2018
Gunnison County Board of Equalization:
Hearing # 9

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

Commercial property is valued by considering the cost, market and income approaches.

For the 2018 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 "Commercial Sales" list.

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

Property Owner:	**PAVKOV FRANK**
Account Number:	**R002310**
Parcel Number:	**3787-021-42-003**
Legal Description:	**LOTS 12-13 BLK 3 RIO GRANDE ADDN**
Value:	**$90,430**

Commercial Sales Comparable Inventory and Account Value Summary

2018 CBOE #9

Owner: FRANK PAVKOV
P.O. BOX 3151
CRESTED BUTTE, CO 81224

ACCOUNT #: R002310
PARCEL #: 3787-021-42-003
ECON AREA: 1

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R002310	R071759	R001523	R031541
PARCEL NUMBER:	3787-021-42-003	3701-363-80-001	3701-362-06-032	3787-021-28-004
PROPERTY ADDRESS:	600 S 14TH STREET	100 BLOCK N TELLER STREET	827 N MAIN STREET	881 W BIDWELL AVENUE
	GUNNISON	GUNNISON	GUNNISON	GUNNISON
LEGAL DESCRIPTION:	LOTS 12-13 BLK 3 RIO GRANDE ADDITION	RESULTANT PARCEL A BOUNDARY LINE ADJUSTMENT SHELAFO PROPERTY	LOT B BLK 2 MOUNTAIN VIEW ADDITION 1 (REPLAT)	LOTS 1-4 BLK 7 RIO GRANDE ADDITION
ZONING:	I - INDUSTRIAL	C - COMMERCIAL	C - COMMERCIAL	I - INDUSTRIAL
NET LAND AREA (SQ FT):	6,163	9,256	13,280	15,000
Commercial		Teller Street Mini-Golf	Community First Banks	Concrete Systems Inc.
COMMERCIAL USE:	STORAGE WAREHOUSE	MINI GOLF SHACK	DRIVE-THRU BANK	STORAGE WAREHOUSE
COMMERCIAL SQ FT:	480	252	477	4,720
BASEMENT SQ FT:	0	0	0	0
QUALITY CONSTRUCTION:	LOW	FAIR	AVERAGE	AVERAGE
CONDITION:	MINIMUM	AVERAGE	AVERAGE	AVERAGE
ADJUSTED YEAR BUILT:	1972	1973	1995	1995
2017 VALUE:	**$90,430**			
SALE DATE:		5/5/2016	10/3/2012	1/14/2016
TIME ADJUSTED SALES PRICE:		**$75,000**	**$136,000**	**$450,000**
TOTAL ABOVE GRADE SQ FT:	480	252	477	4,720
$ PER ABOVE GRADE SQ FT:	**$188.40**	**$297.62**	**$285.12**	**$95.34**