2013
Gunnison County Board of Equalization:
Hearing #37

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: **WORLDWIDE PROPERTIES LLC**
Account Number: **R011919**
Parcel Number: **3983-000-00-042**
Legal Description: **NE4SE4. SEC 8 48N4W 38.86 ACRES**
Value: **$36,030**

GUNNISON ASSESSOR'S Sales Comparables Inventory and Account Value Summary

OWNER:

WORLDWIDE PROPERTIES LLC
PO BOX 1057
GLENNS FERRY, ID 83623-1057

Account #: R011919
Parcel #: 398300000042

LEA: 80080
Subdivision:
NBHD: 810015 1
Econ. Area: 8

	Subject	Comp 1	Comp 2
Account Number	**R011919**	**R014662**	**R006998**
Parcel Number	**398300000042**	**425112000001**	**369312000004**
Area	BLUE MESA	JOHNSON PARK	QUARTZ CREEK
Inventory Effective Date		1/1/2013	1/1/2013
Number of Bldgs	4	1	1
General Information for building of Max Value			
Year Built	1994	1960	1936
Style	LINE CABIN	SUMMER SFR	SUMMER SFR
Condition	Below Average	Below Average	Below Average
Quality	Poor	Low	Low
Size Comparison (Land)			
Net Land Area (Acres)	38.86	0.25	10.33
Land Adjustment		$29,250	$19,940
Size Comparison (Total all buildings)			
Residential Area (SF)	280	780	342
Commercial Area (SF)	0	0	0
Out Building Area (SF)	330	0	0
Total Area (SF)	610	780	342
Basement Unfinished	0	0	0
Basement Finished	0	0	0
Garage (Total all buildings)			
Attached Garage (SF)	0	0	0
Built In Garage (SF)	0	0	0
Detached Garage (SF)	0	0	0
Room Count (Total all buildings)			
Rooms			
Bedrooms		1	0
Baths	0	1	0

Value Summary	**Subject**	**Comp 1**	**Comp 2**
Sale Date		12/07/2010	12/27/2011
TASP $/SF Minus Land		$34.75	$8.43
Time Adjusted Sales Price		$56,355	$22,824
Time Adj Sales Price Minus Land		$27,105	$2,884

Cabin Value	$5,210
Actual Value/$ SF	$18.61

SUBJECT R011919

COMP 1 R014662

COMP 2 R006998

AUM RENTAL RATE	$14.75
FENCE & WATER EXPEI	$1.43

VIC	4052	
	$14.75	AUM RENTAL RATE
X	12	MONTHS
	========	
	$177.00	GROSS INCOME
-:-	25	ACRES PER AU
	========	
	$7.08	GROSS INCOME PER ACRE
-	$1.43	FENCE & WATER EXPENSE
	========	
	$5.65	NET INCOME PER ACRE
-:-	0.13	STATUTORY ASSESSMENT RATE
	========	
	$43.46	ACTUAL VALUE PER ACRE

19.43 acres X $43.46 = $844

VIIC	4056	
	$14.75	AUM RENTAL RATE
X	12	MONTHS
	========	
	$177.00	GROSS INCOME
-:-	60	ACRES PER AU
	========	
	$2.95	GROSS INCOME PER ACRE
-	$1.43	FENCE & WATER EXPENSE
	========	
	$1.52	NET INCOME PER ACRE
-:-	0.13	STATUTORY ASSESSMENT RATE
	========	
	$11.69	ACTUAL VALUE PER ACRE

17.43 acres X $11.69 = $203

SALES STUDY PERIOD:
JULY 1, 2007 - JUNE 30, 2012

2013 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND:
LAND STUDY

MEADOW-TREE SUBDIVISIONS WITH FAIR ACCESS

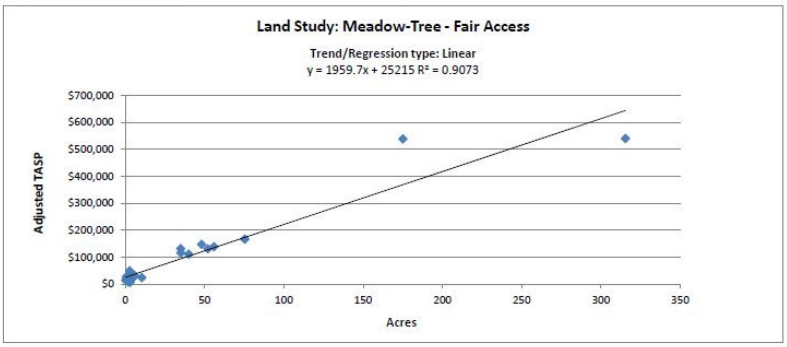
ACCOUNT NUMBER	SALE DATE	ADJUSTED SALE PRICE	TIME ADJUSTED SALE PRICE	TASP ADJUSTED	ACRES	PARCEL NUMBER	LEGAL
R011908	23-Jun-11	$10,500	$9,954	$6,636	3	4051-300-01-023	LOT 4 BLUE MESA SUBD 1 #606469
R016581	01-Oct-10	$12,500	$11,450	$7,633	2	4051-080-02-013	LOT 15 BLUE MESA SUBD 2 #601341
R011507	09-Sep-09	$16,500	$14,256	$9,504	3	4051-190-01-019	LOT 137 BLUE MESA SUBD 1 #593629
R014662*	07-Dec-10	$65,000	$56,355	$14,089	0.25	4251-120-00-001	0.25 ACRES IN NE4NE4 SEC 12 46N6W #602429
R016894	16-Sep-08	$27,500	$22,440	$14,960	2	4051-300-03-060	LOT 96 BLUE MESA SUBD 1 #586670
R011546	10-Aug-07	$29,500	$22,538	$15,025	2	4051-170-02-050	LOT 119 BLUE MESA SUBD 2 #577821
R044369	18-Aug-07	$35,000	$26,740	$17,827	3.5	4051-070-04-007	LOT 51 BLUE MESA SUBD UNIT 2 #578044
R016609	08-Nov-07	$36,900	$28,634	$19,089	2	4051-170-02-010	LOT 43 BLUE MESA SUBD 2 #582180
R016606	31-Oct-07	$40,000	$30,880	$20,587	4	4051-170-02-013	LOT 40 BLUE MESA SUBD 2 #580779
R016881	20-Sep-07	$46,500	$35,712	$23,808	10.5	4051-300-03-066	LOTS 72, 73, 76 & 77 BLUE MESA SUBD 1 #580781
R007659	20-Apr-12	$40,000	$39,520	$26,347	0.623	3427-060-06-002	LOT 21 RAINBOW PLACER 1 #612634
R017165	05-Jan-12	$41,000	$40,016	$26,677	5	4251-050-01-037	LOT 18 SILVERJACK SUBD #610626
R011984*	18-Aug-10	$135,000	$113,265	$28,316	2	3263-214-00-001	2A IN NW4SE4. SEC 21 14S82W #600373
R012378	21-Aug-08	$56,500	$45,878	$30,585	6	4051-080-02-023	LOTS 14 & 50 BLUE MESA SUBD UNIT 2 #586057
R017159	16-Oct-09	$69,900	$53,750	$35,833	5	4251-050-01-003	LOT 6 SILVERJACK SUBD #594686
R012641*	22-Sep-09	$259,500	$197,739	$49,435	2.68	3177-101-00-009	2.68A IN NW4NE4 SEC 10 13S86W #594173
R009513	15-Oct-11	$115,000	$110,860	$110,860	40	3519-000-00-100	40A IN NE4SW4. SEC 29 51N2E ORIGINAL SURVEY #609895
R041490	12-Oct-07	$150,000	$115,800	$115,800	35	4049-000-00-143	35 AC (TRACT R-1B) IN N2 SEC 14 47N4W #579539
R012060	20-Dec-07	$168,000	$131,040	$131,040	52.04	4051-000-00-034	52.04A IN SW4 SEC 19 & NW4 SEC 30 47N3W #581271 #581272
R045434	27-May-09	$155,000	$131,440	$131,441	35	3183-000-00-111	35 AC TRACT IN NE4 SEC 12 13S89W #590998
R009511	24-Aug-11	$145,000	$138,620	$138,620	55.95	3519-000-00-126	55.95A IN SE4NW4. LOT 2. PT OF LOT 3. SEC 20 51N2E INDEPENDENT RESURVEY #608181 #609758
R009517	16-Jun-08	$183,500	$147,534	$147,534	48.13	3519-000-00-144	NE4NW4. & LOT 1 SEC 20 51N2E (W 49% OF AN UND 5/6 INT IN MINERAL RIGHTS) INDEPENDENT RESURVEY #584742
R025553	26-Jul-11	$175,000	$166,600	$166,600	75.4	4049-000-00-148	40.00 AC IN NW4NE4. SEC 34 & 35. 40 AC IN SW4SE4. SEC 27 47N4W #607171
R015925	01-Dec-08	$650,000	$538,200	$538,200	175.123	2989-000-00-041	SW4. & SOUTH 15.123 AC OF THE NW4 SEC 32 12S89W #587868
R012069	23-May-12	$544,000	$539,648	$539,648	315.51	4049-000-00-050	LOT 7. SE4SW4. SEC 20, LOTS 3,4,5,6 SE4NW4. NE4SW4. SEC 29 47N4W #613153

SALES STUDY PERIOD:
JULY 1, 2007 - JUNE 30, 2012

2013 REAPPRAISAL
ECONOMIC AREA 8
VACANT LAND:
LAND STUDY

MEADOW-TREE SUBDIVISIONS WITH FAIR ACCESS

LEA'S INCLUDED IN THIS GROUP:
80080 - MEADOW / TREE FAIR ACCESS
80090 - MEADOW / TREE POOR ACCESS



1 ACRE = $1,959.70 + $25,215 = $27,180

Cabin = $5,210

Ag Land = $1,050

Total Value = $33,440