2019
Gunnison County Board of Equalization:
Hearing # 328

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 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 "**Commercial Sales**" list.

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

Property Owner:	**GORMAN DOUGLAS B et al**
Account Number:	**R002995**
Parcel Number:	**3255-022-30-024**
Legal Description:	**UNIT 10 ORE BUCKET COMMERCIAL CENTER CONDOS**
Value:	**$100,640**

CBOE #328	Commercial Sales Examples
2019	Inventory and Account Value Summary

OWNER: GORMAN, DOUGLAS B. et al
P.O. BOX 149
CRESTED BUTTE, CO 81224

ACCOUNT #: R002995
PARCEL #: 3255-022-30-024
ECONOMIC AREA: 2

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R002995	R002997	R042178	R042172, R042173
PARCEL NUMBER:	3255-022-30-024	3255-022-30-026	3255-031-82-029	3255-031-82-023, 3255-031-82-024
PROPERTY ADDRESS:	214 SIXTH ST	214 SIXTH ST	427 BELLEVIEW AVE	427 BELLEVIEW AVE
	CRESTED BUTTE	CRESTED BUTTE	CRESTED BUTTE	CRESTED BUTTE
LEGAL DESCRIPTION:	UNIT 10 ORE BUCKET COMMERCIAL CENTER CONDOS	UNIT 12 ORE BUCKET COMMERCIAL CENTER CONDOS	UNIT 200 WEST ELK CENTER CONDOS	UNITS 103 & 104 WEST ELK CENTER CONDOS
ZONING:	TOWN OF CB - B2	TOWN OF CB - B2	TOWN OF CB - C	TOWN OF CB - C
NET LAND AREA (SQ FT):	N/A CONDOMINIUM	N/A CONDOMINIUM	N/A CONDOMINIUM	N/A CONDOMINIUM
Commercial				
COMMERCIAL USE:	OFFICE	OFFICE	OFFICE	OFFICE
COMMERCIAL SQ FT:	201	835	288	356 & 359
UNFINISHED SQ FT:	0	0	0	0
QUALITY CONSTRUCTION:	AVERAGE	AVERAGE	GOOD	GOOD
CONDITION:	AVERAGE	AVERAGE	AVERAGE	AVERAGE
ADJUSTED YEAR BUILT:	1978	1978	2001	2001
2019 VALUE:	**$100,640**			
SALE DATE:		6/26/2015	8/25/2015	4/17/2017
TIME ADJUSTED SALES PRICE:		**$302,558**	**$120,351**	**$318,060**
TOTAL FINISHED SQ FT:	201	835	288	715
$ PER FINISHED SQ FT:	**$500.70**	**$362.34**	**$417.89**	**$444.84**

Narrative	Subject property is a commercial unit on the second floor of the Ore Bucket Commercial Center Condos which is located at the intersection of Sixth Street and Maroon Avenue. Example 1 is a sale of a unit on the third floor in this complex, which is larger than the subject property. Example 2 is a second floor unit located on the corner of Belleview Avenue and Fifth Street near Clarke's Market and is similar in size to the subject. Example 3 is a sale of two ground floor units located in the same building as example 2 and together are larger than the subject. Overall, sales of commercial properties in the Town of Crested Butte support the current value.