2013
Gunnison County Board of Equalization:
Hearing #30

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: **NORDIC INN LLC**
Account Number: **R005177**
Parcel Number: **3177-234-18-009**
Legal Description: **LOT 3 BLK D CHALET VILLAGE ADDN 1**
Value: **$312,590**

GUNNISON ASSESSOR'S Sales Comparables Inventory and Account Value Summary

OWNER:

NORDIC INN LLC
PO BOX 127
CRESTED BUTTE, CO 81224-0127

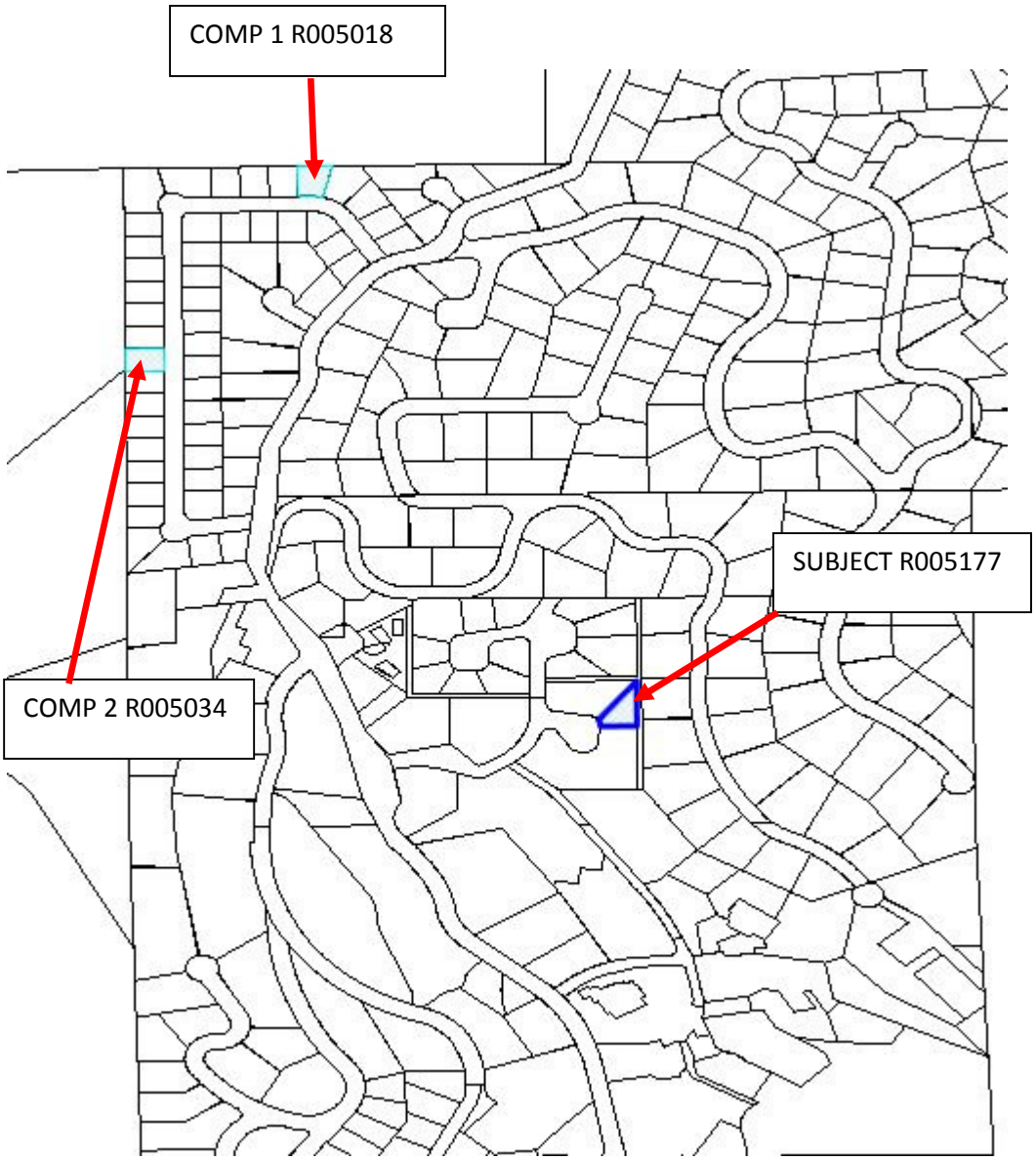
Account #: R005177
Parcel #: 317723418009

LEA: 60600
Subdivision: 220
NBHD: 615000 SFR_ECON
Econ. Area: 6 06

	Subject	Comp 1	Comp 2
Account Number	**R005177**	**R005018**	**R005034**
Parcel Number	**317723418009**	**317723407009**	**317723407025**
Address	18 TREASURY RD	59 PARADISE RD	33 PARADISE RD
Inventory Effective Date		1/1/2013	1/1/2013
Number of Bldgs	1	1	1
General Information for building of Max Value			
Year Built	1972	1978	1972
Style	CONVENTIONAL	LOG HOME	CONVENTIONAL
Exterior	Frame Masonry Veneer	Frame Masonry Veneer	Frame Masonry Veneer
Quality	Fair	Fair	Fair
Size Comparison (Land)			
Net Land Area (Acres)	0.2750	0.2640	0.25
Net Land Area (SF)	11979	11499.84	10890
Size Comparison (Total all buildings)			
Residential Area (SF)	1200	1286	1200
Commercial Area (SF)	0	0	0
Out Building Area (SF)	0	0	0
Total Area (SF)	1200	1286	1200
Basement Unfinished	0	0	0
Basement Finished	0	0	0
Garage (Total all buildings)			
Attached Garage (SF)	0	287	0
Built In Garage (SF)	0	0	0
Detached Garage (SF)	0	0	0
Room Count (Total all buildings)			
Rooms			
Bedrooms	2	2	3
Baths	1	2	2

Value Summary	**Subject**	**Comp 1**	**Comp 2**
Sale Date		09/20/2011	06/29/2012
Sale $/SF		$311.04	$258.33
Sales Price		$435,000	$310,000
Time Adj Sales Price		$400,000	$310,000

Account Value	$312,590.00
Actual Value/$ SF	$260.49


COMP 1 R005018
SUBJECT R005177
COMP 2 R005034

SUBJECT R005177

COMP 1 R005018

COMP 2 R005034