

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 71503
Petitioner: WALLACE MCNEILL AND HERKERT & MEISEL TRUNK COMPANY v. Respondent: GUNNISON COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R002783
Category: Valuation/Protest Appeal Property Type: Other (Commercial & Re

2. Petitioner is protesting the 2017 actual value of the subject property.

3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$1,000,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

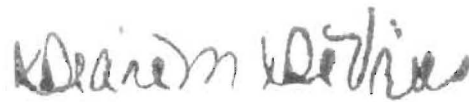
Respondent is ordered to reduce the 2017 actual value of the subject property, as set forth above.

The Gunnison County Assessor is directed to change his/her records accordingly.

Other (Commercial & Residential)

DATED AND MAILED this 26th day of April 2018.

BOARD OF ASSESSMENT APPEALS

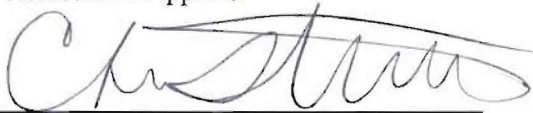


Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Christine Fontenot



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

2018 APR 23 AM 11:05

Docket Number: 71503
Single County Schedule Number: R002783

STIPULATION (As to Tax Year 2017 Actual Value)

Wallace McNeill & Herkert & Meisel Trunk Company,
Petitioner,

vs.

GUNNISON COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2017 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Lots 17-21 in Block 56 Town of Crested Butte

2. The subject property is classified as Mixed-Use, Residential use and Commercial use.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2017:

Residential Land	\$ 247,000.00
Residential Improvements	\$ 385,200.00
Commercial Land	\$ 403,000.00
Commercial Improvements	<u>\$ 611,580.00</u>
Total	\$1,646,780.00

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Residential Land	\$ 247,000.00
Residential Improvements	\$ 201,770.00
Commercial Land	\$ 403,000.00
Commercial Improvements	<u>\$ 611,580.00</u>
Total	\$1,463,350.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2017 actual value for the subject property:

Residential Land	\$ 167,200.00
Residential Improvements	\$ 314,050.00
Commercial Land	\$ 272,800.00
Commercial Improvements	<u>\$ 245,950.00</u>
Total	\$1,000,000.00

6. The valuation, as established above, shall be binding only with respect to tax year 2017.

7. Brief narrative as to why the reduction was made:

A more detailed analysis of cost, income and market approaches to value for the commercial aspect of the subject property, and analysis of sales of the most comparable mixed use properties in the Town of Crested Butte indicated that a lower valuation was supported.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 8, 2018 at 8:00 am (rolling docket) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 17th day of April, 2018.

Charles F. Finn
Petitioner(s) or Agent or Attorney

Address:
8011 Clayton Road
Third Floor
St. Louis, Missouri 63117

Telephone: 314-727-7100

David Baumgardner
County Attorney for Respondent,
Gunnison County Board of Equalization

Address:
200 E. Virginia
Gunnison, CO
81230

Telephone: 970-641-5300

Kristy McFarland
Kristy McFarland, County Assessor

Address:
221 N Wisconsin St
Gunnison CO 81230
Telephone: 970-641-1085

Docket Number: 71503



PROPERTY TAX STATEMENT

DEBBIE DUNBAR
GUNNISON COUNTY TREASURER
221 N WISCONSIN, STE T
GUNNISON, CO 81230
970-641-2231

2017 Taxes Payable in 2018

ACCOUNT NUMBER: R002783	TAX DISTRICT: 200	PARCEL NUMBER: 325502226005
TAX AUTHORITY	MILL LEVY	LEVIED TAX
Colorado River Water District	0.254	\$82.94
Gunnison County Metro. Rec. Dist.	0.577	\$189.41
RE 1J School District	31.218	\$10,193.92
Upper Gunnison Water District	1.951	\$637.08
Crested Butte Fire Protection Dist.	8.036	\$2,624.07
Gunnison County	17.207	\$5,610.78
Crested Butte	10.537	\$3,440.75
TOTALS	69.780	\$22,785.95
PROPERTY LOCATION	Amount Due \$22,785.95	
16 SIXTH ST CRESTED BUTTE	PAYMENT	DUE DATE
LEGAL DESCRIPTION OF PROPERTY	FIRST HALF	FEB 28
LOTS 17-21 BLK 56 CRESTED BUTTE #526925 #542268 #577158	SECOND HALF	JUN 15
ADDITIONAL PROPERTY INFORMATION	FULL PAYMENT	APR 30
Property type: Real		

VALUATION	ACTUAL	ASSESSED
	\$1,463,350	\$326,540
ASSESSED VALUE x MILL LEVY = LEVIED TAX		
LEVIED TAXES		\$22,785.95
NON-LEVIED TAXES		
FEE(S)		
EXEMPTION(S)		\$0.00
PREPAYMENTS		\$0.00

Handwritten initials

JUN 15 2018

PROPERTY OWNER OF RECORD

MCNEILL WALLACE
PO BOX 570
OWENSVILLE MO 65066-0570

In absence of State Legislative Funding, your School Fund Mill Levy would have been: 45.483

Is your Mortgage Company responsible to pay your taxes? Not sure? Check with your Mortgage Company before sending payment to us.

PAYMENT MUST BE POSTMARKED BY DUE DATE TO AVOID INTEREST CHARGES.

Your cancelled check is your best receipt and saves you tax dollars. To obtain a receipt by mail, please enclose a self-addressed, stamped envelope.

Make checks payable to:
GUNNISON COUNTY TREASURER

THIS IS THE ONLY NOTICE YOU WILL RECEIVE
RETAIN TOP PORTION FOR YOUR RECORDS

ADDRESS CORRECTION?? (PLEASE PRINT CAREFULLY) 2017 Taxes Payable in 2018

ACCOUNT NUMBER:
R002783

New Address _____

City _____

ST _____ ZIP _____

Enter an e-mail address to receive receipt via email _____

RETURN THIS COUPON FOR SECOND HALF PAYMENT

2nd Half Payment Coupon 2

21466165000797112*****AUTOMIXED AADC 000
MCNEILL WALLACE
PO BOX 570
OWENSVILLE MO 65066-0570

2ND HALF DUE BY JUN 15 \$11,392.97

Go paperless next year!
Register at NoticesOnline.com. Authorization Code:
GNN-GMQBN65E

Make checks payable to: GUNNISON COUNTY TREASURER
221 N Wisconsin, Ste T, Gunnison CO 81230

ADDRESS CORRECTION?? (PLEASE PRINT CAREFULLY) 2017 Taxes Payable in 2018

ACCOUNT NUMBER:
R002783

New Address _____

City _____

ST _____ ZIP _____

Enter an e-mail address to receive receipt via email _____

RETURN THIS COUPON FOR FULL OR FIRST HALF PAYMENT

Full or 1st Half Payment Coupon 1

MCNEILL WALLACE
PO BOX 570
OWENSVILLE MO 65066-0570

1ST HALF DUE BY FEB 28 \$11,392.98

FULL PAYMENT DUE BY APR 30 \$22,785.95

Make checks payable to: GUNNISON COUNTY TREASURER
221 N Wisconsin, Ste T, Gunnison CO 81230

