2018
Gunnison County Board of Equalization:
Hearing # 3

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:	**AVERY ENTERPRISES LLC**
Account Number:	**R002182**
Parcel Number:	**3787-021-04-016**
Legal Description:	**LOTS 18-22 BLK 24 WEST GUNNISON PLUS N2 OF E/W ALLEY ADJT TO LOT 18**
Value:	**$380,020**

Commercial Sales Comparable Inventory and Account Value Summary

2018 CBOE #3

Owner: AVERY ENTERPRISES LLC
82 ROCKY RIVER LANE
GUNNISON, CO 81230

ACCOUNT #: R002182
PARCEL #: 3787-021-04-016
ECON AREA: 1

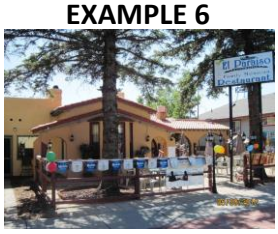
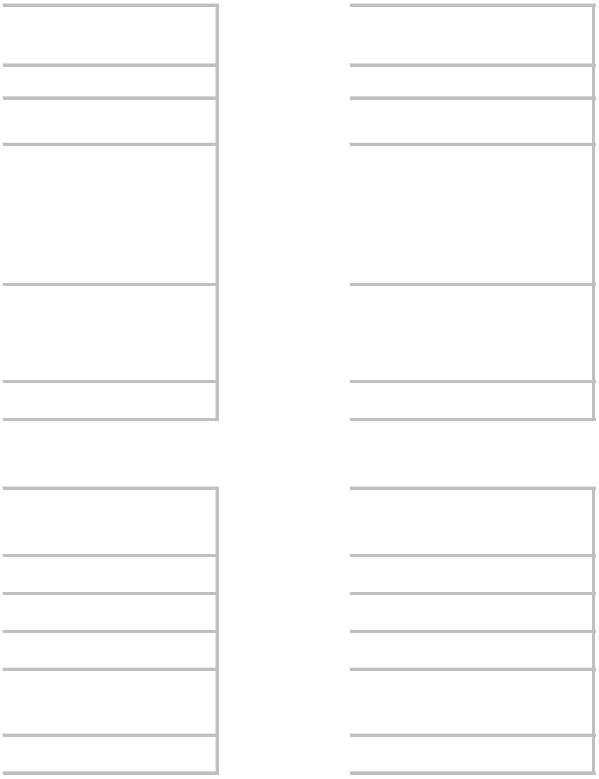
	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R002182	R001582	R001347	R002201
PARCEL NUMBER:	3787-021-04-016	3701-363-12-013	3701-354-51-005	3787-021-08-001
PROPERTY ADDRESS:	107 S 12TH STREET	211 N IOWA STREET	508 W TOMICHI	413 WEST NEW YORK AVENUE
	GUNNISON	GUNNISON	GUNNISON	GUNNISON
LEGAL DESCRIPTION:	LOTS 18-22 BLK 24 WEST GUNNISON PLUS N2 OF E/W ALLEY ADJT TO LOT 18	LOTS 17 & 18 BLK 13 ORIGINAL GUNNISON	LOTS 13-16 BLK 13 WEST GUNNISON	TR 57X300 ADJ ON E TO LOTS 3-12 BLK 145 WEST GUNNISON
ZONING:	C - COMMERCIAL	CBD - CENTRAL BUSINESS DISTRICT	C - COMMERCIAL	C - COMMERCIAL
NET LAND AREA (SQ FT):	16,563	6,250	12,500	17,100
Commercial	The Yardbird	Wellness Center	Gunnison Tire & Auto	Custom Home Accents
COMMERCIAL USE:	OFFICE	OFFICE / STORAGE	SERVICE GARAGE	WORKSHOP / GARAGE
COMMERCIAL SQ FT:	2,327	2,292 / 325	1,580	1,500 / 625
BASEMENT SQ FT:	1,134	309	0	0
QUALITY CONSTRUCTION:	FAIR	AVERAGE / FAIR	FAIR	FAIR
CONDITION:	BELOW AVERAGE	AVERAGE / AVERAGE	AVERAGE	BELOW AVERAGE
ADJUSTED YEAR BUILT:	1970	1957 / 1957	1976	1985
2017 VALUE:	**$380,020**			
SALE DATE:		5/26/2016	4/29/2016	9/4/2015
TIME ADJUSTED SALES PRICE:		**$368,000**	**$475,000**	**$235,000**
TOTAL ABOVE GRADE SQ FT:	2,327	2,617	1,580	2,125
$ PER ABOVE GRADE SQ FT:	**$163.31**	**$140.62**	**$300.63**	**$110.59**

Commercial Sales Comparable Inventory and Account Value Summary

2018 CBOE #3

Owner: AVERY ENTERPRISES LLC
82 ROCKY RIVER LANE
GUNNISON, CO 81230

ACCOUNT #: R002182
PARCEL #: 3787-021-04-016
ECON AREA: 1

	SUBJECT	EXAMPLE 4	EXAMPLE 5	EXAMPLE 6
				
	R002182	R042044	R001956	R070688
PARCEL NUMBER:	3787-021-04-016	3701-363-13-014	3787-012-02-001	3787-012-04-020
PROPERTY ADDRESS:	107 S 12TH STREET	144 N MAIN STREET	323 E TOMICHI	112 S MAIN STREET
	GUNNISON	GUNNISON	GUNNISON	GUNNISON
LEGAL DESCRIPTION:	LOTS 18-22 BLK 24 WEST GUNNISON PLUS N2 OF E/W ALLEY ADJT TO LOT 18	LOT 1 BLK 20 ORIGINAL GUNNISON	LOTS 21-24 BLK 31 ORIGINAL GUNNISON	LOTS 5 & 6 BLK 29 ORIGINAL GUNNISON
ZONING:	C - COMMERCIAL	CBD - CENTRAL BUSINESS DISTRICT	CBD - CENTRAL BUSINESS DISTRICT	CBD - CENTRAL BUSINESS DISTRICT
NET LAND AREA (SQ FT):	16,563	3,125	12,500	6,250
Commercial	The Yardbird	Tango	Tic Toc Diner	El Paraiso
COMMERCIAL USE:	OFFICE	RETAIL / OFFICE	RESTAURANT	RESTAURANT / STORAGE
COMMERCIAL SQ FT:	2,327	2,364 / 528	2,480	1,309 / 369
BASEMENT SQ FT:	1,134	840	0	606
QUALITY CONSTRUCTION:	FAIR	FAIR	FAIR	FAIR / LOW
CONDITION:	BELOW AVERAGE	AVERAGE	AVERAGE	AVERAGE / BELOW AVERAGE
ADJUSTED YEAR BUILT:	1970	1980	1978	1975 / 1975
2017 VALUE:	**$380,020**			
SALE DATE:		9/26/2013	3/15/2013	11/14/2011
TIME ADJUSTED SALES PRICE:		**$389,550**	**$385,000**	**$422,335**
TOTAL ABOVE GRADE SQ FT:	2,327	2,982	2,480	1,678
$ PER ABOVE GRADE SQ FT:	**$163.31**	**$130.63**	**$155.24**	**$251.69**