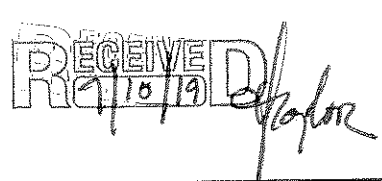


Routt County Assessor  
P.O. Box 773210  
Steamboat Springs, CO 80477  
(970) 870-5544  
assessor@co.routt.co.us

**Deliver Appeal To:**  
**County Board of Equalization**  
**P.O. Box 773598 - 522 Lincoln Ave.**  
**Steamboat Springs, CO 80477**  
**(970) 879-0108**

**NOTICE OF DETERMINATION**

DATE: 06/17/2019

SCHEDULE NUMBER	REVIEW #	TAX YEAR	TAX AREA	LEGAL DESCRIPTION OF PROPERTY (MAY BE INCOMPLETE)
<b>R8163059</b>	PR-19-000595	2019	25	PARCEL #: <b>192700067</b> LOT 67 SANCTUARY SUBD FILING 4
PROPERTY OWNER	MUNTEAN, STEPHEN R & DIANE T (JT) 3145 ASPEN WOOD DR STEAMBOAT SPRINGS, CO 80487			

The Assessor has carefully studied all available information, giving particular attention to the specifics included on your protest. The Assessor's determination of value after review is based on the following:

**RESIDENTIAL** - The actual value of residential property is determined solely by consideration of the market approach to appraisal, per § 39-1-103(5)(a), C.R.S.

The Assessor establishes property values. The local taxing authorities (county, school district, city, fire protection, and other special districts) set mill levies. The mill levy requested by each taxing authority is based on a projected budget and the property tax revenue required to adequately fund the services it provides to its taxpayers. The local taxing authorities hold budget hearings in the fall. If you are concerned about mill levies, we recommend that you attend these budget hearings. Please refer to last year's tax bill or ask your Assessor for a listing of the local taxing authorities.

**THANK YOU FOR THE EVIDENCE PRESENTED, HOWEVER, THE EVIDENCE DOES NOT SUBSTANTIATE AN ADJUSTMENT TO YOUR PROPERTY VALUE. THEREFORE, YOUR APPEAL HAS BEEN DENIED.** The three sales listed on appeal all sold outside of the time period ending June 30, 2018. Those three sales will be part of the 2021 reappraisal. Based on time-adjusted sales prices of sales occurring July 1, 2016 to June 30, 2018, your property value is within an acceptable range.

Property Owners: This Notice of Determination (NOD) is mailed in two duplicate copies for each property appealed. Should you disagree with the determination made at the Assessor level, you may further your appeal to the County Board of Equalization (CBOE). Please see the backside of this form for detailed information on filing your appeal to the next level. If furthering your appeal, mail or deliver one NOD copy to the CBOE (contact info above) and keep the second NOD copy for your records. The deadline to file is July 15th, 2019.

PROPERTY CLASSIFICATION(S)	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential Land Residential		\$425,000 \$1,953,640	\$425,000 \$1,953,640
	<b>\$2,275,000</b>	<b>\$2,378,640</b>	<b>\$2,378,640</b>

By: Gary J. Peterson  
COUNTY ASSESSOR

06/17/2019  
DATE

APPEAL DEADLINES: REAL PROPERTY - JULY 15, PERSONAL PROPERTY - JULY 20.  
If you disagree with the Assessor's decision, you have the right to appeal to the County Board of Equalization for further consideration 39-8-106(1)(a), C.R.S.

**APPEAL PROCEDURES**

County Board of Equalization hearings will be held from July 1 through August 5.

To appeal the Assessor's decision, complete the Petition to the County Board of Equalization, and mail or deliver a copy of both sides of this form to the County Board of Equalization. To preserve your right to appeal, your appeal must be **POSTMARKED OR DELIVERED ON OR BEFORE JULY 15 FOR REAL PROPERTY AND JULY 20 FOR PERSONAL PROPERTY** - after such date, your right to appeal is lost.

**NOTIFICATION OF HEARING:**

You will be notified of the time and place scheduled for your hearing.

**PLEASE REFER TO THE FRONT SIDE OF THIS FORM FOR THE ADDRESS OF YOUR COUNTY BOARD OF EQUALIZATION.**

**PETITION TO THE COUNTY BOARD OF EQUALIZATION**

In the space below, please explain why you disagree with the Assessor's determination.

IN ACCORDANCE WITH 39-8-106(1.5), C.R.S., **IF YOUR APPEAL INVOLVES REAL PROPERTY, YOU MUST STATE YOUR OPINION OF VALUE IN TERMS OF A SPECIFIC DOLLAR AMOUNT.**

PETITIONER'S ESTIMATE OF VALUE AS OF JUNE 30, 2018: \$ 52,275.00

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e. comparable sales, rent roll, original installed cost, appraisal, etc.)

Please see attached letter

*John Muter*  
SIGNATURE OF PETITIONER

7/7/2019  
DATE

**COUNTY BOARD OF EQUALIZATION'S DETERMINATION:**

The County Board of Equalization must mail a written decision to you within five business days following the date of the decision. The County Board must conclude hearings and render decisions by August 5. 39-8-107(2), C.R.S. If you do not receive a decision from the County Board of Equalization, and you wish to continue your appeal, you must file an appeal with the Board of Assessment Appeals by September 11, 630-2-125(1)(e), C.R.S.

**TAXPAYER RIGHTS FOR FURTHER APPEALS:**

If you are dissatisfied with the County Board of Equalization's decision and you wish to continue your appeal, you must appeal within thirty days of the County Board of Equalization's written decision to ONE of the following:

**Board of Assessment Appeals (BAA)**  
1313 Sherman Street, Room 315, Denver, Colorado 80203, (303) 864-7710  
[www.dola.colorado.gov/baa](http://www.dola.colorado.gov/baa).

**District Court:**  
Contact the district court in the county where the property is located.  
See your local phone book for the address and telephone number.

**Arbitration:**  
For a list of arbitrators, contact the County Commissioners at the address provided on the front side of this form for the County Board of Equalization.

**TO PRESERVE YOUR APPEAL RIGHTS, YOU MAY BE REQUIRED TO PROVE THAT YOU FILED A TIMELY APPEAL; THEREFORE, WE RECOMMEND ALL CORRESPONDENCE BE MAILED WITH PROOF OF MAILING.**

*If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day 39-1-120(3), C.R.S.*

**ATTESTATION**

I, the undersigned owner or agent\* of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

*John Muter*  
Signature

6186086525  
Telephone Number

7/7/2019  
Date

\*Attach letter of authorization signed by the property owner

County Board of Equalization  
P.O.Box 773598 – 522 Lincoln Ave.  
Steamboat Springs, CO 80477

I was denied my appeal based on providing information outside the appraisal period.

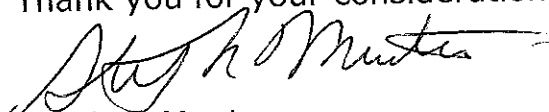
Listed below are sales in the correct period:

7/5/2016 – Sold for \$1,760,000, 1255 Steamboat Blvd., 6,273 sq. ft.  
8/30/2016 – Sold for \$2,950,000, 2275 Golf View Way, 8198 sq. ft.  
9/15/2016 – Sold for \$2,015,000, 3095 Aspen Wood Drive, 5889 sq. ft.  
11/15/2016 – Sold for \$2,650,000, 2189 Golf View Way, 7,146 sq. ft.  
2/9/2018 – Sold for \$1,760,000, 1255 Steamboat Blvd., 6,255 sq. ft.

Our home at 3145 Aspen Wood Drive is being assessed at \$2,378,640 with a sq. footage of 4,466 living area and 6,277 actual area.

Based on this information and the sales history, I believe a more realistic assessed value would be \$2,275,000, especially given the sales price of the other house on the same road.

Thank you for your consideration,



Stephen Muntean  
3145 Aspen Wood Drive  
Steamboat Springs, CO 80487

