2017
Gunnison County Board of Equalization:
Hearing # 71

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:	**HARWOOD & PACIFIC CORP**
Account Number:	**R006152**
Parcel Number:	**3177-264-05-048**
Legal Description:	**UNIT 302 JOKERVILLE BLDG SAN MORITZ CONDOS**
Value:	**$497,270**

Residential Sales Comparable Inventory and Account Value Summary

CBOE #71

Owner: HARWOOD & PACIFIC CORP
2501 N HARWOOD ST STE 1400
DALLAS, TX 75201-1611

ACCOUNT #: R006152
PARCEL #: 3177-264-05-048
ECON AREA: 6

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	Condominium	Condominium	Condominium	Condominium
ACCOUNT NUMBER:	R006152	R006134	R006123	R006143
PARCEL NUMBER:	3177-264-05-048	3177-264-05-029	3177-264-05-011	3177-261-04-041
PROPERTY ADDRESS:	18 Hunter Hill Rd #J-302	18 Hunter Hill Rd #J-204	18 Hunter Hill Rd #J-102	70 Hunter Hill Rd #P-303
	Mt Crested Butte	Mt Crested Butte	Mt Crested Butte	Mt Crested Butte
LEGAL DESCRIPTION:	UNIT 302 JOKERVILLE BLDG SAN MORITZ CONDOS	UNIT 204 JOKERVILLE BLDG SAN MORITZ CONDOS	UNIT 102 JOKERVILLE BLDG SAN MORITZ CONDOS	UNIT 303 PARADISE BLDG SAN MORITZ CONDOS
ARCHITECTURAL STYLE:	Condo <= 3 Stories	Condo <= 3 Stories	Condo <= 3 Stories	Condo <= 3 Stories
ADJUSTED YEAR BUILT:	1979	1979	1979	1979
INTERIOR UNIT QUALITY:	Average	Average	Average	Average
INTERIOR UNIT CONDITION:	Average	Average	Average	Average
RESIDENTIAL SQ FT:	1,909	1,329	1,001	1,833
LOCATION:	Third floor + finished 1/2 story	Second	First floor	Third floor + finished 1/2 story
VIEW:	Good	Good	Good	Good
PROXIMITY TO SKI AREA:	Very Good	Very Good	Very Good	Good
ACCESS:	Average	Average	Average	Good
SALE DATE:		9/21/2015	8/12/2015	5/22/2015
SALES PRICE:		$280,000	$212,500	$485,000
TIME ADJUSTED SALES PRICE:		$299,992	$229,330	$537,429
TASP PER SQ FT:		$226	$229	$293
COMPARABILITY:		**SIMILAR**	**SIMILAR**	**SIMILAR**
SUBJECT ACCOUNT VALUE:	**$497,270**			
VALUE PER SQ FT:	**$260**			