2017
Gunnison County Board of Equalization:
Hearings # 94-104, 107, 108

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 a number of properties in Gunnison County owned by Jeff Hermanson individually and through his business entities. The appeals were filed on behalf of Mr Hermanson by his 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:	**SHERMAN STREE HOLDINGS LLC** **CRESTED BUTTE RANGER STATION LLC** **JEFF HERMANSON**
Account Number:	**MULTIPLE (SEE ATTACHED)**
Parcel Number:	**MULTIPLE (SEE ATTACHED)**
Legal Description:	**MULTIPLE (SEE ATTAHCED)**
Value:	**VARIOUS (SEE ATTACHED)**

VALUATION of appealed properties from:

SHERMAN STREET HOLDINGS LLC, CRESTED BUTTE RANGER STATION LLC, & JEFF HERMANSON

AS REPRESENTED BY HIS TAX AGENT MARVIN F POER & COMPANY

CBOE #	Account No	Description	Data Used	Valuation Basis	NOD Value	Proposed Value
102	R071335	COMMERCIAL OFFICE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	110,930	*No change*
99	R071332	COMMERCIAL OFFICE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	120,700	*No change*
101	R071334	COMMERCIAL OFFICE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	140,260	*No change*
97	R071330	COMMERCIAL OFFICE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	150,120	*No change*
104	R071337	COMMERCIAL OFFICE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	150,120	*No change*
96	R071329	COMMERCIAL OFFICE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	151,770	*No change*
100	R071333	COMMERCIAL OFFICE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	167,090	*No change*
98	R071331	COMMERCIAL OFFICE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	255,240	*No change*
94	R071327	COMMERCIAL RETAIL	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	373,660	*No change*
95	R071328	COMMERCIAL RESTAURANT	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	510,380	*No change*
107	R071574	COMMERCIAL OFFICE	SALES OF COMMERCIAL PROPERTIES	IMP SIZE, NBHD, QUALITY, CONDITION, OCCUPANCY	693,160	*No change*
103	R071336	RESIDENTIAL CONDO	SALES OF RESIDENTIAL CONDOS	IMP SIZE, NBHD, QUALITY, CONDITION, CONDO TYPE	325,240	*No change*
108	R071575	RESIDENTIAL SINGLE FAMILY DWELLING	SALES OF SINGLE FAMILY RESIDENCES	BUILT AS TYPE	899,520	*No change*

Appeals from SHERMAN STREET HOLDINGS LLC, CRESTED BUTTE RANGER STATION LLC, & JEFF HERMANSON

AS REPRESENTED BY HIS TAX AGENT MARVIN F POER & COMPANY

CBOE #	Owner	Account #	Parcel #	Legal	NOD Value
94	SHERMAN STREET HOLDINGS LLC	R071327	3255-031-51-019	UNIT 1 PENELOPES CONDOMINIUMS PLAT #609949	$373,660
95	SHERMAN STREET HOLDINGS LLC	R071328	3255-031-51-020	UNIT 2 PENELOPES CONDOMINIUMS PLAT #609949	$510,380
96	SHERMAN STREET HOLDINGS LLC	R071329	3255-031-51-021	UNIT 3 PENELOPES CONDOMINIUMS PLAT #609949	$151,770
97	SHERMAN STREET HOLDINGS LLC	R071330	3255-031-51-022	UNIT 4 PENELOPES CONDOMINIUMS PLAT #609949	$150,120
98	SHERMAN STREET HOLDINGS LLC	R071331	3255-031-51-023	UNIT 5 PENELOPES CONDOMINIUMS PLAT #609949	$255,240
99	SHERMAN STREET HOLDINGS LLC	R071332	3255-031-51-024	UNIT 6 PENELOPES CONDOMINIUMS PLAT #609949	$120,700
100	SHERMAN STREET HOLDINGS LLC	R071333	3255-031-51-025	UNIT 7 PENELOPES CONDOMINIUMS PLAT #609949	$167,090
101	SHERMAN STREET HOLDINGS LLC	R071334	3255-031-51-026	UNIT 8 PENELOPES CONDOMINIUMS PLAT #609949	$140,260
102	SHERMAN STREET HOLDINGS LLC	R071335	3255-031-51-027	UNIT 9 PENELOPES CONDOMINIUMS PLAT #609949	$110,930
103	SHERMAN STREET HOLDINGS LLC	R071336	3255-031-51-028	UNIT 10 PENELOPES CONDOMINIUMS PLAT #609949	$325,240
104	SHERMAN STREET HOLDINGS LLC	R071337	3255-031-51-029	UNIT 11 PENELOPES CONDOMINIUMS PLAT #609949	$150,120
107	CRESTED BUTTE RANGER STATION LLC	R071574	3255-031-32-020	LOTS 12, 13, E12FT 14 BLK 17 CRESTED BUTTE #630124	$693,160
108	HERMANSON JEFF	R071575	3255-031-32-021	W13FT LOT 14, ALL 15-16 BLK 17 CRESTED BUTTE #630120	$899,520