2013
Gunnison County Board of Equalization:
Hearing #01

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: MOTT FAYE L ETAL
Account Number: R033076
Parcel Number: 3187-000-00-008
Legal Description: LOT 8 (29.96A). SEC 25 13S91W
Value: $60,530

Gunnison County AssessorLand Sales
Comparables Summary

Owner: MOTT FAYE L ETAL
C/O JAYLENE PARK
PO BOX 32

LEA: 80060

ACCOUNT #: **R033076**

NBHD: **NBHDEXT:**

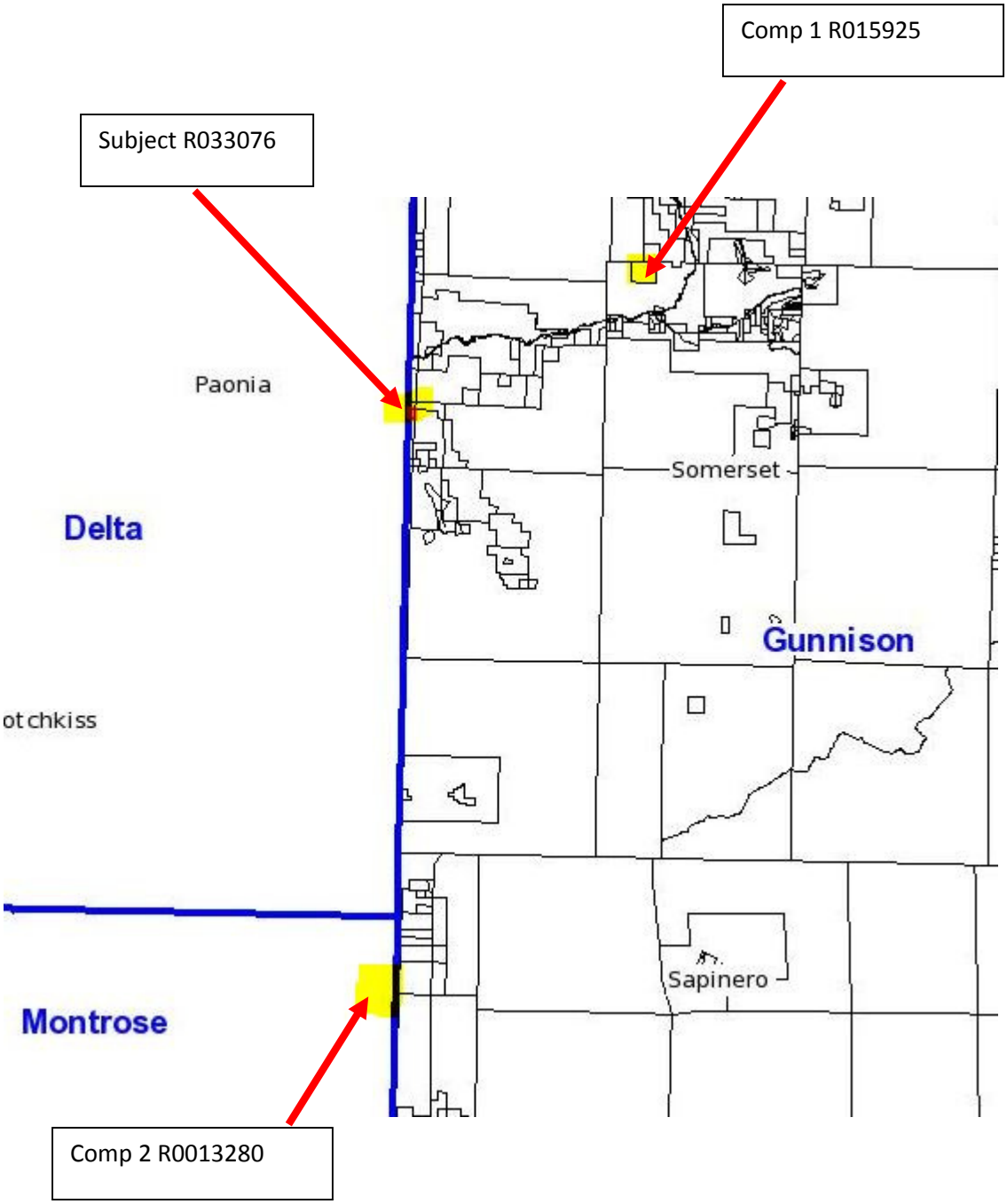
PARCEL #: **318700000008**

Econ. Area: ECONAREA

	Subject	Comp 1	Comp 2
Account Information			
Account #	R033076	R015925	R0013280
Parcel #	318700000008	298900000041	377302100007
Improved/Vacant	No	Vacant	Vacant
Inventory Effective Date		1/1/2010	1/1/2010
Land Abstract Code	0540	4147	4147
Land Abstract Description	10 AC TO L/T 35 AC	GRAZING	GRAZING
Land Type	Scrub Oak	Scrub Oak	Scrub Oak
Platted	No	No	No
Location Information			
Legal	LOT 8 (29.96A). SEC 25 13S91W	175.123 ac in SEC 32 12S89W	23 AC IN NENE SEC 2 49N 6W
Area	NORTH FORK VALLEY	NORTH FORK VALLEY	CRAWFORD
County Code	GUNNISON	GUNNISON	MONTROSE
Size Comparison			
Total Acres	29.96	175.1230	23.00
Sales Comparison			
Adjusted Sale Price		$650,000	$140,000
Time Adj Sale Price		$538,200	$140,000
Nbhd Comparison			
Nbhd			
Nbhd Ext			
LEA	80060	80080	4000

Value Summary	**Subject**	**Comp 1**	**Comp 2**
Sale Date		12/1/2008	6/4/2012
TASP $/Acre		$3,073	$6,087
Time Adjusted Sales Price		$538,200	$140,000

Your Total Account Value **$60,530 -- $2,020 per acre**


Comp 1 R015925
Subject R033076
Paonia
Somerset
Delta
Gunnison
otchkiss
Sapinero
Montrose
Comp 2 R0013280