2019
Gunnison County Board of Equalization:
Hearing #353 through #364

The Gunnison County Assessor's Office has been asked to communicate the assignment results for 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

Commercial property is valued by considering the cost, market and income approaches.

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 pages provide a narrative concerning the application of the income approach to value to the petitioner's property.

The properties being characterized for this hearing are identified as:

Property Owner:	**DDE GUNNISON MEADOWS HOLDINGS LLC**
Account Numbers:	**R024535 and R032037 through R032047**
Parcel Numbers:	**3701-360-05-001 through 3701-360-05-012**
Legal Descriptions:	**Unit 1 Gunnison Mountain Meadows Mall**
	Unit 2 Gunnison Mountain Meadows Mall
	Unit 3 Gunnison Mountain Meadows Mall
	Unit 4 Gunnison Mountain Meadows Mall
	Unit 5 Gunnison Mountain Meadows Mall
	Unit 6 Gunnison Mountain Meadows Mall
	Unit 7 Gunnison Mountain Meadows Mall
	Unit 8 Gunnison Mountain Meadows Mall
	Unit 9 Gunnison Mountain Meadows Mall
	Unit 10 Gunnison Mountain Meadows Mall
	Unit 11 Gunnison Mountain Meadows Mall
	Unit 12 Gunnison Mountain Meadows Mall
Current Values:	**See attached grid**
Recommended Values:	**See attached narrative and grid**

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Narrative

The Assessor's Office recommends adjusting the value of Units 1 through 12 Gunnison Mountain Meadows Mall, based on an income approach, using data derived from the sale of commercial condo units in Gunnison Mountain Meadows Mall.

The sale of units 1 through 6 in GMMM closed on 8/17/2018 at $1,210,000, but was contracted at essentially the same price on 6/13/2018, prior to the appraisal date for the 2019 reappraisal. The six units had very consistent NOIs averaging $11.90/sf, which yields a capitalization rate of 8.7%.

The sale of units 7 through 12 in GMMM closed on 8/17/2018 at $1,025,000, but was contracted at the same price on 6/11/2018, prior to the appraisal date for the 2019 reappraisal. The six units showed some variation in NOIs, but overall rental rates per unit were comparable to units 1 through 6. It is noted that the additional second floor storage areas on units 7 through 12, which do not exist on units 1 through 6, do not appear to contribute to rentable value.

The subject properties are all units in Gunnison Mountain Meadows Mall. Based on typical income and expense of all GMMM units of $11.90/sf, the ground floor area of each individual unit and a capitalization rate of 8.7%, an adjusted value is indicated as shown in the attached grid.

Summary of Current and Recommended Values for CBOE #353 - #364

CBOE #	Account #	Unit #	Size	Current Value	Recommended Value
354	R024535	1	1,428	199,390	192,040
355	R032037	2	1,503	294,090	205,580
356	R032038	3	1,515	272,730	207,220
357	R032039	4	1,515	295,940	207,220
358	R032040	5	1,503	207,600	207,220
359	R032041	6	1,484	222,650	202,980
1 through 6				**1,492,400**	**1,222,260**
360	R032042	7	1,484	222,650	202,980
361	R032043	8	1,500	330,360	205,170
362	R032044	9	1,500	330,360	205,170
363	R032045	10	1,510	331,850	206,540
364	R032046	11	1,500	330,360	205,170
353	R032047	12	1,411	316,230	193,000
7 through 12				**1,861,810**	**1,218,030**
1 through 12				**3,354,210**	**2,440,290**