2019
Gunnison County Board of Equalization:
Hearing # 374

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 1 Single Family Residential Sales**" list.

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

Property Owner:	**VENARD THOMAS G et al**
Account Number:	**R027781**
Parcel Number:	**3787-034-00-063**
Legal Description:	**4.1A IN SW4SE4 SEC 3 49N1W**
Current Value:	**$469,820**

CBOE #374	Residential Sales Examples
2019	Inventory and Account Value Summary

OWNER: VENARD THOMAS G
PO BOX 1797
GUNNISON, CO 81230-1797

ACCOUNT #: R027781
PARCEL #: 3787-034-00-063
ECONOMIC AREA: 1

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
ACCOUNT NUMBER:	R027781	R043642	R010987	R011031
PARCEL NUMBER:	3787-034-00-063	3699-190-04-001	3787-140-06-050	3787-142-01-034
PROPERTY ADDRESS:	100 COUNTY ROAD 17	245 SKYLINE DR	324 CROCUS RD	108 WILLOW TRL
	ANTELOPE CREEK AREA	GUNNISON	HARTMAN ROCKS AREA	HARTMAN ROCKS AREA
LEGAL DESCRIPTION:	4.1A IN SW4SE4 SEC 3 49N1W	LOT 1 MOUNTAIN VISTA SUBD	LOTS 35 PANOVIEW PARK SUBD	LOT 7 GOLD BASIN MEADOWS
LAND ACRES:	4.100	5.020	1.010	0.500
ARCHITECTURAL STYLE:	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
EFFECTIVE YEAR BUILT:	2008	2006	2014	1998
QUALITY CONSTRUCTION:	AVERAGE	AVERAGE	AVERAGE	AVERAGE
CONDITION:	GOOD	AVERAGE	EXCELLENT	AVERAGE
RESIDENTIAL SQ FT:	2,116	1,870	2,528	1,811
BASEMENT SQ FT:	0	0	0	0
GARAGE SQ FT:	1,259	576	672	1,302
EQUIVALENT SQ FT:	2,494	2,043	2,730	2,202
SALE DATE:		10/13/2017	6/29/2017	6/28/2017
SALES PRICE:		$400,000	$437,000	$390,000
TIME ADJUSTED SALES PRICE:		**$435,840**	**$498,180**	**$444,600**
TASP PER EQUIVALENT SQ FT:		**$213**	**$183**	**$202**
COMPARABILITY:		**SIMILAR**	**SIMILAR**	**SLIGHTLY INFERIOR**

SUBJECT ACCOUNT VALUE:	**$469,820**
VALUE PER EQUIV SQ FT:	**$188**

Narrative

Subject property is a newer, moderately sized single family residence located on a 4.1 ac parcel on County Road 17, about two miles from downtown Gunnison. Three example sales of properties of similar size and quality are presented. Example 1 is located about three miles north of town, and is slightly smaller than the subject. It sits on a 5 ac parcel. Examples 2 and 3 are both located about four miles south of town, and bracket the subject in size. Both sit on significantly smaller lots. Example 2 is somewhat newer than the subject, Example 3 is slightly older. Overall, sales of similar properties support the current value of the subject. However, it is noted that the subject property is located immediately adjacent to the owner's business premises (a dog boarding kennel), which can generate significant noise at certain times of day. It is possible that this factor may have some negative effect on the desirability and market appeal of the subject property.