2013
Gunnison County Board of Equalization:
Hearing #23

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: **WEEKLEY DAVID M**
Account Number: **R041996**
Parcel Number: **3177-241-01-002**
Legal Description: **LOT C-30 PROSPECT AT MT CRESTED BUTTE PHASE 1**
Value: **$3,351,660**

GUNNISON ASSESSOR'S Residential Sales Comparables Inventory and Account Value Summary

OWNER:

WEEKLEY DAVID M
819 COUNTRY LN
HOUSTON, TX 77024-3106

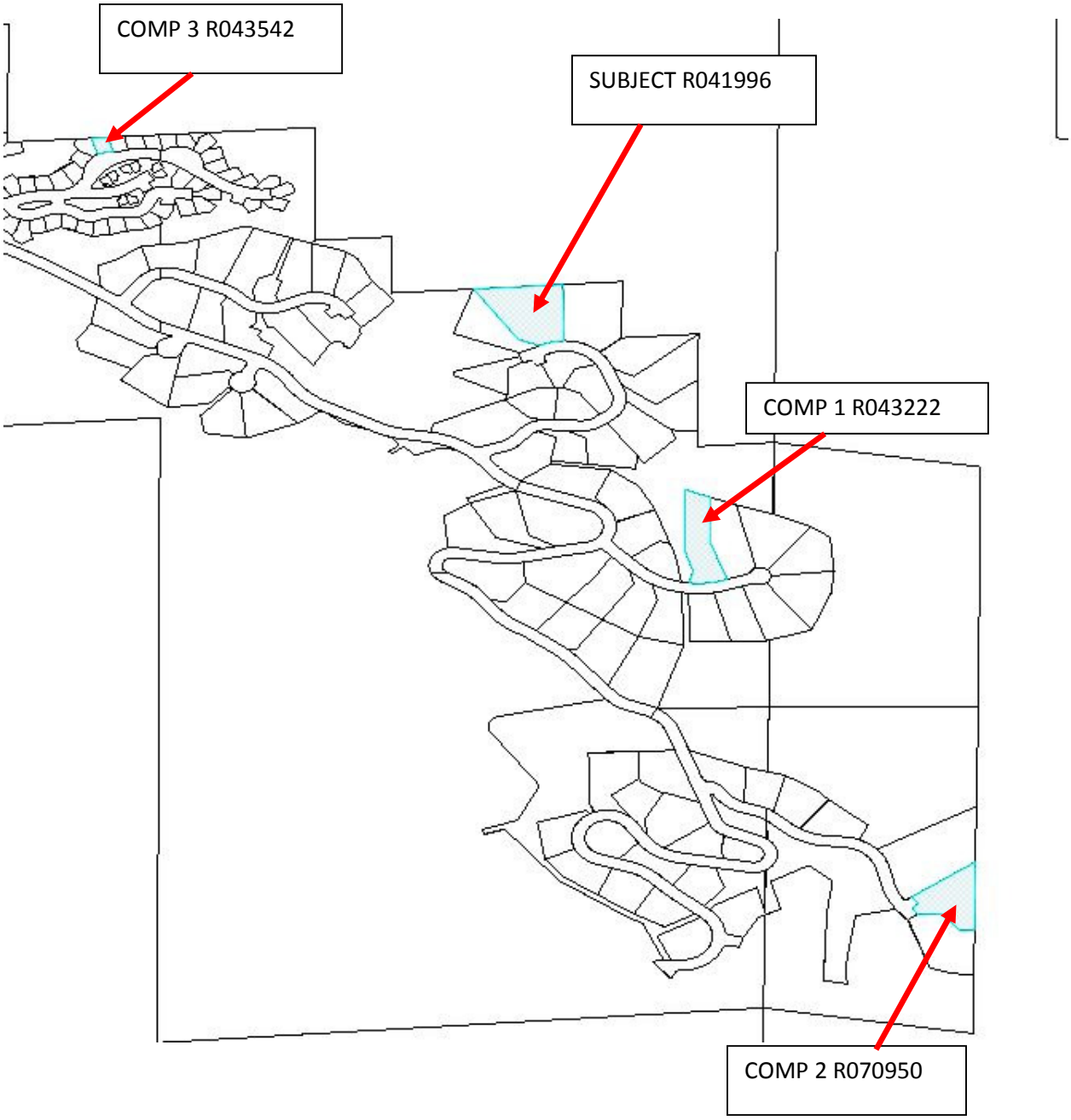
Account #: R041996
Parcel #: 317724101002

LEA: 60880
Subdivision: 5347
NBHD: 615360 SFR_ECON
Econ. Area: 6 06

	Subject	Comp 1	Comp 2	Comp 3
Account Number	**R041996**	**R043222**	**R070950**	**R043542**
Parcel Number	**317724101002**	**317724106005**	**317519301010**	**317724215045**
Address	26 KOKANEE	105 BEAR SCRATCH	23 GRAY FOX DR	17 WILDHORSE TRL
Subdivision	Prospect Phase 1	Prospect Phase 2	Prospect Phase 4	Wildhorse @ Prospect
Number of Bldgs		1	1	1
General Information for building of Max Value				
Year Built	2004	2007	2008	2006
Style	LOG HOME	CONVENTIONAL	ONE OF A KIND	CONVENTIONAL
Exterior	Frame Masonry Veneer	Frame Masonry Veneer	Frame Masonry Veneer	Frame Masonry Veneer
Quality	Excellent	Excellent	Very Good	Good
Size Comparison (Land)				
Net Land Area (Acres)	2.26	1.4910	1.50	0.046396
Net Land Area (SF)	98445.60	64947.96	65340	2021
Size Comparison (Total all buildings)				
Residential Area (SF)	3850	4440	2262	2122
Commercial Area (SF)	0	0	0	0
Out Building Area (SF)	0	0	0	0
Total Area (SF)	6975	6522	4852	3553
Basement Unfinished	0	0	0	0
Basement Finished	3125	2082	2590	1431
Garage (Total all buildings)				
Attached Garage (SF)	729	0	729	0
Built In Garage (SF)	0	887	0	625
Detached Garage (SF)	0	0	0	0
Room Count (Total all buildings)				
Rooms				
Bedrooms	6	4	4	4
Baths	8	7	6	5

Value Summary	**Subject**	**Comp 1**	**Comp 2**	**Comp 3**
Sale Date		12/23/2011	04/20/2011	09/11/2009
Time Adjusted Sale $/SF		$613	$515	$298
Sales Price		$4,000,000	$2,500,000	$1,333,250
Time Adj Sales Price		$4,000,000	$2,500,000	$1,057,267

Account Value	$3,351,660
Actual Value/$ SF	$481


COMP 3 R043542
SUBJECT R041996
COMP 1 R043222
COMP 2 R070950

SUBJECT AND COMPARABLES

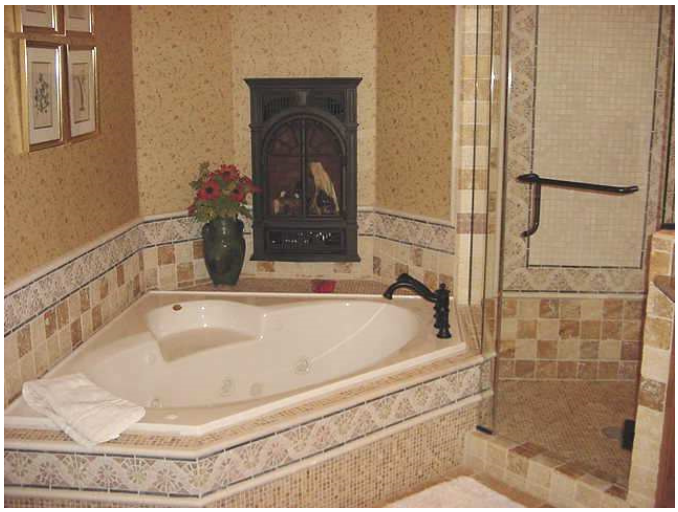
SUBJECT R041996

COMP 1 R043222

COMP 2 R070950

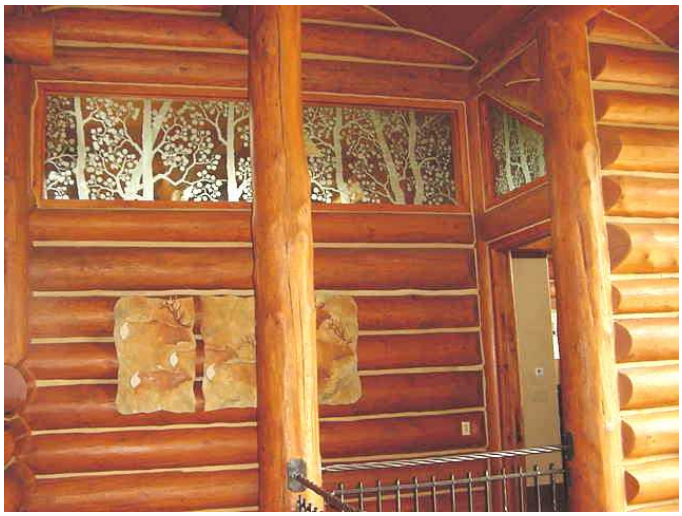
COMP 3 R043542

SUBJECT PHOTOS



Bathroom with Fireplace

Living Room



Etched Glass & showing interior log finish