# 2018
# Gunnison County Board of Equalization:
# Hearing # 6

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

Agricultural land in Colorado is valued exclusively by the capitalization of net landlord income formula. The following page(s) characterize the residence on the petitioner's property and compare it to several examples selected from the "**Economic Area 1 Single Family Residential Sales**" list. The time adjusted sales price per equivalent square foot is calculated for each sold property, together with the actual value per equivalent square foot for the subject of the appeal. For each sold property there is an annotation as to whether it is Similar, Slightly Inferior/Superior, or Inferior/Superior to the subject of the appeal

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) will document the basis of valuation for land that is classified as Agricultural in the State of Colorado.

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

| | |
|---|---|
| **Property Owner:** | **LAIRD ALEX REVOCABLE LIVING TRUST** |
| **Account Number:** | **R009891** |
| **Parcel Number:** | **3701-140-05-006** |
| **Legal Description:** | **LOT 12 SIERRA VISTA ESTATES** |
| **Value:** | **$382,240** |

# Residential Sales Comparable Inventory and Account Value Summary

## CBOE #6

**Owner:** LAIRD ALEX REVOCABLE LIVING TRUST
112 CHEKWA TRL
MONTROSE, CO 81401-6430

**ACCOUNT #:** R009891
**PARCEL #:** 3701-140-05-006
**ECON AREA:** 1

| | SUBJECT | EXAMPLE 1 | EXAMPLE 2 | EXAMPLE 3 |
|---|---|---|---|---|
| | | | | |
| **ACCOUNT NUMBER:** | R009891 | R031158 | R071755 | R030579 |
| **PARCEL NUMBER:** | 3701-140-05-006 | 3701-300-00-015 | 3701-130-17-002 | 3701-240-09-001 |
| **PROPERTY ADDRESS:** | 112 CHEKWA TRL | 690 SIERRA VISTA WAY | 233 COUNTY ROAD 48 | 76 COUNTY ROAD 48 |
| | GUNNISON | GUNNISON | GUNNISON | GUNNISON |
| **LEGAL DESCRIPTION:** | LOT 12 SIERRA VISTA ESTATES | 10 ACRES IN SE4NW4SW4 & NE4SW4SW4. SEC 13 50N1W | PARCEL B BOUNDARY LINE ADJ OF LOTS 1 & 4 MOUNTAIN MEADOWS SUBD & PARCEL B FISHER SUBD | LOT 1 WILD HORSE ESTATES |
| **RESIDENTIAL ACRES:** | 0.00 | 10.00 | 10.07 | 7.36 |
| **AGRICULTURAL ACRES:** | 9.35 | 0.00 | 0.00 | 0.00 |
| **# OF BUILDINGS:** | 3 | 1 | 1 | 2 |
| **ARCHITECTURAL STYLE:** | CONVENTIONAL | CONVENTIONAL | CONVENTIONAL | CONVENTIONAL |
| **ADJUSTED YEAR BUILT:** | 1995 | 1995 | 2002 | 2000/2005 |
| **QUALITY CONSTRUCTION:** | AVERAGE | AVERAGE | AVERAGE | AVERAGE/AVERAGE |
| **CONDITION:** | AVERAGE | AVERAGE | AVERAGE | AVERAGE/AVERAGE |
| **RESIDENTIAL SQ FT:** | 2,171 | 2,784 | 2,496 | 3,202/704 |
| **STORAGE SQ FT:** | 0 | 0 | 483 | 0 |
| **GARAGE SQ FT:** | 1,139 | 896 | 624 | 855/2,336 |
| **EQUIVALENT SQ FT:** | 2,456 | 3,008 | 2,749 | 4,704 |
| **SALE DATE:** | | 11/20/2015 | 5/16/2016 | 9/17/2015 |
| **SALES PRICE:** | | $700,000 | $520,000 | $730,500 |
| **TIME ADJUSTED SALES PRICE:** | | $711,970 | $521,300 | $746,425 |
| **MARKET LAND VALUE:** | | $121,130 | $121,760 | $91,900 |
| **PORTION OF TASP ATTRIBUTED TO IMP:** | | **$590,840** | **$399,540** | **$654,525** |
| **IMP TASP PER EQUIV SQ FT:** | | **$196** | **$145** | **$155** |
| **COMPARABILITY:** | | **SIMILAR** | **SIMILAR** | **SIMILAR** |

| | |
|---|---|
| **RESIDENTIAL PORTION OF SUBJECT ACCOUNT VALUE:** | **$374,490** |
| **VALUE PER EQUIV SQ FT:** | **$152** |
| **AG OUTBUILDING VALUE:** | **$4,360** |
| **AG LAND VALUE** | **$3,390** |
| **TOTAL PROPERTY VALUE:** | **$382,240** |

| | |
|---|---|
| **Narrative:** | **Subject property is a single family residence on 9.35 acres of agricultural land. The examples are all located on similarly sized meadow parcels situated within 0.4 to 0.6 of a mile of the subject. None of the examples are classified as agricultural, which requires that the land value be extracted out of the sales price before comparing overall $ per square foot values. Examples 1 and 2 are the most similar to the subject based on improvement size. Example 3 includes a large accessory dwelling/garage building. The subject and all three examples are broadly similar in quality, condition and age.** |

For more information on this property, contact Premier Mountain Properties at 970-349-6114 or mindy@premier-mountain-properties.com

# 112 Chekwa Trail, Gunnison, CO 81230

## Price: $1,100,000

Est. Monthly Payment: $4,724.03 See Details

| | |
|---|---|
| Listing ID: | **736791** |
| Status: | **Active** |
| Bedrooms: | **3** Bed |
| Full Baths: | **2** Bath |
| SqFt: | **2,171** |
| Acres: | **9.350** |
| Year Built: | **1995** |

## Property Description:

Rare offering in the Ohio Creek Valley. 112 Chekwa Trail is an equestrians Haven that consists of 9+ acres of irrigated hay meadows with water rights, greenhouse, sheds, loafing shed, and a hay barn that doubles as covered RV parking. The entire property is fenced with horse friendly “sucker-rods” that are recycled from oil rig arms. The portion of the parcel with the pond is sectioned for animals and has a 50-60-gallon heated stock tank. The annual hay production is 440-530 bales in one cutting. The custom built, ranch style home is highlighted by 3 - 63-foot solid log beams from Yellowstone Park that were milled in the yard. The barn and home are constructed with steel beams and rafters, foam insulation and metal roofs. Enjoy the spacious living and kitchen areas with vaulted ceilings and 9-foot ceiling heights in the bedrooms. Custom solid wood doors, trim, ceiling accents, and aspen and white ash cabinets throughout. The home has in-floor heating, including the garage plus a very efficient wood stove in the living area. The eat-in kitchen fits a large dining table and has a breakfast bar. Next to the kitchen is a walk-in pantry with a coffee service area. Seller says the Osmosis filter system makes delicious tasting water. The home is designed with a drain down system that has easy access compressor ports for blowing out the plumbing lines if the home is left for long periods of time. Expansive views of the Palisades and Carbon Peak from the covered front deck and spacious kitchen deck. This is Rocky Mountain living with elbow room, no HOA and close proximity to town.

## Primary Features

**Property Sub Type:** Stick Built
**Area:** Gunnison Rural
**Subdivision Name:** Sierra Vista
**Elementary School:** Gunnison 1-5
**Middle School:** Gunnison 6-8
**High School:** Gunnison 9-12

**Short Sale:** no
**Utilities:** Electric, Propane-Tank Owned, Cable TV, Internet, Internet - DSL, Phone - Cell Reception, Phone - Landline
**Interior Inclusions:** Wood Stove, Window Coverings, Wired/Cable TV, Cathedral Ceiling, Ceiling Fan(s), Vaulted Ceiling, Pantry, T&G Ceilings, Walk In Closet, Garage Door Opener, Air Lock Entry, Sun Room
**Exterior Inclusions:** Shed/Storage, Landscaping, Irrigation Water, Covered Porch
**Garage Type:** Attached Garage
**Garage Capacity:** 3

## Interior Features

**Additional Living Quarters:** no
**Appliances Included:** Range Top, Washer, Dryer, Disposal, Microwave, Water Purifier, Oven-Wall
**Dining:** Kitchen Bar, Eat-in Kitchen
**Fireplace/Location/Type:** Living Room
**Flooring:** Carpet-Partial, Tile, Brick
**Heating System:** Boiler, Floor Radiant, Wood Stove
**Main SqFt:** 2171
**Master Bedroom Level:** Lower Level
**Residence Stories:** One Story
**Total Office/Den:** 0
**Water Heater:** Propane Water Heater

## External Features

**Approximate Irrigated Acres:** 8
**Carport:** No
**Construction Type:** Wood, Post & Beam
**Exterior Structures:** Barn, Corral, Garage, Greenhouse, Shed, RV/Boat Shelter
**Fence:** Other, Full Property
**Foundation/Basement:** Crawl Space, Insulated
**Garage:** Yes
**Irrigation Description:** 1890
**Irrigation District:** HYZER Ditch
**Lot Size/Acreage:** 5-9.99
**Property Attached:** No
**Property Description:** Pasture, Corner
**Residence Style:** Ranch
**Roof:** Metal
**RV Parking:** yes
**Street Description/Access:** County, City/Town, Paved, Public, Public Winter Maintenance
**Views:** Mountains, Valley, Other
**Water Front:** no
**Water Well:** Yes
**Windows:** Clad, Double Pane, Vinyl, Wood

## Location Information

**Parcel ID Number:** 370714005006

## Financial Details

**HOA:** no
**Possession:** Once recorded and funded
**Price Per SqFt:** 506.68
**Real Estate Included:** yes
**REO/Lender Owned:** no
**Sale/Rent:** For Sale
**Special Assessment:** no
**Tax Account ID:** R009891
**Tax Year:** 2017
**Total Taxes:** 1,649.45
**Water Rights/Irrigation:** Yes

## Additional

**Current Property Use:** Residential, Agriculture, Horses/Equestrian, Livestock, Mountain Recreation, Recreational
**Disclosures:** Other
**Domestic Sewer Source:** Septic System
**Domestic Water Source:** Well-Other, Domestic Well
**Green Certification:** no
**Heating Fuel/Source:** Propane, Wood
**Horse Setup:** yes
**Internet Service:** yes
**Legal/Lot Block:** Lot 12 Sierra Vista Estates
**Listed in Other Classes:** no
**Livestock Allowed:** Cattle, Horses
**New Construction:** No
**Possible Property Use:** Residential, Agriculture, Commercial, Hobby Farm, Horse/Equestrian, Livestock, Mountain Recreation, Orchard, Recreational, Resort
**SqFt Source:** Assessors
**Well Permit Number:** 184253

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FAIR HOUSING Disclaimer

Data last updated on: Monday, January 29th, 2018.

Data services provided by IDX Broker

**Account:** R001336 **Parcel:** 3701-354-50-012 **Tax District:** 100 **Mill Levy:** 55.842
**Legal Description:** E 85' OF LOT 13 BLK 14 WEST GUNNISON, #515522

LAIN PARTNERSHIP LLLP
600 W TOMICHI AVE
GUNNISON CO 81230-3035

| | Actual Value | Assessed Value |
|---|---|---|
| Commercial | 280,250 | 81,270 |
| **Total** | **280,250** | **81,270** |

| | Amount |
|---|---|
| Tax | $4,538.30 |
| Mosquito Assessment | $13.50 |
| **Total** | **$4,551.80** |

**Account:** R009891 **Parcel:** 3701-140-05-006 **Tax District:** 601 **Mill Levy:** 56.488
**Legal Description:** LOT 12 SIERRA VISTA ESTATES #637738

LAIRD ALEX REVOCABLE LIIVING TRUST
112 CHEKWA TRL
GUNNISON CO 81230-9716

| | Actual Value | Assessed Value |
|---|---|---|
| Agric Land | 3,390 | 980 |
| Agric Other Imps | 4,360 | 1,260 |
| Agric Resid | 374,490 | 26,960 |
| **Total** | **382,240** | **29,200** |

| | Amount |
|---|---|
| Tax | $1,649.45 |
| Senior Exemption | -$406.71 |
| Mosquito Assessment | $13.50 |
| **Total** | **$1,256.24** |

**Account:** R026451 **Parcel:** 2987-000-00-000 **Tax District:** 703 **Mill Levy:** 49.635
**Legal Description:** 50% INT IN: SEVERED MINERAL RIGHTS IN HES#135,136,74 SEC 34 11S90W SEC 3,4 12S90W B383 P16

LAIRD JAMES M
PO BOX 1317
GLENROCK WY 82637

| | Actual Value | Assessed Value |
|---|---|---|
| Natural Resources | 5,480 | 1,590 |
| **Total** | **5,480** | **1,590** |

| | Amount |
|---|---|
| Tax | $78.92 |
| **Total** | **$78.92** |

**Account:** R042833 **Parcel:** 3257-214-02-056 **Tax District:** 615 **Mill Levy:** 71.245
**Legal Description:** LOT 11 BLK 24 CRESTED BUTTE SOUTH FILING 3 #648200

LAIRD WILLIAM
PO BOX 1012
CRESTED BUTTE CO 81224-1012

| | Actual Value | Assessed Value |
|---|---|---|
| Vacant | 62,880 | 18,240 |
| **Total** | **62,880** | **18,240** |

| | Amount |
|---|---|
| Tax | $1,299.50 |
| **Total** | **$1,299.50** |