2019
Gunnison County Board of Equalization:
Hearing # 338

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 "**Economic Area 8 Vacant Land Sales**" list.

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

Property Owner:	**BREIDENBAUGH MATTHEW J**
Account Number:	**R009457**
Parcel Number:	**3519-000-00-128**
Legal Description:	**S2SE4SW4. S2SW4SE4. SEC 8 51N2E**
Current Value:	**$124,000**
Recommendation:	**$100,000**

CBOE # 338	VACANT LAND SALES EXAMPLES
2019	

Owner: BREIDENBAUGH MATTHEW J
1122 MAGNOLIA ST
DENVER, CO 80220-4756

Account #: R009457
Parcel #: 3519-000-00-128
Economic Area: 8

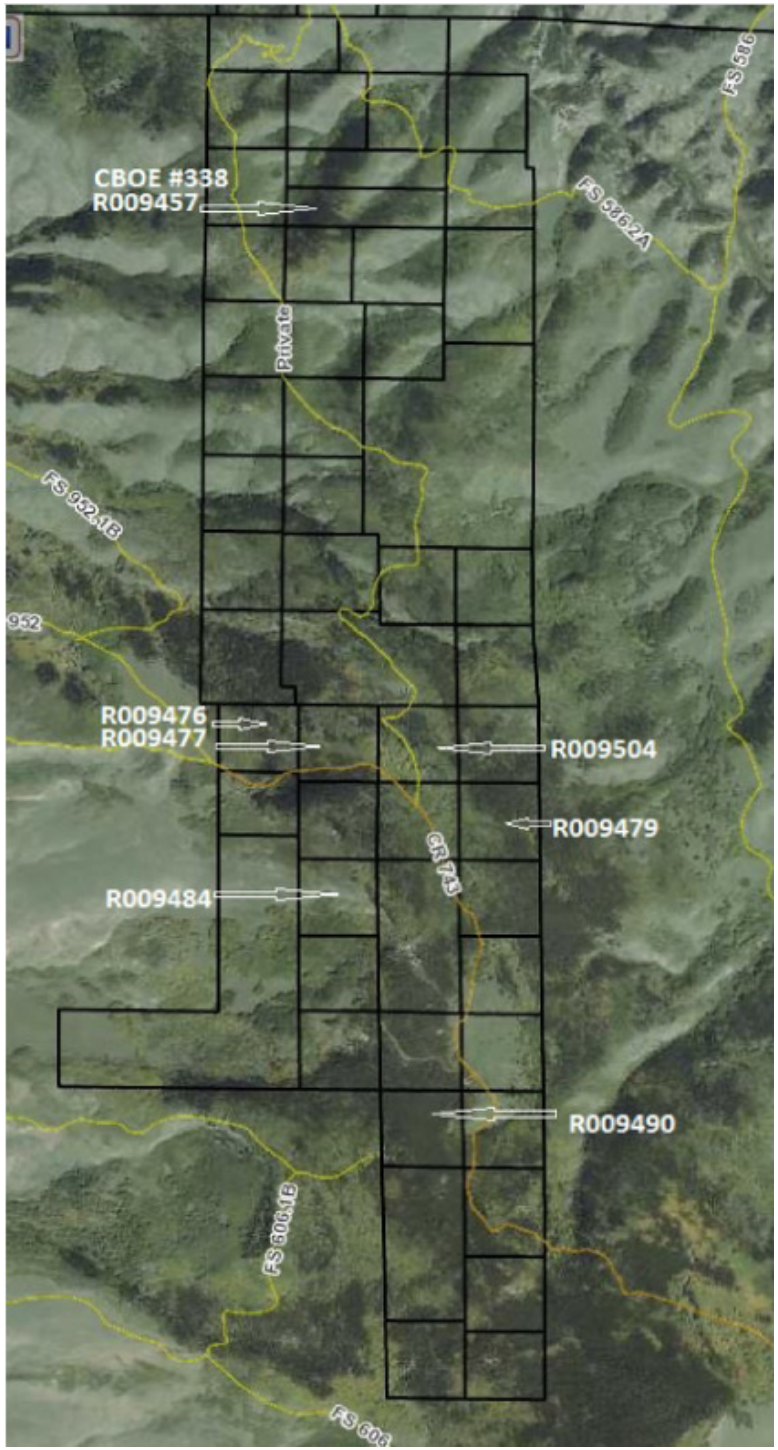
Legal Description: S2SE4SW4. S2SW4SE4. SEC 8 51N2E
Subdivision: GUNNISON HIGHLANDS NORTH

80770 - GUNNISON HIGHLANDS NORTH **$3,100 BASE VALUE PER ACRE**

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER ACRE	PARCEL NUMBER	LEGAL	ATTRIBUTES
R009484	3/6/2014	$75,000	$97,073	40	1	$2,427	3519-000-00-115	SE4NW4. SEC 29 51N2E 40A ORIGINAL SURVEY	OUTSTANDING VIEWS
R009479	12/28/2017	$100,000	$100,000	40	1	$2,500	3519-000-00-050	NE4NE4. SEC 29 51N2E 40A ORIGINAL SURVEY AKA 40A IN TR 46 INDEPENDENT RESURVEY #651063	BELOW AVERAGE VIEWS
R009504	3/15/2018	$107,000	$107,000	40	1	**$2,675**	3519-000-00-140	SW4SE4. SEC 20 51N2E 40A ORIGINAL SURVEY	BELOW AVERAGE VIEWS
R009477	6/24/2014	$112,500	$141,041	40	1	**$3,526**	3519-000-00-047	SE4SW4. SEC 20 51N2E 40A ORIGINAL SURVEY	AVERAGE VIEWS
R009476	9/14/2017	$139,000	$139,000	35	1	$3,971	3519-000-00-046	35A IN SW4SW4 SEC 20 ORIGINAL SURVEY AKA NW 35A IN TR 43 SEC 20 IND. RESURVEY 51N2E #649070 #650590	ABOVE AVERAGE VIEWS
R009490	2/14/2017	$165,000	$165,000	40	1	$4,125	3519-000-00-074	NW4NE4. SEC 32 51N2E 40A ORIGINAL SURVEY	ABOVE AVERAGE VIEWS, ADJACENT TO OPEN SPACE

Narrative

Subject property is a remote parcel located in the most distant part of Gunnison Highlands North. Properties in this vicinity are considerably harder to get to than those in the lower portion of Gunnison Highlands. Based on analysis of the similar properties, the Assessor believes that the influence of remoteness relative to sold properties in the lower part of Gunnison Highlands was not fully reflected in the subject's original valuation. Accordingly, to account for this characteristic the Assessor recommends lowering the value to $100,000.
If the property owner can verify that this parcel is used in conjunction with their neighboring residential property, it would qualify for reclassification as residential.


CBOE #338
R009457
FS 516
FS 3662A
Private
FS 952.1B
952
R009476
R009477
R009504
R009479
CR 7A
R009484
R009490
FS 608.1B
FS 608