2013
Gunnison County Board of Equalization:
Hearing #07

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 8 & 6 Single Family Residential Sales" list.

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

Property Owner: **SAUNDERS GLENN M ETAL**
Account Number: **R030470**
Parcel Number: **3437-000-01-033**
Legal Description: **LOT 21 STAR MOUNTAIN RANCH SUB**
Value: **$994,060**

SUBJECT

COMP 1 R030328

COMP 2 R031718

COMP 3 R032365

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

OWNER:

SAUNDERS GLENN M ETAL
3908 RIDGECREST DR
FLOWER MOUND, TX 75022-6148

Account #: R030470
Parcel #: 343700001033

LEA: 80150
Subdivision: 1167
NBHD: 811750 SFR_ECON
Econ. Area: 8 08

	Subject	Comp 1	Comp 2	Comp 3
Account Number	**R030470**	**R030328**	**R031718**	**R032365**
Parcel Number	**343700001033**	**325500005031**	**325500007003**	**325700002002**
Address	710 HAWK DR	2472 WILDCAT TRL	750 PROVIDENCE	267 SQUAW GULCH
Subdivision	Star Mountain	Trappers Crossing	Trappers Crossing	Red Mountain
General Information for building of Max Value				
Year Built	2000	1994	1996	1997
Style	RANCH	LOG HOME	CONVENTIONAL	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)	35.0760	35.49	49.8150	35.10
Land Adjustment	$49,530	$200,500	$200,500	$355,000
Size Comparison (Total all buildings)				
Residential Area (SF)	3435	2517	5292	3710
Out Building Area (SF)	0	0	0	0
Total Area (SF)	3435	3656	5292	3710
Basement Unfinished	0	0	0	0
Basement Finished	0	1139	0	0
Garage (Total all buildings)				
Attached Garage (SF)	936	816	0	768
Built In Garage (SF)	0	378	792	0
Detached Garage (SF)	0	0	0	0

Value Summary	**Subject**	**Comp 1**	**Comp 2**	**Comp 3**
Sale Date		05/24/2010	01/10/2012	06/13/2012
TASP $/SF Minus Land		$247	$264	$403
Time Adjusted Sales Price		$1,106,250	$1,600,000	$1,850,000
Time Adj Sales Price Minus Land		$905,750	$1,399,500	$1,495,000
Account Value	$994,060.00	$944,710		
Actual Value/$ SF	$289.39	$275		