2013
Gunnison County Board of Equalization:
Hearing #36

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 2 Condominium Sales" list.

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

Property Owner: **GIBSON JOHN A & M ISABEL REVOCABLE REAL ESTATE TRUST**
Account Number: **R025813**
Parcel Number: **3255-031-81-015**
Legal Description: **UNIT 2 CRYSTAL CREEK CONDOS**
Value: **$178,030**

GUNNISON ASSESSOR'S
Sales Comparables Inventory and Account Value Summary

OWNER:

GIBSON JOHN A & M ISABEL REVOCABLE REAL
26 N REGENCY DR E
ARLINGTON HEIGHTS, IL 60004-6640

Account #: R025813
Parcel #: 325503181015

LEA:

Subdivision: 396
NBHD: 264000 CONDO
Econ. Area: 2

	Subject	Comp 1	Comp 2	Comp 3
Account Number	**R025813**	**R003568**	**R003563**	**R002976**
Parcel Number	**325503181015**	**325503181013**	**325503181009**	**325502227008**
Address	503 BELLEVIEW AVE	503 BELLEVIEW AVE	503 BELLEVIEW AVE	628 TEOCALLI AVE
Inventory Effective Date		1/1/2013	1/1/2013	1/1/2013
Complex	Crystal Creek 2	Crystal Creek 11	Crystal Creek 5	Slate River B-1
General Information for building of Max Value				
Year Built	1978	1979	1979	1979
Style	Condo <= 3	Condo <= 3	Condo <= 3	Condo <= 3
Exterior	Frame Masonry Veneer	Frame Masonry Veneer	Frame Masonry Veneer	Frame Masonry Veneer
Quality	Fair	Fair	Fair	Fair
Size Comparison (Land)				
Net Land Area (Acres)				
Net Land Area (SF)				
Size Comparison (Total all buildings)				
Residential Area (SF)	998	997	1145	993
Commercial Area (SF)	0	0	0	0
Out Building Area (SF)	0	0	0	0
Total Area (SF)	998	997	1145	993
Basement Unfinished	0	0	0	0
Basement Finished	0	0	0	0
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	0
Room Count (Total all buildings)				
Rooms				
Bedrooms	2	2	2	2
Baths	1.7	1.7	1.7	1.7

Value Summary	**Subject**	**Comp 1**	**Comp 2**	**Comp 3**
Sale Date		05/02/2011	07/25/2011	09/10/2008
TASP $/SF		$153.46	$182.53	$185.78
Sales Price		$154,000	$210,000	$335,000
Time Adj Sales Price		$153,000	$209,000	$184,478

Account Value	$178,030.00
Actual Value/$ SF	$178.39