2017
Gunnison County Board of Equalization:
Hearing # 45

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:	**MCCLEARY CHRISTINE B**
Account Number:	**R005555**
Parcel Number:	**3177-261-04-033**
Legal Description:	**UNIT 309 BLDG C CHATEAUX CONDOS**
Value:	**$189,950**

Residential Sales Comparable Inventory and Account Value Summary

CBOE #45

Owner: MCCLEARY CHRISTINE B
481 ALPINE VIEW DR
INCLINE VILLAGE, NV 89451-8916

ACCOUNT #: R005555
PARCEL #: 3177-261-04-033
ECON AREA: 6

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	Condominium	Condominium	Condominium	Condominium
ACCOUNT NUMBER:	R005555	R005545	R005550	R005563
PARCEL NUMBER:	3177-261-04-033	3177-261-04-020	3177-261-04-027	3177-261-04-041
PROPERTY ADDRESS:	651 Gothic Rd #309	651 Gothic Rd #208	651 Gothic Rd #303	651 Gothic Rd #405
	Mt Crested Butte	Mt Crested Butte	Mt Crested Butte	Mt Crested Butte
LEGAL DESCRIPTION:	UNIT 309 BLDG C CHATEAUX CONDOS	UNIT 208 BLDG C CHATEAUX CONDOS	UNIT 303 BLDG C CHATEAUX CONDOS	UNIT 405 BLDG C CHATEAUX CONDOS
ARCHITECTURAL STYLE:	Condo <= 3 Stories	Condo <= 3 Stories	Condo <= 3 Stories	Condo <= 3 Stories
ADJUSTED YEAR BUILT:	1979	1979	1979	1979
QUALITY CONSTRUCTION:	Average	Average	Average	Average
INTERIOR UNIT CONDITION:	Average	Average	Good	Average
RESIDENTIAL SQ FT:	832	1,268	831	1,098
LOCATION:	Third floor	Second floor	First floor	Second floor
VIEW:	Good	Fair	Fair	Good
ACCESS:	Average	Average	Good	Average
SALE DATE:		10/16/2015	6/1/2016	9/23/2015
SALES PRICE:		$250,000	$200,000	$253,000
TIME ADJUSTED SALES PRICE:		$265,875	$200,000	$271,064
TASP PER SQ FT:		$210	$241	$247
COMPARABILITY:		**SLIGHTLY INFERIOR**	**SIMILAR**	**SIMILAR**
SUBJECT ACCOUNT VALUE:	**$189,950**			
VALUE PER SQ FT:	**$228.31**			