2019
Gunnison County Board of Equalization:
Hearing # 348

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 6 Single Family Residential Sales**" list.

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

Property Owner:	**SPOTTED HAWK INVESTMENTS LLC**
Account Number:	**R027269**
Parcel Number:	**3255-000-02-022**
Legal Description:	**LOT 8 TRAPPERS CROSSING SOUTH**
Current Value:	**$2,391,140**

CBOE #348	Residential Sales Examples
2019	Inventory and Account Value Summary

OWNER: SPOTTED HAWK INVESTMENTS LLC
2205 AVENUE I STE 117
ROSENBERG, TX 77471-2651

ACCOUNT #: R027269
PARCEL #: 3255-000-02-022
ECONOMIC AREA: 6

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
ACCOUNT NUMBER:	R027269	R027269	R027279	R027278
PARCEL NUMBER:	3255-000-02-022	3255-000-02-022	3255-000-01-009	3255-000-01-004
PROPERTY ADDRESS:	7 JOURNEYS END RD	7 JOURNEYS END RD	303 EVERGREEN DR	11 RESERVOIR RD
	TRAPPERS CROSSING	TRAPPERS CROSSING	TRAPPERS CROSSING	TRAPPERS CROSSING
LEGAL DESCRIPTION:	LOT 8 TRAPPERS CROSSING SOUTH	LOT 8 TRAPPERS CROSSING SOUTH	LOT 13 TRAPPERS CROSSING AT CRESTED BUTTE	LOT 11 TRAPPERS CROSSING AT CRESTED BUTTE
LAND ACRES:	35.250	35.250	35.900	35.300
# OF BUILDINGS:	2	2	2	1
ARCHITECTURAL STYLE:	LOG HOME / RESIDENTIAL BARN WITH ACCESSORY LIVING AREA	LOG HOME / RESIDENTIAL BARN WITH ACCESSORY LIVING AREA	LOG HOME / DETACHED GARAGE WITH ACCESSORY LIVING AREA	LOG HOME
EFFECTIVE YEAR BUILT:	1996 / 1994	1996 / 1994	1998 / 1998	2006
QUALITY CONSTRUCTION:	GOOD / AVERAGE	GOOD / AVERAGE	GOOD / GOOD	AVERAGE
CONDITION:	AVERAGE / AVERAGE	AVERAGE / AVERAGE	GOOD / AVERAGE	AVERAGE
RESIDENTIAL SQ FT:	2,606 / 1,510	2,606 / 1,510	2,069 / 1,088	2,596
BASEMENT SQ FT:	0 / 0	0 / 0	0 / 0	0
GARAGE SQ FT:	720 / 1,921 (BARN)	720 / 1,921 (BARN)	917	576
EQUIVALENT SQ FT:	4,692	4,692	3,340	2,826
SALE DATE:		6/30/2017	9/26/2017	7/20/2015
SALES PRICE:		$2,100,000	$1,796,000	$1,325,000
TIME ADJUSTED SALES PRICE:		**$2,276,400**	**$1,909,148**	**$1,649,625**
TASP PER EQUIVALENT SQ FT:		**$485**	**$572**	**$584**
COMPARABILITY:		**SUBJECT SALE**	**SLIGHTLY SUPERIOR**	**SLIGHTLY INFERIOR**

SUBJECT ACCOUNT VALUE:	**$2,391,140**
VALUE PER EQUIV SQ FT:	**$510**

Narrative

Subject is a good quality log home located on 35 acres in Trappers Crossing South. It includes an accessory barn with living area above, which is of lower quality than the main house. The main house is located approximately 400 feet from Highway 135, and is somewhat above it in elevation. The subject property was a sale during the data gathering period with a TASP of $2,276,400. Two additional example sales from Trappers Crossing are presented. Example 2 also has an accessory dwelling unit and overall is smaller than the subject. It is of similar age and quality. Example 3 has no accessory dwelling and was significantly smaller than the subject at the time of sale (it has since been extensively enlarged and remodeled). At the time of sale, it was of lesser quality than the subject. All examples are on similar sized land parcels. Overall, sales of similar properties in Economic Area 6 support the subject's current value.