2017
Gunnison County Board of Equalization:
Hearing # 18

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 1 Vacant Land Sales**" list.

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

Property Owner:	**SW VENTURES LLC**
Account Number:	**R044256**
Parcel Number:	**3701-362-28-006**
Legal Description:	**LOT 73 VANTUYL VILLAGE SUBDIVISION**
Value:	**$66,210**

2017
Gunnison County Board of Equalization:
Hearing # 19

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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:

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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 1 Vacant Land Sales**" list.

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

Property Owner:	**SW VENTURES LLC**
Account Number:	**R044257**
Parcel Number:	**3701-362-27-001**
Legal Description:	**LOT 74 VANTUYL VILLAGE SUBDIVISION**
Value:	**$115,870**

Narrative for CBOE Hearings 18-29

The properties subject to appeal are high density (R3) lots in VanTuyl Village subdivision.

The basis for valuation is the sale of several lower density lots, all at $65,000 each, adjusted to account for the difference in permissible density of development. The resulting value for R3 lots is $24,500 per building unit (so a lot that will support, say, seven dwelling units is valued at 7 x $24,500 = $171,500). This value, and the sales upon which it is based are unchanged from the previous reappraisal cycle.

2017 REAPPRAISAL
ECONOMIC AREA 1
VACANT LAND
SUBDIVISIONS

SALES STUDY PERIOD:
JULY 1, 2012 - JUNE 30, 2016

10510 - VANTUYL VILLAGE R1M					$65,000 PER SITE		
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	UNITS	TASP PER UNIT	PARCEL NUMBER	LEGAL
R044192	10/8/2013	$65,000	$65,000	1	$65,000	3701-362-25-013	LOT 13 VANTUYL VILLAGE SUBDIVISION #623191
R044198	11/25/2014	$65,000	$65,000	1	$65,000	3701-362-25-019	LOT 19 VANTUYL VILLAGE SUBDIVISION PLAT #630187
R044231	6/17/2016	$65,000	$65,000	1	$65,000	3701-362-25-020	LOT 51 VANTUYL VILLAGE SUBDIVISION #640007
COMPARABLE TO LEA 10510: 10520 - VANTUYL VILLAGE R2M							

10530 - VANTUYL VILLAGE R3	$24,500 PER BUILDING UNIT
VALUE DETERMINED BY APPLYING AN ADJUSTMENT FOR DENSITY TO SALES IN LEA 10510	

Because VanTuyl Village is a newer subdivision and not yet 80% sold, it is subject to present worth discounting. The application of present worth discounting is required by statute, and the methodology for calculating discount factors is specified in detail in the Assessor's Reference Library (ARL).

The present worth factor applied to VanTuyl Village for 2017 is 67.56%, which yields a net valuation per building unit of $24,500 x 67.564% = $16,550. This discount factor is based on an absorption period (remaining time to sell out the subdivision) of 6 years. For 2016, the present worth factor was 23.34%, based on an absorption period of 30 years (the maximum allowed by statute). The change in absorption period is the result of increasing sales and reduced inventory of unsold lots.

Statute is clear that present worth discounting must be calculated and applied uniformly to all lots created by the approval of a single subdivision plat. No consideration may be given to the different rates at which different types of lot sell:

> *For example, a plat was approved in its entirety on February 1st. The plat includes 115 single family residential lots, 76 townhome lots, and 3 large commercial lots. This one approved plat contains 194 buildable sites. Absorption calculations should be based on an original count of 194 lots. It would be contrary to Colorado law to use separate absorption calculations for the residential, townhome, and commercial lots. [ARL VOL 3 p4.4]*

All lots in VanTuyl Village subdivision were approved on a single plat on October 10, 2006. The Assessor has applied the same present worth discount to all remaining vacant lots in the subdivision, regardless of lot type of development density.