2019
Gunnison County Board of Equalization:
Hearing # 342

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 Vacant Land Sales**" list.

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

Property Owner:	**HOVANEC PETER J**
Account Number:	**R027188**
Parcel Number:	**3435-000-01-004**
Legal Description:	**TRACT 9 ROARING JUDY RANCH**
Value:	**$420,000**

The CBOE requested additional sales data in support of the Assessor's value. This information has been added to the Assessor's presentation.

CBOE # 342	VACANT LAND SALES EXAMPLES
2019	

Owner: HOVANEC PETER J
16475 W 79TH DR
ARVADA, CO 80007-7936

Account #: R027188
Parcel #: 3435-000-01-004
Econ Area: 6

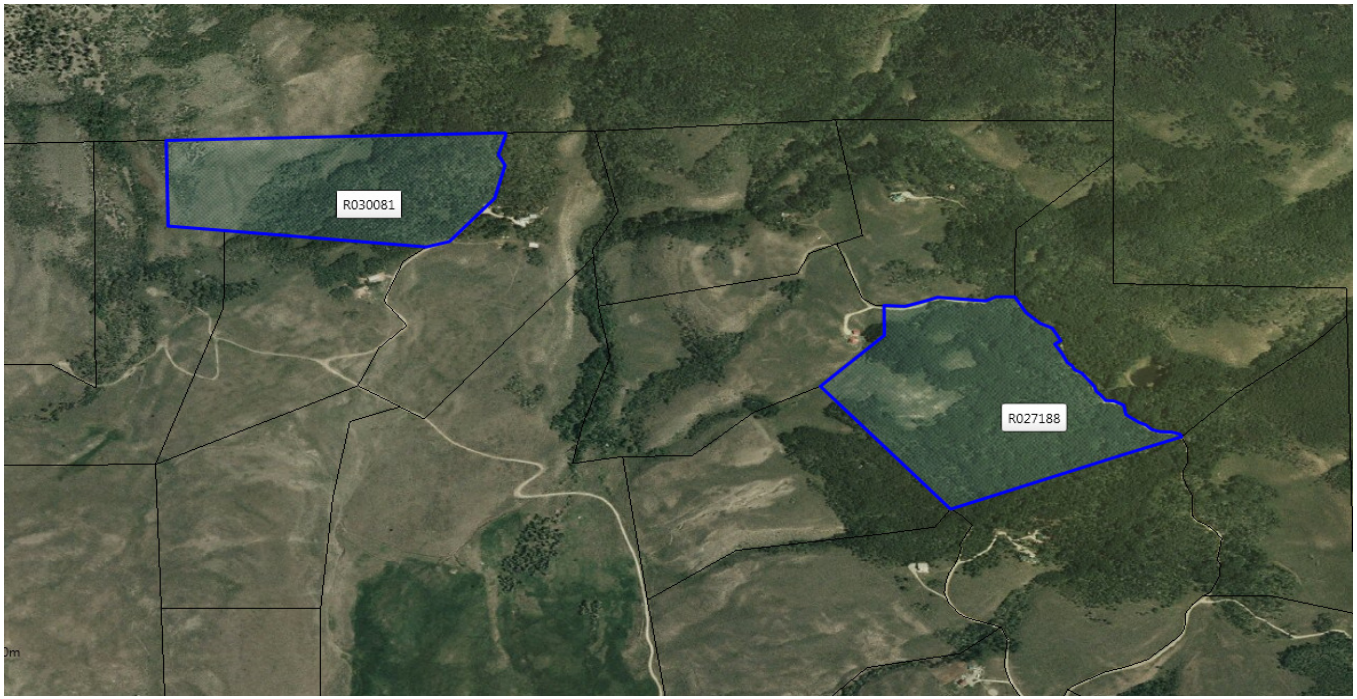
Property Location: ROARING JUDY RD, JACK'S CABIN AREA
Subdivision: ROARING JUDY RANCH

60450 - ROUND MOUNTAIN: TREE LOTS $420,000 BASE VALUE PER SITE

ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	ACRES	SITES	TASP PER SITE	PARCEL NUMBER	LEGAL
R030081	5/25/2017	$375,000	$423,584	35.14	1	$423,584	3435-000-02-002	RONDINELLI TRACT, ROUND MOUNTAIN AT ROARING JUDY RANCH

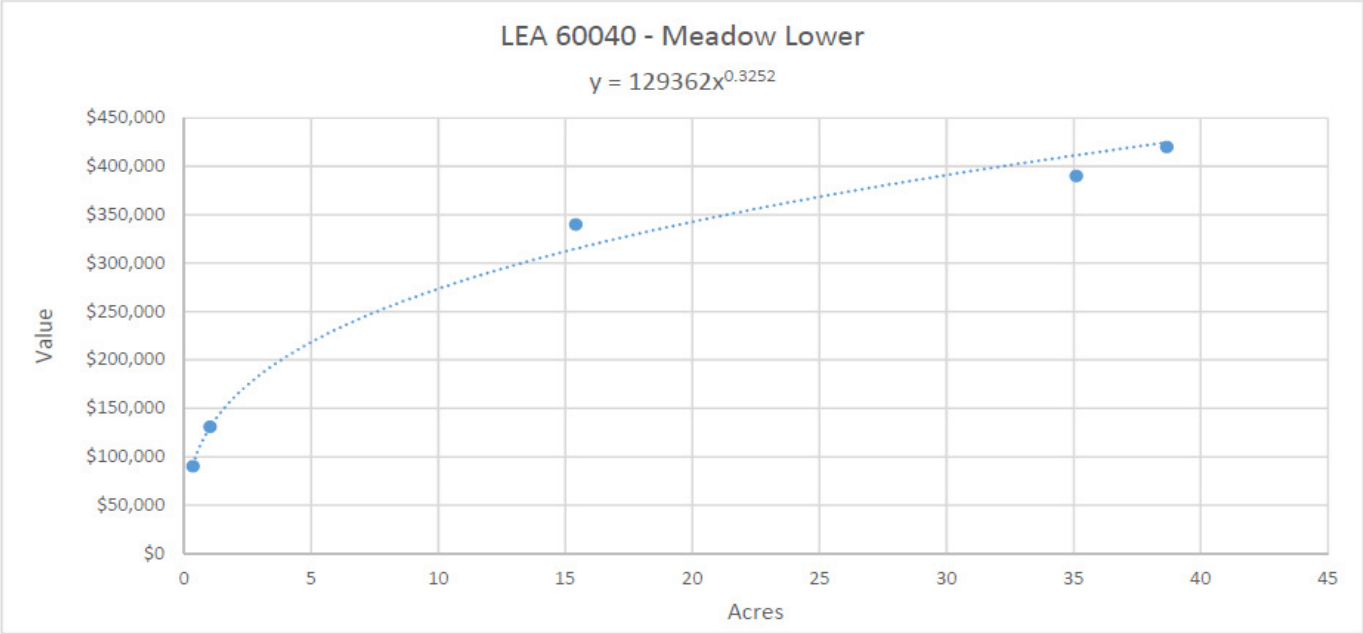
COMPARABLE LEAs:
60430 - ROARING JUDY I & II: TREE LOTS

UPWARD ADJUSTMENTS IN THESE LEAs INCLUDE: OVERSIZED LOT, WELL INSTALLED
DOWNWARD ADJUSTMENTS IN THESE LEAs INCLUDE: ENCROACHING EASEMENT



Narrative	Subject property is located in the upper area of Roaring Judy Ranch subdivision, and is heavily treed. It is similar to upper treed lots in Round Mountain at Roaring Judy subdivision. The subject is of typical size, does not have a well, and is not hindered by any encroaching easements. The treed upper lots in the Roaring Judy Ranch and Round Mountain subdivisions are valued on a site basis at $420,000 per tract. If the subject parcel were valued on a per acre basis using the Economic Area 6 Meadow/Tree Vacant Land Study, its value would be $446,700.

SALES STUDY PERIOD:
JULY 1, 2016 - JUNE 30, 2018

2019 REAPPRAISAL
ECONOMIC AREA 6
VACANT MEADOW/TREE LAND
LOWER EAST RIVER VALLEY

LEA OR ACCOUNT NUMBER	LEA NAME	VALUE OR TIME-ADJUSTED SALE PRICE	ACRES
60240	CB SOUTH SEWER & WATER	$90,300	0.35
60260	CB SOUTH LARGE-NON-REVOCABLE	$130,900	1.02
60400	CB HIGHLANDS	$340,000	15.41
61780	RED MOUNTAIN UPPER	$390,000	35.101
60450	ROUND MOUNTAIN - TREE LOT	$420,000	38.66