2013
Gunnison County Board of Equalization:
Hearing #38

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 6 Single Family Residential Sales" list.

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

Property Owner: **ESPOSITO DAVID A ETAL**
Account Number: **R0045431**
Parcel Number: **3177-350-01-036**
Legal Description: **1.67 AC TR IN SE4NW4 (AKA TRACT A-2) SEC 35 13S86W**
Value: **$2,906,250**

GUNNISON ASSESSOR'S Sales Comparable Inventory and Account Value Summary

OWNER:

ESPOSITO DAVID A ETAL
5224 MASONBORO HARBOR DR
WILMINGTON, NC 28409-4156

Account #: R045431
Parcel #: 317735001036

LEA: 61170
Subdivision:
NBHD: 617700 SFR_ECON
Econ. Area: 6 06

	Subject	Comp 1	Comp 2
Account Number	**R045431**	**R033764**	**R070737**
Parcel Number	**317735001036**	**317735100004**	**325500010013**
Address	1185 COUNTY ROAD 317	1472 COUNTY RD 317	379 SMITH RD
Inventory Effective Date		7/8/2010	1/1/2013
Number of Bldgs	1	2	1
General Information for building of Max Value			
Year Built	2009	1998	2002
Style	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
Condition	Good	Average	Average
Quality	Very Good	Good	Good
Size Comparison (Land)			
Net Land Area (Acres)	1.67	7.28	35.15
Net Land Area (SF)	72745.20	317116.80	1531134
Size Comparison (Total all buildings)			
Residential Area (SF)	6525	3523	2959
Commercial Area (SF)	0	0	0
Out Building Area (SF)	0	0	0
Total Area (SF)	6525	3523	2959
Basement Unfinished	0	0	0
Basement Finished	0	0	0
Garage (Total all buildings)			
Attached Garage (SF)	0	0	651
Built In Garage (SF)	1470	0	0
Detached Garage (SF)	1360	686	840
Room Count (Total all buildings)			
Rooms			
Bedrooms	5	4	4
Baths	7	4	3

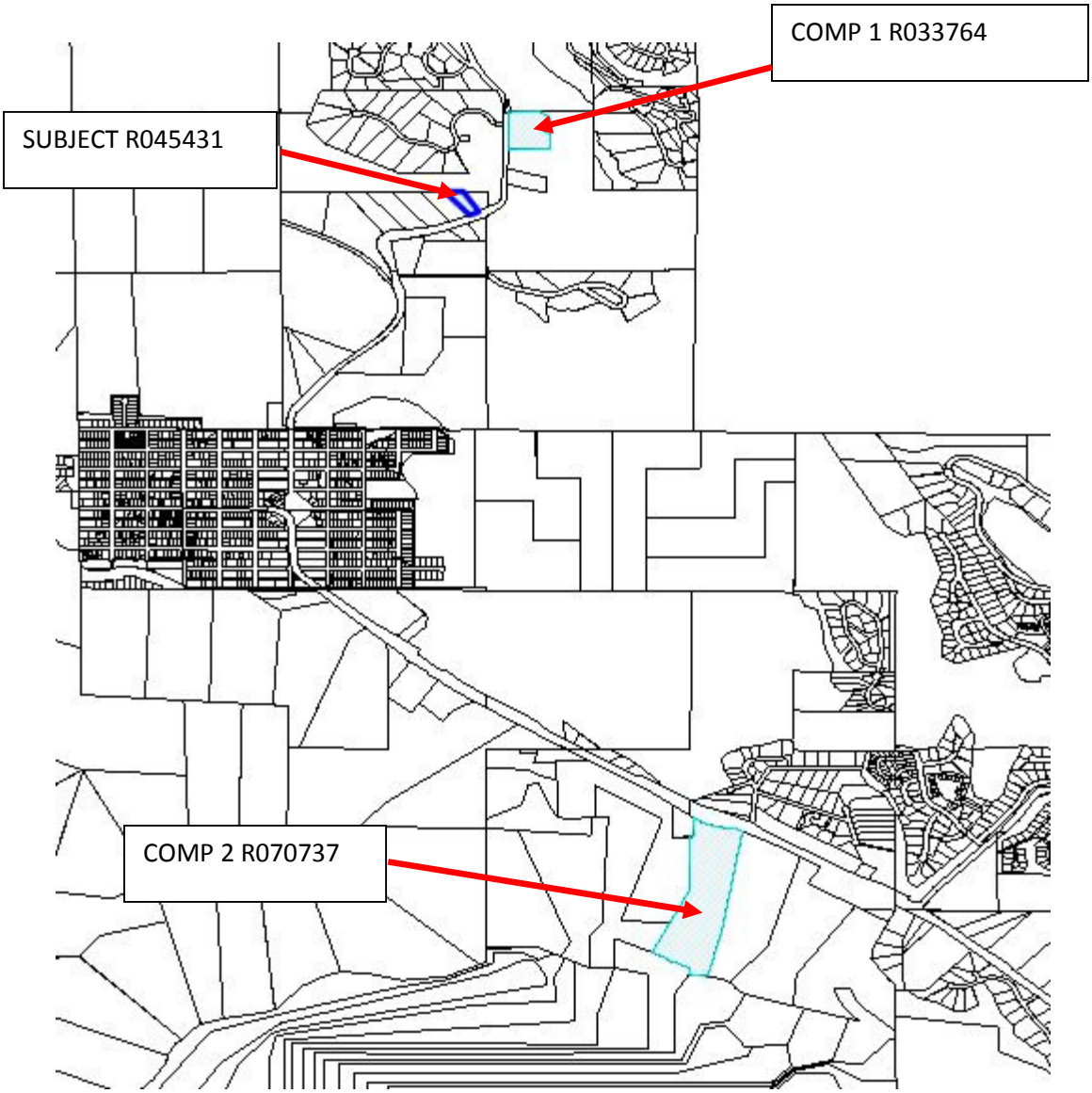
Value Summary	**Subject**	**Comp 1**	**Comp 2**
Sale Date		07/08/2010	04/15/2011
Sale $/SF		$322.17	$437.65
Sales Price		$1,250,000	$1,295,000
Time Adj Sales Price		$1,135,000	$1,295,000

Account Value	$2,238,090
Actual Value/$ SF	$343

SUBJECT R45431

COMP 1 R033764

COMP 2 R070737


COMP 1 R033764
SUBJECT R045431
COMP 2 R070737