2017
Gunnison County Board of Equalization:
Hearing # 41

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 Vacant Land Sales**" list.

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

Property Owner:	**SHARKEY KENNETH J & AMY R**
Account Number:	**R031867**
Parcel Number:	**3177-234-04-048**
Legal Description:	**LOT 5 BLK J CHALET VILLAGE 7**
Value:	**$165,600**

Comparable Land Sales Summary

CBOE #41

Owner: SHARKEY KENNETH & AMY
125 TEAKWOOD DR
PAGOSA SPRINGS, CO 81147-0320

Account #: R031867
Parcel #: 3177-234-04-048
Econ Area: 6

Property Location: 870 GOTHIC RD, MT CRESTED BUTTE
Subdivision: CHALET VILLAGE 7

CHALET VILLAGE & GOLD LINK — **$138,000 BASE VALUE PER SITE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL	UNIQUE CHARACTERISTICS
R005097	9/4/2015	$36,000	$36,000	1	$36,000	3177-234-12-017	LOT 12 CHALET VILLAGE 6 #635197	STEEP SLOPE
R005167	10/23/2015	$46,000	$46,000	1	$46,000	3177-234-17-013	LOT 3 BLK I CHALET VILLAGE 2 #636211	STEEP SLOPE
R005103	2/5/2014	$61,000	$61,000	1	$61,000	3177-234-12-011	LOT 15 CHALET VILLAGE 6 #642763	ABOVE AVERAGE VIEWS, STEEP SLOPE
R005362	4/21/2015	$125,000	$125,000	1	$125,000	3177-242-04-007	LOT 15 CHALET VILLAGE 11 #632395	
R004888	7/12/2013	$139,500	$139,500	1	$139,500	3177-231-02-002	LOT 9 CHALET VILLAGE 9 #621461	
R004864	6/14/2014	$150,000	$150,000	1	$150,000	3177-231-01-004	LOT 29 CHALET VILLAGE 9 #627239	ABOVE AVERAGE VIEWS, MODERATE SLOPE, ON BUSY STREET
R030760	1/12/2016	$157,500	$157,500	1	$157,500	3177-242-10-020	LOT 17 GOLD LINK SUB #637505	CUL DE SAC
R004910	12/30/2015	$162,000	$162,000	1	$162,000	3177-234-02-002	LOT 39 CHALET VILLAGE ADD 9 #637376	ABOVE AVERAGE VIEWS, MODERATE SLOPE
R004881	9/24/2014	$164,000	$164,000	1	$164,000	3177-231-01-027	LOT 30 CHALET VILLAGE 9 #629064	ABOVE AVERAGE VIEWS, MODERATE SLOPE, ON BUSY STREET
R006093	6/1/2015	$166,000	$166,000	1	$166,000	3177-264-01-017	LOT 40 CHALET VILLAGE 3 #633185 #636779	ABOVE AVERAGE VIEWS
R030769	1/2/2015	$170,000	$170,000	1	$170,000	3177-242-10-029	LOT 26 GOLD LINK SUB #630716	ABOVE AVERAGE VIEWS
R005075	11/25/2014	$172,680	$172,680	1	$172,680	3177-234-10-030	LOT 3A BLK G CHALET VILLAGE 2 B409 P256 B427 P153 B474	ABOVE AVERAGE VIEWS
R004917	11/26/2013	$175,000	$175,000	1	$175,000	3177-234-03-005	LOT 11 BLK K CHALET VILLAGE ADD 7 #624036	ABOVE AVERAGE VIEWS
R042891	2/11/2016	$175,000	$175,000	1	$175,000	3177-231-01-049	LOT 18 CHALET VILLAGE 9 #638034	ABOVE AVERAGE VIEWS
R004922	9/25/2014	$190,000	$190,000	1	$190,000	3177-234-03-011	LOT 2 BLK K CHALET VILLAGE ADD 7 #629145	EXCELLENT VIEWS, MODERATE SLOPE, ON BUSY STREET
R005019	10/25/2013	$200,000	$200,000	1	$200,000	3177-234-07-010	LOT 11 CHALET VILLAGE 10 #623520 #640130	ADJACENT TO OPEN SPACE
R025779	3/6/2015	$225,000	$225,000	1	$225,000	3177-234-12-023	LOT 20 CHALET VILLAGE 6 #631710	EXCELLENT VIEWS, MODERATE SLOPE, SKI IN

LEAs IN THIS GROUP:
- 60580 - CVA 10
- 60590 - CVA 3
- 60600 - CVA 1,2,6,7,8,9,11
- 60620 - CVA 11 UPPER
- 60650 - CVA 6 UPPER
- 60780 - GOLD LINK - ON GOTHIC
- 60790 - GOLD LINK - INTERIOR
- 60810 - GOLD LINK - NORTH INTERIOR
- 60830 - GOLD LINK - NORTH EXTERIOR
- 60960 - OVERLOOK AT MT CB - INTERIOR

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE OR EXCELLENT VIEWS, ADJACENT TO OPEN SPACE, CUL DE SAC, OVERSIZED LOT, SKI ACCESS

DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: BELOW AVERAGE VIEW, MODERATE OR STEEP SLOPE, ON BUSY STREET

Narrative	**Subject property is receiving a small downward adjustment for On Busy Street, and a moderate upward adjustment for Above Average Views. Base value is $138,000. Busy Street adjustement is -0.05, Above Average View adjustement is 0.25. Net adjustment is 0.20 yielding a final value of $165,600.**

CHALET VILLAGE - LOTS WITH ABOVE AVERAGE VIEWS

SUBJECT:

R004910

R004881

870 Gothic, Mt. Crested Butte, CO 81225

ACTIVE

$227,000

Mature trees grace the top of the lot making a wonderful building site with direct views of the Butte. The photos say it all with a gently sloping lot that is easy to build on and great views in every direction. Mt. Crested Butte has a paved recreation path directly in front of the property that connects to downtown Crested Butte. The town shuttle bus stops just across the street, making this lot unbeatable! No HOA and stamped engineered house plans done by a local architect are included! Also, includes a paved driveway to the building site!

MLS#: **720238**

0.67 ACRES

SUBDIVISION: **None**

TAXES: **$2154.83**

Request More Information on MLS# 720238

Listing courtesy of Cathy Benson
Crested Butte Sotheby's International Realty

Request More Information on MLS# 720238

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Data last updated on: October 02, 2017

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215 W Silver Sage, Crested Butte ~ Sold… fb.me/1XJ5ohXkz

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