2013
Gunnison County Board of Equalization:
Hearing #09

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: **ATKINSON JOAN B**
Account Number: **R030330**
Parcel Number: **3255-000-05-050**
Legal Description: **LOTS 32A TRAPPERS CROSSING AT WILDCAT**
Value: **$1,380,180**

GUNNISON ASSESSOR'S Sales Comparables
Inventory and Account Value Summary

OWNER:

ATKINSON JOAN B
2543 E 33RD ST
TULSA, OK 74105-2300

Account #: R030330
Parcel #: 325500005050

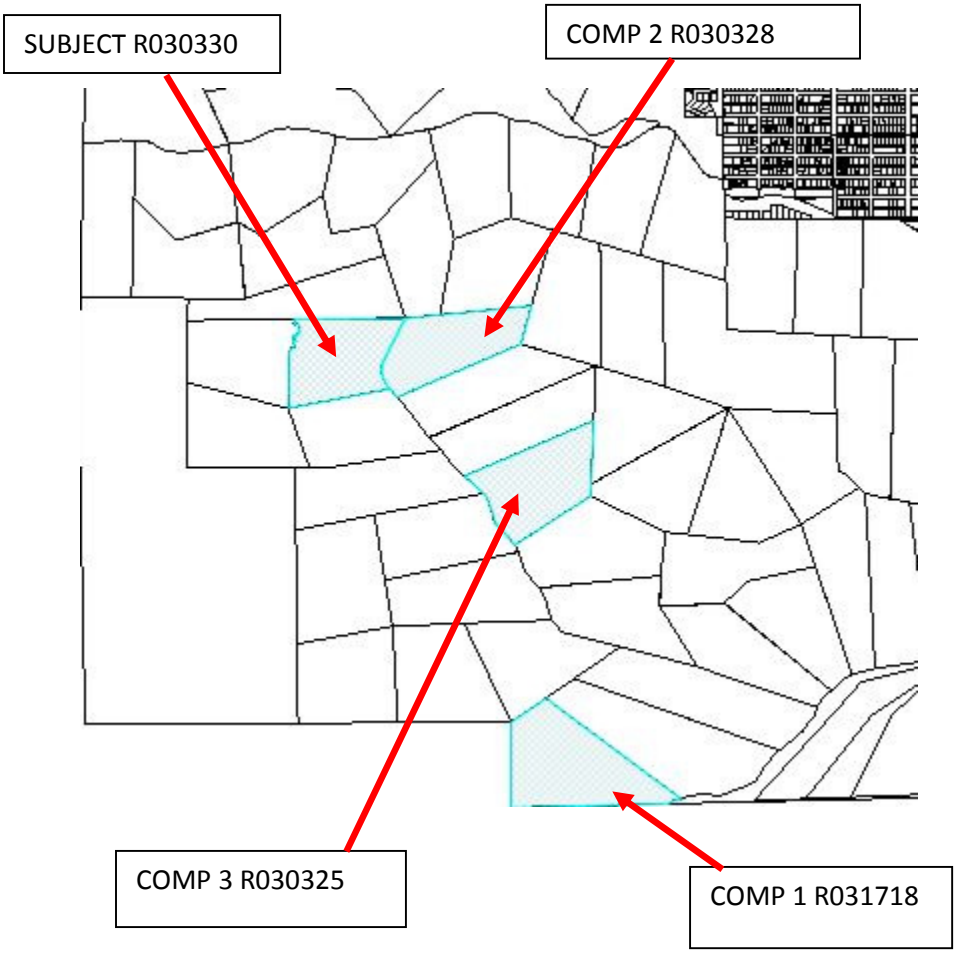
LEA: 61350
Subdivision: 1253
NBHD: 618600 SFR_ECON
Econ. Area: 6 06

	Subject	Comp 1	Comp 2	Comp 3
Account Number	**R030330**	**R031718**	**R030328**	**R030325**
Parcel Number	**325500005050**	**325500007003**	**325500005031**	**325700002002**
Address	1824 WILDCAT TRL	750 PROVIDENCE	2472 WILDCAT TRL	3694 WILDCAT TR
Subdivision	Trappers Crossing W	Trappers Crossing W	Trappers Crossing W	Trappers Crossing W
General Information for building of Max Value				
Year Built	1996	1996	1994	1994
Style	CONVENTIONAL	CONVENTIONAL	LOG HOME	CONVENTIONAL
Exterior	Frame Masonry Veneer	Frame Masonry Veneer	Frame Masonry Veneer	Frame Masonry Veneer
Quality	Very Good	Very Good	Very Good	Very Good
Size Comparison (Land)				
Net Land Area (Acres)	35.76	49.8150	35.49	38.40
Net Land Area (SF)	1557705.60	2169941.40	1545944.40	1528956
Size Comparison (Total all buildings)				
Residential Area (SF)	4256	5292	2517	4259
Commercial Area (SF)	0	0	0	0
Out Building Area (SF)	0	0	0	0
Total Area (SF)	4256	5292	3656	4259
Basement Unfinished	0	0	0	0
Basement Finished	0	0	1139	0
Garage (Total all buildings)				
Attached Garage (SF)	0	0	816	0
Built In Garage (SF)	960	792	0	672
Detached Garage (SF)	0	0	0	0
Room Count (Total all buildings)				
Rooms				
Bedrooms	4	3	4	3
Baths	3	5	4	4

Value Summary	**Subject**	**Comp 1**	**Comp 2**	**Comp 3**
Sale Date		01/10/2012	05/24/2010	01/19/2012
Sale $/SF		$302	$303	$188
Sales Price		$1,600,000	$1,250,000	$800,000
Time Adj Sales Price		$1,600,000	$1,106,250	$800,000

Account Value	$1,380,180.00
Actual Value/$ SF	$324.29

SALES AND COMPARABLES



SUBJECT AND COMPARABLES

SUBJECT R030330

COMP 1 R031718

COMP 2 R030328

COMP 3 R030325