2013
Gunnison County Board of Equalization:
Hearing #08

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

Vacant land is valued by considering the cost, market and income approaches.

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 8 Vacant Land Sales" list.

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

Property Owner: **NEWMAN ROBERT G**
Account Number: **R043460**
Parcel Number: **4051-000-00-093**
Legal Description: **46.125 AC TRACT IN E2NE4 SEC 30 47N3W**
Value: **$45,140**

Gunnison County AssessorLand Sales
Comparables Summary

Owner: NEWMAN ROBERT G

300 CONVENT ST STE 2200

LEA: 80050

ACCOUNT #: **R043460**

NBHD: **NBHDEXT:**

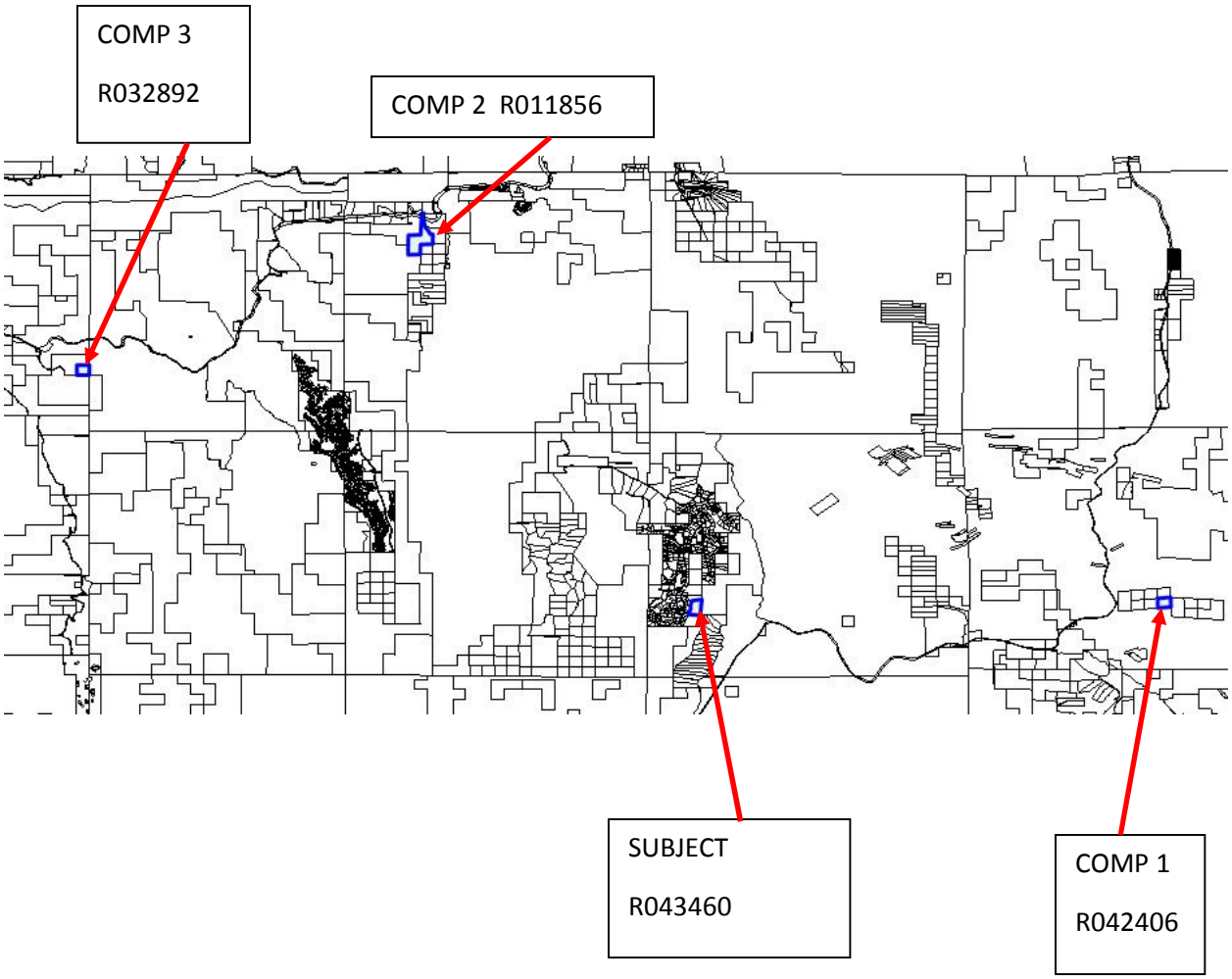
PARCEL #: **405100000093**

Econ. Area: ECONAREA

	Subject	Comp 1	Comp 2	Comp 3
Account Information				
Account #	R043460	R042406	R011856	R032892
Parcel #	405100000093	405300000113	398300000075	398700000022
Improved/Vacant	Vacant	Vacant	Vacant	Vacant
Inventory Effective Date		1/1/2010	1/1/2013	1/1/2010
Land Abstract Code	0550	0550	4147	4147
Land Abstract Description	35 AC TO L/T 100 AC	35 AC TO L/T 100 AC	GRAZING	GRAZING
Legal	SEC 30 47N3W	SEC 27 47N2W	SEC 5 & 8 48N4W	SEC 25 48N6W
Platted	No	No	No	No
Location Information				
Property Type	SAGE	SAGE	SAGE	SAGE
Area	BLUE MESA SUBD	POWDERHORN	PINE CREEK	LITTLE CIMARRON
County Code	GUNNISON	GUNNISON	GUNNISON	GUNNISON
Size Comparison				
Total Acres	46.1250	40	142.3490	40
Sales Comparison				
Adjusted Sale Price		$100,000	$273,700	$110,000
Time Adj Sale Price		$86,000	$262,752	$95,040
Nbhd Comparison				
Nbhd				
Nbhd Ext				
LEA	80050	80050	4000	80050

Value Summary	Subject	Comp 1	Comp 2	Comp 3
Sale Date		8/20/2009	9/28/2011	9/30/2009
TASP $/ACRE		$2,150	$1,846	$2,376
Time Adjusted Sales Price		$86,000	$262,752	$95,040

Your Total Account Value **$45,140 -- $978 per acre 5 acres as level and 41.125 acres as steep**


COMP 3
R032892
COMP 2 R011856
SUBJECT
R043460
COMP 1
R042406