Elizabeth Mense

From: Martyn Cooper <martyn@equirent.com>
Sent: Saturday, October 19, 2019 8:33 PM
To: William Spicer
Cc: Elizabeth Mense
Subject: Re: Presentation for CBOE #21

Dear William,

Thank you for your time and analysis in determining a fair appraised value for the real property at 821 N Main Street in Gunnison. This process is arduous for both The County's Appraiser as well as the property owner. It seems that the "Mass Appraisal Approach" works rather poorly when the data sets for commercial property sales are quite small as is the case in Gunnison County.

Nevertheless, the work has to be done and the County and its commercial property owners will reap the benefits of more accurate valuations as they budget and plan for 2020 and beyond. Hopefully the work we have both contributed will shed more daylight and assist The Appraiser's Office with county wide appraisals.

Liz, please inform the BOE that we are in agreement with the revised value proposed by The Gunnison County Appraiser.

Yours sincerely,

Martyn Cooper, Manager - EQ2, LLC

On 10/19/2019 6:35 PM, William Spicer wrote:

> Hello Martyn,
>
> I'm sorry it's taken so long to get this to you. As you can see, I'm burning the weekend oil trying to get everything wrapped up for next week.
>
> I am attaching the coversheet and presentation our office has prepared for your hearing. You will note that we are proposing a substantial reduction in value, based on the Gunnison Mountain Meadows Mall sales. If this value is acceptable to you, please let Liz know and we can request the Board to bless it as a stipulation.
>
> Regards,
>
> William Spicer

Senior Appraiser Analyst
Licensed Ad Valorem Appraiser #100023480

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