2019
Gunnison County Board of Equalization:
Hearing # 370

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 "**Condominium Sales - Skyland**" list.

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

Property Owner:	**MIKE & KARIN WYNN**
Account Number:	**R015523**
Parcel Number:	**3255-010-04-005**
Legal Description:	**UNIT A SKYWAY ONE AT SKYLAND CONDO**
Current Value:	**$624,270**

CBOE #370	Residential Sales Examples
2019	Inventory and Account Value Summary

OWNER: MIKE & KARIN WYNN
5327 FREDERICKSBURG RD
SAN ANTONIO, TX 78229-3734

ACCOUNT #: R015523
PARCEL #: 3255-010-04-005
ECONOMIC AREA: 6

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
ACCOUNT NUMBER:	R015523	R015522	R030352	R031337
PARCEL NUMBER:	3255-010-04-005	3255-010-04-002	3257-060-06-004	3257-060-09-002
PROPERTY ADDRESS:	15 PAR LN, UNIT A	15 PAR LN, UNIT B	4 ST ANDREWS CIR	7 ST ANDREWS CIR
	SKYLAND AREA	SKYLAND AREA	SKYLAND AREA	SKYLAND AREA
LEGAL DESCRIPTION:	UNIT A SKYWAY ONE AT SKYLAND CONDO	UNIT B SKYWAY ONE AT SKYLAND CONDO	UNIT 4 GOLF VILLAS AT SKYLAND FILING 1	UNIT 7 GOLF VILLAS AT SKYLAND FILING 3
ARCHITECTURAL STYLE:	DUPLEX	DUPLEX	FIVEPLEX	SIXPLEX
BUILDING LOCATION:	ON GOLF COURSE	ON GOLF COURSE	OFF GOLF COURSE	OFF GOLF COURSE
UNIT LOCATION:	END	END	INTERIOR	INTERIOR
EFFECTIVE YEAR BUILT:	1984	1986	1992	1994
QUALITY CONSTRUCTION:	GOOD	GOOD	AVERAGE	AVERAGE
BUILDING CONDITION:	AVERAGE	AVERAGE	AVERAGE	AVERAGE
INTERIOR UNIT CONDITION:	AVERAGE	AVERAGE	AVERAGE	AVERAGE
INTERIOR UNIT QUALITY:	AVERAGE	AVERAGE	AVERAGE	AVERAGE
RESIDENTIAL SQ FT:	1,779	1,503	1,262	1,253
BASEMENT SQ FT:	0	458	0	0
GARAGE SQ FT:	420	504	292	240
EQUIVALENT SQ FT:	1,779	1,801	1,262	1,253
SALE DATE:		8/2/2016	7/12/2017	2/16/2017
SALES PRICE:		$530,000	$407,000	$418,000
TIME ADJUSTED SALES PRICE:		**$658,260**	**$456,247**	**$491,568**
TASP PER SQ FT:		**$366**	**$362**	**$392**
COMPARABILITY:		**SIMILAR**	**SIMILAR**	**SIMILAR**

SUBJECT ACCOUNT VALUE:	**$624,270**
VALUE PER SQ FT:	**$351**

Narrative	The subject property is one unit in a two-unit condo building located in Skyland. Example 1 is the other unit in the building, and thus is the most similar sale. Examples 2 through 5 are slightly newer and smaller condos, also located in Skyland. They are located in larger multi-unit buildings. Examples 1, 4, and 5 are located on the golf course, like the subject, while examples 2 and 3 are located off the golf course. Like the subject, examples 1 and 4 are end units; examples 2, 3, and 5 are interior units flanked on either side by a neighbor. Quality and condition of all examples are similar to the subject.

CBOE #370, Page 2	Residential Sales Examples
2019	Inventory and Account Value Summary

OWNER: MIKE & KARIN WYNN
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SAN ANTONIO, TX 78229-3734

ACCOUNT #: R015523
PARCEL #: 3255-010-04-005
ECONOMIC AREA: 6

	SUBJECT	EXAMPLE 4	EXAMPLE 5
ACCOUNT NUMBER:	**R015523**	**R040294**	**R033880**
PARCEL NUMBER:	3255-010-04-005	3257-060-12-008	3257-060-11-003
PROPERTY ADDRESS:	15 PAR LN, UNIT A	30 ST ANDREWS CIR	18 ST ANDREWS CIR
	SKYLAND AREA	SKYLAND AREA	SKYLAND AREA
LEGAL DESCRIPTION:	UNIT A SKYWAY ONE AT SKYLAND CONDO	UNIT 30 GOLF VILLAS AT SKYLAND FILING 5	UNIT 18 GOLF VILLAS AT SKYLAND FILING 4
ARCHITECTURAL STYLE:	DUPLEX	MULTI UNIT	MULTI UNIT
BUILDING LOCATION:	ON GOLF COURSE	ON GOLF COURSE	ON GOLF COURSE
UNIT LOCATION:	END	END	INTERIOR
EFFECTIVE YEAR BUILT:	1984	1999	1998
QUALITY CONSTRUCTION:	AVERAGE	AVERAGE	AVERAGE
BUILDING CONDITION:	AVERAGE	AVERAGE	AVERAGE
INTERIOR UNIT CONDITION:	AVERAGE	AVERAGE	AVERAGE
INTERIOR UNIT QUALITY:	AVERAGE	AVERAGE	AVERAGE
RESIDENTIAL SQ FT:	1,779	1,503	1,458
BASEMENT SQ FT:	0	0	0
GARAGE SQ FT:	420	268	274
EQUIVALENT SQ FT:	1,779	1,503	1,458
SALE DATE:		3/29/2016	6/8/2017
SALES PRICE:		$452,500	$510,000
TIME ADJUSTED SALES PRICE:		**$586,893**	**$577,320**
TASP PER SQ FT:		**$390**	**$396**
COMPARABILITY:			

SUBJECT ACCOUNT VALUE:	**$624,270**
VALUE PER SQ FT:	**$351**