2019
Gunnison County Board of Equalization:
Hearing # 375

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:	**BROOK AND NINA ZEMEL**
Account Number:	**R030350**
Parcel Number:	**3257-060-06-002**
Legal Description:	**UNIT 2 GOLF VILLAS AT SKYLAND FILING 1**
Current Value:	**$424,680**

CBOE #375	Residential Sales Examples
2019	Inventory and Account Value Summary

OWNER: BROOK AND NINA ZEMEL
135 TAPATIO DR E
BOERNE, TX 78006-9421

ACCOUNT #: R030350
PARCEL #: 3257-060-06-002
ECONOMIC AREA: 6

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
ACCOUNT NUMBER:	R030350	R030352	R031337	R033880
PARCEL NUMBER:	3257-060-06-002	3257-060-06-004	3257-060-09-002	3257-060-11-003
PROPERTY ADDRESS:	2 ST ANDREWS CIR	4 ST ANDREWS CIR	7 ST ANDREWS CIR	18 ST ANDREWS CIR
	SKYLAND AREA	SKYLAND AREA	SKYLAND AREA	SKYLAND AREA
LEGAL DESCRIPTION:	UNIT 2 GOLF VILLAS AT SKYLAND FILING 1	UNIT 4 GOLF VILLAS AT SKYLAND FILING 1	UNIT 7 GOLF VILLAS AT SKYLAND FILING 3	UNIT 18 GOLF VILLAS AT SKYLAND FILING 4
ARCHITECTURAL STYLE:	FIVEPLEX	FIVEPLEX	SIXPLEX	SEVENPLEX
BUILDING LOCATION:	OFF GOLF COURSE	OFF GOLF COURSE	OFF GOLF COURSE	ON GOLF COURSE
UNIT LOCATION:	INTERIOR UNIT	INTERIOR UNIT	INTERIOR UNIT	INTERIOR UNIT
EFFECTIVE YEAR BUILT:	1992	1992	1994	1998
QUALITY CONSTRUCTION:	AVERAGE	AVERAGE	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:	1,131	1,262	1,253	1,458
BASEMENT SQ FT:	0	0	0	0
GARAGE SQ FT:	237	292	240	274
SALE DATE:		7/12/2017	2/16/2017	6/8/2017
SALES PRICE:		$407,000	$418,000	$510,000
TIME ADJUSTED SALES PRICE:		**$456,247**	**$491,568**	**$577,320**
TASP PER SQ FT:		**$362**	**$392**	**$396**
COMPARABILITY:		**SIMILAR**	**SIMILAR**	**SLIGHTLY SUPERIOR**

SUBJECT ACCOUNT VALUE:	**$424,680**
VALUE PER SQ FT:	**$375**

Narrative

The subject property is a unit in the Golf Villas at Skyland condo complex. All three example sales are in the same complex. Example 1 is in the same building as the subject, and is also an interior unit with neighbors on both sides. Example 2 is in a different and slightly newer building than the subject, but is also off the golf course and is an interior unit. Example 3, also an interior unit, is the only example on the golf course. Unit qualities and conditions are similar.