2019
Gunnison County Board of Equalization:
Hearing # 18

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:	**HALL JAMIE BENNETT**
Account Number:	**R013761**
Parcel Number:	**2917-233-04-006**
Legal Description:	**LOT 54 MARBLE SKI AREA 4**
Current Value:	**$253,570**

CBOE #18	Residential Sales Examples
2019	Inventory and Account Value Summary

OWNER: HALL JAMIE BENNETT
PO BOX 4214
ASPEN, CO 81612-4214

ACCOUNT #: R013761
PARCEL #: 2917-233-04-006
ECONOMIC AREA: 8

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
ACCOUNT NUMBER:	R013761	R014191	R014155	R013750
PARCEL NUMBER:	2917-233-04-006	2917-271-06-031	2917-271-05-041	2917-233-03-022
PROPERTY ADDRESS:	694 PROSPECTOR TRL	5003 COUNTY ROAD 3	270 SERPENTINE TRL	455 WEST VILLAGE DR
	MARBLE	MARBLE	MARBLE	MARBLE
LEGAL DESCRIPTION:	LOT 54 MARBLE SKI AREA 4	LOTS 85,86 MARBLE SKI AREA 3	LOTS 18,25,26,27 MARBLE SKI AREA 3	LOTS 4,5 & 17,18 BLK 3 & 0.244 AC IN ADJ VACATED PORTION OF MICA DR MARBLE SKI AREA 5
LAND ACRES:	1.370	1.395	1.009	1.340
ARCHITECTURAL STYLE:	CONVENTIONAL	CABIN	CONVENTIONAL	CONVENTIONAL
EFFECTIVE YEAR BUILT:	2008	2008	2002	2011
QUALITY CONSTRUCTION:	AVERAGE	AVERAGE	AVERAGE	FAIR
CONDITION:	AVERAGE	GOOD	AVERAGE	GOOD
RESIDENTIAL SQ FT:	600	1,112	1,440	1,156
BASEMENT SQ FT:	0	0	0	610
GARAGE SQ FT:	600 (CARPORT)	0	336	546
UNFINISHED SQ FT:	0	0	624	0
EQUIVALENT SQ FT:	600	1,112	1,649	1,628
SALE DATE:		10/14/2015	5/11/2018	10/13/2017
SALES PRICE:		$299,000	$477,500	$417,000
TIME ADJUSTED SALES PRICE:		**$337,272**	**$479,410**	**$430,344**
TASP PER EQUIVALENT SQ FT:		**$303**	**$291**	**$264**
COMPARABILITY:		**SIMILAR**	**SIMILAR**	**SIMILAR**

SUBJECT ACCOUNT VALUE:	**$253,570**
VALUE PER EQUIV SQ FT:	**$423**

Narrative

The subject is a small single family residence located northwest of the Town of Marble. All the example sales are single family residences in the Marble area, ranging from somewhat larger to significantly larger than the subject. These examples clearly demonstrate how price per square foot increases significantly with decreasing size. Examples 1, 2 and 3 are newer properties of similar quality to the subject. Examples 4 and 5 are older properties of similar quality. Example 6 is much older and inferior in quality, but is included because it is much closer in size to the subject than the other examples.

CBOE #18, Page 2	Residential Sales Examples
2019	

OWNER: HALL JAMIE BENNETT
PO BOX 4214
ASPEN, CO 81612-4214

ACCOUNT #: R013761
PARCEL #: 2917-233-04-006
ECONOMIC AREA: 8

	SUBJECT	EXAMPLE 4	EXAMPLE 5	EXAMPLE 6
ACCOUNT NUMBER:	**R013761**	**R014063**	**R014143**	**R003972**
PARCEL NUMBER:	2917-233-04-006	2917-262-19-007	2917-271-05-037	2917-261-10-001
PROPERTY ADDRESS:	694 PROSPECTOR TRL	507 W MAIN ST	832 SERPENTINE TRL	205 E MARBLE ST
	MARBLE	MARBLE	MARBLE	MARBLE
LEGAL DESCRIPTION:	LOT 54 MARBLE SKI AREA 4	LOTS 1,2,7 BLK 7 MARBLE SKI AREA 1	LOTS 62,63,64,66 (CLUSTERED) MARBLE SKI AREA 3	LOTS G-I,K-M,& ADJ MARBLE ST BLK 2 EAST MARBLE
LAND ACRES:	1.370	1.090	1.138	0.561
ARCHITECTURAL STYLE:	CONVENTIONAL	LOG HOME	CONVENTIONAL	CONVENTIONAL
EFFECTIVE YEAR BUILT:	2008	1995	1997	1942
QUALITY CONSTRUCTION:	AVERAGE	AVERAGE	AVERAGE	FAIR
CONDITION:	AVERAGE	AVERAGE	AVERAGE	AVERAGE
RESIDENTIAL SQ FT:	600	1,591	1,691	850
BASEMENT SQ FT:	0	0	0	0
GARAGE SQ FT:	600 (CARPORT)	0	0	0
UNFINISHED SQ FT:			1,371	
EQUIVALENT SQ FT:	600	1,591	1,965	850
SALE DATE:		7/22/2015	4/21/2017	3/23/2016
SALES PRICE:		$358,000	$360,000	$249,800
TIME ADJUSTED SALES PRICE:		**$408,120**	**$380,160**	**$276,778**
TASP PER EQUIVALENT SQ FT:		**$257**	**$193**	**$326**
COMPARABILITY:		**SIMILAR**	**SIMILAR**	**INFERIOR**

SUBJECT ACCOUNT VALUE:	**$253,570**
VALUE PER EQUIV SQ FT:	**$423**