# 2018
# Gunnison County Board of Equalization:
# Hearing # 2

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

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 "**Economic Area 6 Vacant Land Sales**" list.

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

| | |
|---|---|
| **Property Owner:** | **MILLER BRYCE** |
| **Account Number:** | **R040019** |
| **Parcel Number:** | **3177-264-38-004** |
| **Legal Description:** | **LOT 35 SUMMIT RESIDENTIAL FILING 3** |
| **Value:** | **$183,200** |

# Comparable Land Sales Summary

## CBOE #2

**Owner:** MILLER BRYCE
4300 VIA CORONA
SANTA BARBARA, CA 93110-2212

**Account #:** R040019
**Parcel #:** 3177-264-38-004
**Econ Area:** 6

**Property Location:** 16 SUMMIT RD, MT CRESTED BUTTE
**Subdivision:** SUMMIT

**60750 - THE SUMMIT** — **$229,000 BASE VALUE PER SITE**

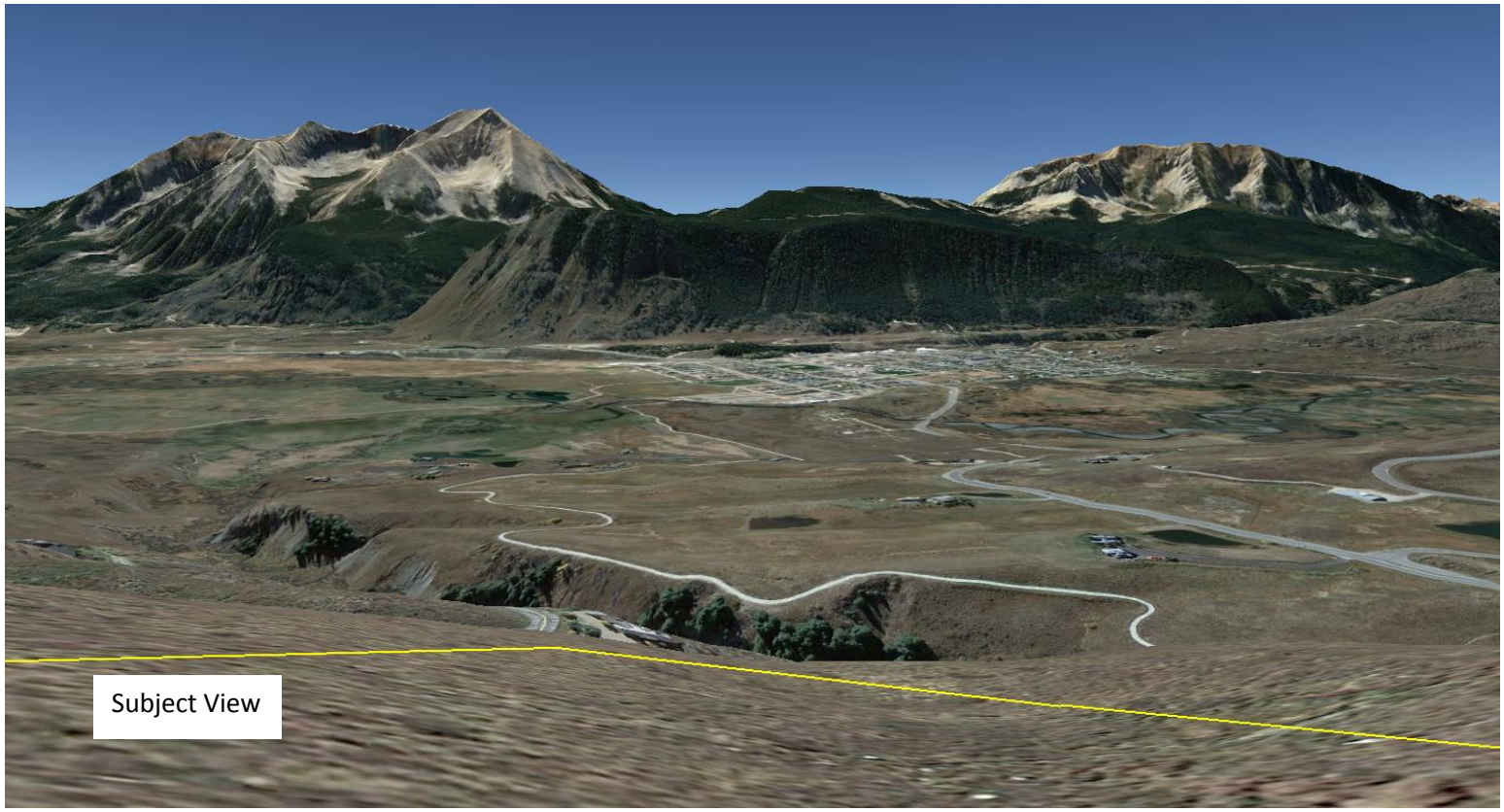
| ACCOUNT NUMBER | SALE DATE | ADJUSTED SALE PRICE | TIME ADJUSTED SALE PRICE | SITES | TASP PER SITE | PARCEL NUMBER | LEGAL | UNIQUE CHARACTERISTICS |
|---|---|---|---|---|---|---|---|---|
| R030214 | 12/1/2015 | $229,000 | $229,000 | 1 | $229,000 | 3177-264-30-001 | LOT 20 THE SUMMIT FILING 1 #636882 | |
| R031522 | 6/3/2015 | $255,000 | $255,000 | 1 | $255,000 | 3177-264-29-002 | LOT 9 THE SUMMIT RESIDENTIAL FILING 2 #633281 | ABOVE AVERAGE VIEWS |
| R031536 | 5/23/2016 | $278,649 | $278,650 | 1 | $278,650 | 3177-264-34-004 | LOT 28 THE SUMMIT RESIDENTIAL FILING 2 #639553 | ABOVE AVERAGE VIEWS |
| R031533 | 10/27/2014 | $350,000 | $350,000 | 1 | $350,000 | 3177-264-34-001 | LOT 25 THE SUMMIT RESIDENTIAL FILING 2 #629717 | EXCELLENT VIEWS |

**COMPARABLE LEAs:**
**60980 - OVERLOOK ESTATES**

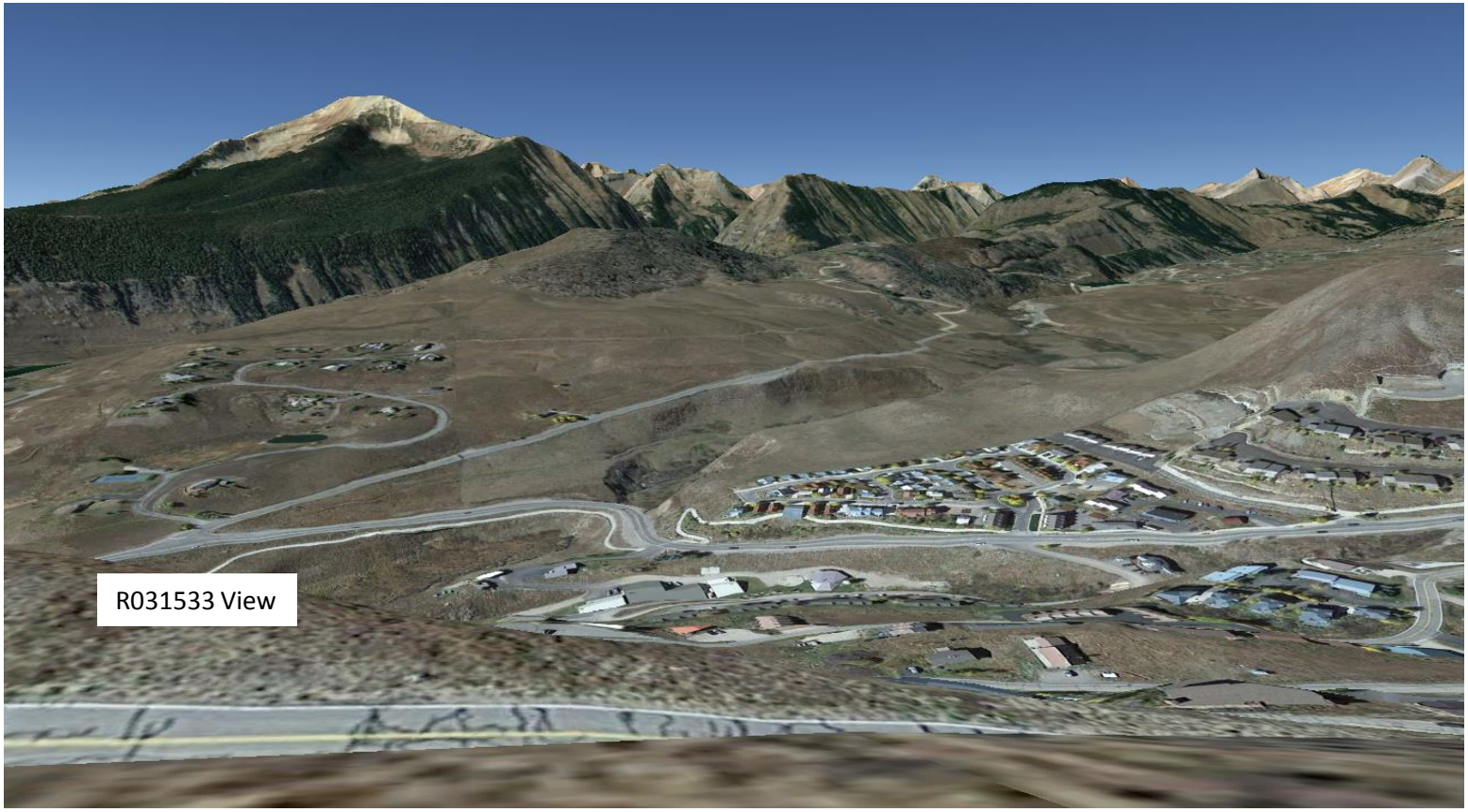
*UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ABOVE AVERAGE & EXCELLENT VIEWS, OVERSIZED LOT, SKI ACCESS*
*DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: STEEP SLOPE*

| | |
|---|---|
| **Narrative** | Subject property R040019 is receiving a significant upward adjustment for Excellent Views, and a significant downward adjustment for steepness. Base value is $229,000. Excellent Views adjustement is 0.45. Steepness adjustment is -0.65. Net adjustment is -0.20 yielding a final value of $183,200. |

Subject Aerial


Subject View

R031533 Aerial


R031533 View