-3079	LOT 11 BLK 10 ARROWHEAD FILING 2 #660726

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		171,870	171,870	0
	TOTALS	$171,870	$171,870	$0

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.00

ELECTRICITY:	
SEWER:	
WATER:	
SITE ACCESS:	

OTHER ATTRIBUTES:	
DRIVE WAY OFF MAIN ROAD	
NO TREE LOT	
UTILITIES	

SUBDIVISION:	
ARROWHEAD FILING 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1987
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,184 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043678	2020	503	3177-244-02-002

PROPERTY OWNER	LEGAL DESCRIPTION
TRIPLE PEAKS INC PO BOX 1820 CRESTED BUTTE, CO 81224-1820	LOT E10 PROSPECT AT MT CB PHASE 4 #658007

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		141,700	148,060	+6,360
	TOTALS	$141,700	$148,060	+$6,360

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Pud Lots	Vacant	0.71

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
PROSPECT AT MT CB PHASE 4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043683	2020	503	3177-244-02-007

PROPERTY OWNER	LEGAL DESCRIPTION
TRIPLE PEAKS INC PO BOX 1820 CRESTED BUTTE, CO 81224-1820	LOT E15 PROSPECT AT MT CB PHASE 4 #658007

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		141,700	148,060	+6,360
	TOTALS	$141,700	$148,060	+$6,360

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Pud Lots	Vacant	0.87

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
PROSPECT AT MT CB PHASE 4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043684	2020	503	3177-244-02-008

PROPERTY OWNER	LEGAL DESCRIPTION
TRIPLE PEAKS INC PO BOX 1820 CRESTED BUTTE, CO 81224-1820	LOT E16 PROSPECT AT MT CB PHASE 4 #658007

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	141,700	148,060	+6,360
TOTALS	$141,700	$148,060	+$6,360

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Pud Lots	Vacant	0.91

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	PROSPECT AT MT CB PHASE 4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043685	2020	503	3177-244-02-009

PROPERTY OWNER	LEGAL DESCRIPTION
TRIPLE PEAKS INC PO BOX 1820 CRESTED BUTTE, CO 81224-1820	LOT E17 PROSPECT AT MT CB PHASE 4 #658007

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		141,700	148,060	+6,360
	TOTALS	$141,700	$148,060	+$6,360

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Pud Lots	Vacant	0.74

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
PROSPECT AT MT CB PHASE 4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043689	2020	503	3177-244-05-001

PROPERTY OWNER	LEGAL DESCRIPTION
TRIPLE PEAKS INC PO BOX 1820 CRESTED BUTTE, CO 81224-1820	LOT E18 PROSPECT AT MT CB PHASE 4 #658007

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		141,700	148,060	+6,360
	TOTALS	$141,700	$148,060	+$6,360

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Pud Lots	Vacant	0.83

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
PROSPECT AT MT CB PHASE 4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043690	2020	503	3177-244-05-002

PROPERTY OWNER	LEGAL DESCRIPTION
TRIPLE PEAKS INC PO BOX 1820 CRESTED BUTTE, CO 81224-1820	LOT E19 PROSPECT AT MT CB PHASE 4 #658007

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		141,700	148,060	+6,360
	TOTALS	$141,700	$148,060	+$6,360

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Pud Lots	Vacant	0.77

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
PROSPECT AT MT CB PHASE 4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071315	2020	100	3787-021-22-010

PROPERTY OWNER	LEGAL DESCRIPTION
TRIPLE W LLC PO BOX 2875 CRESTED BUTTE, CO 81224-2875	LOTS 19 & 20 BLK 45 WEST GUNNISON #660268

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	202,420	+202,420
Vacant Land	87,930	0	-87,930
TOTALS	$87,930	$202,420	+$114,490

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	0.16

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
WEST GUNNISON	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Commodity Warehouse
BUILDING DESCRIPTION:	Commodity Warehouse
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	75%
ABOVE GRADE LIVING AREA:	4,000 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042712	2020	619	3257-080-05-007

PROPERTY OWNER	LEGAL DESCRIPTION
TSE CHRIS 1404 VINEYARD LN LIBERTYVILLE, IL 60048-5330	LOT 27 BUCKHORN RANCH FILING 2B #653693

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	46,220	132,500	+86,280
TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.00

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:

BUCKHORN RANCH FILING 2B

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005026	2020	500	3177-234-07-017

PROPERTY OWNER	LEGAL DESCRIPTION
TUCKER CARL DAVID JR 1055 HUNTERS RIDGE DR COLORADO SPRINGS, CO 80919-7949	LOT 18 CHALET VILLAGE 10 #659465

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	263,900	236,600	-27,300
TOTALS	$263,900	$236,600	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:
ADJACENT TO PROTECTED OPEN SPACE

SUBDIVISION:
CHALET VILLAGE ADDN 10 (MT CB)

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043488	2020	615	3257-272-40-003

PROPERTY OWNER	LEGAL DESCRIPTION
ULTIMATE HOLDINGS LLC PO BOX 2215 CRESTED BUTTE, CO 81224-2215	UNIT 3 PIONEER PLAZA COMMERCIAL TOWNHOMES #557611

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.18

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R024694	2020	606	3253-030-13-007

PROPERTY OWNER	LEGAL DESCRIPTION
UNDERWOOD ERIK J PO BOX 1018 CRESTED BUTTE, CO 81224-1018	LOTS 3-5, 14-16 BLK 13 & ADJ 6TH STREET AND ALLEY IRWIN (AKA PARCELS 5 STRATMAN REPLAT OF IRWIN) #634173

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		84,400	91,650	+7,250
	TOTALS	$84,400	$91,650	+$7,250

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.31

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	UNIMPROVED DIRT ROAD
	SEASONAL GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
IRWIN (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Storage Improvements On Vacant Land
BUILDING DESCRIPTION:	Storage Improvements On Vacant Land
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	210 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005035	2020	500	3177-234-07-026

PROPERTY OWNER	LEGAL DESCRIPTION
UPCHURCH ERIC ROBERTO 750 BISON DR HOUSTON, TX 77079-4401	LOT 24 CHALET VILLAGE 10 #619660

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	695,320	668,020	-27,300
TOTALS	$695,320	$668,020	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
ADJACENT TO PROTECTED OPEN SPACE
IMPROVED DIRT OR GRAVEL DRIVEWAY
RETAINING WALLS

SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1991
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,448 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R003165	2020	200	3255-031-36-004

PROPERTY OWNER	LEGAL DESCRIPTION
VALCOR HOLDINGS LLC PO BOX 548 CRESTED BUTTE, CO 81224-0548	LOT 6 BLK 21 CRESTED BUTTE #637714

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	281,930	281,930	0
Residential	385,150	420,500	+35,350
TOTALS	$667,080	$702,430	+$35,350

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.05
Merchandising-Land	Commercial	0.03

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
ON CREEK
UNDER SIZED LOT
CURBS AND OR GUTTER

SUBDIVISION:	
CRESTED BUTTE (TOWN OF)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Res With Commercial
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	1998
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,133 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R013123	2020	606	3255-120-00-082

PROPERTY OWNER	LEGAL DESCRIPTION
VAN DELAY INDUSTRIES LTD PO BOX 1113 CRESTED BUTTE, CO 81224-1113	12.84 ACRES IN SE4 SEC 12 14S86W #652094

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	190	0	-190
Vacant Land	0	377,840	+377,840
TOTALS	$190	$377,840	+$377,650

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
10 Ac To L/T 35 Ac	Vacant	12.84

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	

SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R027644	2020	615	3257-223-04-037

PROPERTY OWNER	LEGAL DESCRIPTION
VANDERVOORT ROBERT B PO BOX 802 CRESTED BUTTE, CO 81224-0802	LOT 40 BLK 23 CRESTED BUTTE SOUTH FILING 3 #642230

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	648,010	+648,010
Vacant Land	72,240	0	-72,240
TOTALS	$72,240	$648,010	+$575,770

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.37

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	901 sq ft
BASEMENT:	Walkout: 1,407 sq ft
GARAGE:	Attached: 576 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043679	2020	503	3177-244-02-003

PROPERTY OWNER	LEGAL DESCRIPTION
VANG FAMILY TRUST 1704 LLANO ST STE B290 SANTA FE, NM 87505-5415	LOT E11 PROSPECT AT MT CB PHASE 4 #655178

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	141,700	148,060	+6,360
TOTALS	$141,700	$148,060	+$6,360

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Pud Lots	Vacant	1.34

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
PROSPECT AT MT CB PHASE 4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043400	2020	601	3701-240-13-006

PROPERTY OWNER	LEGAL DESCRIPTION
VARELA DANIEL RAUL 8504 BRAUN LOOP ARVADA, CO 80005-5822	LOT 6 RIVERWALK ESTATES #650961

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	103,400	109,100	+5,700
TOTALS	$103,400	$109,100	+$5,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.79

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ON RIVER	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R010424	2020	601	3787-034-00-064

PROPERTY OWNER	LEGAL DESCRIPTION
VENARD PROPERTIES LLC PO BOX 1797 GUNNISON, CO 81230-1797	3.1 ACRES IN SW4SE4 SEC 3 49N1W #589829

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	256,450	362,220	+105,770
Residential	274,350	274,350	0
TOTALS	$530,800	$636,570	+$105,770

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.55
Spec.Purpose-Land	Commercial	1.55

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Ranch
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Below Average
EFFECTIVE YEAR BUILT:	1966
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,379 sq ft
BASEMENT:	Minimal Finish: 1,767 sq ft
	Non Conforming: 180 sq ft
GARAGE:	Attached: 336 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	4
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R002264	2020	100	3787-021-26-009

PROPERTY OWNER	LEGAL DESCRIPTION
VMJ2 LLC PO BOX 719 GUNNISON, CO 81230-0719	LOTS 13-17 E/W ALLEY IN E2 BLK 51 WEST GUNNISON #661109

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		334,870	457,190	+122,320
	TOTALS	$334,870	$457,190	+$122,320

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	0.40

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
UNIMPROVED DIRT DRIVEWAY	
BASIC FENCING	
CURBS AND OR GUTTER	
SUBDIVISION:	
WEST GUNNISON	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Mini Lube Garage
BUILDING DESCRIPTION:	Mini Lube Garage
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1995
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	5,120 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R030624	2020	601	3975-000-00-008

PROPERTY OWNER	LEGAL DESCRIPTION
VOORHEES-HANNON MARGARET J 2960 MCINTOSH DR LONGMONT, CO 80503-1630	NE4NE4. SEC 12 48N1W 40 ACRES #649687

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	1,350	0	-1,350
Vacant Land	0	82,970	+82,970
TOTALS	$1,350	$82,970	+$81,620

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
35 Ac To L/T 100 Ac	Vacant	40.00

ELECTRICITY:	NOT AVAILABLE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG
UNIMPROVED DIRT DRIVEWAY
BASIC FENCING

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073060	2020	100	3701-362-43-003

PROPERTY OWNER	LEGAL DESCRIPTION
WAGNER MICHAEL ROSS 4506 WOODDALE AVE EDINA, MN 55424-1137	UNIT 71D VAN TUYL TOWNHOMES BLDG 71 #659902

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	48,900	195,470	+146,570
TOTALS	$48,900	$195,470	+$146,570

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.01

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
CURBS AND OR GUTTER	
SUBDIVISION:	
VAN TUYL TOWNHOMES BLDG 71	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	576 sq ft
BASEMENT:	
GARAGE:	Built In: 288 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042603	2020	619	3257-074-10-002

PROPERTY OWNER	LEGAL DESCRIPTION
WALDRON MELISSA 2235 N GILA VERDE MESA, AZ 85207-9209	LOT M2-73 BUCKHORN RANCH FILING 2B #653563

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	23,550	67,500	+43,950
TOTALS	$23,550	$67,500	+$43,950

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ON BUSY STREET	

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043398	2020	601	3701-240-13-004

PROPERTY OWNER	LEGAL DESCRIPTION
WARGA WILLIAM 5641 BRAHMA PL PARKER, CO 80134-4540	LOT 4 RIVERWALK ESTATES #651771

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	103,400	109,100	+5,700
TOTALS	$103,400	$109,100	+$5,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	1.35

ELECTRICITY:	TO SITE
SEWER:	CENTRAL AVAILABLE NEAR SITE
WATER:	NOT INSTALLED
SITE ACCESS:	UNIMPROVED DIRT ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
TYPICAL OR AVERAGE VIEWS	
ON RIVER	
SUBDIVISION:	
RIVERWALK ESTATES	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R033832	2020	601	3699-000-05-002

PROPERTY OWNER	LEGAL DESCRIPTION
WATKINS FLOYD WAYNE FAMILY TRUST 4620 MARBELLA CIR FORT WORTH, TX 76126-1926	16.88 AC IN JONES SUBDIVISION (LYING EAST OF ROAD IN NE4SW4 & NW4SE4 SEC 9 50N1E) #590066

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	127,520	+127,520
Vacant Land	127,520	0	-127,520
TOTALS	$127,520	$127,520	$0

THIS VALUE REFLECTS A CHANGE IN CLASSIFICATION FROM VACANT TO RESIDENTIAL

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	16.88

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
JONES SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R007299	2020	601	3699-080-00-025

PROPERTY OWNER	LEGAL DESCRIPTION
WATTLES ROBERT B 4359 COUNTY ROAD 10 GUNNISON, CO 81230-9606	7.242 ACRES IN ROCKEY RIVER ESTATES RESORT 50N1E B758 P341

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	711,910	0	-711,910
Residential	116,480	756,710	+640,230
TOTALS	$828,390	$756,710	-$71,680

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	7.24

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
ROCKEY RIVER RESORT	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Old Style
CONSTRUCTION QUALITY:	Low
EXTERIOR CONDITION:	Below Average
EFFECTIVE YEAR BUILT:	1959
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	980 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	16
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R009665	2020	601	3701-000-00-036

PROPERTY OWNER	LEGAL DESCRIPTION
WEGERT WILLIAM L 2833 COUNTY ROAD 17 GUNNISON, CO 81230-9322	44.97 ACRES IN E2W2. SEC 27 50N1W B496 P551 B761 P27 #479509

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	18,420	0	-18,420
Residential	392,990	538,630	+145,640
TOTALS	$411,410	$538,630	+$127,220

THIS VALUE REPRESENTS A CHANGE IN LAND CLASSIFICATION FROM AGRICULTURAL STATUS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	44.97

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
MODERATE SLOPE LESS THAN 45 DEG	
BASIC FENCING	
SOUTHERN EXPOSURE	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Ranch
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1985
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,959 sq ft
BASEMENT:	Walkout: 1,292 sq ft
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R040505	2020	616	3255-010-13-003

PROPERTY OWNER	LEGAL DESCRIPTION
WEIL MICHAEL S PO BOX 1481 CRESTED BUTTE, CO 81224-1811	LOT S-154 SKYLAND THIRD FILING PHASE I #646903 #653417

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		1,067,530	1,782,180	+714,650
	TOTALS	$1,067,530	$1,782,180	+$714,650

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.39

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:	
SKYLAND THIRD FILING PHASE I	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,754 sq ft
BASEMENT:	Walkout: 1,202 sq ft
GARAGE:	Built In: 808 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042700	2020	619	3257-080-03-003

PROPERTY OWNER	LEGAL DESCRIPTION
WEINER MICHAEL 10077 N 75TH ST LONGMONT, CO 80503-9094	LOT 31 BUCKHORN RANCH FILING 2B #582964

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		69,330	185,500	+116,170
	TOTALS	$69,330	$185,500	+$116,170

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.80

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO PROTECTED OPEN SPACE	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042622	2020	619	3257-074-12-005

PROPERTY OWNER	LEGAL DESCRIPTION
WEINSIER CHARLA S 3710 HEDGECLIFF CT ALPHARETTA, GA 30022-7112	LOT M2-38 BUCKHORN RANCH FILING 2B #644070

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO OPEN SPACE	

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042728	2020	619	3257-080-07-011

PROPERTY OWNER	LEGAL DESCRIPTION
WEINSTEIN AMY C/O PAM VALVANO 11839 E MAPLEWOOD AVE GREENWOOD VILLAGE, CO 80111-5804	LOT 42 BUCKHORN RANCH FILING 2B #566284

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		46,220	132,500	+86,280
	TOTALS	$46,220	$132,500	+$86,280

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.67

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
WATER INFLUENCE	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005011	2020	500	3177-234-07-001

PROPERTY OWNER	LEGAL DESCRIPTION
WEISS DANIEL M PO BOX 878 CRESTED BUTTE, CO 81224-0878	LOT 1 CHALET VILLAGE 10 #539441

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		556,070	528,770	-27,300
	TOTALS	$556,070	$528,770	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.38

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
ADJACENT TO PROTECTED OPEN SPACE	
ON BUSY STREET	
SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1980
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,612 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073097	2020	100	3701-363-81-001

PROPERTY OWNER	LEGAL DESCRIPTION
WELLS MARLENE M PO BOX 7208 GUNNISON, CO 81230-7208	UNIT B MILLER TOWNHOMES #661716

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	0	121,040	+121,040
Residential	60,230	0	-60,230
TOTALS	$60,230	$121,040	+$60,810

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	0.08

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	ALLEY ACCESS ONLY
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	GUNNISON ORIGINAL

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Storage Warehouse
BUILDING DESCRIPTION:	Storage Warehouse
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1952
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,008 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	MILLER TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R044238	2020	100	3701-362-25-027

PROPERTY OWNER	LEGAL DESCRIPTION
WELLS MICHAEL V 1701 10 RD MACK, CO 81525-9778	LOT 57 VANTUYL VILLAGE SUBDIVISION #655560

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		95,570	302,100	+206,530
	TOTALS	$95,570	$302,100	+$206,530

THE COMPLETION OF YOUR BUILDING IS 75%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.14

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	

VANTUYL VILLAGE SUBDIVISION

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	75%
ABOVE GRADE LIVING AREA:	1,618 sq ft
BASEMENT:	
GARAGE:	Attached: 528 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R072227	2020	200	3255-022-02-033

PROPERTY OWNER	LEGAL DESCRIPTION
WEST CARSON PO BOX 3444 CRESTED BUTTE, CO 81224-3444	LOT 17 BLK 79 REPLAT OF BLKS 79 & 80 PARADISE PARK SUBD #653374

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		220,400	392,800	+172,400
	TOTALS	$220,400	$392,800	+$172,400

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.11

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
UNDER SIZED LOT
CURBS AND OR GUTTER

SUBDIVISION:	
PARADISE PARK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,134 sq ft
BASEMENT:	
GARAGE:	Built In: 363 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045263	2020	601	3787-100-35-005

PROPERTY OWNER	LEGAL DESCRIPTION
WEST ELK PROPERTIES LLC 3259 UPDIKE RD TALLAHASSEE, FL 32311-3670	LOT 13 TOMICHI CREEK SUBDIVISION PLAT #584860

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	185,800	+185,800
Vacant Land	79,200	0	-79,200
TOTALS	$79,200	$185,800	+$106,600

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.27

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
TOMICHI CREEK SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Ranch
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	1,986 sq ft
BASEMENT:	
GARAGE:	Attached: 754 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005025	2020	500	3177-234-07-016

PROPERTY OWNER	LEGAL DESCRIPTION
WHALEN TODD 3801 E FLORIDA AVE STE 725 DENVER, CO 80210-2543	LOT 17 CHALET VILLAGE 10 #642909

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	647,590	620,290	-27,300
TOTALS	$647,590	$620,290	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
ADJACENT TO PROTECTED OPEN SPACE	
STEEP SLOPE GREATER THAN 45 DEG	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2001
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,041 sq ft
BASEMENT:	Egress Window: 731 sq ft
GARAGE:	Attached: 275 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071722	2020	615	3257-211-02-024

PROPERTY OWNER	LEGAL DESCRIPTION
WHITE BENJAMIN J 78 BARBRA PL CRESTED BUTTE, CO 81224-9705	LOTS 10 &11 BLK 27 CRESTED BUTTE SOUTH FILING 4 #634081

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	888,710	+888,710
Vacant Land	176,090	0	-176,090
TOTALS	$176,090	$888,710	+$712,620

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.05

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO OPEN SPACE
CUL DE SAC
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,796 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073179	2020	200	3255-031-78-018

PROPERTY OWNER	LEGAL DESCRIPTION
WHITEROCK REAL ESTATE INVESTMENTS INC PO BOX 69 CRESTED BUTTE, CO 81224	TRACT 2 OWEN SUBDIVISION PLAT #661776 #488362

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	814,890	+814,890
TOTALS	$0	$814,890	+$814,890

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.18

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS

SUBDIVISION:	
OWEN SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1985
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	769 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	2

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045046	2020	601	3701-130-14-004

PROPERTY OWNER	LEGAL DESCRIPTION
WIGGINTON GERALD W 311 CEMENT CREEK RD UNIT E CRESTED BUTTE, CO 81224-9782	LOT 4 THORNTON MEADOWS #660560

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	67,750	356,210	+288,460
TOTALS	$67,750	$356,210	+$288,460

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.21

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
UNDER SIZED LOT	
SUBDIVISION:	
THORNTON MEADOWS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,453 sq ft
BASEMENT:	
GARAGE:	Built In: 561 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R008905	2020	601	3695-261-00-004

PROPERTY OWNER	LEGAL DESCRIPTION
WILCOX WARREN O PO BOX 42 GUNNISON, CO 81230-0042	1.74 ACRES IN TR 51 SEC 26 50N3E B487 P234, B488 P371

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	560	148,970	+148,410
TOTALS	$560	$148,970	+$148,410

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
1 Ac To L/T 5 Ac	Vacant	1.00
Less Than 1 Ac	Vacant	0.74

ELECTRICITY:	NO
SEWER:	
WATER:	
SITE ACCESS:	
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
IMPROVED DIRT OR GRAVEL DRIVEWAY	
SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Storage Improvements On Vacant Land
BUILDING DESCRIPTION:	Storage Improvements On Vacant Land
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Very Good
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	2,457 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045045	2020	601	3701-130-14-003

PROPERTY OWNER	LEGAL DESCRIPTION
WILDCAT LAIR LLC 125 W VIRGINIA AVE #270 GUNNISON, CO 81230-2429	LOT 3 THORNTON MEADOWS #662425

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	95,020	+95,020
Vacant Land	47,230	0	-47,230
TOTALS	$47,230	$95,020	+$47,790

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.39

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
THORNTON MEADOWS	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%
ABOVE GRADE LIVING AREA:	1,911 sq ft
BASEMENT:	
GARAGE:	Built In: 716 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R011828	2020	602	4053-000-00-006

PROPERTY OWNER	LEGAL DESCRIPTION
WILDERSON RUFUS 24441 STATE HIGHWAY 149 POWDERHORN, CO 81243-9400	LOT 2 (40.16A) LOT 3(40.2A) SEC 4 47N2W #609157 #609158

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	18,500	52,090	+33,590
Residential	198,880	198,880	0
TOTALS	$217,380	$250,970	+$33,590

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Grazing Land	Agricultural	80.36

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
CONSERVATION EASEMENT
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Modular
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1999
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,128 sq ft
BASEMENT:	
GARAGE:	Detached Average: 1,200 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	6
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073191	2020	615	3257-272-56-004

PROPERTY OWNER	LEGAL DESCRIPTION
WILKINSON JILL MARIE PO BOX 2923 CRESTED BUTTE, CO 81224-2923	UNIT 2 GLACIERS TOWNHOMES PLAT #663055 #664135

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		0	426,920	+426,920
	TOTALS	$0	$426,920	+$426,920

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.06

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,152 sq ft
BASEMENT:	Walkout: 91 sq ft
GARAGE:	Basement: 333 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R025016	2020	615	3257-281-06-052

PROPERTY OWNER	LEGAL DESCRIPTION
WILLETT BRADLEY C PO BOX 867 CRESTED BUTTE, CO 81224-0867	LOT 31 BLK 12 CRESTED BUTTE SOUTH FILING 2 #653580

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		626,580	639,080	+12,500
	TOTALS	$626,580	$639,080	+$12,500

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.33

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
PANORAMIC OR OUTSTANDING VIEWS	
ADJACENT TO OPEN SPACE	

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1998
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,456 sq ft
BASEMENT:	
GARAGE:	Built In: 392 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R008833	2020	601	3789-030-03-002

PROPERTY OWNER	LEGAL DESCRIPTION
WILSON DOUG 355 E 55TH AVE DENVER, CO 80216-1702	TRACT A VADER SUBDIVISION #489847 #599995

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		228,370	484,830	+256,460
	TOTALS	$228,370	$484,830	+$256,460

THE REMODEL OF YOUR BUILDING IS REFLECTED IN THE VALUE CHANGE

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	6.17

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED
OTHER ATTRIBUTES:	
SUBDIVISION:	
VADER SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Good
EFFECTIVE YEAR BUILT:	2005
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	1,485 sq ft
BASEMENT:	Minimal Finish: 420 sq ft
GARAGE:	Detached Average: 2,400 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R016240	2020	802	3985-360-02-065

PROPERTY OWNER	LEGAL DESCRIPTION
WILSON GEORGE M 1373 6500 RD MONTROSE, CO 81401-8844	LOT 4 BLK 1 ARROWHEAD FILING 3 #657599

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	218,460	+218,460
Vacant Land	56,510	0	-56,510
TOTALS	$56,510	$218,460	+$161,950

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	1.00

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC AVAILABLE NEAR SITE
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
LIMITED VIEW LOT	
ON MAIN ROAD	
TYPICAL OR AVERAGE VIEWS	
UTILITIES	
SUBDIVISION:	
ARROWHEAD FILING 3	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	2,048 sq ft
BASEMENT:	Walkout: 612 sq ft
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073081	2020	100	3701-362-44-003

PROPERTY OWNER	LEGAL DESCRIPTION
WILSON SARAH PAIGE 304 JOSEPH LN UNIT B GUNNISON, CO 81230-2895	UNIT 72D VAN TUYL TOWNHOMES BLDG 72 PLAT #659647

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		65,620	195,470	+129,850
	TOTALS	$65,620	$195,470	+$129,850

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.01

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
CURBS AND OR GUTTER

SUBDIVISION:	
VAN TUYL TOWNHOMES BLDG 72	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	576 sq ft
BASEMENT:	
GARAGE:	Built In: 288 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043490	2020	615	3257-272-40-005

PROPERTY OWNER	LEGAL DESCRIPTION
WINTER STEPHEN J PO BOX 2469 CRESTED BUTTE, CO 81224-2469	UNIT 5 PIONEER PLAZA COMMERCIAL TOWNHOMES #558411

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	54,810	57,510	+2,700
TOTALS	$54,810	$57,510	+$2,700

THIS VALUE REPRESENTS A CHANGE IN THE VACANT LAND DISCOUNT

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Com Lots	Vacant	0.27

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	CRESTED BUTTE SOUTH F 1,2,3,4

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	PIONEER PLAZA COMMERCIAL TOWNHOMES

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073105	2020	601	3699-080-05-002

PROPERTY OWNER	LEGAL DESCRIPTION
WITTE ANNE WINFIELD 281 COLUMBIA CT PROSPER, TX 75078-8404	ADJUSTED LOT 1 FRY ATWOOD SUBD OF THE ATWOOD BOUNDARY ADJUSTMENT PLAT #658198 #659693

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	5,400	5,400	0
TOTALS	$5,400	$5,400	$0

THE VALUE REFLECTS THE REPLAT OF YOUR PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Meadow Hay Land	Agricultural	14.35
Other Land	Agricultural	0.43

ELECTRICITY:	NO
SEWER:	NONE
WATER:	NONE
SITE ACCESS:	YEAR ROUND
OTHER ATTRIBUTES:	
SUBDIVISION:	
FRY ATWOOD SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042558	2020	619	3257-074-04-004

PROPERTY OWNER	LEGAL DESCRIPTION
WOGEN OLIVIA CLARE 16702 JUDY WAY CERRITOS, CA 90703-2823	LOT M2-27 BUCKHORN RANCH FILING 2B #660339

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
WATER INFLUENCE	

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R016601	2020	602	4051-170-02-085

PROPERTY OWNER	LEGAL DESCRIPTION
WOODS ARTHUR PAUL 32897 CYPRESS DR SPRINGFIELD, LA 70462-7621	LOTS 35 & 36 BLUE MESA SUBD 2 #652184

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		411,980	422,240	+10,260
	TOTALS	$411,980	$422,240	+$10,260

A PHYSICAL INSPECTION OF YOUR PROPERTY RESULTED IN A CHANGE IN INVENTORY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	4.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	SEASONAL PRIVATELY MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
BLUE MESA SUBDIVISION 2	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Log Home
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2006
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	2,200 sq ft
BASEMENT:	Non Conforming: 287 sq ft
	Minimal Finish: 449 sq ft
GARAGE:	Basement: 736 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R073175	2020	615	3257-214-16-001

PROPERTY OWNER	LEGAL DESCRIPTION
WOSTER ANDREW PAUL 6202 S JAMAICA CT ENGLEWOOD, CO 80111-5717	UNIT A WESTERN SKY TOWNHOMES PLAT #663615 #663771

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	452,560	+452,560
TOTALS	$0	$452,560	+$452,560

YOUR PARCEL HAS CHANGED AS A RESULT OF RECORDED DOCUMENTS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.12

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Townhouse
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	784 sq ft
BASEMENT:	Walkout: 784 sq ft
GARAGE:	Attached: 304 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071768	2020	606	3255-120-44-002

PROPERTY OWNER	LEGAL DESCRIPTION
WRIGHT RENEE C/O WCG HOLDINGS LLC 5910 N CENTRAL EXPY STE 1560 DALLAS, TX 75206-5175	RANCH 2 RED FEATHER RANCH PLAT #633407

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		2,043,060	2,224,540	+181,480
	TOTALS	$2,043,060	$2,224,540	+$181,480

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	6.34

ELECTRICITY:	INSTALLED
SEWER:	ISDS SEPTIC SYSTEM INSTALLED
WATER:	WELL INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	
SUBDIVISION:	
RED FEATHER RANCH	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Very Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2016
PERCENT COMPLETE:	100%
ABOVE GRADE LIVING AREA:	3,367 sq ft
BASEMENT:	
GARAGE:	Attached: 715 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	2
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R043142	2020	601	3701-140-07-002

PROPERTY OWNER	LEGAL DESCRIPTION
WURTZ MICHAEL EUGENE 7962 S BUCHANAN WAY AURORA, CO 80016-7104	LOT 2 FOX MEADOWS SUBDIVISION #655073

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	0	165,430	+165,430
Vacant Land	118,900	0	-118,900
TOTALS	$118,900	$165,430	+$46,530

THE COMPLETION OF YOUR BUILDING IS 10%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	4.00

ELECTRICITY:	INSTALLED
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	

SUBDIVISION:	
FOX MEADOWS SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2019
PERCENT COMPLETE:	10%

ABOVE GRADE LIVING AREA:	2,698 sq ft
BASEMENT:	
GARAGE:	Built In: 1,008 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R045095	2020	100	3787-021-39-011

PROPERTY OWNER	LEGAL DESCRIPTION
WYKE DAVID VAN 318 S WISCONSIN ST GUNNISON, CO 81230-2734	LOTS 1 & 2 BLK 54 WEST GUNNISON #651004

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial	87,490	143,700	+56,210
TOTALS	$87,490	$143,700	+$56,210

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Warehouse/Storage-Land	Commercial	0.14

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	CENTRAL INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
CURBS AND OR GUTTER
SUBDIVISION:
WEST GUNNISON

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Storage Warehouse
BUILDING DESCRIPTION:	Storage Warehouse
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,452 sq ft
BASEMENT:	
GARAGE:	

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071457	2020	100	3787-021-30-008

PROPERTY OWNER	LEGAL DESCRIPTION
WYMAN SUSAN A 303 N PINE ST GUNNISON, CO 81230-2611	LOTS 1-5 & 22-26 AND ADJ N/S ALLEY BLK 9 RIO GRANDE ADDN #620209 #627036

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Commercial		619,360	737,450	+118,090
	TOTALS	$619,360	$737,450	+$118,090

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Spec.Purpose-Land	Commercial	0.73

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
PAVED OR CONCRETE DRIVEWAY	
HIGHWAY INFLUENCE	
AVERAGE FENCING	
SUBDIVISION:	
RIO GRANDE ADDITION (GUNNISON)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Commodity Warehouse
BUILDING DESCRIPTION:	Commodity Warehouse
CONSTRUCTION QUALITY:	Fair
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1975
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	5,100 sq ft
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	3
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042641	2020	619	3257-074-14-007

PROPERTY OWNER	LEGAL DESCRIPTION
YOUNG RYAN ESSON 4052 N FOUNDER CIR BUCKEYE, AZ 85396-3684	LOT M3-21 BUCKHORN RANCH FILING 2B #652510

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		19,620	56,250	+36,630
	TOTALS	$19,620	$56,250	+$36,630

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED
OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	
ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R044074	2020	619	3255-120-34-002

PROPERTY OWNER	LEGAL DESCRIPTION
ZEPHYR MOUNTAIN PROPERTIES LLC PO BOX 2937 CRESTED BUTTE, CO 81224-2937	LOT S1 LARKSPUR SUBDIVISION #645893

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	1,100,940	1,411,260	+310,320
TOTALS	$1,100,940	$1,411,260	+$310,320

THE COMPLETION OF YOUR BUILDING IS 100%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.24

ELECTRICITY:	TO SITE
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND PRIVATELY MAINTAINED

OTHER ATTRIBUTES:	
TYPICAL OR AVERAGE VIEWS	
WATER INFLUENCE	
HEATED DRIVEWAY	
CURBS AND OR GUTTER	
SUBDIVISION:	
LARKSPUR SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Good
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	3,483 sq ft
BASEMENT:	
GARAGE:	Built In: 576 sq ft
TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R071649	2020	615	3257-211-01-024

PROPERTY OWNER	LEGAL DESCRIPTION
ZIMMER CONSTANCE APRYL PO BOX 788 CRESTED BUTTE, CO 81224-0788	LOT 5 BLK 29 CRESTED BUTTE SOUTH FILING 4 #631780

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential		131,600	199,980	+68,380
	TOTALS	$131,600	$199,980	+$68,380

THE COMPLETION OF YOUR BUILDING IS 50%

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.48

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
TYPICAL OR AVERAGE VIEWS
ENCROACHING EASEMENT
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2017
PERCENT COMPLETE:	50%

ABOVE GRADE LIVING AREA:	608 sq ft
BASEMENT:	
GARAGE:	Built In: 896 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R014928	2020	615	3257-211-05-022

PROPERTY OWNER	LEGAL DESCRIPTION
ZIMMERMAN ANTHONY F 11491 3800 RD PAONIA, CO 81428-6327	LOT 57-59 BLK 24 CRESTED BUTTE SOUTH FILING 4, B695 P428

PROPERTY CLASSIFICATION		PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land		170,170	150,540	-19,630
	TOTALS	$170,170	$150,540	-$19,630

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.98

ELECTRICITY:	TO SITE
SEWER:	CENTRAL TO SITE NOT YET INSTALLED
WATER:	DOMESTIC TO SITE NOT YET INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
PANORAMIC OR OUTSTANDING VIEWS
ADJACENT TO OPEN SPACE
MODERATE SLOPE LESS THAN 45 DEG

SUBDIVISION:	
CRESTED BUTTE SOUTH F 1,2,3,4	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R044311	2020	601	3701-140-08-008

PROPERTY OWNER	LEGAL DESCRIPTION
ZOCKOFF JOHN 110 SYDNEY CT GUNNISON, CO 81230-9277	LOT 8 HORSE MEADOWS SUBDIVISION #588264

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Agricultural	710	710	0
Residential	385,320	417,470	+32,150
TOTALS	$386,030	$418,180	+$32,150

THIS VALUE REFLECTS THE NEW CONSTRUCTION OF BUILDINGS ON THIS PROPERTY

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Res Land Not Integral To Ag Ops	Residential	1.00
Meadow Hay Land	Agricultural	1.88

ELECTRICITY:	NOT INSTALLED AVAILABLE NEAR SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	NOT INSTALLED
SITE ACCESS:	IMPROVED DIRT OR GRAVEL ROAD
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS

SUBDIVISION:	
HORSE MEADOWS SUBDIVISION	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Excellent
EFFECTIVE YEAR BUILT:	2018
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,500 sq ft
BASEMENT:	
GARAGE:	Detached Good: 900 sq ft
	Attached: 420 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1

CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R005047	2020	500	3177-234-07-041

PROPERTY OWNER	LEGAL DESCRIPTION
ZOGAS PETER JR PO BOX 1577 KINGSLAND, TX 78639-1577	LOT 26 CHALET VILLAGE 10 #626845

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Residential	688,560	661,260	-27,300
TOTALS	$688,560	$661,260	-$27,300

THIS VALUE REFLECTS A CORRECTION TO YOUR RECORDS

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Single Fam.Res.-Land	Residential	0.25

ELECTRICITY:	INSTALLED
SEWER:	CENTRAL INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	PAVED ACCESS
	YEAR AROUND GOVT MAINTAINED

OTHER ATTRIBUTES:
SCENIC OR ABOVE AVERAGE VIEWS
ADJACENT TO PROTECTED OPEN SPACE
IMPROVED DIRT OR GRAVEL DRIVEWAY

SUBDIVISION:	
CHALET VILLAGE ADDN 10 (MT CB)	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	Single Family Residential
BUILDING DESCRIPTION:	Conventional
CONSTRUCTION QUALITY:	Average
EXTERIOR CONDITION:	Average
EFFECTIVE YEAR BUILT:	1987
PERCENT COMPLETE:	100%

ABOVE GRADE LIVING AREA:	1,868 sq ft
BASEMENT:	
GARAGE:	Attached: 344 sq ft

TOTAL IMPROVEMENTS ON ACCOUNT:	1
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

2020 REAL PROPERTY NOTICE OF VALUATION

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: May 1, 2020
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
R042545	2020	619	3257-074-02-001

PROPERTY OWNER	LEGAL DESCRIPTION
BENEDICT DOUGLAS EDWARD 9725 S 69TH EAST AVE TULSA, OK 74133-5901	LOT M2-1 BUCKHORN RANCH FILING 2B #657164

PROPERTY CLASSIFICATION	PRIOR YEAR ACTUAL VALUE	CURRENT YEAR ACTUAL VALUE	+ OR - CHANGE
Vacant Land	26,490	75,940	+49,450
TOTALS	$26,490	$75,940	+$49,450

YOUR LAND IS NO LONGER ELIGIBLE FOR VACANT LAND DISCOUNTING

The tax bill you receive next January will be based on the current year actual value. If the Senior Citizen or Disabled Veteran Property Tax Exemption has been applied to your residential property, it is not reflected in the current year actual value shown above.

The following property characteristics are for the primary structure or land type. For a complete inventory listing, please visit the Gunnison County Assessor website. Please verify your inventory and contact us if any corrections are needed.

LAND

LAND DESCRIPTION	LAND TYPE	ACRES
Vacant Res Lots	Vacant	0.17

ELECTRICITY:	TO SITE
SEWER:	ISDS ALLOWED NOT INSTALLED
WATER:	DOMESTIC INSTALLED
SITE ACCESS:	YEAR ROUND

OTHER ATTRIBUTES:	
SCENIC OR ABOVE AVERAGE VIEWS	

SUBDIVISION:	
BUCKHORN RANCH FILING 2B	

PRIMARY IMPROVEMENT

OCCUPANCY TYPE:	
BUILDING DESCRIPTION:	
CONSTRUCTION QUALITY:	
EXTERIOR CONDITION:	
EFFECTIVE YEAR BUILT:	
PERCENT COMPLETE:	

ABOVE GRADE LIVING AREA:	
BASEMENT:	
GARAGE:	
TOTAL IMPROVEMENTS ON ACCOUNT:	
CONDOMINIUM:	

YOU HAVE THE RIGHT TO PROTEST THE CLASSIFICATION AND/OR VALUATION OF YOUR PROPERTY – SEE BACK OF FORM

ABATEMENT	VACANT LAND SALES EXAMPLES
2020	

Owner: MARC SOLARI
PO BOX 2284
CRESTED BUTTE, CO 81224

Account #: R042679
Parcel #: 3257-074-17-007
Economic Area: 6

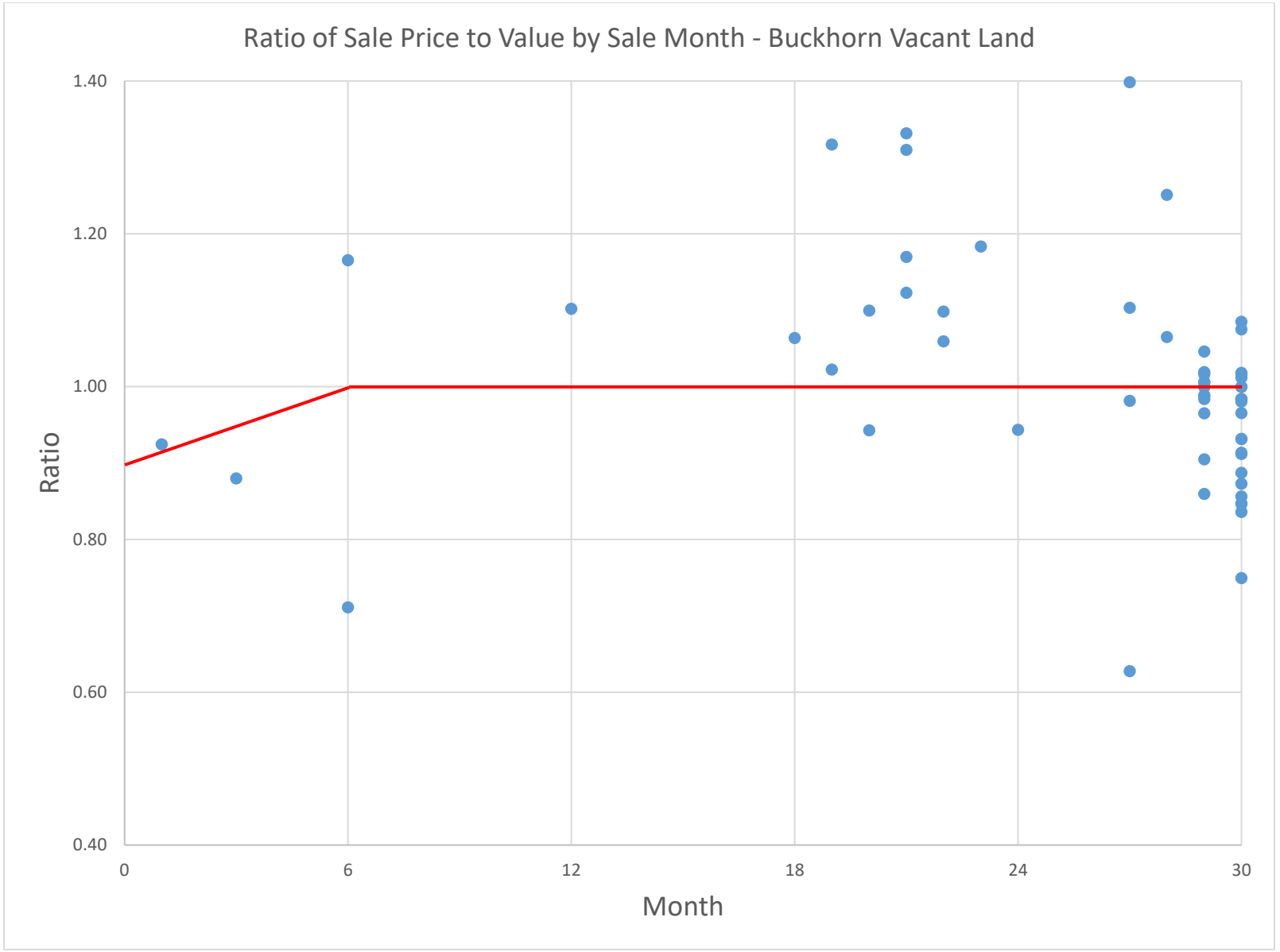
Property Location: 734 SOUTH AVION DRIVE
Legal Description: LOT M3-52 BUCKHORN RANCH FILING 2B

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS	SQ FT
R042575	6/29/2018	$49,900	$49,900	1	$49,900	3257-074-07-008	LOT M2-17 BUCKHORN RANCH FILING 2B		5,663
R042569	6/6/2018	$56,905	$56,905	1	$56,905	3257-074-07-002	LOT M2-11 BUCKHORN RANCH FILING 2B		5,663
R042596	6/1/2018	$56,905	$56,905	1	$56,905	3257-074-07-029	LOT M2-64 BUCKHORN RANCH FILING 2B		5,227
R042571	7/27/2017	$57,500	$57,500	1	$57,500	3257-074-07-004	LOT M2-13 BUCKHORN RANCH FILING 2B		6,098
R042641	4/5/2018	$59,900	$59,900	1	$59,900	3257-074-14-007	LOT M3-21 BUCKHORN RANCH FILING 2B		7,405
R042680	3/26/2018	$60,000	$60,000	1	$60,000	3257-074-17-008	LOT M3-45 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, CUL DE SAC	7,405
R042603	6/1/2018	$61,665	$61,665	1	$61,665	3257-074-10-002	LOT M2-73 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, ON BUSY STREET	7,405
R042662	6/5/2018	$66,405	$66,405	1	$66,405	3257-074-16-002	LOT M3-40 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, ON BUSY STREET	6,970
R042661	6/1/2018	$66,405	$66,405	1	$66,405	3257-074-16-001	LOT M3-39 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, ON BUSY STREET	6,970
R042673	6/1/2018	$66,405	$66,405	1	$66,405	3257-074-17-001	LOT M3-48 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, ON BUSY STREET	7,405
R042644	5/31/2018	$66,405	$66,405	1	$66,405	3257-074-15-001	LOT M3-26 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, ON BUSY STREET	7,405
R042663	5/31/2018	$75,000	$75,000	1	$75,000	3257-074-16-003	LOT M3-41 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	6,970
R042666	5/31/2018	$75,905	$75,905	1	$75,905	3257-074-16-006	LOT M3-42 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	7,405
R042568	6/4/2018	$75,905	$75,905	1	$75,905	3257-074-07-001	LOT M2-10 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	6,534
R042676	6/15/2018	$75,905	$75,905	1	$75,905	3257-074-17-004	LOT M3-47 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	7,405
R042677	5/31/2018	$75,905	$75,905	1	$75,905	3257-074-17-005	LOT M3-46 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	7,405
R042607	8/17/2017	$83,500	$83,500	1	$83,500	3257-074-10-006	LOT M2-69 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	7,405
R042627	4/10/2018	$95,000	$95,000	1	$95,000	3257-074-13-003	LOT M3-4 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	7,405
R042653	9/15/2016	$99,000	$99,000	1	$99,000	3257-074-17-001	LOT M3-48 BUCKHORN RANCH FILING 2B		7,405
R072470	7/5/2017	$100,000	$100,000	1	$100,000	3257-074-05-012	LOT M2-30 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS	6,970
R042667	10/19/2017	$105,000	$105,000	1	$105,000	3257-074-16-007	LOT M3-43 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, CUL DE SAC	7,405
R043640	3/26/2018	$105,500	$105,500	1	$105,500	3257-074-15-024	LOT M3-16 BUCKHORN RANCH FILING 2B	ABOVE AVERAGE VIEWS, CUL DE SAC	7,405
R042670	9/20/2017	$120,000	$120,000	1	$120,000	3257-074-16-010	LOT M3-44 BUCKHORN RANCH FILING 2B	OUTSTANDING VIEWS, CUL DE SAC	7,405

UPWARD ADJUSTMENTS IN THIS LEA INCLUDE: ABOVE AVERAGE VIEWS, CUL DE SAC, OUTSTANDING VIEWS, OVERSIZED LOT

DOWNWARD ADJUSTMENTS IN THIS LEA INCLUDE: ON BUSY STREET

Narrative	The Subject Property consisits of 6,970 square feet and has upward adjustments for being located on a Cul-De-Sac and for having Outstanding Views.


Ratio of Sale Price to Value by Sale Month - Buckhorn Vacant Land
Ratio
1.40
1.20
1.00
0.80
0.60
0.40
0
6
12
18
24
30
Month

DUE PROCESS

The U.S. Constitution and the Colorado Constitution guarantee that no person shall be deprived of life, liberty, or property without "due process." Due process means the notice of and opportunity to challenge the legality of an action. The abatement process is considered to be a part of due process.

Through the abatement process, a taxpayer has an opportunity to challenge the validity of an assessment as established by the county assessor. A taxpayer may take the issue as far as the Colorado Supreme Court, if so desired. It should be noted that while it is the taxpayer's right to file an abatement, approval is not automatic. The taxpayer should be prepared to present evidence that the value or tax is incorrect. In cases of overvaluation, abatement action is barred if a protest was filed and the assessor mailed a notice of determination for the assessment year for which abatement is sought, § 39-10-114(1)(a)(I)(D), C.R.S. A statutory exception to the overvaluation rule exists for personal property that is undergoing an audit by the assessor, § 39-10-114(1)(a)(I)(D), C.R.S.

Bea Kay Real Estate Corp. v. Aragon (Huerfano County Assessor), 782 P.2d 837 (Colo. App. 1989). When the Notice of Valuation is not sent by the statutory deadline, the taxpayer has the abatement remedy.

Thibodeau v. Denver County Board of Commissioners, 2018COA124 (Colo. App. 2018). The Court of Appeals ruled that assessors have the authority to revalue properties in an intervening year under three circumstances: "(1) to correct a clerical error or supply a clerical omission; (2) to adjust for an unusual condition; or (3) to correct an incorrect value."

Colorado case law dictates that only those unusual conditions listed within § 39-1-104(11)(b)(I), C.R.S., can be considered by the assessor. Unusual conditions that are most applicable to land are as follows:

1. The installation of an on-site improvement.

2. The ending of the economic life of an improvement with only salvage value remaining.

3. The addition to or remodeling of a structure.

4. A change in use of the land.

5. The creation of a condominium ownership of real property by the conversion of an existing structure shall be considered an unusual condition when at least 51 percent of the condominium units have been sold and the deeds recorded.

6. Any new regulations that increase or decrease the use of the land, or a combination of both.

7. The installation and operation of surface equipment relating to oil and gas wells on agricultural land.

8. Any detrimental acts of nature.

9. Any damage due to accident, vandalism, fire or explosion.

§ 39-1-104 (11)(b)(I) C.R.S.
The provisions of subsection (10.2) of this section are not intended to prevent the assessor from taking this into account, in determining actual value for the years which intervene between changes in the level of value, any unusual conditions in or related to any real property which would result in an increase or decrease in actual value. If any real property has not been assessed at its correct level of value, the assessor shall revalue such property for the intervening year so that the actual value of such property will be its correct level of value; however, the assessor shall not revalue such property above or below its correct level of value except as necessary to reflect the increase or decrease in actual value attributable to an unusual condition. For the purposes of this paragraph (b) and except as otherwise provided in this paragraph (b), an unusual condition which could result in an increase or decrease in actual value is limited to the installation of an on-site improvement, the ending of the economic life of an improvement with only salvage value remaining, the addition to or remodeling of a structure, a change of use of the land, the creation of a condominium ownership of real property as recognized in the "Condominium Ownership Act", article 33 of title 38, C.R.S., any new regulations restricting or increasing the use of the land, or a combination thereof, the installation and operation of surface equipment relating to oil and gas wells on agricultural land, any detrimental acts of nature, and any damage due to accident, vandalism, fire, or explosion. When taking this into account such unusual conditions which would increase or decrease the actual value of a property, the assessor must relate such changes to the level of value as if the conditions had existed at that time.

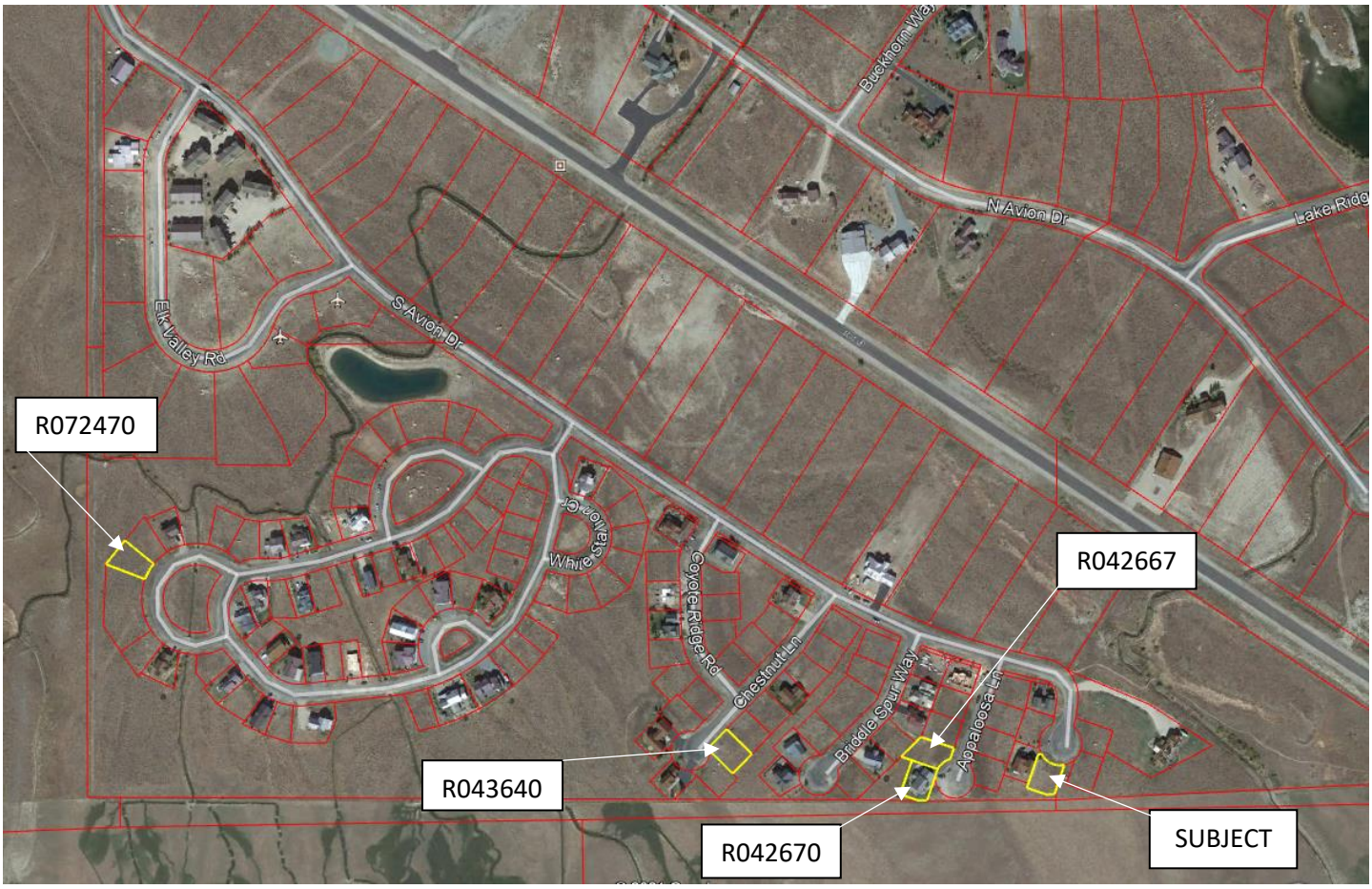
For tax year 2020, the Assessor's Office had 1 appeal and multiple concerned phone calls about the increased values for vacant land in Buckhorn Ranch Filing 2B.

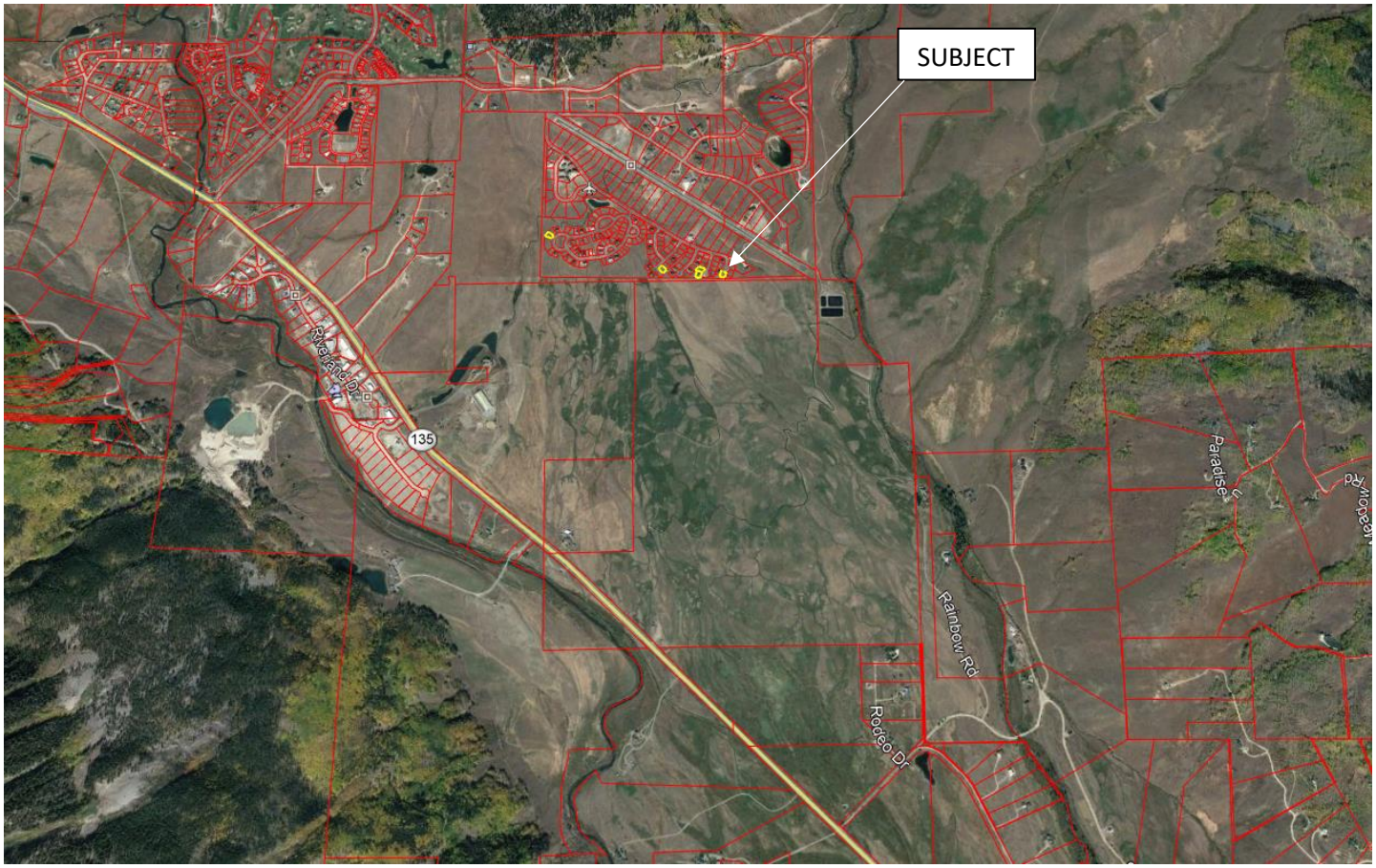
The actual Full Market value of the Subject Property (R042679) did not change between 2019 and 2020. The Full Market value was $106,880 for the 2019 tax year and for the 2020 tax year. In 2019 our office, in error, placed a discounted value adjustment to the Full Market value. When this mistake was brought to the attention of the Assessor's Office, we correctly removed the discounted valuation for the 2020 tax year. Buckhorn Ranch Filing 2B was disqualified to receive any benefit based upon the Vacant Land Subdivision Discount process for the 2019 tax year.

Map – Buckhorn Ranch Filing 2



Map – Buckhorn Ranch Filing 2





AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Second Amendment to Declaration of Protective Cove

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement:

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

Summary:

River Green Subdivision is requesting a covenant amendment to limit short term rentals and has received the appropriate approval by the HOA membership of 75%.

Fiscal Impact:

Submitted by: Rachel Sabbato **Submitter's Email Address:** rsabbato@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:

Reveiwed by: GUNCOUNTY1\egaebler Discharge Date: 6/11/2021 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/11/2021

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 5

Agenda Date: 6/15/2021

Revised April 2015

Gunnison County, CO
Community Development Department
221 N. Wisconsin St. Ste. D, Gunnison, CO 81230
Phone: (970) 641-0360 FAX: (970) 641-8585
Website: www.gunnisoncounty.org/planning.html
Email: planning@gunnisoncounty.org

To: BOCC

From: Rachel Sabbato

Date: June 10, 2021

Re: Second Amendment to Declaration of Protective Covenants for River Green Subdivision

---

River Green Subdivision is requesting a covenant amendment to limit short term rentals and has received the appropriate approval by the HOA membership of 75%. This exceeds the vote requirement under both the covenants and C.R.S. 38-33.3-217 (which is 67%). The amendment has been reviewed and approved by Deputy County Attorney, Emilee Gaebler.

The amendment with original signatures will be presented to the BOCC to sign at the time of the scheduled meeting.

The application can be viewed at gunnisoncounty.org, or link to http://204.132.78.100/citizenaccess/
Public Access button
Projects
Application
LUC-21-00017
Attachments

Please call if there are any further questions.
Thank you,

Rachel Sabbato
Senior Land Use Planner

Phone: 970-641-7929
rsabbato@gunnisoncounty.org

SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS

FOR

RIVER GREEN

This Second Amendment to Declaration of Protective Covenants for River Green (this "Second Amendment") amends that certain Amended Declaration of Protective Covenants River Green as recorded at reception number 453793[1] (the "Restated Covenants") as amended by that First Amendment to Amended Declaration of Protective Covenants recorded at reception number 608440 (the "First Amendment"). This Second Amendment is made this ____ day of _____, 2021 upon the affirmative vote of the owners of 67% or more of the lots in the subdivision and 67% or more of the members of River Green Property Owners Association, a Colorado nonprofit corporation (the "Association"). This Second Amendment has been approved by the Gunnison County Board of County Commissioners as set forth in the approval of the same as recorded herewith. This Second Amendment shall be indexed in the grantee's index in the name of the Association and River Green, and in the grantor's index in the name of the Association and each of the individual owners that executed an approval as recorded herewith. The Restated Covenants are amended as follows:

1. The following section 7.26 is hereby added:

7.26 Short Term Rentals. "Short Term Rental" shall mean any rental agreement or lease agreement, whether oral or in writing, with a term of 30 days or less or that limits occupancy to 30 days or less. The aggregate term of all Short Term Rentals for any Lot, except Short Term Rentals of any Efficiency Dwelling, shall not be more than 60 days per calendar year. Short Term Rentals of Efficiency Dwellings shall not count toward the aggregate term of all Short Term Rentals. The Board of Directors of the Association may make an exception that allows Short Term Rental otherwise prohibited by this section 7.26 in order to alleviate a hardship of an owner of a Lot but such exception shall not exceed one year in duration and no owner that has received a hardship exception may receive an additional exception for at least two calendar years. The Association, upon the affirmative vote of a majority of the members of the Association, shall have the authority to adopt rules and regulations regarding Short Term Rentals, including matters such as lease requirements and all other matters relating to Short Term Rentals except for those items required or prohibited in this section 7.26. No Short Term Rental of any Lot or portion or part thereof or any structure thereon shall occur except in accordance with this section 7.26, including the rules and regulations promulgated pursuant to this section 7.26.

Except as expressly set forth above, the Restated Covenants and First Amendment remain in full force and effect. Any number of counterparts of this Second Amendment may be executed and each counterpart shall be deemed to be an original instrument, but all such counterparts shall constitute but only one instrument.

[1] All references to recording information are to documents recorded in the real property records of Gunnison County, Colorado. All capitalized terms as used herein that are not otherwise defined herein, shall have the meaning set forth in the Restated Covenants.

IN WITNESS WHEREOF, pursuant to C.R.S. § 38-33.3-217 and section 11.5 of the Restated Covenants, more than 67% the owners and members of River Green Property Owners Association, a Colorado nonprofit corporation have consented to, agreed to, and approved this Second Amendment.

River Green Property Owners Association,
a Colorado nonprofit corporation.

By: _____
Its: President

STATE OF Colorado)
) ss.
COUNTY OF Gunnison)

The foregoing instrument was acknowledged before me this 20 day of May, 2021, by Jon Donaldson as President of River Green Property Owners Association, a Colorado nonprofit corporation. Witness my hand and official seal.
My commission expires: 7/29/2022

BRENDA L ARCHER
Notary Public - State of Colorado
Notary ID 20024020716
My Commission Expires Jul 29, 2022

Brenda L Archer
Notary Public

[SIGNATURE PAGES TO FOLLOW]

BOARD OF COUNTY COMMISSIONERS
CONSENT AND APPROVAL
SECOND AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS
RIVER GREEN

This Second Amendment to Declaration of Protective Covenants River Green is consented to and approved of this _____ day of _____, 2021.

BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY, COLORADO

_____
Jonathan Houck, Chairperson

_____
Roland Mason, Commissioner

_____
Liz Smith, Commissioner

ATTEST:

_____
Deputy County Clerk

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Exemption Approval; County Master Deed Restriction

Action Requested: Discussion

Parties to the Agreement:

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

Summary:

Asking for discussion and a motion. This is a request for an exemption approval for the new County Master Deed Restriction relative to Section 2.xvii.b that requires 80% of the household income to be earned in Gunnison County from a local employer

Fiscal Impact:

Submitted by: Melanie Bollig **Submitter's Email Address:** mbollig@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:

Reviewed by: GUNCOUNTY1\jguerra Discharge Date: 6/10/2021

County Attorney Review: (●) Required ( ) Not Required

Comments:
CAO has reviewed and approved content only regarding exemption. If exemption granted and property sold, administrative edits to Master Deed and resale calculations necessary prior to execution of those documents. ESG

Reveiwed by: GUNCOUNTY1\egaebler Discharge Date: 6/10/2021 Certificate of Insurance Required

Yes ( ) No (●)

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/11/2021

( ) Consent Agenda (●) Regular Agenda ( ) Worksession Time Allotted: 10 minutes

Agenda Date: 6/15/2021

Revised April 2015

Melanie Bollig

From: Matthew Birnie
Sent: Friday, May 28, 2021 12:15 PM
To: Jennifer Kermode
Cc: Melanie Bollig
Subject: Re: 417 Larkspur Loop

Follow Up Flag: Follow up
Flag Status: Completed

Thanks Jennifer,

Looks like a reasonable exemption request. It's too late to get on next Tuesday's agenda, but it can go on our agenda on June 15th. I will not be at that meeting, so you would need to present the case to the Commissioners.

Matthew

From: Jennifer Kermode <jkermode@gvrha.org>
Date: Thursday, May 27, 2021 at 3:15 PM
To: "Mbirnie@Gunnisoncounty. Org" <MBirnie@gunnisoncounty.org>
Subject: 417 Larkspur Loop

[EXTERNAL SENDER - USE CAUTION]

Good afternoon, Matthew –

I hope you're well and getting ready for a pleasant holiday!

This is a request for an exemption approval for the new County Master Deed Restriction relative to Section 2.xvii.b that requires 80% of the household income to be earned in Gunnison County from a local employer. This purchaser earns 100% of her *earned* income working for CBCS, but that comprises only 40% of her total income. The other 60% is *unearned* from familial support per court order, much of which will expire on 9.1.23.

The GVRHA supports this exemption request for the following reasons:

1. The purchaser is a long-time local and was previously co-owner of a business located in Crested Butte.
2. The purchaser has the means to purchase this vacant lot, build a home and obtain permanent financing.
3. The purchase meets all other requirements of a Qualified Owner per Section 2.xvi of the Master Deed Restriction.
4. The current lot owner has been in violation of the restrictive covenant since they purchased the property in 2007 (they live in MO and have never built anything to occupy it as their primary residence).
    a. The property has been listed for sale for more than 6 months with no other offers submitted.
    b. The sale price is $65,000, the maximum resale price is $68,506.

5. The County's new Master Deed Restriction will be placed of record at closing and the previous one released.

I have attached the Exemption Application, a letter from the purchaser, the Maximum Resale Calculation and the Property Record Card for your review.

Please let me know if you need additional information for this to go to the BoCC for approval, and, when you think that might be.

Thank you for your consideration in this matter.

Respectfully submitted,

Jennifer Kermode

Executive Director
Gunnison Valley Regional Housing Authority
970.641.7901
www.gvrha.org

RETURN TO:
GVRHA
202 E. Georgia Avenue
Gunnison, CO 81230

GUNNISON COUNTY MASTER DEED RESTRICTION

THIS GUNNISON COUNTY MASTER DEED RESTRICTION ("Restriction" or "Restrictions") is entered into this ____ day of _____, 2021 by AMANDA COOK (the Grantor), and each the Gunnison Valley Regional Housing Authority of Gunnison, Colorado, and Gunnison County (the "Beneficiaries") which are duly organized under and by virtue of the laws of the State of Colorado. The Owner and Beneficiaries are sometimes referred to herein collectively as the "Parties." This Restriction replaces and supersedes in its entirety that certain GUNNISON COUNTY HOUSING AUTHORITY OCCUPANCY AND RESALE DEED RESTRICTION AND ESSENTIAL HOUSING COVENANT recorded December 26, 2007 as Reception No. 581228, in the Office of the Gunnison County Clerk and Recorder, and any other previous deed restriction regarding occupancy and resale encumbering the Property, defined below.

1. Property Subject to Deed Restriction. The following real property (the "Property") is hereby made subject to these Affordable Housing Restrictions ("Restrictions"):

Lot E7, Larkspur Subdivision according to the plat recorded as Reception No. 645285, County of Gunnison,
State of Colorado.

Commonly known as **417 Larkspur Loop, Crested Butte, CO 81230**

WHEREAS, the Beneficiaries, acting as the original declarant, intend to create a valid and enforceable covenant running with the land that assures that all of the Property hereby existing or to be developed on the Property will be used solely by individuals who are either Qualified Owners or Qualified Occupants (as such terms are hereinafter defined), subject to limited exceptions provided for herein; and

WHEREAS, both the Grantor and the Beneficiaries recognize the public need for attainable and affordable housing for the workforce and working families of Gunnison County, particularly within the Gunnison Valley; and

WHEREAS, under this Restriction the Grantor and Beneficiaries intend, declare, and covenant that the regulatory and restrictive covenants set forth herein governing the use of the Property described and provided for herein shall be and are hereby made covenants running with the land and are intended to be and shall be binding upon the Beneficiaries and Grantor, and all subsequent owners of such Property for the stated term of this Restriction, unless and until this Restriction is released and terminated in the manner hereafter described.

2. Definitions

i. AREA MEDIAN INCOME (AMI) means the median income for Gunnison County

adjusted for household size. as established and defined in the most recent annual schedule published by the U.S. Department of Housing and Urban Development (HUD).

ii. CAPITAL IMPROVEMENT means any fixture erected as a permanent improvement to the Property excluding repair, replacement, maintenance costs, and sweat equity.

iii. COUNTY shall mean the Board of County Commissioners of Gunnison County, Colorado.

iv. GUIDELINES mean the most current Gunnison Valley Regional Housing Authority Housing Guidelines or Gunnison County Housing Guidelines if the Gunnison Valley Regional Housing Authority ceases to exist or is replaced by some other entity, in effect at the time of closing on a sale or transfer of the Property or at the commencement date of a lease or other occupation agreement, or its successor document, as amended from time to time and attached hereto as Exhibit A.

v. FIRST MORTGAGE means a deed of trust or mortgage that is recorded senior to any other deeds of trust or liens against the Property to secure a loan used to purchase the Property by a Mortgagee.

vi. HOUSEHOLD means one or more persons who intend to live together on the Property as a single housekeeping Property.

vii. HOUSING AUTHORITY means the Gunnison Valley Regional Housing Authority. Unless expressly stated otherwise in this Deed Restriction, "Housing Authority" shall refer to the Gunnison Valley Regional Housing Authority, except that if the Gunnison Valley Regional Housing Authority ceases to exist or is replaced by some other entity, "Housing Authority" shall refer to the County.

viii. MAXIMUM RESALE PRICE means the maximum Purchase Price that shall be paid by any purchaser of the Property, other than the initial purchaser who acquires the Property from the Beneficiaries that is determined in accordance with the provisions of Section 6.iii of this Restriction. The Maximum Resale Price is not a guaranteed price, but merely the highest price an Owner may obtain for the sale of the Property.

ix. MORTGAGEE means any bank, savings and loan association, or any other institutional lender that is licensed to engage in the business of providing purchase money mortgage financing for residential real property and that is the beneficiary of a deed of trust or mortgage encumbering the Property.

x. NON-QUALIFIED OWNER or NON-QUALIFIED TRANSFEREE means an Owner that is not a Qualified Owner.

xi. NET WORTH means the estimated sum of the assets of the Qualified Owner or Qualified Occupant. The term *Asset* refers to liquid assets such as cash in savings, checking or other forms of bank accounts and stocks, bonds or other instruments that can readily be converted to cash. The most recent Assessed Value as provided by the applicable Assessor's Office will be used to determine the value of real estate holdings, regardless of set-offs by encumbrances, costs of sale or holding, or percent of ownership interest. Assets in a qualified retirement plan

and other non-liquid assets such as personal belongings or intangible assets will not be included in the asset limitations for each income category.

xii. OWNER means the Grantor and any subsequent buyer, heir, devisee, transferee, grantee, owner or holder of title to the Property, or any portion of the Property.

xiii. PURCHASE PRICE means all consideration paid by the purchaser to the seller for the Property.

xiv. QUALIFIED OWNER means a natural person who meets the following requirements at the time that he/she takes initial ownership interest or transfer of interest in the Property as qualified by the Beneficiaries:

a. Has maintained his/her primary and sole residence in Gunnison County, Colorado for six (6) consecutive months immediately preceding taking initial ownership or transfer of interest in the Property or has a qualified employment contract with an employer in Gunnison County that has been accepted by the Beneficiaries; and

b. Has earned his/her primary (80% or more) source of income working a minimum of 30 hours per week on an annual basis, as documented with the United States Internal Revenue Service, within Gunnison County, or has a qualified employment contract with an employer in Gunnison County that has been accepted by the Beneficiaries; and

c. Except as provided for in Section 4.i.b. and 4.1.c., does not own any interest in other improved residential property(s). A purchaser who owns residential real estate must convey all interest in said residential property(s) prior to taking initial ownership or transfer of interest of the Property; and

d. A qualified household shall not have a net worth that exceeds four (4) times the income based on the AMI applicable to actual household size of a prospective purchaser, such AMI set by HUD annually and adjusted for household size.

e. Income restrictions are applicable at the time of qualification, when taking an initial ownership interest in the Property, and shall be verified by the Beneficiaries. Income guidelines are based on the Area Median Income (AMI) set by HUD annually and adjusted for household size. At the time of initial ownership or transfer of interest the combined household income shall not exceed 100% of AMI; and

f. Shall occupy the Property as his/her sole and exclusive primary residence at all times during the ownership of the Property.

xv. QUALIFIED OCCUPANT means a person who meets the following requirements at the time he or she takes initial occupancy of the Property as qualified by the Beneficiaries:

a. Has maintained primary and sole residence in Gunnison County, Colorado for three consecutive months immediately preceding taking initial occupancy of the Property or has a qualified employment contract with an employer in Gunnison County that has been accepted by the Housing Authority; and

b. Has earned his/her primary (80% or more) source of income working a minimum of 30 hours per week on an annual basis, as documented with the United States Internal Revenue Service, within Gunnison County, or has a qualified employment contract with an employer in Gunnison County that has been accepted by the Beneficiaries; and

c. Except as provided for in Section 4.i.a. and 4.i.c., does not own any interest in other improved residential property(s). An occupant who owns residential real estate must convey all interest in said residential property(s) prior to taking initial occupancy of the Property; and

d. A qualified household shall not have a net worth that exceeds two (2) times the income based on the AMI applicable to actual household size of a prospective occupant, such AMI set by HUD annually and adjusted for household size; and

e. Income restrictions are only applicable at the time of taking initial occupancy and shall be verified by the Beneficiaries. Income restrictions are based on the Area Median Income (AMI) set by HUD annually and adjusted for household size. At the time of initial occupancy, the combined household income shall not exceed 100% of AMI; and

f. Shall occupy the Property as his/her sole and exclusive primary residence.

xvi. TRANSFER means an act of a party, or of the law, by which the title to a Property is wholly or partially transferred to another; including but not limited to the sale, assignment voluntary, involuntary or by operation of law (whether by deed, contract of sale, gift, devise, bequest, trustee's sale, deed in lieu of foreclosure, or otherwise) of any interest in the Property, including but not limited to a fee simple interest, a joint tenancy interest, a tenancy in common, a life estate, a leasehold interest or any interest evidenced by a land contract by which possession of the Property is transferred and Owner retains title, except that, this definition does not include any transfer of an interest by the Beneficiaries.

If reviewed and approved in writing by the Beneficiaries prior to occurrence the following transfer(s) are exceptions to the definition, provided that the new Owner, other than an estate, shall use the Property as his/her principal residence:

a. A transfer resulting from the death of an Owner where the transfer is to the spouse or domestic partner who is also a Qualified Owner.

b. A transfer resulting from a decree of dissolution of marriage or legal separation or from a settlement incidental to such a decree by which a transfer is made to a spouse who is also a Qualified Owner.

3. Restriction Runs with the Land. This Restriction shall constitute covenants running with title to the Property as a burden thereon, for benefit of, and enforceable by, each of the Beneficiaries, and their successors and assigns, and this Restriction shall bind the Beneficiaries and all subsequent Owners and occupants of the Property. Each Owner and Qualified Occupant, upon earlier of acceptance of a deed or lease to the Property or executing this Restriction, shall be personally obligated hereunder for the full and complete performance and observance of all

covenants, conditions, and restrictions contained herein during the Owner's period of ownership or Qualified Occupant's tenancy, as may be appropriate. Each and every Transfer or lease of the Property, for all purposes, shall be deemed to include and incorporate by this reference, the covenants contained in this Restriction, even without reference to this Restriction in any document of conveyance. The Beneficiaries shall hold their interest as tenants in common, except that neither Beneficiary may sell, transfer or assign their interest in the Restriction without the express written permission of the other, and neither Beneficiary shall agree to relieve any Owner or Qualified Occupant of their obligations under the Restriction without the express written consent of the other. If one of the Beneficiaries ceases to exist, that Beneficiary's interest in the Restriction shall be deemed to be assigned to the remaining Beneficiary.

4. Ownership, Use, Occupancy and Rentals.

i. Ownership.

a. Qualified Owner(s). The ownership of the Parcel is hereby, and shall henceforth be, limited exclusively to Qualified Owner(s) which shall include the parties described and approved as set forth in Section 4.ii. In the event that the Property is occupied without compliance with this Restriction, the Beneficiaries shall have the remedies set forth herein, including but not limited to the rights under Section 8 herein.

b. Employee Housing. Upon the written consent of the Beneficiaries, which consent may be recorded, a non-qualifying natural person or entity that owns or operates a business located in and serving the county may purchase the Property, provided, however, that by taking title to the Property, such Owner shall be deemed to agree to the rental restrictions set forth herein, and further that any Owner who does not meet the definitions of both a Qualified Owner and Qualified Occupant shall rent the Property to a natural person(s) who does meet the definitions of a Qualified Occupant, and shall not occupy or use the Property for such Owner's own use or leave the Property vacant except as otherwise provided herein.

c. Rental Projects. Upon the written consent of the Beneficiaries, which consent may be recorded, a non-qualifying natural person or entity may own the Property for the purpose of operating a rental project. However, by taking title to the Property, such Owner shall be deemed to agree to the rental restrictions set forth herein, and further that any Owner who does not meet the definitions of both a Qualified Owner and Qualified Occupant shall rent the Property to a natural person(s) who does meet the definitions of a Qualified Occupant, and shall not occupy or use the property for such Owner's own use or leave the Property vacant except as otherwise provide herein.

ii. Use and Occupancy. Except as provided for in Section 4.i.b and 4.i.c here in, the use and occupancy of the Property is hereby, and shall henceforth be, limited exclusively to Qualified Owner(s) or Qualified Occupant(s), his or her spouse and child(ren) and other immediate family members.

iii. Rental of Property.

a. Qualified Owner(s). An owner may not, except with prior written approval of the

Beneficiaries' conditions of approval, rent the Property to a Qualified Occupant(s) for no less than six (6) months and no more than one (1) year and occurring not more than once every five (5) years. All rentals must comply with the current Guidelines.

b. Employee Housing. A non-qualifying natural person or entity that owns the Property, pursuant to Section 4.i.b, may rent the Property for any period of time. All renters must be Qualified Occupants. Any occupancy of the Property pursuant to sections 4.i.b and 4.iii.b shall not exceed two persons per bedroom, unless the Beneficiaries approve otherwise.

c. Rental Projects A non-qualifying natural person or entity that owns the Property, pursuant to Section 4.i.c, may rent the Property for any period of time. All renters must be Qualified Occupants. Any occupancy of the Property pursuant to Sections 4.i.c and 4.iii.c shall not exceed two persons per bedroom, unless the Beneficiaries approve otherwise.

iv. Roommates. The requirements of this Restriction shall not preclude the Owner from sharing occupancy of the Property with non-owners on a rental basis provided that the non-owner(s) is also a Qualified Occupant. Owner continues to occupy the Property as his/her sole and primary residence and meets the obligations contained in this Restriction, including the definition of Qualified Owner or Qualified Occupant. Short-term rentals/roommates are strictly prohibited.

v. No Indemnification or Waiver of Immunity. Nothing herein shall be construed to require either of the Beneficiaries to protect or indemnify the Owner against any losses attributable to a rental including, but not limited to, non-payment of rent or damages to the Property; nor to require either of the Beneficiaries to obtain a Qualified Occupant for the Owner in the event that none is found by the Owner. In addition, nothing herein shall be construed as a waiver by either of the Beneficiaries' governmental immunity provided by the Colorado Governmental Immunity Act or other applicable law.

vi. Initial Finance and Refinance Restriction.

a. At the time of the purchase of the Property the original principal amount of any indebtedness secured by a First Mortgage shall not exceed an amount equal to one hundred percent (100%) of the Purchase Price paid for the Property by that Owner, subject to the Guidelines.

b. An Owner may refinance a First Mortgage that encumbers the Property with the consent of the Beneficiaries; provided, however, that the original principal amount of any refinanced indebtedness secured by a First Mortgage shall not exceed an amount equal to ninety-seven percent (97%) of the then current Maximum Resale Price limit.

vii. Ownership Interest in Other Residential Property. Except with respect to a Non- Qualified Owner permitted to purchase a Property as set forth in Section 4, if at any time the Owner also owns any interest alone or in conjunction with others in any other developed residential property in or out of the County, the Owner shall immediately list such other property interest for sale and sell his or her interest in such property. In the event said other

property has not been sold by the Owner within one hundred twenty (120) days of its listing required hereunder, then the Owner shall immediately list his or her Property for sale pursuant to Section 8.v. of this Restriction. In the case of an Owner whose business is the construction and sale of residential properties or the purchase and resale of such properties, the properties that constitute inventory in such Owner's business shall not constitute "other developed residential property" as that term is used in this Section 4.vii. provided that the Owner is not occupying any of the inventoried properties for residential or commercial purposes.

viii. Compliance. Any Owner of the Property is required to comply with annual certifications to the Beneficiaries that they are in compliance with the requirements of this Restriction. The Housing Authority acknowledges and recognizes that the income and net worth of a Qualified Owner or Qualified Occupant may increase over time, however, such increases over the maximum income and net worth requirements at initial purchase or occupancy shall not constitute a default of this Restriction.

ix. Notice of Lien. Any owner or prospective buyer must agree to and execute the Notice of Lien form attached hereto as Exhibit B at the time of initial purchase of the Property, recording it contemporaneously with the transfer of interest in the Property, with a copy sent to each Beneficiary.

5. Initial Purchase Price. Upon completion of construction of the Property, the Property shall be sold to a Qualified Owner, except as provided for in Section 4.i. of this Restriction, at an affordable Purchase Price as determined by the Guidelines.

6. Transfer of Property.

i. Resale. No Transfer of the Property shall occur subsequent to the original purchase from the County or the Beneficiaries, except upon full compliance with the procedures set forth in this Section 6. In the event the Property is sold and/or conveyed without compliance with this Restriction, such sale and/or transfer shall be wholly null and void and shall confer no title whatsoever upon the purported buyer.

ii. Notice of Intent. The Property shall not be sold or transferred without prior submission by the Qualified Owner to the Housing Authority of a written Notice of Intent to Sell or Transfer Affordable Housing Unit as set forth in Exhibit C attached hereto.

iii. Maximum Resale Price.

a. The initial purchase price of the Property shall be the basis for calculating the Maximum Resale Price in accordance with this Restriction and the Guidelines in effect at the time of listing the Property for sale.

b. The Maximum Resale Price of the Property shall be limited to be no more than the following calculation:

The Maximum Resale Price may not exceed the sum of: (i) the Purchase Price paid by the Owner for the Property, plus: (ii) an increase of two percent (2%) of such Purchase Price per year (prorated at the rate of 1/12 for each whole month, but not compounded annually) from the date of the Owner's purchase of the Property to the date of the Owner's Notice of Intent to Sell the Property; plus (iii) an amount equal to any special improvement district assessments, if applicable and not transferable, paid by the seller during the seller's ownership of the Property; (iv) the cost of Permitted Capital Improvements made to the Property by the Owner as set forth in Exhibit D attached hereto.

c. Permitted Capital Improvements. The amount for Permitted Capital Improvements shall not exceed ten per cent (10%) of the original purchase price for an initial ten (10) year period. For every ten (10) year period from the earlier of the date of the original purchase of the Property or the execution of this Restriction, another ten (10) per cent of the purchase price may be added to the value of the Property for Capital Improvements. In calculating such amount, only those Permitted Capital Improvements identified in Exhibit C hereto shall qualify for inclusion. Seller's contributed labor or "sweat equity" shall not be part of the cost of an eligible improvement.

d. Pursuant to the Guidelines, each Owner shall be responsible for ensuring that at the Transfer of his or her Property, the same is clean, the appliances are in working order, and that there are no health or safety violations regarding the Property. Prior to the sale of the Property the Beneficiaries are authorized to take necessary actions and incur necessary expenses for bringing the Property into saleable condition. Such actions and expenses include, but are not limited to, cleaning the Property and making necessary repairs to or replacements of appliances and/or Property fixtures, such as windows, doors, cabinets, countertops, carpets, flooring and lighting fixtures, and/or correcting any health or safety violations on the Property. Expenses incurred by the Beneficiaries to bring the Property into a saleable condition shall be itemized and documented by the Housing Authority and deducted from the Owner's proceeds at closing of the Transfer of the Property.

e. No Owner shall permit any prospective purchaser to assume any or all of the Owner’s closing costs. No Owner shall accept anything of value from a prospective purchaser except for the Maximum Resale Price before, during or after closing of the Transfer of the Property.

f. Nothing in this Restriction represents or guarantees that the Property will be re-sold at an amount equal to the Maximum Resale Price. Depending upon conditions affecting the real estate market, the Property may be re-sold for less than the Maximum Resale Price.

iv. Beneficiaries Right to Acquire Ownership - Right of First Refusal. The initial Owner and each subsequent Owner shall not transfer the Property, or any part thereof, without first

offering same to each of the Beneficiaries for purchase. Each of the Beneficiaries shall have a right of first refusal to purchase the Property as follows:

a. If an Owner receives any offer to purchase or tenders any offer of sale for the Property for any amount less than or equal to the Maximum Resale Price, each of the Beneficiaries shall have the absolute right of the first refusal to purchase the Property at the offered sales price. This right of first refusal will first be granted to the County, using the form attached here to as Exhibit E, and then the Gunnison Valley Regional Housing Authority, using the form attached hereto as Exhibit F, only if the County does not exercise its right of first refusal.

b. Each of the Beneficiaries shall have the option to exercise its right of first refusal, with the County prevailing as detailed in 6.iv.a., by executing a written and binding commitment to purchase the Property within twenty-on (21) days after each of the Beneficiaries receives written Notice of Intent to Sell or Transfer Affordable Housing Unit by Owner. The commitment to buy shall set a closing date within a reasonable period of time.

c. Each of the Beneficiaries shall have the right to inspect the Property prior to exercising its right of first refusal. If the Property is damaged there shall be a decrease in the sales price of the Property equal to the amounts necessary to bring the Property into saleable condition as reasonably determined by the Beneficiaries, including but without limitation cleaning, painting, replacing worn carpeting and draperies; making necessary structural, mechanical, electrical and plumbing repairs; and repairing or replacing built-in appliances and fixtures.

d. In the event neither of the Beneficiaries executes a written and binding commitment to purchase the Property within said twenty-one (21) day period, this right of first refusal shall expire.

e. If the Owner does not sell or otherwise transfer the Property, the terms and conditions of this right of first refusal shall again apply to any subsequent sale or transfer of the Property.

f. The right of first refusal shall be in full force and effect from the earlier of the date of initial sale of the Property to the initial Owner or the execution of this Restriction and continues in perpetuity. Any sale or attempted transfer of the Property effected without first giving both of the Beneficiaries the right of first refusal described above shall be wholly null and void and shall confer no title whatsoever upon the purported buyer.

v. Beneficiaries Made Whole. No transfer of the Property shall occur unless and until each and every encumbrance, debt or liability owed by the Owner to the Beneficiaries is fully satisfied.

7. Foreclosure

i. It shall be a breach of these Restrictions for an Owner to default in the payments or other obligations due or to be performed under a promissory note secured by deed of trust encumbering the Property. The Owner hereby agrees to notify the Beneficiaries, in writing, of any notification Owner receives from a lender, or its assigns, of past due payments or default in payment or other obligations due or to be performed under a promissory note secured by a deed of trust, as described herein, within five (5) calendar days of Owner's notification from lender, or its assigns, of said default or past due payments

ii. Upon receipt of notice as provided herein, the Beneficiaries shall have the right, in its sole discretion, to solely or jointly cure the default or any portion thereof, thereby becoming the Curing Party. In such event, the Owner shall be personally liable to the Curing Party for past due payments made by the Curing Party, together with interest thereon at the rate specified in the promissory note secured by the deed of trust, plus one (1) per cent, and all actual expenses of the Curing Party incurred in curing the default. In the event the Owner does not repay the Curing Party within sixty (60) days of notice that the Curing Party has cured the Owner's default, the Owner agrees that the Curing Party shall be entitled to a lien against the Property to secure payment of such amounts. Such a lien may be evidenced by a notice of lien setting the amounts due and rate of interest accruing thereon, and such notice of lien may be recorded in the real property records of Gunnison County, Colorado, until such lien is paid and discharged. The Curing Party shall have the additional right to bring an action to foreclose on the Property for the payment of the lien set forth in this section 7.ii.

iii. In the event of a foreclosure on a promissory note secured by a first deed of trust on the Property, or any Property, and the issuance of a public trustee's deed by the holder of such note and deed of trust ("Holder"), or the acceptance by Holder of such note and deed of trust or a deed in lieu of foreclosure of the Property, and Holder's subsequent recordation of the same in the Office of the Gunnison County Clerk and Recorder, the Beneficiaries may acquire the Property by exercising that certain "Option to Purchase," the copies of which is attached hereto as Exhibits E and F. In the event that the Option is not exercised by either of the Beneficiaries, this Deed Restriction shall be released and shall be of no further force or effect.

8. Default/Breach

i. In the event either of the Beneficiaries has reasonable cause to believe an Owner is violating the provisions of these Restrictions, that entity, through its authorized representatives, may inspect the Property between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, after providing the Owner with no less than 24 hours written notice.

ii. The respective Beneficiary shall send a notice of violation to the Owner, with a copy to the other Beneficiary, detailing the nature of the violation and allowing the Owner fifteen (15) days to determine the merits of the allegations, or to correct the violation. In the event the Owner disagrees with the allegation of violation of these Restrictions, the Owner may

request, in writing, a hearing before the Gunnison Valley Regional Housing Authority Grievance and Appeals Committee or some similar body convened by the County if the Gunnison Valley Regional Housing Authority Grievance and Appeals Committee ceases to exist or is replaced. If the Owner does not request a hearing and the violation is not cured within the fifteen-day period, the Owner shall be considered in violation of these Restrictions.

iii. Whenever these Restrictions provide for a hearing before the Gunnison Valley Regional Housing Authority Grievance and Appeals Committee, such hearing shall be scheduled by the Beneficiaries within twenty-one (21) days of the date of receipt of a written request for a hearing. At any such hearing, the Owner or other aggrieved party may be represented by counsel and may present evidence on the issues to be determined at the hearing. An electronic record of the hearing shall be made, and the decision of the Beneficiaries shall be a final decision, subject to judicial review.

iv. There is hereby reserved to the parties hereto any and all remedies provided by law for breach of these Restrictions or any of its terms. In the event the parties resort to litigation with respect to any or all provisions of these Restrictions, the prevailing party shall be awarded its damages, expenses and costs, including reasonable attorney's fees.

v. In the event the Property is sold and/or conveyed without compliance with the terms of these Restrictions, such sale and/or conveyance shall be wholly null and void and shall confer no title whatsoever upon the purported buyer. Each and every conveyance of the Property, for all purposes, shall be deemed to include and incorporate by this reference the covenants herein contained, even without reference therein to these Restrictions.

vi. In the event an owner fails to cure any breach of these Restrictions, each of the Beneficiaries may resort to any and all available legal or equitable actions, including but not limited to specific performance of these Restrictions, an injunction against future sale(s) in violation of these Restrictions, or eviction of noncomplying owners and/or occupants.

vii. Eliminating Resale Gain. In the event of a breach of any of the terms or conditions contained herein by an Owner, his or her heirs, successors or assigns, the Owner's initial purchase price of the Property shall, upon the date of such breach as determined by either of the Beneficiaries, automatically cease to increase as set out in Section 6.iii. of this Restriction, and shall remain fixed until the date of cure of said breach or until the Owner repays the Curing Party.

9. In the event of a dispute between the Beneficiaries regarding interpretation, enforcement or otherwise of this Restriction or any portion of it, the position of Gunnison County shall prevail.

10. General Provisions

i. These Restrictions shall constitute covenants running with the Real Property as a burden thereon, for the benefit of, and shall be specifically enforceable by each of the Beneficiaries

and/or its respective successors and assigns, as applicable. Enforcement by any appropriate legal action may include, but is not limited to specific performance injunction, reversion, or eviction of noncomplying owners and/or occupants.

ii. Equal Housing Opportunity. Pursuant to the Fair Housing Act and each of the public policy, the Housing Authority shall not discriminate on the basis of race, creed, color, sex, national origin, familial status, disability or sexual orientation in the lease, sale, use or occupancy of the Property.

iii. Waiver of Exemptions. Every Owner, by taking title to the Property, shall be deemed to have subordinated to this Restriction any and all right of homestead and any other exemption in, or with respect to, such Property under state or federal law presently existing or hereafter enacted.

iv. Any notice, consent, approval, or request which is required to be given by any party hereunder shall be given by mailing the same, certified mail, return receipt requested, properly addressed and with postage fully prepaid, to the address provided herein or to the address of the owner. The Owner shall also notify, in writing, the Beneficiaries of any change in address.

To Beneficiaries:	Gunnison County Manager 200 E. Virginia Avenue Gunnison, Colorado 81230 Fax: 970-641-3061 AND Gunnison Valley Regional Housing Authority Executive Director 202 E. Georgia Avenue Gunnison, Colorado Fax: 888-406-1360
To Owner:	
To Subsequent Owners:	At the address maintained in the records of the Gunnison County Assessor's office

v. Whenever possible, each provision of these Restrictions and any other related document shall be interpreted in such manner as to be valid under applicable law; but if any provision of these Restrictions shall be invalid or prohibited under said applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition, without invalidating the remaining provisions of such document.

vi. These Restrictions and each and every related document is to be governed and construed in accordance with the laws of the State of Colorado.

vii. Except as otherwise provided herein, the provisions and covenants contained herein shall inure to and be binding upon the heirs, successors, and assigns of the parties.

viii. Owners and subsequent owners agree that he or she shall be personally liable for their participation in any of the transactions contemplated herein and that he or she will execute such further documents and take such further actions as may be reasonably required to carry out the provisions and intent of these Restrictions or any agreement or document relating hereto or entered into in connection herewith.

ix. Any modifications of these Restrictions shall be effective only when made by a duly executed instrument by the Beneficiaries and an Owner and recorded with the Clerk and Recorder of Gunnison County, Colorado. Notwithstanding the foregoing, the Parties agree that the Beneficiaries may amend these Restrictions where deemed necessary to effectuate the purpose and intent of these Restrictions, so long as both Beneficiaries agree to such amendments.

EXECUTED, this _____ day of _____, 20_____.

GUNNISON VALLEY REGIONAL HOUSING AUTHORITY

By:_____
Jennifer Kermode, Executive Director

State of Colorado)
) ss.
County of Gunnison)

The foregoing Gunnison Valley Regional Housing Authority Affordable Housing Deed Restriction for been acknowledged before me this ____ day of _____, 2021 by Jennifer Kermode, Executive Director of the Gunnison Valley Regional Housing Authority

Witness my hand and official seal.
My commission expires:

_____
Notary Public

BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY, COLORADO

By: _____
Matthew Birnie, County Manager

ATTEST:

_____
Deputy County Clerk

GUNNISON VALLEY REGIONAL
HOUSING AUTHORITY

May 27, 2021

EXEMPTION APPLICATION

Under penalty of perjury, the undersigned states or affirms as follows:

I, Amanda Cook, am the purchaser of real property situated in Gunnison County Colorado. The address of such property is: **417 Larkspur Loop, Crested Butte, CO 81224.**

The Property is subject to a restriction in favor of Gunnison County and the Gunnison Valley Regional Housing Authority. Such restriction will be recorded in the records of the Clerk and Recorder of Gunnison County, Colorado at closing.

The exemption requested relates to:

a.) ____ Occupancy of the unit

b.) __X_ Household income - Purchaser earns 40% of total income working for the Crested Butte Community School; the other 60% of total income is unearned income (familial support per court order) which will severely diminish on 9.1.23.

c.) ____ Employment status

d.) ____ Rental of the unit

e.) ____ Retirement (include information on last job worked and a copy of driver's license)

f.) ____ Other:

Dated this ___27th___day of May 2021.

Owner/Purchaser's Signature: *Amanda Cook*

Mailing Address: PO Box 2512 Crested Butte, CO 81224

Phone #: 970.596.9334

The Gunnison Combined Housing Authority will review your request and, if appropriate, will forward it on to the Beneficiaries of the Deed Restriction. You will be notified in writing within 30 days of your application as to whether this request has been approved or denied. If you have any questions regarding this application, please contact Jennifer Kermode at 970.641.7901, or jkermode@gvrha.org.

5/26/2021

To Whom It May Concern,

My name is Amanda Cook and I am a single mother of boys ages 7 and 9. I just wanted the chance to give a little bit of background information about myself, my children and how I connect with the Crested Butte community. I have lived in Crested Butte for 13 years. Much of that time I have made a living from music education. I taught both at the Crested Butte Community school and Western Colorado University for 5 years before getting married and having children. I have also taught private piano lessons for my entire 13 years. My husband at the time, purchased Acme Liquor in 2012. In 2014 I decided to stay home to raise my children, always knowing I would return back to the classroom. In fact, I had been offered positions back at the school for 2 separate years but declined because I was focused on being a mom. My husband filed for divorce in 2018 and I was handed over full custody of my kids in 2019. I was also awarded 4 years of alimony that will end on 10/01/23. At that time, my sole income will be my teaching salary. I came back to teaching out of necessity but also knowing it was my chosen path that I feel most passionate about. I am working extremely hard to gain salary advancement credits to increase my salary by the time maintenance ends. I was bought out of my portion of Acme Liquor which will be used for the lot and a down payment on the construction loan. I have heavily considered leaving the valley due to the extreme housing crisis. It seems unsustainable for a single mother on a teacher's salary. However, I have deep roots here and my children were born and raised here. I have so many beloved students and I believe I am a vital part of our school. Just ask any elementary aged children in Crested Butte about me! We are all aware of the difficulty in renting here, the instability makes appropriate housing unpredictable. I feel that there is a very narrow window of someone who meets the criteria of this deed restricted lot. The buyer would need to have enough money to pay for it and get a construction loan. However with the restrictions in place, most people with money for a down payment will simply buy a lot/house without restrictions. Real Estate prices are soaring and only predicted to get higher. This is not a financial investment for me, but a place to continue serving the community and raising my children.

I'm desperately trying to give my kids back a sense of normalcy by providing us a home. Thank you so much for taking the time to read this. I hope and pray that very thoughtful consideration is given with this decision as it will make or break my future in this valley.

Sincerely,
Amanda J. Cook



LARKSPUR

VALUATION-2021

NAME: JASON & KELLEY BECKER

LOCATION LOT E-7 LARKSPUR SUBDIVISION

		DATES	CPI- U
Today's Date:		03/25/21	
CPI DATE		February 1, 2021	263.014
ORIGINAL PURCHASE PRICE	**$55,000.00**		
DATE PURCHASED		12/21/07	211.16
CPI increase = CPI at purchase / CPI at sale			1.246
$ increase			$13,506.20
Max Value per Change in CPI			**$68,506.20**
Maximum Resale Value			= **$68,506.20**

(The lesser of change in CPI or 3%/yr appreciation)

CALCULATION:

3% Simple Interest Per Diem

.03/365.25 days	0.0001
# of days	**4843**
% rate of increase	0.3981
$ increase	$21,893.01
	$55,000.00
3% Increase =	**$76,893.01**

Deed Restriction: Essential Housing

Formula: CPI-U % increase from date of purchase to date of sale or 3% simple interest per diem whichever is LESS
Plus an amount equal to any special &/or permitted capital improvements.

qPublic.net™ Gunnison County, CO

Summary

Account Number	R044088
Parcel Number	3255-120-34-016
Account Type	Vacant
Economic Area	Econ Area 6
Tax District	619
Mill Levy	59.823
Property Location	417 LARKSPUR LOOP , SKYLAND AREA
Neighborhood	N/A
LEA	LARKSPUR SFR RESTRICTED (61680)
Subdivision	LARKSPUR SUBDIVISION
Condo	N/A
Legal Description	LOT E7, LARKSPUR SUBDIVISION
Parcel Notes	TOTAL PARCEL = .197 AC



View Map

Note: Legal Description above is abbreviated for use on Assessor records and is not valid for use on legal documents.

Owner

Owner
BECKER FAMILY TRUST
35 FREDERICK LN
GLENDALE, MO 63122-1918

Business Name

Current Assessment Information

		2021
+	**Land Actual Value**	$39,000
+	**Building Actual Value**	$0
=	**Total Actual Value**	$39,000
+	**Land Assessed Value**	$11,310
+	**Building Assessed Value**	$0
=	**Total Assessed Value**	$11,310

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2020	$37,600	$10,900	59.823	$652.07
2019	$37,600	$10,900	58.658	$639.37
2018	$24,500	$7,110	61.260	$435.56
2017	$24,500	$7,110	61.851	$439.76
2016	$13,600	$3,940	58.244	$229.51
2015	$13,600	$3,940	57.433	$226.29
2014	$22,200	$6,440	60.671	$390.71
2013	$22,200	$6,440	54.069	$348.19
2012	$26,600	$7,710	47.633	$367.26
2011	$26,600	$7,710	48.708	$375.54
2010	$42,310	$12,270	44.518	$546.24
2009	$39,700	$11,510	45.365	$522.16
2008	$45,990	$13,340	40.652	$542.28
2007	$44,020	$12,770	35.448	$452.68
2006	$20	$10	44.485	$5.44

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land

Land Description	Land Type	Acres	Site Access	Electricty	Sewer	Water	Other Attributes
VACANT RES LOTS	Vacant	0.20	YEAR ROUND	INSTALLED	CENTRAL INSTALLED	DOMESTIC INSTALLED	LAND TYPE PRIMARY - SAGE

Sales and Conveyance

Sale Date	Sale Amount	Adjusted Sales Price	Grantor	Grantee	Vacant or Improved (at time of sale)	Reception #	Deed Type	Sale Note
2/2/2017	$0	$0	BECKER JASON	BECKER FAMILY TRUST		645285	WARRANTY DEED - NO FEE	
2/1/2017	$0	$0	LOWREY KELLEY	BECKER JASON		645250	QUIT CLAIM DEED - NO FEE	
12/20/2007	$55,500	$55,500	GARLAND PROPERTIES INC	BECKER JASON ETAL	Vacant	581227	GEN WARR DEED - FEE	

Generate Owner List by Distance

Distance:

100

Fe

Use Address From:

(•) Owner ( ) Property

Select export file format:

Address labels (5160)

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

[x] Show All Owners

[ ] Show Parcel ID on Label

Skip Labels

0

Recent Sales In Area

Sale date range:

From:

05/27/2011

To:

05/27/2021

Sales by Subdivision

Recent Sales in Area

1500

Feet

Sales by Distance

Photos



RETURN TO:
GVRHA
202 E. Georgia Avenue
Gunnison, CO 81230

NOTICE OF LIEN

AND MEMORANDUM OF ACCEPTANCE OF MASTER DEED RESTRICTION AGREEMENT FOR 417 LARKSPUR LOOP, GUNNISON COUNTY, COLORADO

WHEREAS, **AMANDA COOK,** the "Buyer" is purchasing from **the BECKER FAMILY TRUST,** the "Seller" at a price of $**65,000** the real property described as:

Lot E7, Larkspur Subdivision according to the plat recorded as Reception No. 645285

County of Gunnison,

State of Colorado.

known as the "Property"; and

WHEREAS, the Seller of the Property is requiring, as a prerequisite to the sale transaction, that the Buyer acknowledge and agree to the terms, conditions and restrictions found in that certain instrument entitle "Gunnison County Master Deed Restriction" for the Property, recorded on (insert recording date of deed restriction here) under Reception No. (insert Reception No. here), in the real property records of the County of Gunnison, Colorado (the "Deed Restriction").

NOW, THEREFORE, as an inducement to the Seller to sell the Property, the Buyer:

1. Acknowledges that Buyer has carefully read the entire Deed Restriction, has had the opportunity to consult with legal and financial counsel concerning the Deed Restriction and fully understands the terms, conditions, provisions, and restrictions contained in the Deed Restriction.

2. States that any Notice to Buyer should be sent to:

3. Directs any Notice to Gunnison County and the Gunnison Valley Regional Housing Authority be sent to:

   Gunnison Valley Regional Housing Authority

Attn: Executive Director
202 E. Georgia Avenue
Gunnison, CO 81230

AND

Gunnison County
Attn: County Manager
200 E. Virginia
Gunnison, CO 81230

4. Directs that this Notice be placed of record in the real estate records of the County of Gunnison, Colorado and a copy provided to the Gunnison Valley Regional Housing Authority and the Gunnison County Board of County Commissioners.

IN WITNESS WHEREOF, the Buyer has executed this instrument on the _____ day of _____, 20____.

Buyer(s):

_____ _____

Printed Name(s):

_____ _____

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this _____ day of _____, by _____.

Witness my hand and official seal.

My commission expires _____.

_____
Notary Public