2019
Gunnison County Board of Equalization:
Hearing # 306

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:	**CAGAN JEFFREY**
Account Number:	**R025009**
Parcel Number:	**3971-000-01-001**
Legal Description:	**LOT 18 COLORADO MOUNTAIN RANCHES 48N2E**
Current Value:	**$91,770**
Recommended Value:	**$68,830**

CBOE # 306	VACANT LAND SALES EXAMPLES
2019	

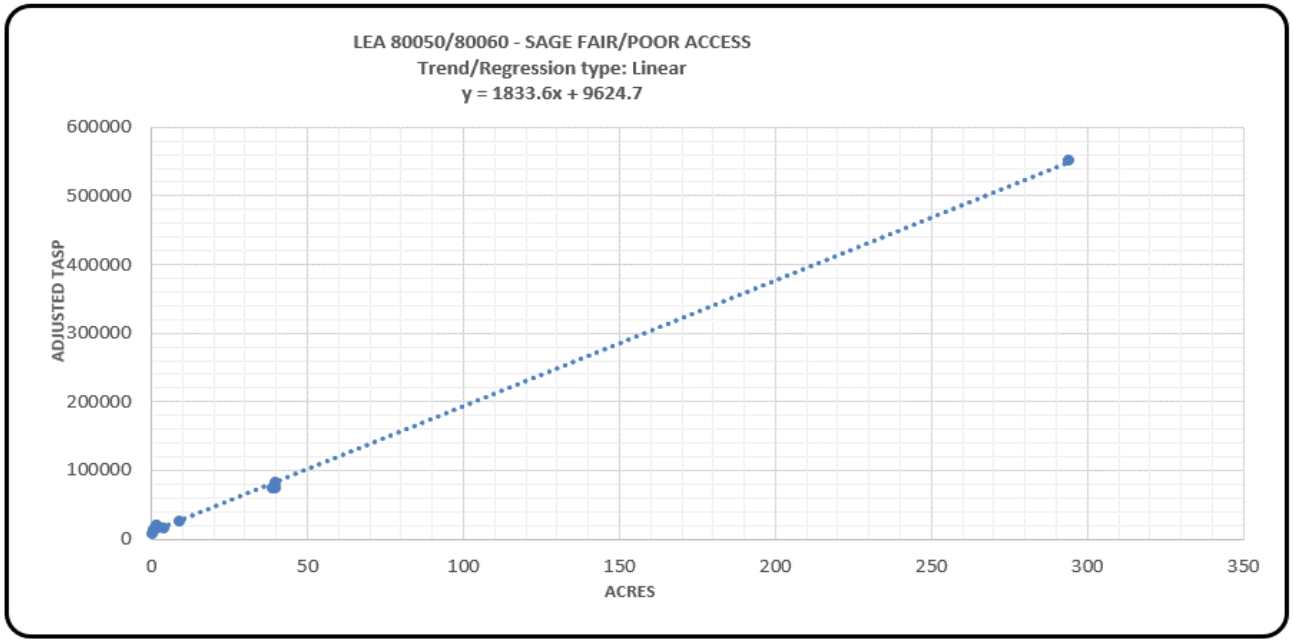
Owner: CAGAN JEFFREY
9646 KILDARE AVE
SKOKIE, IL 60076-1149

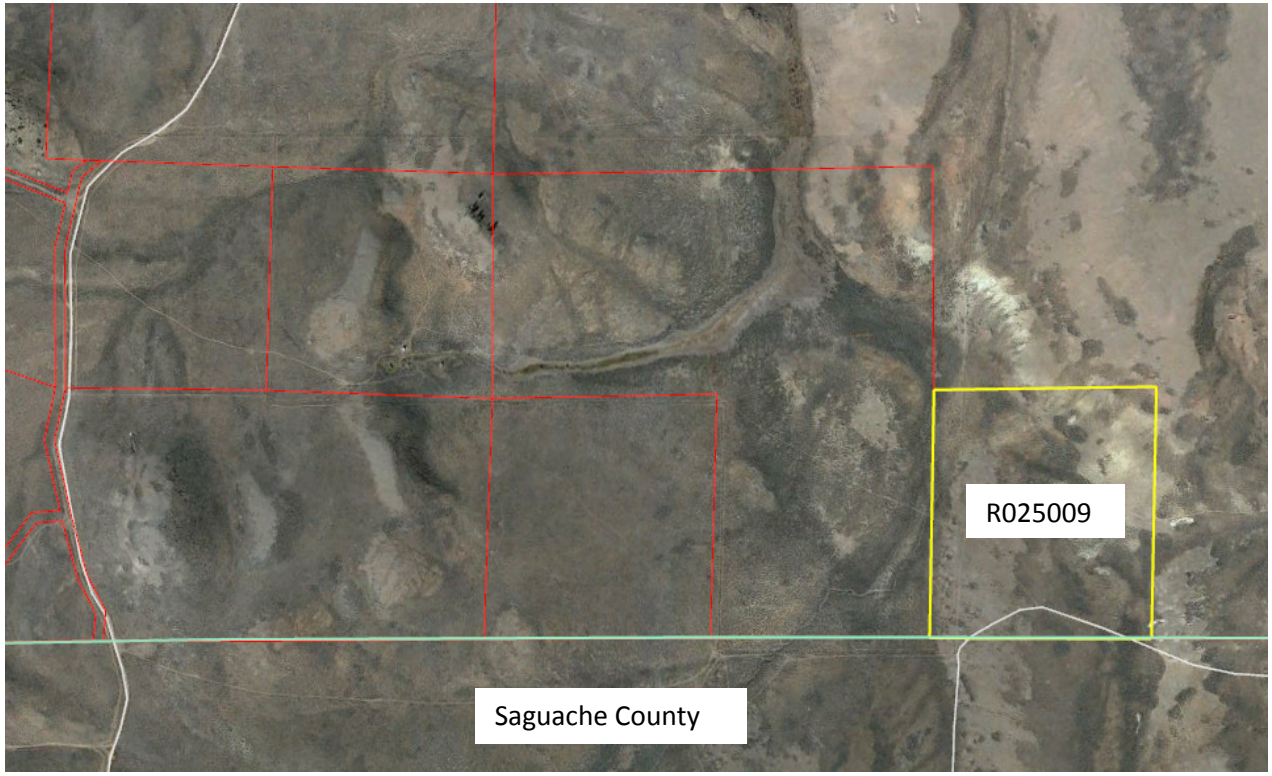
Account #: R025009
Parcel #: 3971-000-01-001
Economic Area: 8

Property Location: LOT 18 COLORADO MOUNTAIN RANCHES 48N2E
Subdivision: COLORADO MOUNTAIN RANCHES

ACCOUNT NUMBER	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ADJUSTED TASP	ACRES	PARCEL NUMBER	LEGAL
R011282	23-Oct-15	$10,000	$10,729	$7,039	0.56	3983-041-01-028	LOT 31 BLUE MESA VILLAGE #636215
R030374	20-Jul-15	$15,500	$17,095	$11,215	0.69	3983-041-01-025	LOT 34 BLUE MESA VILLAGE #634357
R011658	21-Jul-15	$18,000	$19,852	$13,024	0.71	3983-041-01-026	LOT 33 BLUE MESA VILLAGE B712 P75 #634358
R016995	6-Nov-15	$19,000	$20,201	$20,201	2	4051-200-03-029	LOT 270 BLUE MESA SUBD 1 #636412
R012140	23-Aug-17	$20,000	$20,000	$20,000	2	4051-180-02-002	LOT 221 BLUE MESA SUBD UNIT 2 #648680
R016966	31-Aug-17	$15,500	$15,500	$15,500	2	4051-180-07-008	LOT 238 BLUE MESA SUBD 1 #648772
R071700	24-Sep-15	$15,000	$16,241	$16,241	2	4051-070-03-013	LOT 100 BLUE MESA SUBD 2 #635785
R043483	29-Dec-17	$15,500	$15,500	$15,500	4	4051-170-02-086	LOT 37 BLUE MESA SUBD 2 #651037
R072713	28-Aug-17	$25,000	$25,000	$25,000	9.2	4051-180-05-046	LOTS 177-179 BLUE MESA SUBD 2 #649132
R040236	12-Jun-17	$74,000	$74,000	$74,000	38.92	3983-000-00-076	SE4NE4. SEC 8 48N4W #647069
R030624	11-Oct-17	$74,000	$74,000	$74,000	40	3975-000-00-008	NE4NE4. SEC 12 48N1W 40 ACRES #649687
R032838	21-Jan-15	$90,000	$105,120	$82,099	40	4053-000-00-112	NE4NE4. SEC 27 47N2W #630996
R031839	31-Jul-15	$500,000	$551,450	$551,450	294.29	2919-000-00-091	PART OF W2. PART OF SE4. SEC 31 11S89W

Narrative	Subject property is a 44.80-acre tract of sage land situated on the Saguache county line, with access off of Gunnison County Road 42. The property terrain is rolling, with a high point to the northeast. The property is open with no fencing, except for those built and maintained by the adjacent property owner to the west. The property is vacant land and is not utilized for grazing or agricultural endeavors. This property is located in Tier 1 Sage Grouse Habitat. Market analysis indicates that a downward adjustment is warranted based on this characteristic. Therefore, the Assessor recommends adjusting the value from $91,770 to $68,830.


LEA 80050/80060 - SAGE FAIR/POOR ACCESS
Trend/Regression type: Linear
y = 1833.6x + 9624.7
ADJUSTED TASP
600000
500000
400000
300000
200000
100000
0
0
50
100
150
200
250
300
350
ACRES


R025009
Saguache County