



EQUILINE

Page 1 of 4

U.S. BANK 0288
 THORNTON
 PO BOX 790179
 ST. LOUIS MO 63179-0179



0.412 106481124155950 P Y

JILLANE R HIXSON

[REDACTED] CO

Account Summary Jan. 12, 2020

Account Number: [REDACTED]
 End of Draw Date: Dec. 6, 2022
 Maturity Date: Dec. 06, 2032
 Approved Credit Line: [REDACTED]
 Principal Balance: \$74,246.39
 Available Credit: [REDACTED]

Total Minimum Amt. Due: [REDACTED]
 Payment Due Date: Feb. 6, 2020

If you do not pay the Total Minimum Amount Due by the Payment Due Date, you may be subject to late charges which will appear on your next statement.
 The Principal Balance is not the final payoff amount. Contact 24-Hour Banking at 1-800-USBANKS for payoff amount.

2003
 Conservation Easement

2015
 CDOR SETTLEMENT

20 yr Home Equity Loan
 Payoff: 2032

Statement Continues on Next Page



Please detach coupon and send with payment



Equal Housing Lender

Account Nbr: [REDACTED]
 Statement Date: Jan. 12, 2020
 HIXSON

Address Change? Visit your branch, call 24-Hour
 Banking at 800-USBANKS, or visit www.usbank.com

Send payment to address below:

U.S. BANK
 THORNTON
 PO BOX 790179
 ST. LOUIS MO 63179-0179

0288



Payment Due Date Feb. 6, 2020
 MINIMUM AMOUNT DUE [REDACTED]

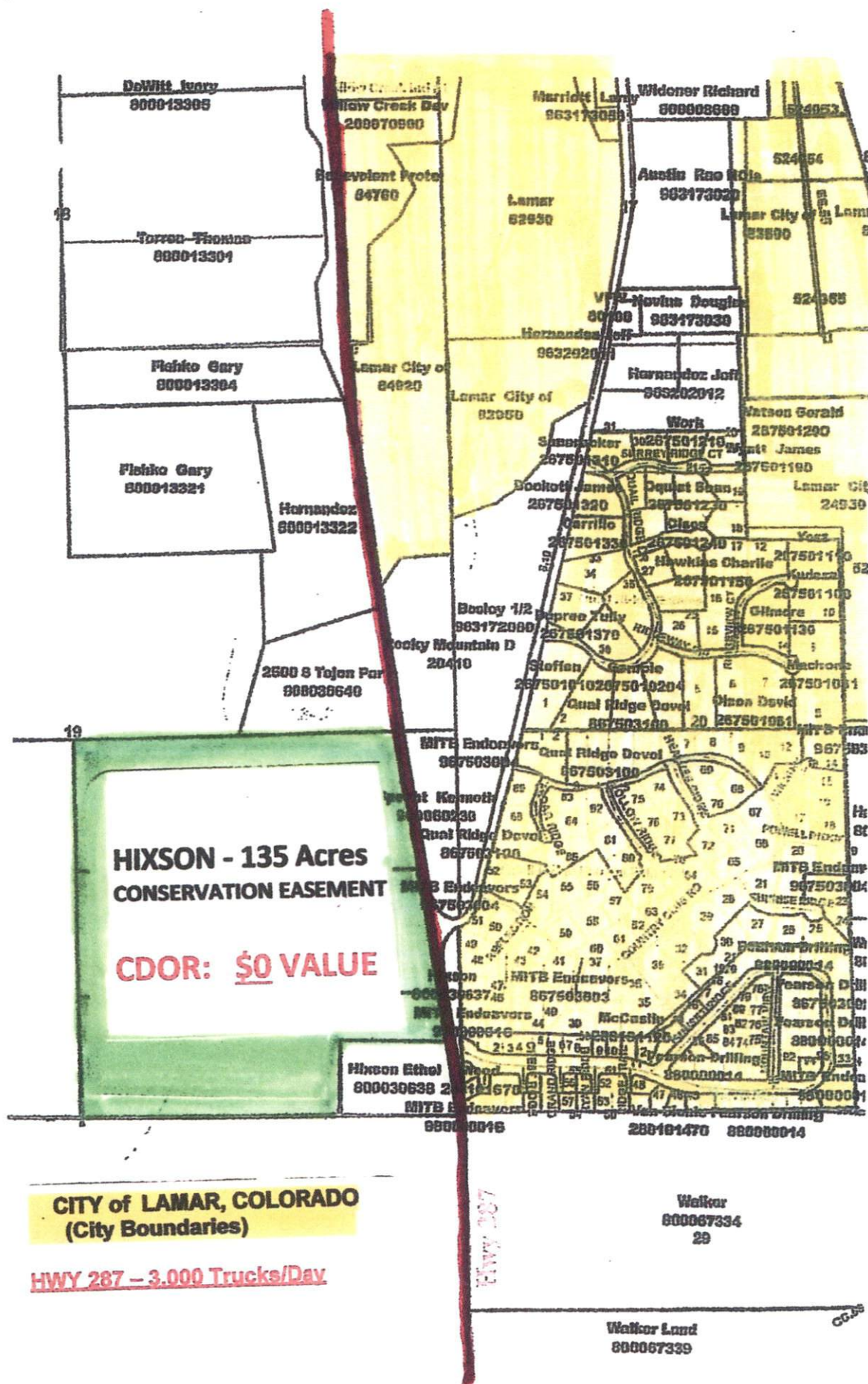
Amount Enclosed \$

For information on making additional or principal payments please contact
 us at 800-USBANKS (800-572-2657) or usbank.com

000000 [REDACTED]



Hixson01572



Internal Revenue Service

Appeals Office
1244 Speer Blvd.
Suite 400
Denver, CO 80204

Date: **APR 20 2010**

7943 ROAD DD
LAMAR CO 81052

Department of the Treasury

Person to Contact:

Tom Radow
Employee ID Number: 0232791
Tel: 720-956-4502
Fax: 720-956-4567

Refer Reply to:

AP:FW:DEN:TAR

In Re:

Income Tax Liability

SSN/EIN Number:

Tax Period(s) Ended:

12/2003

Dear Ms. Hixson:

The agreement we reached has been approved and we will complete our processing of your case.

Since there is no deficiency or overassessment, you do not need to take any further action.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely,



John A Salazar
Appeals Team Manager

cc: Fred Kelly Grant

IRS Evaluation
2003 Conservation Easement
Appraisal / Tax Credits

DEPARTMENT OF REVENUE

State Capitol Annex
1375 Sherman Street
Denver, CO 80261

JILLANE HIXSON

12345678910111213141516171819202122232425262728293031323334353637383940414243444546474849505152535455565758596061626364656667686970717273747576777879808182838485868788899091929394959697989910010110210310410510610710810911011111211311411511611711811912012112212312412512612712812913013113213313413513613713813914014114214314414514614714814915015115215315415515615715815916016116216316416516616716816917017117217317417517617717817918018118218318418518618718818919019119219319419519619719819920020120220320420520620720820921021121221321421521621721821922022122222322422522622722822923023123223323423523623723823924024124224324424524624724824925025125225325425525625725825926026126226326426526626726826927027127227327427527627727827928028128228328428528628728828929029129229329429529629729829930030130230330430530630730830931031131231331431531631731831932032132232332432532632732832933033133233333433533633733833934034134234334434534634734834935035135235335435535635735835936036136236336436536636736836937037137237337437537637737837938038138238338438538638738838939039139239339439539639739839940040140240340440540640740840941041141241341441541641741841942042142242342442542642742842943043143243343443543643743843944044144244344444544644744844945045145245345445545645745845946046146246346446546646746846947047147247347447547647747847948048148248348448548648748848949049149249349449549649749849950050150250350450550650750850951051151251351451551651751851952052152252352452552652752852953053153253353453553653753853954054154254354454554654754854955055155255355455555655755855956056156256356456556656756856957057157257357457557657757857958058158258358458558658758858959059159259359459559659759859960060160260360460560660760860961061161261361461561661761861962062162262362462562662762862963063163263363463563663763863964064164264364464564664764864965065165265365465565665765865966066166266366466566666766866967067167267367467567667767867968068168268368468568668768868969069169269369469569669769869970070170270370470570670770870971071171271371471571671771871972072172272372472572672772872973073173273373473573673773873974074174274374474574674774874975075175275375475575675775875976076176276376476576676776876977077177277377477577677777877978078178278378478578678778878979079179279379479579679779879980080180280380480580680780880981081181281381481581681781881982082182282382482582682782882983083183283383483583683783883984084184284384484584684784884985085185285385485585685785885986086186286386486586686786886987087187287387487587687787887988088188288388488588688788888989089189289389489589689789889990090190290390490590690790890991091191291391491591691791891992092192292392492592692792892993093193293393493593693793893994094194294394494594694794894995095195295395495595695795895996096196296396496596696796896997097197297397497597697797897998098198298398498598698798898999099199299399499599699799899910001001100210031004100510061007100810091010101110121013101410151016101710181019102010211022102310241025102610271028102910301031103210331034103510361037103810391040104110421043104410451046104710481049105010511052105310541055105610571058105910601061106210631064106510661067106810691070107110721073107410751076107710781079108010811082108310841085108610871088108910901091109210931094109510961097109810991100110111021103110411051106110711081109111011111112111311141115111611171118111911201121112211231124112511261127112811291130113111321133113411351136113711381139114011411142114311441145114611471148114911501151115211531154115511561157115811591160116111621163116411651166116711681169117011711172117311741175117611771178117911801181118211831184118511861187118811891190119111921193119411951196119711981199120012011202120312041205120612071208120912101211121212131214121512161217121812191220122112221223122412251226122712281229123012311232123312341235123612371238123912401241124212431244124512461247124812491250125112521253125412551256125712581259126012611262126312641265126612671268126912701271127212731274127512761277127812791280128112821283128412851286128712881289129012911292129312941295129612971298129913001

October 16, 2007



Tax years 2003-2005

Credit allowed \$253.130

Produced on 03 February 1974

TAX INCREASE 2003

2007 RELEASE UNDER E.O. 14176

6007 8533 1211 1001

~~Your Colorado income tax return has been adjusted because the gross conservation easement credit listed above has been adjusted/dissallowed for the following reasons:~~

Under authorization of Federal Law Section 6103(d) of the Internal Revenue Code, the Colorado Department of Revenue has obtained information from the Internal Revenue Service that adjustments were made on your ~~Federal Income Tax Return.~~ ~~F475K1~~

The appraisal did not meet the federal requirements as defined in 26 CFR 1.170A per section 39-22-522(3), C.R.S.

The donation did not meet the requirements of a qualified conservation contribution pursuant to section 170(h) of the Internal Revenue Code per section 39-22-392(2) C.B.S.

The appraisal of the conservation easement donation overstated the fair market value of the donation.

Pursuant to Section 39-22-522(7)(i), C.R.S. and Regulation 39-22-522, as the donor of the

determine whether they wish to be included in any hearing request transfered to the transferee to determine whether they wish to be included in any hearing request transfered to the transferee to

if you wish to protest this determination or any part thereof, it will be necessary for you to present, in writing, your facts, the law, and argument in duplicate.

[illegible]

The transferees have received the request for hearing and copies of any notices or orders on these details you are filing the request regarding the adjustment of the credit.

materials or documents as you deem appropriate and request that the Executive Director reconsider the adjustments in the same manner as if the written request for a hearing, you may file a written brief and other written

The brief and written material submitted had been asserted at a hearing. The brief and written material must be submitted with this letter.

over. Please return your bill with the payment to insure proper credit to your account.

OLICY GROUP ROOM 203
303) 866-3900 0000

James H. Jones
Legislative
Conservative

Exhibit A



CONSERVATION VALUES

Credible Solutions to Complex Appraisal Problems

December 15, 2011

Ms. Natalie Barajas
Tax Conferee I
Department of Revenue
1375 Sherman Street, Room 234
Denver, Colorado 80203

RE: Retrospective appraisal of a conservation easement in Prowers County, Colorado donated by Jillane R. Hixson on December 15, 2003.

Dear Ms. Barajas:

In accordance with Department of Revenue Contract Number TAA11/22644 and at your request in the letter October 19, 2010 (attached as *Addendum A*), I have conducted the research and analysis requisite to estimate the *fair market value* (as defined on page 3) of the conservation easement located in the Southeast Quarter of Section 19, Township 23 South, Range 46 West in the County of Prowers, State of Colorado 81052 (as described on page 22) donated by Jillane R. Hixson as of December 15, 2003.

This *summary appraisal report* conforms to the *Uniform Standards of Professional Appraisal Practice of the Appraisal Institute*, as well as Treasury Regulations, Subchapter A, Sec. 1.170A-13, and the Pension Protection Act of 2006. The following report summarizes the methodology employed, the pertinent data considered, and the conclusions reached. These conclusions are subject to the *General Conditions and Limiting Conditions* as defined on pages 9 and 10 of this report.

This appraisal was prepared for the use of the Department of Revenue to establish *fair market value* of the donated conservation easement for income tax purposes. Any other use of the appraisal is unauthorized and expressly prohibited.

Considering the analysis presented in the attached appraisal report, the most supportable *fair market value* (as defined on page 8 of the following report) of the conservation easement (as described on page 199) located in the Prowers County, Colorado as of December 15, 2003 is:

CONSERVATION EASEMENT VALUE INDICATION:

ZERO DOLLARS
(\$0)

Respectfully yours,



Steven C. Groh, MAI, President
InterWest Appraisal, Ltd. dba Conservation Values
Certified Appraiser #CG01317274 - State of Colorado
Tax ID. No. 84-1259757