2017
Gunnison County Board of Equalization:
Hearing # 7

The Gunnison County Assessor's Office has been asked to communicate the assignment results for a single property that was 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

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 property and compare it to several examples selected from the "**Economic Area 6 Condominium Sales**" list.

The time adjusted sales price per equivalent square foot is calculated for each sold property, together with the actual value per equivalent square foot for the subject of the appeal. For each sold property there is an annotation as to whether it is Similar, Slightly Inferior/Superior, or Significantly Inferior/Superior to the subject of the appeal.

The single property being characterized for this hearing is identified as:

Property Owner:	**CROW D MICHAEL**
Account Number:	**R005509**
Parcel Number:	**3177-261-03-016**
Legal Description:	**UNIT C 2 BLDG 1 COLUMBINE CONDOS AKA UNIT 1202**
Value:	**$514,210**

Residential Sales Comparable Inventory and Account Value Summary

CBOE #7

Owner: CROW D MICHAEL
4616 GILBERT AVE
DALLAS, TX 75219-1607

ACCOUNT #: R005509
PARCEL #: 3177-261-03-016
ECON AREA: 6

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	Condominium	Condominium	Condominium	Condominium
ACCOUNT NUMBER:	R005509	R005520	R025575	R005796
PARCEL NUMBER:	3177-261-03-016	3177-261-03-030	3177-261-13-029	3177-261-33-024
PROPERTY ADDRESS:	51 Whetstone Rd #1202	51 Whetstone Rd #2303	21 Crested Mountain Ln #518	31 Crested Mountain Ln #C-1
	Mt Crested Butte	Mt Crested Butte	Mt Crested Butte	Mt Crested Butte
LEGAL DESCRIPTION:	UNIT C 2 BLDG 1 COLUMBINE CONDOS AKA UNIT 1202	UNIT 2303 BLDG 2 COLUMBINE CONDOS	UNIT B 303 BLDG 1 THE BUTTES CONDOS AKA UNIT 518	UNIT C-1 CRESTED MOUNTAIN CONDOS
ARCHITECTURAL STYLE:	Multi Unit <= 3 Stories	Multi Unit <= 3 Stories	Multi Unit > 3 Stories	Multi Unit <= 3 Stories
ADJUSTED YEAR BUILT:	1982	1982	1979	1979
INTERIOR UNIT QUALITY:	Good	Good	Average	Average
INTERIOR UNIT CONDITION:	Good	Good	Good	Good
RESIDENTIAL SQ FT:	1,296	1,066	919	751
BASEMENT SQ FT:	0	0	0	700
GARAGE SQ FT:	0	0	0	220
EQUIVALENT SQ FT:	1,296	1,066	919	1,484
LOCATION:	Second floor + finished 1/2 story	Third floor + loft	Third & fourth floors	First floor
PROXIMITY TO SKI AREA:	Very Good	Very Good	Good	Very Good
VIEW:	Very Good	Very Good	Average	Very Good
ACCESS:	Average	Average	Average	Very Good
SALE DATE:		1/9/2015	5/29/2015	12/22/2015
SALES PRICE:		$357,500	$279,000	$585,000
TIME ADJUSTED SALES PRICE:		$415,022	$309,160	$612,905
TASP PER EQUIV SQ FT:		$389	$336	$413
COMPARABILITY:		SIMILAR	SIGNIFICANTLY INFERIOR	SIMILAR
SUBJECT ACCOUNT VALUE:	$514,210			
VALUE PER EQUIV SQ FT:	$397			