2018
Gunnison County Board of Equalization:
Hearing # 13

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:	**TASHANDY LLC**
Account Number:	**R001662**
Parcel Number:	**3701-363-25-010**
Legal Description:	**LOT 20 BLK 12 ORIGINAL GUNNISON**
Value:	**$571,170**

Commercial Sales Comparable Inventory and Account Value Summary

2018 CBOE #13

Owner: TASHANDY LLC
229 N MAIN STREET
GUNNISON, CO 81230

ACCOUNT #: R001662
PARCEL #: 3701-363-25-010
ECON AREA: 1

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R001662	R002060	R001612	R001684
PARCEL NUMBER:	3701-363-25-010	3787-012-17-003	3701-363-15-005	3701-363-32-004
PROPERTY ADDRESS:	229 N MAIN STREET	137 W TOMICHI AVENUE	312 E TOMICHI AVENUE	136 & 138 W TOMICHI AVENUE
	GUNNISON	GUNNISON	GUNNISON	GUNNISON
LEGAL DESCRIPTION:	LOT 20 BLK 12 ORIGINAL GUNNISON	W 50FT LOTS 1-3 BLK 28 ORIGINAL GUNNISON	LOTS 13-20 BLK 18 ORIGINAL GUNNISON	WEST 100FT LOTS 8-12 BLK 21 ORIGINAL GUNNISON
ZONING:	CBD - CENTRAL BUSINESS DISTRICT	CBD - CENTRAL BUSINESS DISTRICT	CBD - CENTRAL BUSINESS DISTRICT	CBD - CENTRAL BUSINESS DISTRICT
NET LAND AREA (SQ FT):	3,125	3,750	25,000	12,500
Commercial				
COMMERCIAL USE:	RETAIL / WORKSHOP / STORAGE	OFFICE / STORAGE	MOTEL	RETAIL / TAVERN / RESTAURANT
COMMERCIAL SQ FT:	4,829	2,025	3,711	7,500
UNFINISHED SQ FT:	0	400	0	400
QUALITY CONSTRUCTION:	FAIR	FAIR	FAIR	FAIR
CONDITION:	AVERAGE	BELOW AVERAGE	BELOW AVERAGE	BELOW AVERAGE
ADJUSTED YEAR BUILT:	1975	1970	1970	1973
Residential				
ARCHITECTURAL STYLE:	RESIDENTIAL WITH COMMERCIAL	RESIDENTIAL WITH COMMERCIAL	RESIDENTIAL WITH COMMERCIAL	RESIDENTIAL WITH COMMERCIAL
RESIDENTIAL SQ FT:	2,080	2,160	1,014	7,500
QUALITY CONSTRUCTION:	FAIR	FAIR	LOW	FAIR
CONDITION:	AVERAGE	BELOW AVERAGE	BELOW AVERAGE	BELOW AVERAGE
ADJUSTED YEAR BUILT:	1975	1970	1959	1973
2017 VALUE:	**$571,170**			
SALE DATE:		2/17/2016	8/21/2015	4/29/2013
TIME ADJUSTED SALES PRICE:		**$366,500**	**$377,000**	**$787,198**
TOTAL FINISHED SQ FT:	6,909	4,185	4,275	15,000
$ PER FINISHED SQ FT:	**$82.67**	**$87.57**	**$88.19**	**$52.48**