2019
Gunnison County Board of Equalization:
Hearing # 335

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:	**MCDONALD DOUGLAS I TRUST et al**
Account Number:	**R031758**
Parcel Number:	**3255-120-16-006**
Legal Description:	**LOT 5 REPLAT OF MULTI FAMILY TRACT 2 SKYLAND INITIAL FILING**
Current Value:	**$2,025,340**

CBOE #335	Residential Sales Examples
2019	Inventory and Account Value Summary

OWNER: MCDONALD DOUGLAS I TRUST et al
12 VISTA RD
CHERRY HILLS VILLAGE, CO 80113-4921

ACCOUNT #: R031758
PARCEL #: 3255-120-16-006
ECONOMIC AREA: 6

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
ACCOUNT NUMBER:	R031758	R031763	R040582	R032556
PARCEL NUMBER:	3255-120-16-006	3255-120-16-001	3255-010-13-083	3255-120-20-031
PROPERTY ADDRESS:	98 MULLIGAN DR	9 MULLIGAN DR	22 TRENT JONES WAY	46 WILLOW CT
	SKYLAND AREA	SKYLAND AREA	SKYLAND AREA	SKYLAND AREA
LEGAL DESCRIPTION:	LOT 5 REPLAT OF MULTI FAMILY TRACT 2 SKYLAND INITIAL FILING	LOT 10 REPLAT OF MULTI FAMILY TRACT 2 SKYLAND INITIAL FILING	LOT S-97 SKYLAND THIRD FILING PHASE I	LOT S57 SKYLAND INITIAL FILING
LAND ACRES:	0.645	0.670	0.386	0.323
ARCHITECTURAL STYLE:	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
EFFECTIVE YEAR BUILT:	2005	2002	2005	2007
QUALITY CONSTRUCTION:	VERY GOOD	VERY GOOD	VERY GOOD	VERY GOOD
CONDITION:	AVERAGE	GOOD	VERY GOOD	VERY GOOD
RESIDENTIAL SQ FT:	2,984	4,187	3,161	2,222
BASEMENT SQ FT:	2,086	0	0	617
GARAGE SQ FT:	968	600	600	923
EQUIVALENT SQ FT:	4,919	4,307	3,281	2,900
SALE DATE:		4/6/2018	11/13/2015	6/7/2017
SALES PRICE:		$1,720,000	$1,200,000	$1,260,000
TIME ADJUSTED SALES PRICE:		**$1,744,080**	**$1,460,400**	**$1,365,840**
TASP PER EQUIVALENT SQ FT:		**$405**	**$445**	**$471**
COMPARABILITY:		**SIMILAR**	**SLIGHTLY INFERIOR**	**SLIGHTLY INFERIOR**

SUBJECT ACCOUNT VALUE:	**$2,025,340**
VALUE PER EQUIV SQ FT:	**$412**

Narrative	Subject property is a large, very good quality single family residence, located in Skyland on a cul-de-sac lot that abuts the golf course. It enjoys superior views. Three examples of similar quality homes in Skyland are presented. Example 1 is slightly smaller than the subject and located on the same street, but at an intersection. Example 2 is smaller than the subject and is located about half a mile north of it on an interior lot (not immediately abutting the golf course). Example 3 is significantly smaller than the subject and is located about one quarter mile south west of the subject on an interior lot. The subject and all examples have been very well maintained. Overall sales of similar properties in Skyland support the current value.