2019
Gunnison County Board of Equalization:
Hearing # 341

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 Single Family Residential Sales**" list.

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

Property Owner:	**MINOR ROBERT et al**
Account Number:	**R013786**
Parcel Number:	**2917-233-04-031**
Legal Description:	**LOT 26 MARBLE SKI AREA 4**
Current Value:	**$372,980**

CBOE #341	Residential Sales Examples
2019	Inventory and Account Value Summary

OWNER: MINOR ROBERT et al
PO BOX 1735
CARBONDALE, CO 81623-4735

ACCOUNT #: R013786
PARCEL #: 2917-233-04-031
ECONOMIC AREA: 8

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
ACCOUNT NUMBER:	R013786	R014155	R014063	R015732
PARCEL NUMBER:	2917-233-04-031	2917-271-05-041	2917-262-19-007	2917-262-24-007
PROPERTY ADDRESS:	299 PROSPECTOR TRL	270 SERPENTINE TRL	507 W MAIN ST	27 JUNIPER CT
	MARBLE	MARBLE	MARBLE	MARBLE
LEGAL DESCRIPTION:	LOT 26 MARBLE SKI AREA 4	LOTS 18,25,26,27 MARBLE SKI AREA 3	LOTS 1,2,7 BLK 7 MARBLE SKI AREA 1	LOT 6 ALPINE WOODS VILLAGE
LAND ACRES:	1.400	1.009	1.090	0.448
ARCHITECTURAL STYLE:	LOG HOME	CONVENTIONAL	LOG HOME	LOG HOME
EFFECTIVE YEAR BUILT:	1995	2002	1995	1993
QUALITY CONSTRUCTION:	FAIR	AVERAGE	AVERAGE	AVERAGE
CONDITION:	AVERAGE	AVERAGE	AVERAGE	AVERAGE
RESIDENTIAL SQ FT:	1,152	1,440	1,591	1,280
BASEMENT SQ FT:	384	0	0	768
GARAGE SQ FT:	384	336	0	0
UNFINISHED SQ FT:	768	624	0	0
EQUIVALENT SQ FT:	1,613	1,649	1,591	1,702
SALE DATE:		5/11/2018	7/22/2015	4/25/2018
SALES PRICE:		$477,500	$358,000	$330,000
TIME ADJUSTED SALES PRICE:		**$479,410**	**$408,120**	**$332,640**
TASP PER SQ FT:		**$291**	**$257**	**$195**
COMPARABILITY:		**SUPERIOR**	**SIMILAR**	**SIMILAR**

SUBJECT ACCOUNT VALUE:	**$372,980**
VALUE PER SQ FT:	**$231**

Narrative	The subject is a single family residence located northwest of the Town of Marble. Three example sales from the Marble area are presented. Example 1 is superior in quality and similar in size to the subject. Examples 2 and 3 are similar in quality and bracket the subject in size. The current value of the subject is supported.