2017
Gunnison County Board of Equalization:
Hearings # 105, 106, 109-210

The Gunnison County Assessor's Office has been asked to communicate the assignment results for a number of single properties that were 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

Residential property is valued by considering the market approach only. All other classes of property are valued by considering the cost, income and market approaches.

For the 2017 property tax year, the effective **appraisal date is June 30, 2016**, as required by § 39-1-104(10.2)(a)(d), Colorado Revised Statutes.

The following page(s) characterize the petitioner's properties and summarize the approach and data used by the Assessor to value the property

These hearings encompass all of the property in Gunnison County owned by Crested Butte Mountain Resort and its various subsidiary entities. The appeals were filed on behalf of CBMR by their tax agent, Marvin F. Poer & Company. The original appeals to the County Assessor were filed on June 1, 2017 and provided no information or evidence concerning the properties' valuations. The appeals were denied by the Assessor. All the properties were subsequently appealed to the County Board of Equalization.

Property Owner:	**CRESTED BUTTE MOUNTAIN RESORT (THROUGH ITS VARIOUS SUBSIDIARY ENTITIES)**
Account Number:	**MULTIPLE (SEE ATTACHED)**
Parcel Number:	**MULTIPLE (SEE ATTACHED)**
Legal Description:	**MULTIPLE (SEE ATTAHCED)**
Value:	**VARIOUS (SEE ATTACHED)**

Appeals from CRESTED BUTTE MOUNTAIN RESORT (through its various subsidiary entities)

AS REPRESENTED BY THEIR TAX AGENT MARVIN F POER & COMPANY

CBOE #	Owner	Account #	Parcel #	Legal	NOD Value
105	CRESTED BUTTE LAND HOLDINGS LLC	R042034	3177-000-00-175	PT OF EAST TRADE PARCEL SOUTH OF PROSPECT DR PROSPECT AT MT CRESTED BUTTE FUTURE PHASE #547553	$7,030,530
106	CRESTED BUTTE LAND HOLDINGS LLC	R040077	3175-193-00-001	PART OF EAST TRADE PARCEL (FKA LOTS 7, 8, 11. SEC 19 13S85W)	$591,170
109	CB COMMERCIAL PROPERTIES 07 LLC	R044456	3177-261-43-010	UNIT C100 MOUNTAINEER SQUARE CONDOS PHASE 1 #598576	$228,240
110	CB COMMERCIAL PROPERTIES 07 LLC	R044458	3177-261-44-002	UNIT C120 MOUNTAINEER SQUARE CONDOS PHASE 1 #598576	$220,740
111	CB COMMERCIAL PROPERTIES 07 LLC	R044459	3177-261-44-003	UNIT C130 MOUNTAINEER SQUARE CONDOS PHASE 1 #598576	$275,410
112	CB COMMERCIAL PROPERTIES 07 LLC	R044460	3177-261-44-004	UNIT C140 MOUNTAINEER SQUARE CONDOS PHASE 1 #598576	$389,490
113	CB COMMERCIAL PROPERTIES 07 LLC	R044461	3177-261-44-005	UNIT C150 MOUNTAINEER SQUARE CONDOS PHASE 1 #598576	$248,620
114	CB COMMERCIAL PROPERTIES 07 LLC	R044462	3177-261-44-006	UNIT C160 MOUNTAINEER SQUARE CONDOS PHASE 1 #598576	$374,610
115	CB COMMERCIAL PROPERTIES 07 LLC	R044463	3177-261-44-007	UNIT C170 MOUNTAINEER SQUARE CONDOS PHASE 1 #598576	$415,720
116	CB COMMERCIAL PROPERTIES 07 LLC	R044464	3177-261-44-008	UNIT C180 MOUNTAINEER SQUARE CONDOS PHASE 1 #598576	$519,320
117	CB COMMERCIAL PROPERTIES 07 LLC	R005614	3177-261-06-001	UNIT B101 EMMONS BLDG VILLAGE CENTER CONDOS (COMMERCIAL)	$395,140
118	CB COMMERCIAL PROPERTIES 07 LLC	R005615	3177-261-06-002	UNIT B201 EMMONS BLDG VILLAGE CENTER CONDOS (COMMERCIAL)	$643,890
119	PROSPECT DEVELOPMENT COMPANY INC	R043236	3177-244-01-007	LOT D16 PROSPECT AT MT CB PHASE 2 PLAT #522219	$292,000
120	PROSPECT DEVELOPMENT COMPANY INC	R043237	3177-244-01-008	LOT D19 PROSPECT AT MT CB PHASE 2 PLAT #522219	$292,000
121	PROSPECT DEVELOPMENT COMPANY INC	R043238	3177-244-01-009	LOT D20 PROSPECT AT MT CB PHASE 2 PLAT #522219	$292,000
122	PROSPECT DEVELOPMENT COMPANY INC	R043239	3177-244-01-010	LOT D21 PROSPECT AT MT CB PHASE 2 PLAT #522219	$292,000
123	PROSPECT DEVELOPMENT COMPANY INC	R043240	3177-244-01-011	LOT D22 PROSPECT AT MT CB PHASE 2 PLAT #522219	$292,000
124	PROSPECT DEVELOPMENT COMPANY INC	R043678	3177-244-02-002	LOT E10 PROSPECT AT MT CB PHASE 4 PLAT#563222	$197,290
125	PROSPECT DEVELOPMENT COMPANY INC	R043679	3177-244-02-003	LOT E11 PROSPECT AT MT CB PHASE 4 PLAT#563222	$197,290
126	PROSPECT DEVELOPMENT COMPANY INC	R043683	3177-244-02-007	LOT E15 PROSPECT AT MT CB PHASE 4 PLAT#563222	$197,290
127	PROSPECT DEVELOPMENT COMPANY INC	R043684	3177-244-02-008	LOT E16 PROSPECT AT MT CB PHASE 4 PLAT#563222	$197,290
128	PROSPECT DEVELOPMENT COMPANY INC	R043685	3177-244-02-009	LOT E17 PROSPECT AT MT CB PHASE 4 PLAT#563222	$197,290
129	PROSPECT DEVELOPMENT COMPANY INC	R043689	3177-244-05-001	LOT E18 PROSPECT AT MT CB PHASE 4 PLAT#563222	$197,290
130	PROSPECT DEVELOPMENT COMPANY INC	R043690	3177-244-05-002	LOT E19 PROSPECT AT MT CB PHASE 4 PLAT#563222	$197,290
131	PROSPECT DEVELOPMENT COMPANY INC	R043691	3177-244-05-003	LOT E20 PROSPECT AT MT CB PHASE 4 PLAT#563222	$197,290
132	PROSPECT DEVELOPMENT COMPANY INC	R045341	3177-133-04-007	LOT 7 PROSPECT HOMESTEAD SUBDIVISION PLAT #587999	$16,780
133	PROSPECT DEVELOPMENT COMPANY INC	R045342	3177-133-04-008	LOT 8 PROSPECT HOMESTEAD SUBDIVISION PLAT #587999	$16,780
134	PROSPECT DEVELOPMENT COMPANY INC	R045343	3177-133-04-011	LOT 11 PROSPECT HOMESTEAD SUBDIVISION PLAT #587999	$16,780
135	PROSPECT DEVELOPMENT COMPANY INC	R045344	3177-133-04-012	LOT 12 PROSPECT HOMESTEAD SUBDIVISION PLAT #587999	$16,780
136	PROSPECT DEVELOPMENT COMPANY INC	R045345	3177-133-04-015	LOT 15 PROSPECT HOMESTEAD SUBDIVISION PLAT #587999	$16,780
137	PROSPECT DEVELOPMENT COMPANY INC	R045346	3177-133-04-016	LOT 16 PROSPECT HOMESTEAD SUBDIVISION PLAT #587999	$16,780
138	PROSPECT DEVELOPMENT COMPANY INC	R045347	3177-133-04-019	LOT 19 PROSPECT HOMESTEAD SUBDIVISION PLAT #587999	$16,780
139	PROSPECT DEVELOPMENT COMPANY INC	R045348	3177-133-04-020	LOT 20 PROSPECT HOMESTEAD SUBDIVISION PLAT #587999	$16,780

140	PROSPECT DEVELOPMENT COMPANY INC	R045349	3177-133-05-004	LOT 24 PROSPECT HOMESTEAD SUBDIVISION PLAT #587999	$16,780
141	PROSPECT DEVELOPMENT COMPANY INC	R045350	3177-133-05-005	LOT 25 PROSPECT HOMESTEAD SUBDIVISION PLAT #587999	$16,780
142	PROSPECT DEVELOPMENT COMPANY INC	R045351	3177-133-05-006	LOT 26 PROSPECT HOMESTEAD SUBDIVISION PLAT #587999	$16,780
143	PROSPECT DEVELOPMENT COMPANY INC	R045352	3177-133-05-007	LOT 27 PROSPECT HOMESTEAD SUBDIVISION PLAT #587999	$16,780
144	PROSPECT DEVELOPMENT COMPANY INC	R045353	3177-133-05-008	LOT 28 PROSPECT HOMESTEAD SUBDIVISION PLAT #587999	$16,780
145	PROSPECT DEVELOPMENT COMPANY INC	R045356	3177-133-04-021	LOT 36 PROSPECT HOMESTEAD SUBDIVISION PLAT #587999	$16,780
146	CLP CRESTED BUTTE LLC	R044447	3177-261-43-001	UNIT C001 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$333,640
147	CLP CRESTED BUTTE LLC	R044455	3177-261-43-009	UNIT C009 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$50,230
148	CLP CRESTED BUTTE LLC	R044487	3177-261-44-092	UNIT C625 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$26,830
149	CB COMMERCIAL PROPERTIES 07 LLC	R044465	3177-261-44-009	UNIT C190 MOUNTAINEER SQUARE CONDOS PHASE 1 #598576	$117,150
150	CB COMMERCIAL PROPERTIES 07 LLC	R006064	3177-264-00-048	2.6A+- IN NE4SE4. SEC 26 13S86W (SKI DOMAIN) #598575	$5,100
151	CRESTED BUTTE LLC	R045377	3177-133-00-009	.813 +- AC IN SW4SW4 LYING EAST OF GOTHIC RD #539407 #539420	$35,600
152	MT CB REAL ESTATE LLC	R044496	3177-261-43-015	UNIT 204 MOUNTAINEER SQUARE CONDOS PHASE 1 PLAT #574194	$110,560
153	MT CB REAL ESTATE LLC	R044497	3177-261-43-016	UNIT 205 MOUNTAINEER SQUARE CONDOS PHASE 1 PLAT #574194	$270,800
154	MT CB REAL ESTATE LLC	R044501	3177-261-43-020	UNIT 209 MOUNTAINEER SQUARE CONDOS PHASE 1 PLAT #574194	$137,430
155	MT CB REAL ESTATE LLC	R044468	3177-261-44-024	UNIT C220 MOUNTAINEER SQUARE CONDOS PHASE 1 PLAT #574194	$56,810
156	MT CB REAL ESTATE LLC	R012575	3177-000-00-062	IMPROVEMENTS ONLY: ON GUNNISON NATL FOREST 13S85W, 13S86W #539420	$2,322,830
157	CLP CRESTED BUTTE LLC	R004849	3177-133-00-010	11.787 +- AC SW4SW4 SEC 13 13S86W LYING EAST OF GOTHIC RD	$1,142,120
158	CLP CRESTED BUTTE LLC	R005639	3177-261-07-002	UNIT 201B AXTELL BLDG VILLAGE CENTER CONDOS (COMMERCIAL)	$422,200
159	CLP CRESTED BUTTE LLC	R005668	3177-261-08-001	UNIT 101 B SKI CENTER CINDIS (COMMERCIAL UNIT) #588088	$503,480
160	CLP CRESTED BUTTE LLC	R005669	3177-261-08-002	UNITS 201B, 202B, 203B, SKI CENTER CONDOS (COMMERCIAL UNITS)	$999,600
161	CLP CRESTED BUTTE LLC	R005939	3177-261-19-003	EMPLOYEE UNIT 1 CRESTED MOUNTAIN CONDOS NORTH BLDG K	$181,380
162	CLP CRESTED BUTTE LLC	R014515	3177-261-00-029	20.255A E2SE4NE4 SEC 26 13S86W (SKI DOMAIN) #588088	$77,200
163	CLP CRESTED BUTTE LLC	R043104	3177-261-34-019	UNIT 100A GRAND LODGE CRESTED BUTTE COMMERCIAL CONDO FIRST AMENDMENT #640174	$337,320
164	CLP CRESTED BUTTE LLC	R043105	3177-261-34-002	UNIT 100B GRAND LODGE CRESTED BUTTE COMMERCIAL CONDO FIRST AMENDMENT #640174	$287,200
165	CLP CRESTED BUTTE LLC	R043106	3177-261-34-003	UNIT 100C GRAND LODGE CRESTED BUTTE COMMERCIAL CONDO FIRST AMENDMENT #640174	$524,680
166	CLP CRESTED BUTTE LLC	R043107	3177-261-34-004	UNIT 100D GRAND LODGE CRESTED BUTTE COMMERCIAL CONDO FIRST AMENDMENT #640174	$264,000
167	CLP CRESTED BUTTE LLC	R043108	3177-261-34-005	UNIT 100E GRAND LODGE CRESTED BUTTE COMMERCIAL CONDO FIRST AMENDMENT #640174	$378,130
168	CLP CRESTED BUTTE LLC	R043109	3177-261-34-006	UNIT 100F GRAND LODGE CRESTED BUTTE COMMERCIAL CONDO FIRST AMENDMENT #640174	$223,310
169	CLP CRESTED BUTTE LLC	R043111	3177-261-34-008	UNIT 200B GRAND LODGE CRESTED BUTTE COMMERCIAL CONDOS	$15,650
170	CLP CRESTED BUTTE LLC	R043112	3177-261-34-009	UNIT 200C GRAND LODGE CRESTED BUTTE COMMERCIAL CONDOS	$24,220
171	CLP CRESTED BUTTE LLC	R043114	3177-261-34-011	UNIT 300B GRAND LODGE CRESTED BUTTE COMMERCIAL CONDOS	$15,650
172	CLP CRESTED BUTTE LLC	R043115	3177-261-34-012	UNIT 300C GRAND LODGE CRESTED BUTTE COMMERCIAL CONDOS	$24,220

173	CLP CRESTED BUTTE LLC	R043117	3177-261-34-014	UNIT 400B GRAND LODGE CRESTED BUTTE COMMERCIAL CONDOS	$15,650
174	CLP CRESTED BUTTE LLC	R043120	3177-261-34-017	UNIT 500B GRAND LODGE CRESTED BUTTE COMMERCIAL CONDOS	$15,650
175	CLP CRESTED BUTTE LLC	R043121	3177-261-34-018	UNIT 500C GRAND LODGE CRESTED BUTTE COMMERCIAL CONDOS	$24,220
176	CLP CRESTED BUTTE LLC	R043118	3177-261-34-015	UNIT 400C GRAND LODGE CRESTED BUTTE COMMERCIAL CONDOS	$24,220
177	CLP CRESTED BUTTE LLC	R043476	3177-261-40-003	LOTS SV-4 MT SKIER DOMAIN CRESTED BUTTE TOWN CENTER	$21,500
178	CLP CRESTED BUTTE LLC	R043480	3177-261-00-121	1.77 AC IN SW4SE4NE4 SEC 26 13S86W (SKIER DOMAIN) #588088	$78,880
179	CLP CRESTED BUTTE LLC	R044452	3177-261-43-006	UNIT C006 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$37,760
180	CLP CRESTED BUTTE LLC	R044448	3177-261-43-002	UNIT C002 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$429,510
181	CLP CRESTED BUTTE LLC	R044449	3177-261-43-003	UNIT C003 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$73,510
182	CLP CRESTED BUTTE LLC	R044450	3177-261-43-004	UNIT C004 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$62,070
183	CLP CRESTED BUTTE LLC	R044451	3177-261-43-005	UNIT C005 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$369,960
184	CLP CRESTED BUTTE LLC	R044453	3177-261-43-007	UNIT C007 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$48,330
185	CLP CRESTED BUTTE LLC	R044454	3177-261-43-008	UNIT C008 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$36,990
186	CLP CRESTED BUTTE LLC	R044466	3177-261-43-022	UNIT C210 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$27,260
187	CLP CRESTED BUTTE LLC	R044467	3177-261-43-023	UNIT C215 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$30,700
188	CLP CRESTED BUTTE LLC	R044469	3177-261-44-025	UNIT C225 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$28,090
189	CLP CRESTED BUTTE LLC	R044472	3177-261-43-033	UNIT C315 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$29,320
190	CLP CRESTED BUTTE LLC	R044470	3177-261-44-026	UNIT C230 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$28,510
191	CLP CRESTED BUTTE LLC	R044471	3177-261-43-032	UNIT C310 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$25,310
192	CLP CRESTED BUTTE LLC	R044473	3177-261-44-042	UNIT C320 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$56,810
193	CLP CRESTED BUTTE LLC	R044474	3177-261-44-043	UNIT C325 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$28,090
194	CLP CRESTED BUTTE LLC	R044475	3177-261-44-044	UNIT C330 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$32,980
195	CLP CRESTED BUTTE LLC	R044476	3177-261-43-041	UNIT C410 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$25,310
196	CLP CRESTED BUTTE LLC	R044477	3177-261-43-042	UNIT C415 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$22,790
197	CLP CRESTED BUTTE LLC	R044478	3177-261-44-060	UNIT C420 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$56,810
198	CLP CRESTED BUTTE LLC	R044479	3177-261-44-061	UNIT C425 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$28,090
199	CLP CRESTED BUTTE LLC	R044480	3177-261-44-062	UNIT C430 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$30,310
200	CLP CRESTED BUTTE LLC	R044481	3177-261-43-046	UNIT C510 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$29,320
201	CLP CRESTED BUTTE LLC	R044482	3177-261-44-078	UNIT C520 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$56,810
202	CLP CRESTED BUTTE LLC	R044483	3177-261-44-079	UNIT C525 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$28,090
203	CLP CRESTED BUTTE LLC	R044484	3177-261-44-080	UNIT C530 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$29,320
204	CLP CRESTED BUTTE LLC	R044485	3177-261-44-090	UNIT C615 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$73,420
205	CLP CRESTED BUTTE LLC	R044486	3177-261-44-091	UNIT C620 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$62,760
206	CLP CRESTED BUTTE LLC	R044488	3177-261-44-093	UNIT C630 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$49,000
207	CLP CRESTED BUTTE LLC	R044489	3177-261-44-094	UNIT C635 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$40,880
208	CLP CRESTED BUTTE LLC	R044490	3177-261-44-095	UNIT C640 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$55,910
209	CLP CRESTED BUTTE LLC	R044491	3177-261-44-096	UNIT C645 MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$35,160
210	CLP CRESTED BUTTE LLC	R044492	3177-261-43-011	UNIT CF100 (CONFERENCE CENTER) MOUNTAINEER SQUARE CONDOS PHASE 1 #588089	$481,500

VALUATION of Appealed properties from CRESTED BUTTE MOUNTAIN RESORT (through its various subsidiary entities)

AS REPRESENTED BY THEIR TAX AGENT MARVIN F POER & COMPANY

CBOE #	Account #	Description	Data Used	Valuation Basis	NOD Value	Proposed Value	Note
110	R044458	COMMERCIAL BANK	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$220,740		
109	R044456	COMMERCIAL COFFEE SHOP	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$228,240		
210	R044492	COMMERCIAL CONFERENCE CENTER	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$481,500		
113	R044461	COMMERCIAL FAST FOOD	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$248,620		
157	R004849	COMMERCIAL GARAGE	SALES OF COMMERCIAL PROPERTIES	LAND SIZE, IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$1,142,120		
159	R005668	COMMERCIAL GARAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$503,480		
167	R043108	COMMERCIAL HEALTH CLUB	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$378,130		
168	R043109	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$223,310	$22,330	1
169	R043111	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$15,650		
170	R043112	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$24,220		
171	R043114	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$15,650		
172	R043115	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$24,220		
173	R043117	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$15,650		
174	R043120	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$15,650		
175	R043121	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$24,220		
176	R043118	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$24,220		
162	R014515	COMMERCIAL LIFT OPERATOR SHED	SALES OF COMMERCIAL PROPERTIES	LAND SIZE, IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$77,200	$47,210	2
178	R043480	COMMERCIAL LIFT OPERATOR SHED	SALES OF COMMERCIAL PROPERTIES	LAND SIZE, IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$78,880	$18,550	2
146	R044447	COMMERCIAL LOADING DOCK	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$333,640		
112	R044460	COMMERCIAL OFFICE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$389,490		
115	R044463	COMMERCIAL OFFICE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$415,720		
149	R044465	COMMERCIAL OFFICE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$117,150		
158	R005639	COMMERCIAL OFFICE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$422,200		
183	R044451	COMMERCIAL OFFICE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$369,960		
114	R044462	COMMERCIAL OFFICE OPEN	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$374,610		
160	R005669	COMMERCIAL OFFICE OPEN	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$999,600		
163	R043104	COMMERCIAL OFFICE OPEN	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$337,320		
164	R043105	COMMERCIAL OFFICE OPEN	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$287,200		
180	R044448	COMMERCIAL OFFICE OPEN	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$429,510		
111	R044459	COMMERCIAL RESTAURANT	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$275,410		
165	R043106	COMMERCIAL RESTAURANT	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$524,680		
116	R044464	COMMERCIAL RETAIL	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$519,320		
117	R005614	COMMERCIAL RETAIL	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$395,140		
118	R005615	COMMERCIAL RETAIL	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$643,890		
166	R043107	COMMERCIAL RETAIL	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$264,000		

156	R012575	COMMERCIAL SKI AREA IMPS	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$2,322,830	$1,863,330	2
105	R042034	COMMERCIAL SKI AREA LAND & IMPS	SALES OF COMMERCIAL PROPERTIES	LAND SIZE, IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$7,030,530	$6,916,390	2
147	R044455	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$50,230	$10,050	1
148	R044487	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$26,830	$5,370	1
155	R044468	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$56,810	$11,360	1
179	R044452	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$37,760	$7,550	1
181	R044449	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$73,510	$14,700	1
182	R044450	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$62,070	$12,410	1
184	R044453	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$48,330	$9,670	1
185	R044454	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$36,990	$7,400	1
186	R044466	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$27,260	$5,450	1
187	R044467	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$30,700	$6,140	1
188	R044469	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$28,090	$5,620	1
189	R044472	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$29,320	$5,860	1
190	R044470	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$28,510	$5,700	1
191	R044471	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$25,310	$5,060	1
192	R044473	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$56,810	$11,360	1
193	R044474	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$28,090	$5,620	1
194	R044475	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$32,980	$6,600	1
195	R044476	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$25,310	$5,060	1
196	R044477	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$22,790	$4,560	1
197	R044478	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$56,810	$11,360	1
198	R044479	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$28,090	$5,620	1
199	R044480	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$30,310	$6,060	1
200	R044481	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$29,320	$5,860	1
201	R044482	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$56,810	$11,360	1
202	R044483	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$28,090	$5,620	1
203	R044484	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$29,320	$5,860	1
204	R044485	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$73,420	$14,680	1
205	R044486	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$62,760	$12,550	1
206	R044488	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$49,000	$9,800	1
207	R044489	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$40,880	$8,180	1
208	R044490	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$55,910	$11,180	1
209	R044491	COMMERCIAL HOTEL STORAGE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	$35,160	$7,030	1
152	R044496	RESIDENTIAL CONDO	SALES OF RESIDENTIAL CONDOS	IMP SIZE, NBHD, QUALITY, CONDITION, ACCESS, PROXIMITY, VIEW	$110,560		
153	R044497	RESIDENTIAL CONDO	SALES OF RESIDENTIAL CONDOS	IMP SIZE, NBHD, QUALITY, CONDITION, ACCESS, PROXIMITY, VIEW	$270,800		
154	R044501	RESIDENTIAL CONDO	SALES OF RESIDENTIAL CONDOS	IMP SIZE, NBHD, QUALITY, CONDITION, ACCESS, PROXIMITY, VIEW	$137,430		
161	R005939	RESIDENTIAL CONDO	SALES OF RESIDENTIAL CONDOS	IMP SIZE, NBHD, QUALITY, CONDITION, ACCESS, PROXIMITY, VIEW	$181,380	$146,830	3
106	R040077	VACANT LAND	SALES OF VACANT LAND	LEA, LAND SIZE	$591,170		
119	R043236	VACANT LAND	SALES OF VACANT LAND	LEA	$292,000		

120	R043237	VACANT LAND	SALES OF VACANT LAND	LEA	$292,000		
121	R043238	VACANT LAND	SALES OF VACANT LAND	LEA	$292,000		
122	R043239	VACANT LAND	SALES OF VACANT LAND	LEA	$292,000		
123	R043240	VACANT LAND	SALES OF VACANT LAND	LEA	$292,000		
124	R043678	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$197,290		
125	R043679	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$197,290		
126	R043683	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$197,290		
127	R043684	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$197,290		
128	R043685	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$197,290		
129	R043689	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$197,290		
130	R043690	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$197,290		
131	R043691	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$197,290		
132	R045341	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$16,780		
133	R045342	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$16,780		
134	R045343	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$16,780		
135	R045344	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$16,780		
136	R045345	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$16,780		
137	R045346	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$16,780		
138	R045347	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$16,780		
139	R045348	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$16,780		
140	R045349	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$16,780		
141	R045350	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$16,780		
142	R045351	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$16,780		
143	R045352	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$16,780		
144	R045353	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$16,780		
145	R045356	VACANT LAND	SALES OF VACANT LAND	LEA, PRESENT WORTH DISCOUNT	$16,780		
150	R006064	VACANT LAND	SALES OF VACANT LAND	LEA, LAND SIZE	$5,100		
151	R045377	VACANT LAND	SALES OF VACANT LAND	LEA, LAND SIZE	$35,600		
177	R043476	VACANT LAND	SALES OF VACANT LAND	LEA, LAND SIZE	$21,500		

Notes:

1 Hotel storage units were not valued consistently - should all be carrying a 10% good adjustment to account for small size and lack of utility compared to other storage

2 Lift operator huts were overvalued - should all be carrying a 20% good adjustment to account for small size. Adjustment validated through cost approach (small service kiosks)

3 Value was not accounting for employee housing restriction - NBHD modified to be consistent with other deed restricted residential condo units