



Assessor's Office  
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## Data Definitions for Sales Flat File

### Account Identifying Data

ACCOUNTNO	Unique account identifier – this can be used to match to information in other data sources, such as the sales data file and the GIS parcel layer.
PARCELNO	Land parcel identifier – this 12 digit identifier provides information about where in the county each parcel is located. The first four digits of the parcel number identify a specific township: a township index for the county can be found here: <a href="http://www.gunnisoncounty.org/DocumentCenter/View/1361">http://www.gunnisoncounty.org/DocumentCenter/View/1361</a> Digits five and six identify a specific section within the township, and digit seven identifies a specific quarter section in more densely developed area (1 = NE quarter, 2 = NW quarter, 3 = SW quarter, 4 = SE quarter). Digits eight and nine identify an individual block for parcels that are part of a subdivision, and the last three digits represent an individual lot within a block, or an individual parcel in areas that are not subdivided.

### Document Identifying Data

RECEPTIONNO	The number that is assigned by the County Clerk and Recorder to a document at the time it is recorded. The Reception Number has replaced the Book and Page numbering system for recorded documents in Gunnison County.
DEED DESCRIPTION	The type of document or legal instrument used to transfer ownership of a property.

### Sale Identifying Data

SALEDATE	The date at which the property sold.
SALEPRICE	The full transactional price at which the property sold, including personal property.
ADJUSTED SALE PRICE	Actual price of real property; the sale price minus personal property.
GRANTEE	Buyer; recipient of property
GRANTOR	Seller; giver of property
AT TIME OF SALE	Indicates whether the property was vacant or improved at the time of sale.

TYPE OF TRANSACTION	A sale is generally considered valid if it is on the open market and is an arm's length transaction between a willing buyer and seller, neither of whom is under duress.  For assessment purposes, a sale is considered invalid if the sale contains multiple properties; if it involves a governmental agency or non-profit organization; if the sale is part of a 1031 exchange; if the sale is between related parties, etc. If the same property is sold twice within the sales study period, the first sale is considered invalid and only the second sale is analyzed.
INVALID SALE REASON	The reason why sale is invalid for assessment purposes.

## Property Identifying Data

ECONOMIC AREA CODE	Economic area of the county – this identifier divides the county into four major areas of common economic influence: Econ Area 1 = City of Gunnison and surrounding areas, Econ Area 2 = Town of Crested Butte, Econ Area 6 = areas surrounding Crested Butte (Mt CB, CB South, etc.), Econ Area 8 = all outlying rural areas. A map of the economic areas can be found here: <a href="http://www.gunnisoncounty.org/DocumentCenter/View/2101">http://www.gunnisoncounty.org/DocumentCenter/View/2101</a>
SUBDIVISION NAME	Name of the subdivision for subdivided property. This field is only populated for properties that are in a subdivision.
LEA DESCRIPTION	LEA is an acronym for Land Economic Area, and is a method of grouping similar land types.
ACCOUNTTYPE	Type of account – this indicates the primary use of the property, for example: Residential, Vacant, Commercial, etc.
PROPERTY TYPE	Type of property - this indicates the primary use of the property improvements, for example: Single Family Residence, Condo, Mobile Home, etc.
BLTAS DESCRIPTION	The description of the type or style of the structure. For residential property this may be a ranch style or two story home; for outbuildings it could be a barn or hay shed; and for commercial property it could be a restaurant or an office.
EFFECTIVE YEAR BUILT	Represents the original year built plus renovations
TOTAL ACRES	An acre is equivalent to 43,560 square feet.