2019
Gunnison County Board of Equalization:
Hearing #382

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 8 Vacant Land Sales – Sagebrush Fair/Poor Access**" list.

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

Property Owner:	**THOMPSON TOMMY B et al**
Account Number:	**R031704**
Parcel Number:	**4051-000-00-018**
Legal Description:	**35.758A IN TR IN NW4SW4 SEC 7 (LYING SO COUNTY RD 25) 47N3W**
Value:	**$75,190**

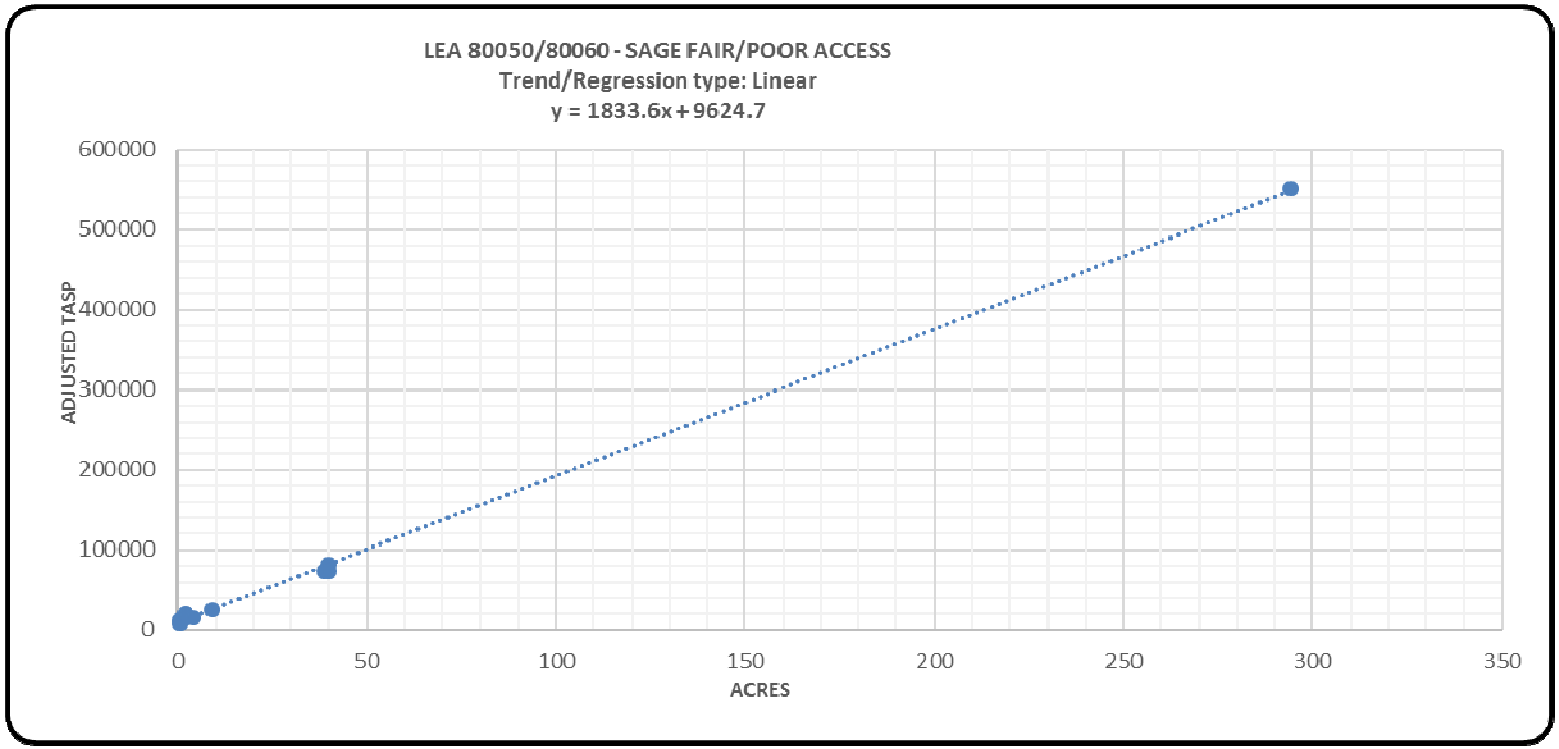
CBOE #382	VACANT LAND SALES EXAMPLES
2019	

Owner: THOMPSON TOMMY B
211 TRADINGHOUSE CREEK ST
GEORGETOWN, TX 78633-2143

Account #: R031704
Parcel #: 4051-000-00-018
Econ Area: 8

Property Location: COUNTY ROAD 25, WILLOW CREEK DRAINAGE
Subdivision: N/A

ACCOUNT NUMBER	SALE DATE	SALE PRICE	TIME ADJUSTED SALE PRICE	ADJUSTED TASP	ACRES	PARCEL NUMBER	LEGAL
R011282	23-Oct-15	$10,000	$10,729	$7,039	0.56	3983-041-01-028	LOT 31 BLUE MESA VILLAGE #636215
R030374	20-Jul-15	$15,500	$17,095	$11,215	0.69	3983-041-01-025	LOT 34 BLUE MESA VILLAGE #634357
R011658	21-Jul-15	$18,000	$19,852	$13,024	0.71	3983-041-01-026	LOT 33 BLUE MESA VILLAGE B712 P75 #634358
R016995	6-Nov-15	$19,000	$20,201	$20,201	2	4051-200-03-029	LOT 270 BLUE MESA SUBD 1 #636412
R012140	23-Aug-17	$20,000	$20,000	$20,000	2	4051-180-02-002	LOT 221 BLUE MESA SUBD UNIT 2 #648680
R016966	31-Aug-17	$15,500	$15,500	$15,500	2	4051-180-07-008	LOT 238 BLUE MESA SUBD 1 #648772
R071700	24-Sep-15	$15,000	$16,241	$16,241	2	4051-070-03-013	LOT 100 BLUE MESA SUBD 2 #635785
R043483	29-Dec-17	$15,500	$15,500	$15,500	4	4051-170-02-086	LOT 37 BLUE MESA SUBD 2 #651037
R072713	28-Aug-17	$25,000	$25,000	$25,000	9.2	4051-180-05-046	LOTS 177-179 BLUE MESA SUBD 2 #649132
R040236	12-Jun-17	$74,000	$74,000	$74,000	38.92	3983-000-00-076	SE4NE4. SEC 8 48N4W #647069
R030624	11-Oct-17	$74,000	$74,000	$74,000	40	3975-000-00-008	NE4NE4. SEC 12 48N1W 40 ACRES #649687
R032838	21-Jan-15	$90,000	$105,120	$82,099	40	4053-000-00-112	NE4NE4. SEC 27 47N2W #630996
R031839	31-Jul-15	$500,000	$551,450	$551,450	294.29	2919-000-00-091	PART OF W2. PART OF SE4. SEC 31 11S89W



Narrative	The subject is a 35.758 acre parcel located on County Road 25 near Blue Mesa Subdivision, and is valued as Economic Area 8 Sage - Fair Access. It does not have electrictiy to the site, and no well or septic system are installed. The property is not locate within Tier 1 Sage Grouse habitat. Three properties of similar size and attributes were sold during the timeframe. These three properties sold for between $74,000 and $82,000 and support our current valuation of the subject.