2013
Gunnison County Board of Equalization:
Hearing #39

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.

The comparable 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 quoted:

> "Market value is 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 2013 property tax year, the effective appraisal date is June 30, 2012, as required by §39-1-104(10.2)(a)(d), Colorado Revised Statutes.

The following page(s) will characterize the petitioner's property and compare it to a few examples selected from the "Economic Area 8 Single Family Residential Sales" list.

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

Property Owner: **FRENCH JENNIFER LYNN REVOCABLE TRUST**
Account Number: **R009488**
Parcel Number: **3519-000-00-070**
Legal Description: **40A SE4SW4. ORIGINAL SURVEY SEC 29 51N2E**
Value: **$454,910**

GUNNISON ASSESSOR'S Sales Comparables Inventory and Account Value Summary

OWNER:

FRENCH JENNIFER LYNN REVOCABLE TRUST
1 FRENCH HILL RD
MORRILTON, AR 72110-9255

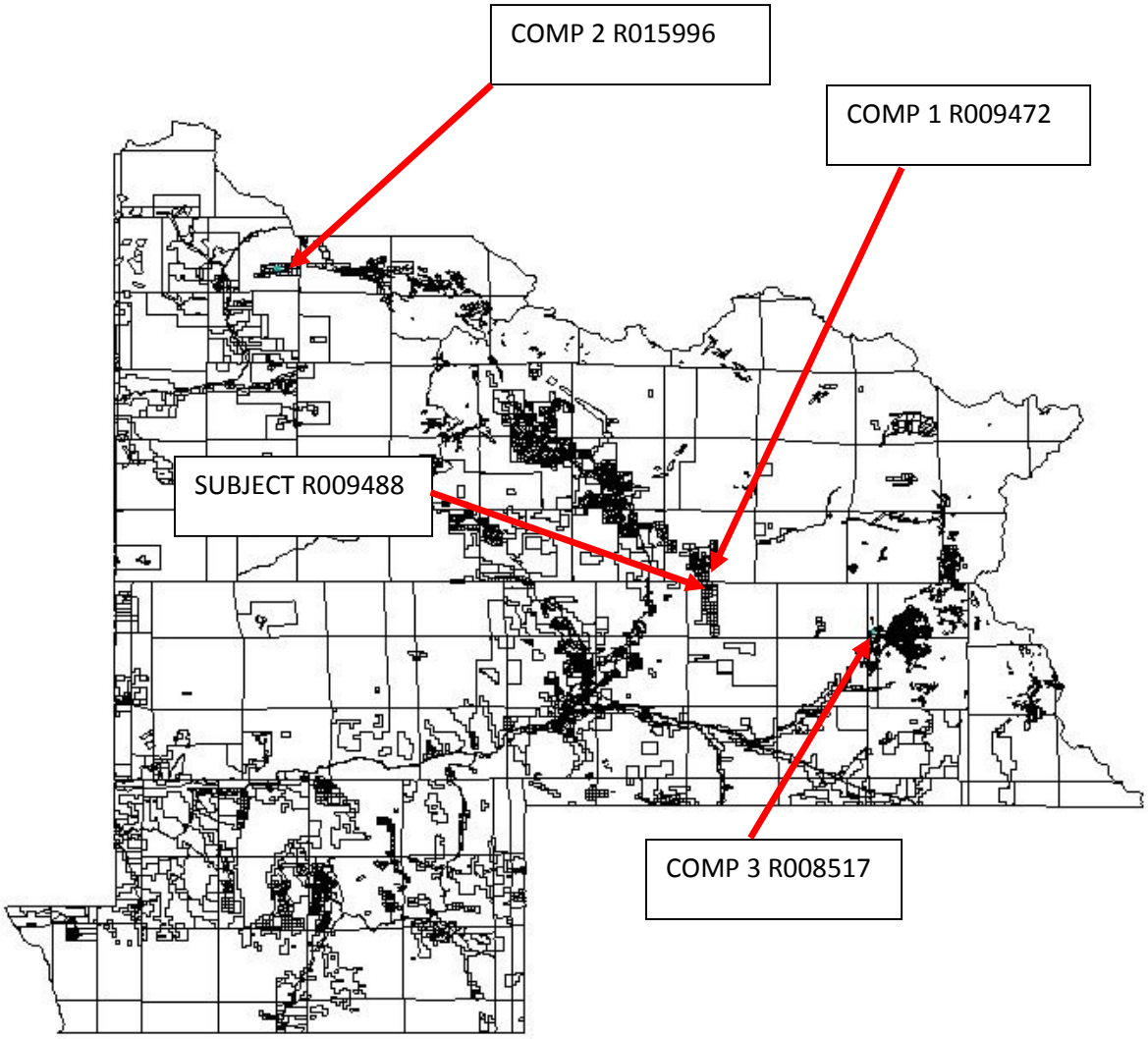
Account #: R009488
Parcel #: 351900000070

LEA: 80770
Subdivision: 558
NBHD: 811000 SFR_ECON
Econ. Area: 8 08

	Subject	Comp 1	Comp 2	Comp 3
Account Number	**R009488**	**R009472**	**R015996**	**R008517**
Parcel Number	**351900000070**	**351900000040**	**291900000028**	**352300000005**
Area	Gunnison Highlands North	Gunnison Highlands North	Ragged Mtn Reserve	Gold Creek
Inventory Effective Date		1/1/2013	1/1/2013	1/1/2010
Number of Bldgs	2	1	1	1
General Information for building of Max Value				
Year Built	2005	1994	1994	1980
Style	CONVENTIONAL	LOG HOME	CABIN	LOG HOME
Off Grid	Yes	Yes	Yes	Yes
Quality	Average	Average	Fair	Fair
Size Comparison (Land)				
Net Land Area (Acres)	40	40	40	15.38
Net Land Area (SF)	1742400	1742400	1742400	669952.80
Size Comparison (Total all buildings)				
Residential Area (SF)	1880	996	1332	1442
Cabin (SF)	224	0	0	0
Total Area (SF)	2104	996	1332	1834
Basement Unfinished	0	0	0	0
Basement Finished	0	0	0	392
Garage (Total all buildings)				
Attached Garage (SF)	0	0	0	0
Built In Garage (SF)	0	0	0	0
Detached Garage (SF)	0	0	0	1064
Room Count (Total all buildings)				
Rooms				
Bedrooms	3	1	2	3
Baths	0	1	1	2

Value Summary	**Subject**	**Comp 1**	**Comp 2**	**Comp 3**
Sale Date		06/26/2012	01/04/2011	08/04/2009
Sale $/SF		$289	$341	$185
Sales Price		$290,000	$520,000	$450,000
Time Adj Sales Price		$287,970	$454,480	$339,750

Account Value	$454,910
Actual Value/$ SF	$216


COMP 2 R015996
COMP 1 R009472
SUBJECT R009488
COMP 3 R008517

SUBJECT AND COMPARABLES

SUBJECT R009488

COMP 1 R009472

COMP 2 R015996

COMP 3 R008517