2017
Gunnison County Board of Equalization:
Hearing # 6

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:	**EISSINGER CHRIS P & ERIN M**
Account Number:	**R041934**
Parcel Number:	**3177-261-33-015**
Legal Description:	**UNIT 202 BLACK BEAR LODGE CONDOS**
Value:	**$479,840**

Residential Sales Comparable Inventory and Account Value Summary

CBOE #6

Owner: EISSINGER CHRIS & ERIN
4570 SPRUCEDALE PL
BOULDER, CO 80301-1735

ACCOUNT #: R041934
PARCEL #: 3177-261-33-015
ECON AREA: 6

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	Condominium	Condominium	Condominium	Condominium
ACCOUNT NUMBER:	**R041934**	**R041933**	**R041936**	**R041943**
PARCEL NUMBER:	3177-261-33-015	3177-261-33-014	3177-261-33-017	3177-261-33-024
PROPERTY ADDRESS:	9 Hunter Hill Rd #202	9 Hunter Hill Rd #203	9 Hunter Hill Rd #308	9 Hunter Hill Rd #301
	Mt Crested Butte	Mt Crested Butte	Mt Crested Butte	Mt Crested Butte
LEGAL DESCRIPTION:	UNIT 202 BLACK BEAR LODGE CONDOS	UNIT 203 BLACK BEAR LODGE CONDOS	UNIT 308 BLACK BEAR LODGE CONDOS	UNIT 301 BLACK BEAR LODGE CONDOS
ARCHITECTURAL STYLE:	Multi Unit > 3 Stories	Multi Unit > 3 Stories	Multi Unit > 3 Stories	Multi Unit > 3 Stories
ADJUSTED YEAR BUILT:	2001	2001	2001	2001
QUALITY CONSTRUCTION:	Good	Good	Good	Good
BUILDING CONDITION:	Good	Good	Good	Good
INTERIOR UNIT CONDITION:	Good	Good	Good	Good
RESIDENTIAL SQ FT:	1,168	1,184	1,337	1,597
LOCATION:	Second floor	Second floor	Third & Fourth floors	Third & Fourth floors
GARAGE SQ FT:	Covered Parking	Covered Parking	Covered Parking	Covered Parking
VIEW:	Good	Good	Good	Good
SALE DATE:		5/24/2016	5/10/2016	2/26/2016
SALES PRICE:		$435,000	$543,500	$675,000
TIME ADJUSTED SALES PRICE:		$438,480	$547,848	$696,533
TASP PER SQ FT:		$370	$410	$436
COMPARABILITY:		SIMILAR	SIMILAR	SIMILAR
SUBJECT ACCOUNT VALUE:	**$479,840**			
VALUE PER SQ FT	**$411**			