# 2018
# Gunnison County Board of Equalization:
# Hearing # 8

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 single property being characterized for this hearing is identified as:

| | |
|---|---|
| **Property Owner:** | **GARDNER CHARLES R** |
| **Account Number:** | **R071844** |
| **Parcel Number:** | **2917-271-00-033** |
| **Legal Description:** | **9.31A IN SE4NE4. SEC 27 11S88W** |
| **Current Value:** | **$903,070** |
| **Proposed Value:** | **$718,120** |

Upon further review of the property characteristics, and information provided by the petitioner concerning certain geological hazards present on the property, the Assessor is recommending adjusting the value as indicated above. The petitioner and the Assessor are in agreement with the proposed value, and the petitioner has indicated their consent to a stipulation in an email to the Board.

## William Spicer

**From:** Sheri Gardner <gargirl.sheri@gmail.com>
**Sent:** Monday, September 24, 2018 3:11 PM
**To:** William Spicer
**Cc:** CBOE
**Subject:** Re: Valuation Appeal

> We agree with your proposal for the valuation of $718,120., and thank you for your time and effort you have applied to our appeal.

Sheri and Charlie Gardner