2013
Gunnison County Board of Equalization:
Hearing #29

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: RENBARGER FAMILY LLC
Account Number: R009463
Parcel Number: 3701-000-00-010
Legal Description: W2. SEC 6 50N1W
Value: $432,140

Colorado Revised Statutes

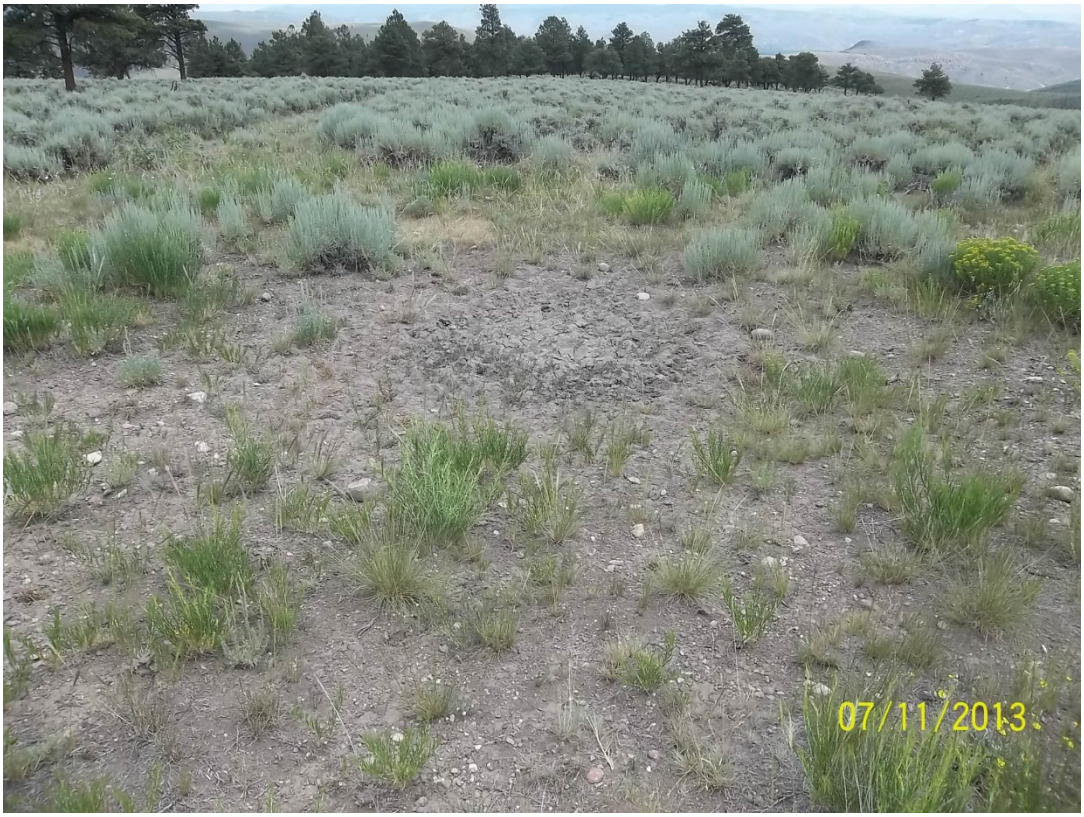
(1.6) (a) "Agricultural land", whether used by the owner of the land or a lessee, means one of the following:

(I) (A) A parcel of land, whether located in an incorporated or unincorporated area and regardless of the uses for which such land is zoned, that was used the previous two years and presently is used as a farm or ranch, as defined in subsections (3.5) and (13.5) of this section, or that is in the process of being restored through conservation practices. Such land must have been classified or eligible for classification as "agricultural land", consistent with this subsection (1.6), during the ten years preceding the year of assessment. Such land must continue to have actual agricultural use. "Agricultural land" under this subparagraph (I) shall not include two acres or less of land on which a residential improvement is located unless the improvement is integral to an agricultural operation conducted on such land. "Agricultural land" also includes the land underlying other improvements if such improvements are an integral part of the farm or ranch and if such other improvements and the land area dedicated to such other improvements are typically used as an ancillary part of the operation. The use of a portion of such land for hunting, fishing, or other wildlife purposes, for monetary profit or otherwise, shall not affect the classification of agricultural land. For purposes of this subparagraph (I), a parcel of land shall be "in the process of being restored through conservation practices" if: The land has been placed in a conservation reserve program established by the natural resources conservation service pursuant to 7 U.S.C. secs. 1 to 5506; or a conservation plan approved by the appropriate conservation district has been implemented for the land for up to a period of ten crop years as if the land has been placed in such a conservation reserve program.

(13.5) "Ranch" means a parcel of land which is used for grazing livestock for the primary purpose of obtaining a monetary profit. For the purposes of this subsection (13.5), "livestock" means domestic animals which are used for food for human or animal consumption, breeding, draft, or profit.

Main water hole on property showing no signs of cattle use – current or past

South edge of the water hole showing no cattle tracks



Salt Lick area on the south side of the property showing no current or past signs of cattle.

Gunnison County Assessor Land Sales
Comparables Summary

Owner: RENBARGER FAMILY LLC

PO BOX 2027

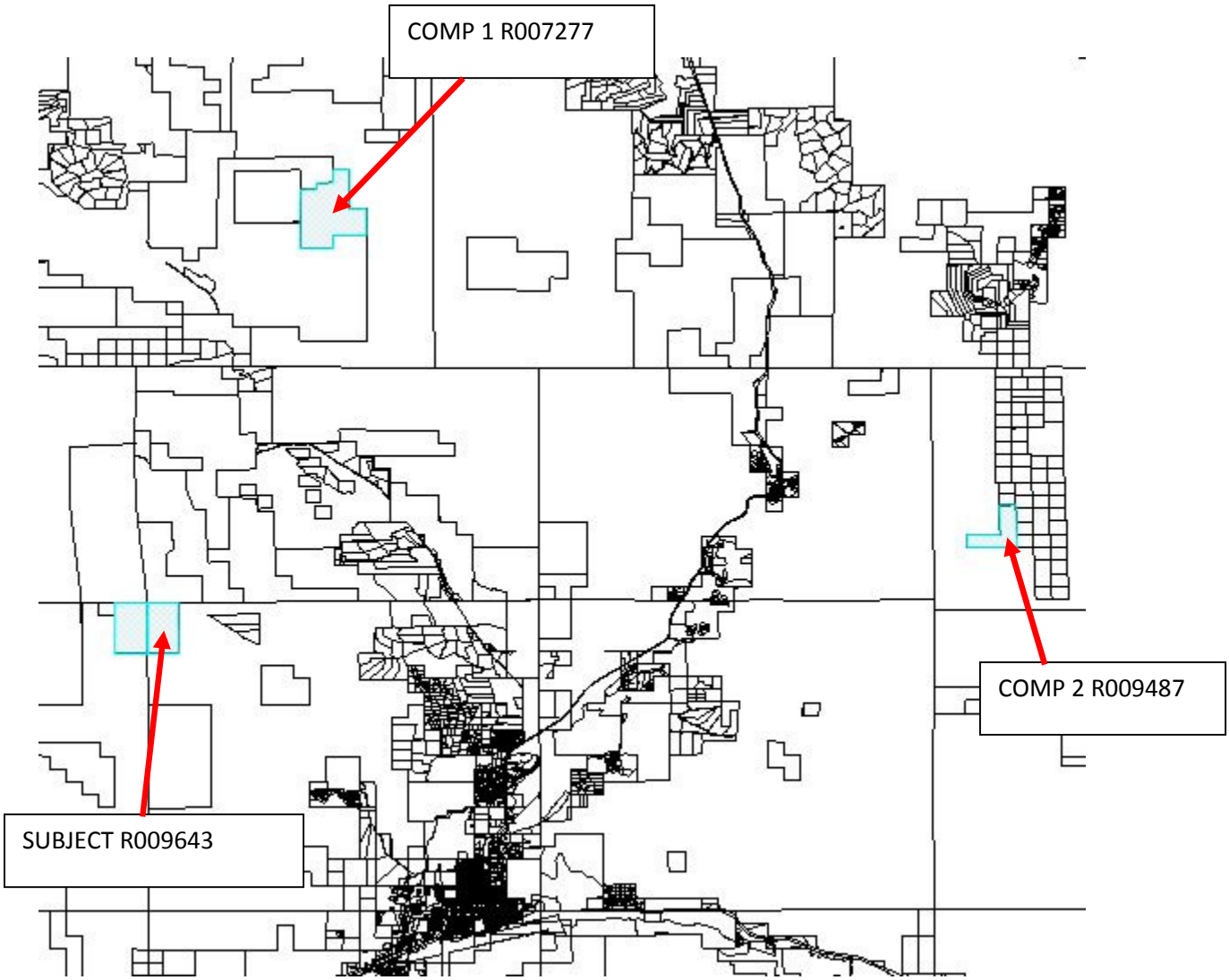
ACCOUNT #: R009643
PARCEL #: 370300000010

LEA: 80050
NBHD: 810010 **NBHDEXT:** SFR_ECON08
Econ. Area: ECONAREA

	Subject	Comp 1	Comp 2	Comp 3
Account Information				
Account #	R009463	R007277	R009487	
Parcel #	370300000010	343700000017	351900000069	
Improved/Vacant	Improved	Vacant	Vacant	
Inventory Effective Date		2/14/2013	1/1/2010	
Land Abstract Code	1112	4147	4147	
Zoning	NONE	NONE	NONE	
Platted	No	No	No	
Location Information				
Property Type				
Area	Antelope Creek	Red Mountain	Lost Canyon	
City				
County Code	GUNNISON			
Size Comparison				
Total Acres	300.49	660	160	
Total SF	13089344	28749600	6969600	
Total FF	0	0	0	
Number of Buildings	0	0	0	
Sales Comparison				
Sale Price		$895,000	$337,500	
Adjusted Sale Price		$895,000	$337,500	
Time Adj Sale Price		$844,880	$278,100	

Value Summary	Subject	Comp 1	Comp 2	Comp 3
Sale Date		5/10/2011	11/14/2008	
TASP $/ACRE		$1,280	$1,738	
Time Adjusted Sales Price		$844,880	$278,100	

Your Total Account Value $432,140 $1,438 per acre This includes the value of the 3 primitive cabins ($21,360)


COMP 1 R007277
COMP 2 R009487
SUBJECT R009643