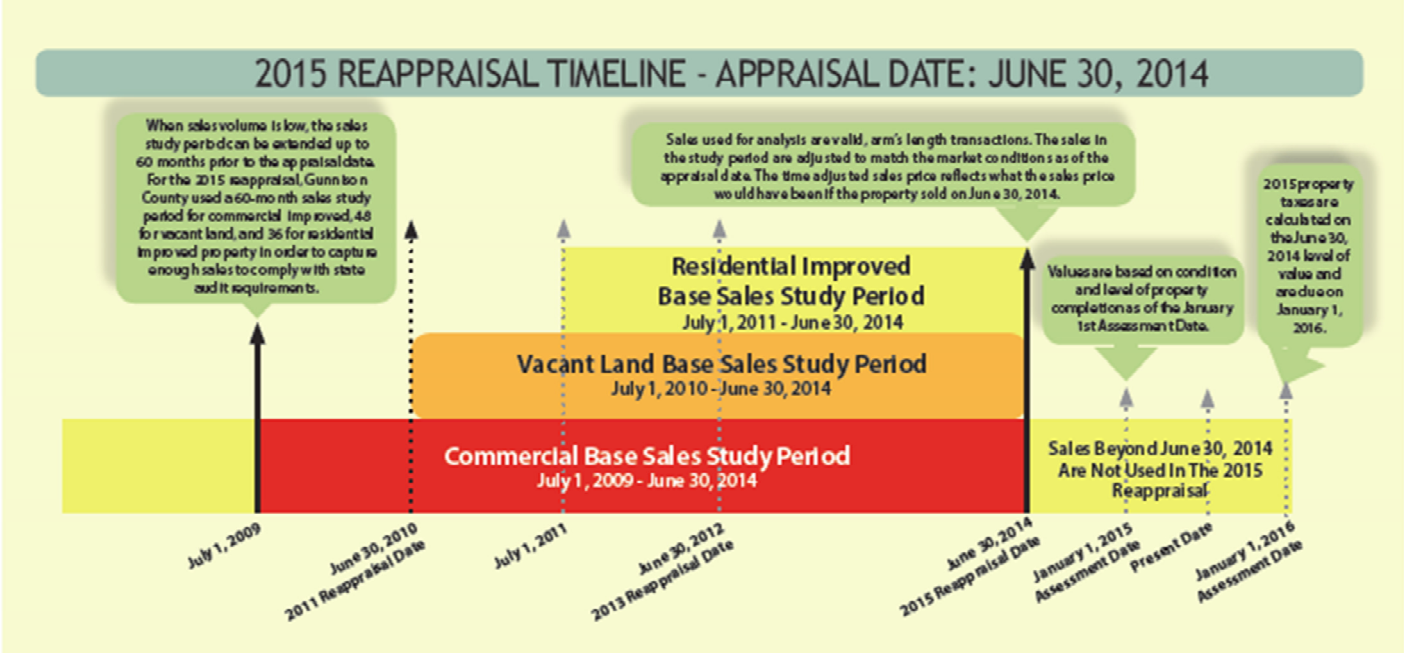
2015 REAPPRAISAL TIMELINE - APPRAISAL DATE: JUNE 30, 2014
When sales volume is low, the sales study period can be extended up to 60 months prior to the appraisal date. For the 2015 reappraisal, Gunnison County used a 60-month sales study period for commercial improved, 48 for vacant land, and 36 for residential improved property in order to capture enough sales to comply with state audit requirements.
Sales used for analysis are valid, arm's length transactions. The sales in the study period are adjusted to match the market conditions as of the appraisal date. The time adjusted sales price reflects what the sales price would have been if the property sold on June 30, 2014.
2015 property taxes are calculated on the June 30, 2014 level of value and are due on January 1, 2016.
Values are based on condition and level of property completions as of the January 1st Assessment Date.
Residential Improved
Base Sales Study Period
July 1, 2011 - June 30, 2014
Vacant Land Base Sales Study Period
July 1, 2010 - June 30, 2014
Commercial Base Sales Study Period
July 1, 2009 - June 30, 2014
Sales Beyond June 30, 2014 Are Not Used In The 2015 Reappraisal
July 1, 2009
June 30, 2010
2011 Reappraisal Date
July 1, 2011
June 30, 2012
2013 Reappraisal Date
June 30, 2014
2015 Reappraisal Date
January 1, 2015
Assessment Date
Present Date
January 1, 2016
Assessment Date