2018
Gunnison County Board of Equalization:
Hearing # 14

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:	**NEHRER WILLIAM**
Account Number:	**R042370**
Parcel Number:	**3701-362-12-008**
Legal Description:	**LOT 2 GUNNISON CENTER PHASE 1C**
Value:	**$975,380**

Commercial Sales Comparable Inventory and Account Value Summary

2018 CBOE #14

Owner: WILLIAM NEHRER
4465 ESTA LANE
SOQUEL, CA 95073

ACCOUNT #: R042370
PARCEL #: 3701-362-12-008
ECON AREA: 1

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R042370	R001521	R001699	R001347
PARCEL NUMBER:	3701-362-12-008	3701-362-06-023	3701-363-36-001	3701-354-51-005
PROPERTY ADDRESS:	1140 N MAIN STREET	811 N MAIN STREET	707 N IOWA STREET	508 W TOMICHI AVENUE
	GUNNISON	GUNNISON	GUNNISON	GUNNISON
LEGAL DESCRIPTION:	LOT 2 GUNNISON CENTER PHASE 1	LOT D BLK 2 MOUNTAIN VIEW ADDITION 1	LOTS 12-20 BLK 52 GUNNISON FIRST ADDITION	LOTS 13-16 BLK 13 WEST GUNNISON
ZONING:	C - COMMERCIAL	C - COMMERCIAL	C - COMMERCIAL	C - COMMERCIAL
NET LAND AREA (SQ FT):	41,708	25,134	23,750	12,500
Commercial	Gunny Lube and others	Mouantain Mutts	Gunnison Valley Health	Gunnison Tire
COMMERCIAL USE:	SERVICE GARAGE / OFFICE / RETAIL	RETAIL / STORAGE	MEDICAL OFFICE	SERVICE GARAGE
COMMERCIAL SQ FT:	5,705	5,400	4,775	1,580
BASEMENT SQ FT:	1,752	0	608	0
QUALITY CONSTRUCTION:	AVERAGE	LOW	AVERAGE	FAIR
CONDITION:	AVERAGE	AVERAGE	AVERAGE	AVERAGE
ADJUSTED YEAR BUILT:	2004	1993	1986	1976
2017 VALUE:	**$975,380**			
SALE DATE:		9/4/2015	8/15/2016*	4/29/2016
TIME ADJUSTED SALES PRICE:		**$800,000**	**$750,000**	**$475,000**
TOTAL ABOVE GRADE SQ FT:	5,705	5,400	4,775	1,580
$ PER ABOVE GRADE SQ FT:	**$170.97**	**$148.15**	**$157.07**	**$300.63**

*Contracted 6/28/2016