# 2018
# Gunnison County Board of Equalization:
# Hearing # 7

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 1 Vacant Land Sales**" list.

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

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|---|---|
| **Property Owner:** | **CREST VIEW LLC** |
| **Account Number:** | **R033808** |
| **Parcel Number:** | **3701-000-00-160** |
| **Legal Description:** | **40.01 AC IN E2SE4. SEC 25 50N1W** |
| **Value:** | **$156,960** |

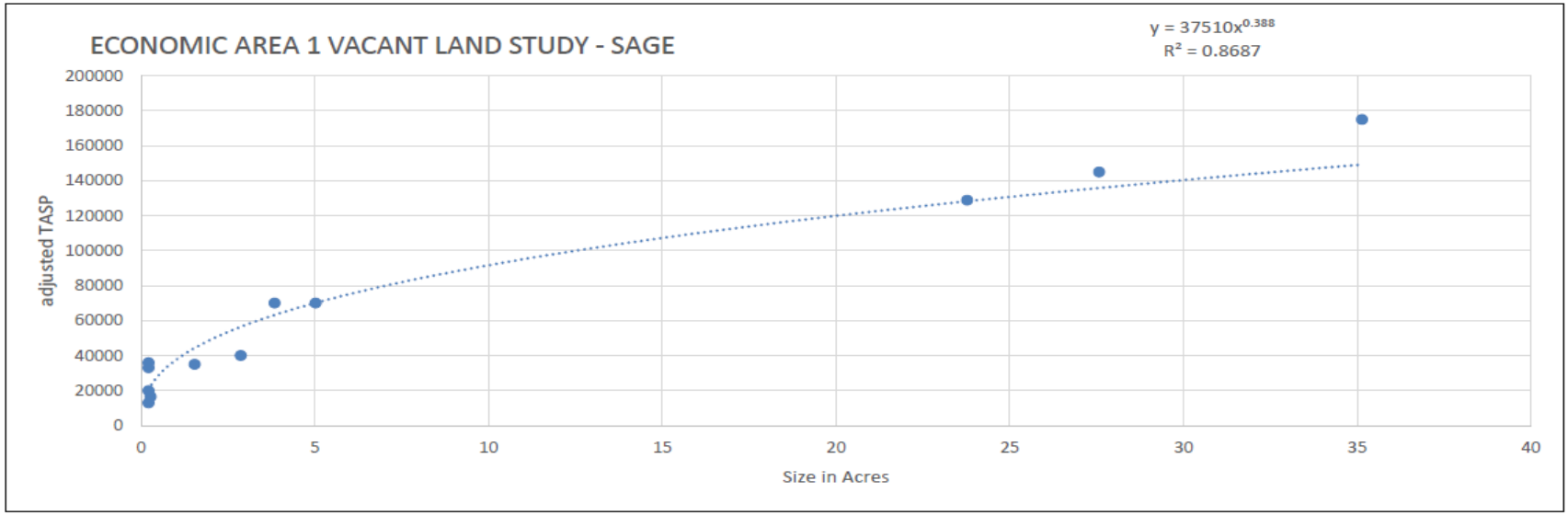
# Comparable Land Sales Summary

## CBOE #7

**Owner:** CREST VIEW LLC
240 CREST VIEW DR
GUNNISON, CO 81230-9275

**Account #:** R033808
**Parcel #:** 3701-000-00-160
**Econ Area:** 1

| ACCOUNT NUMBER | SALE DATE | SALE PRICE | TIME ADJUSTED SALE PRICE | ADJUSTED TASP | ACRES | PARCEL NUMBER | LEGAL |
|---|---|---|---|---|---|---|---|
| R010003 | 11/13/2012 | $33,000 | $33,000 | **$25,500** | **0.21** | 3701-223-04-062 | LOT 53 ANTELOPE HILLS MH SUBD #616728 |
| R010026 | 9/12/2012 | $36,000 | $36,000 | **$28,500** | **0.21** | 3701-223-05-058 | LOT 75 ANTELOPE HILLS MH SUBD #615458 |
| R010020 | 2/5/2016 | $20,000 | $20,000 | **$20,000** | **0.21** | 3701-223-05-053 | LOT 69 ANTELOPE HILLS MH SUBD #637849 |
| R010022 | 4/20/2016 | $13,000 | $13,000 | **$13,000** | **0.21** | 3701-223-05-055 | LOT 71 ANTELOPE HILLS MH SUBD #639000 |
| R010037 | 5/9/2014 | $16,500 | $16,500 | **$16,500** | **0.27** | 3701-223-06-010 | LOT 86 ANTELOPE HILLS MH SUBD #626748 |
| R042981 | 1/12/2015 | $35,000 | $35,000 | **$35,000** | **1.54** | 3787-031-04-017 | LOT 4 GUNNISON HEIGHTS SUBD #630994 |
| R009746 | 11/26/2012 | $40,000 | $40,000 | **$40,000** | **2.863** | 3701-110-02-020 | LOT 19 OHIO MEADOWS FILING 2 #616938 |
| R040098 | 4/18/2014 | $50,000 | $50,000 | **$50,000** | **3.84** | 3699-000-00-076 | 3.84 AC TRACT IN N2N2NW4SE4 SEC 19 50N1E #626409 |
| R043644 | 12/1/2015 | $70,000 | $70,000 | **$70,000** | **5.02** | 3699-190-04-003 | LOT 3 MOUNTAIN VISTA SUBD #636848 |
| R008885 | 6/3/2016 | $128,900 | $128,900 | **$128,900** | **23.77** | 3699-000-05-001 | 23.77 AC IN JONES SUBD (LYING WEST OF ROAD IN NE4SW4 SEC 9 50N1E) #639735 |
| R008150* | 3/29/2013 | $290,000 | $290,000 | **$145,000** | **27.57** | 3699-000-00-023 | 27.57A IN SW4NE4. SE4NE4. SE4NW4. SEC 8 50N1E #619311 |
| R027157* | 1/27/2014 | $350,000 | $350,000 | **$175,000** | **35.14** | 3701-000-00-119 | 35.14A TRACT IN SW4 SEC 24 & NW4 SEC 25 50N1W #625253 |

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|---|---|
| **Narrative** | Subject property R033808 is located just north of the City of Gunnison at the end of County Road 51B. It comprises 40 acres of gently sloping sage with year round access. The table and graph above illustrate the sales that were used to establish values for this type of property. In particular, R008885 is very similar in character to the subject property, located approximately 5 miles north east of it on Esty Lane. It sold for $5,400 per acre, and the subject is valued at $3,900 per acre. Both properties include a limited amount of Tier 1 sage grouse habitat. |

R033808 - Subject

R008885 - Sale