# 2018
# Gunnison County Board of Equalization:
# Hearing # 14

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:** | **NEHRER WILLIAM** |
| **Account Number:** | **R042370** |
| **Parcel Number:** | **3701-362-12-008** |
| **Legal Description:** | **LOT 2 GUNNISON CENTER PHASE 1C** |
| **Value:** | **$975,380** |

# Commercial Sales Comparable Inventory and Account Value Summary

## 2018 CBOE #14

**Owner:** WILLIAM NEHRER
4465 ESTA LANE
SOQUEL, CA 95073

**ACCOUNT #:** R042370
**PARCEL #:** 3701-362-12-008
**ECON AREA:** 1

| | SUBJECT | EXAMPLE 1 | EXAMPLE 2 | EXAMPLE 3 |
|---|---|---|---|---|
| | | | | |
| | R042370 | R001521 | R001699 | R001347 |
| **PARCEL NUMBER:** | 3701-362-12-008 | 3701-362-06-023 | 3701-363-36-001 | 3701-354-51-005 |
| **PROPERTY ADDRESS:** | 1140 N MAIN STREET | 811 N MAIN STREET | 707 N IOWA STREET | 508 W TOMICHI AVENUE |
| | GUNNISON | GUNNISON | GUNNISON | GUNNISON |
| **LEGAL DESCRIPTION:** | LOT 2 GUNNISON CENTER PHASE 1 | LOT D BLK 2 MOUNTAIN VIEW ADDITION 1 | LOTS 12-20 BLK 52 GUNNISON FIRST ADDITION | LOTS 13-16 BLK 13 WEST GUNNISON |
| **ZONING:** | C - COMMERCIAL | C - COMMERCIAL | C - COMMERCIAL | C - COMMERCIAL |
| **NET LAND AREA (SQ FT):** | 41,708 | 25,134 | 23,750 | 12,500 |
| **Commercial** | Gunny Lube and others | Mouantain Mutts | Gunnison Valley Health | Gunnison Tire |
| **COMMERCIAL USE:** | SERVICE GARAGE / OFFICE / RETAIL | RETAIL / STORAGE | MEDICAL OFFICE | SERVICE GARAGE |
| **COMMERCIAL SQ FT:** | 5,705 | 5,400 | 4,775 | 1,580 |
| **BASEMENT SQ FT:** | 1,752 | 0 | 608 | 0 |
| **QUALITY CONSTRUCTION:** | AVERAGE | LOW | AVERAGE | FAIR |
| **CONDITION:** | AVERAGE | AVERAGE | AVERAGE | AVERAGE |
| **ADJUSTED YEAR BUILT:** | 2004 | 1993 | 1986 | 1976 |
| **2017 VALUE:** | **$975,380** | | | |
| **SALE DATE:** | | 9/4/2015 | 8/15/2016* | 4/29/2016 |
| **TIME ADJUSTED SALES PRICE:** | | **$800,000** | **$750,000** | **$475,000** |
| **TOTAL ABOVE GRADE SQ FT:** | 5,705 | 5,400 | 4,775 | 1,580 |
| **$ PER ABOVE GRADE SQ FT:** | **$170.97** | **$148.15** | **$157.07** | **$300.63** |

*Contracted 6/28/2016