2019
Gunnison County Board of Equalization:
Hearing #372

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 2019 property tax year, the effective **appraisal date is June 30, 2018**, 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 "**Mt. Crested Butte Condominium Sales**" list.

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

Property Owner:	**PAMELA R. & SYLVAIN G. HAYON**
Account Number:	**R005108**
Parcel Number:	**3177-234-13-001**
Legal Description:	**UNIT A BLDG 1 PONDEROSA CONDOS**
Value:	**$392,510**

CBOE #372	Residential Sales Examples
2019	Inventory and Account Value Summary

OWNER: SYLVAIN & PAMELA HAYOUN
4510 MULBERRY CT
BOULDER, CO 80301-5828

ACCOUNT #: R005108
PARCEL #: 3177-234-13-001
ECONOMIC AREA: 6

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
ACCOUNT NUMBER:	R005108	R005325	R006109	R006226
PARCEL NUMBER:	3177-234-13-001	3177-234-26-004	3177-264-04-001	3177-264-11-023
PROPERTY ADDRESS:	17 TREASURY RD #1A	710 GOTHIC RD #4	20 CASTLE RD #1	18 CRYSTAL RD #5C
	MT CRESTED BUTTE	MT CRESTED BUTTE	MT CRESTED BUTTE	MT CRESTED BUTTE
LEGAL DESCRIPTION:	UNIT A BLDG 1 PONDEROSA CONDOS	UNIT 4 ELK RIDGE III CONDOS	UNIT 1 CRYSTAL VIEW CONDOS	BLDG C UNIT 5 CHADLINGTON HOUSE
ARCHITECTURAL STYLE:	MULTI UNIT	MULTI UNIT	FOUR PLEX	MULTI UNIT
EFFECTIVE YEAR BUILT:	1978	1980	1979	1981
QUALITY CONSTRUCTION:	AVERAGE	AVERAGE	AVERAGE	FAIR
BUILDING CONDITION:	AVERAGE	AVERAGE	AVERAGE	AVERAGE
INTERIOR UNIT CONDITION:	AVERAGE	AVERAGE	AVERAGE	GOOD
INTERIOR UNIT QUALITY:	AVERAGE	AVERAGE	AVERAGE	AVERAGE
ACCESS RATING:	GOOD	GOOD	AVERAGE	AVERAGE
PROXIMITY RATING:	FAIR	FAIR	FAIR	FAIR
VIEW RATING:	FAIR	FAIR	GOOD	FAIR
RESIDENTIAL SQ FT:	1,049	878	946	909
GARAGE SQ FT:	172	464	0	0
EQUIVALENT SQ FT:	1,066	924	946	909
SALE DATE:		1/29/2018	6/27/2017	4/20/2017
SALES PRICE:		$306,000	$295,000	$265,000
TIME ADJUSTED SALES PRICE:		**$332,010**	**$355,180**	**$328,070**
TASP PER SQ FT:		**$359**	**$375**	**$361**
COMPARABILITY:		**SIMILAR**	**SIMILAR**	**SLIGHTLY INFERIOR**

SUBJECT ACCOUNT VALUE:	**$392,510**
VALUE PER SQ FT:	**$368**

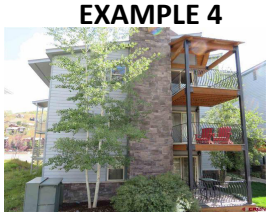
Narrative

The subject is a 1,049 square foot condo with a garage near the base area in Mt Crested Butte. The access rating is good, with proximity and view ratings of fair. Example 1 has good access and fair views and proximity, though it is slightly farther from the base area than the subject. Overall it is a similar condo unit. Example 2 is in the Crystal View Condos. It is superior to the subject in that it is a fourplex with a good view, versus the subject property being in a sixplex building with a fair view, but it is farther from the base area than the subject, and does not have a hot tub or covered parking. Overall, it is similar to the subject. Example 3, in Chadlington House, is slightly farther from the base area than the subject property and has worse unit access than the subject.

CBOE #372, Page 2	Residential Sales Examples
2019	Inventory and Account Value Summary

OWNER: SYLVAIN & PAMELA HAYOUN
4510 MULBERRY CT
BOULDER, CO 80301-5828

ACCOUNT #: R005108
PARCEL #: 3177-234-13-001
ECONOMIC AREA: 6

	SUBJECT	EXAMPLE 4	EXAMPLE 5
			
ACCOUNT NUMBER:	R005108	R005533	R005865
PARCEL NUMBER:	3177-234-13-001	3177-261-04-007	3177-261-15-004
PROPERTY ADDRESS:	17 TREASURY RD #1A	651 GOTHIC RD #107	11 CRESTED MOUNTAIN LN #J4
	MT CRESTED BUTTE	MT CRESTED BUTTE	MT CRESTED BUTTE
LEGAL DESCRIPTION:	UNIT A BLDG 1 PONDEROSA CONDOS	UNIT 107 BLDG A CHATEAUX CONDOS	UNIT 4 BLDG J CRESTED MOUNTAIN NORTH CONDOS
ARCHITECTURAL STYLE:	MULTI UNIT	MULTI UNIT	MULTI UNIT
EFFECTIVE YEAR BUILT:	1978	1979	1981
QUALITY CONSTRUCTION:	AVERAGE	AVERAGE	AVERAGE
BUILDING CONDITION:	AVERAGE	AVERAGE	AVERAGE
INTERIOR UNIT CONDITION:	AVERAGE	GOOD	GOOD
INTERIOR UNIT QUALITY:	AVERAGE	GOOD	GOOD
ACCESS RATING:	GOOD	AVERAGE	GOOD
PROXIMITY RATING:	FAIR	FAIR	AVERAGE
VIEW RATING:	FAIR	FAIR	AVERAGE
RESIDENTIAL SQ FT:	1,049	1,097	988
GARAGE SQ FT:	172	0	0
EQUIVALENT SQ FT:	1,066	1,097	988
SALE DATE:		4/2/2018	6/8/2018
SALES PRICE:		$375,000	$375,000
TIME ADJUSTED SALES PRICE:		**$387,750**	**$387,750**
TASP PER SQ FT:		**$353**	**$392**
COMPARABILITY:		**SLIGHTLY INFERIOR**	**SLIGHTLY SUPERIOR**

SUBJECT ACCOUNT VALUE:	**$392,510**
VALUE PER SQ FT:	**$368**

Narrative

Example 4 is the Chateaux Condos on the west side of Gothic Rd. It is slightly farther from the base area than the subject property, and has an inferior access rating and no covered parking. Overall it is slightly inferior to the subject property. Example 5, in the Crested Mountain North Condos, is closer to the base area than the subject property but does not have covered parking. It is slightly superior to the subject overall.