2017
Gunnison County Board of Equalization:
Hearing # 50

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.

All of the 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:

> "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

Commercial property is valued by considering the cost, market and income approaches.

For the 2017 property tax year, the effective **appraisal date is June 30, 2016**, as required by § 39-1-104(10.2)(a)(d), Colorado Revised Statutes.

The following page(s) characterize the petitioner's property and compare it to several examples selected from the "**Commercial Sales**" and "**Economic Area 2 Residential Sales**" lists.

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

Property Owner:	**BETTER TO SKI LLC**
Account Number:	**R003316**
Parcel Number:	**3255-031-75-002**
Legal Description:	**LOTS 13-14 BLK 25 CRESTED BUTTE**
Value:	**$911,900**

Commercial Sales Comparable Inventory and Account Value Summary

2017 CBOE #50

Owner: BETTER TO SKI LLC
P.O. BOX 515
CRYSTAL LAKE, IL 60039

ACCOUNT #: R003316
PARCEL #: 3255-031-75-002
ECON AREA: 2

	SUBJECT	EXAMPLE 1	EXAMPLE 2	EXAMPLE 3
	R003316	R003165	R003530	R033109
PARCEL NUMBER:	3255-031-75-002	3255-031-36-004	3255-031-11-016	3255-031-84-007
PROPERTY ADDRESS:	506 ELK AVE	222 MAROON AVE	429 ELK AVE	306 BELLEVIEW AVE
	CRESTED BUTTE	CRESTED BUTTE	CRESTED BUTTE	CRESTED BUTTE
LEGAL DESCRIPTION:	LOTS 13-14 BLK 25 CRESTED BUTTE	LOT 6 BLK 21 CRESTED BUTTE	S 67.3FT LOTS 31-32 BLK 23 CRESTED BUTTE	E25' OF W75' LOTS 12-16 BLK 46 CRESTED BUTTE
ZONING:	B-3 - TOWN OF CRESTED BUTTE ZONING	B-3 - TOWN OF CRESTED BUTTE ZONING	B-3 - TOWN OF CRESTED BUTTE ZONING	C - TOWN OF CRESTED BUTTE ZONING
NET LAND AREA (SQ FT):	6,000	3,125	3,365	3,125
Commercial				
COMMERCIAL USE:	RETAIL	RETAIL	OFFICE	OFFICE / GARAGE
COMMERCIAL SQ FT:	1,338	516	961	1,800
UNFINISHED SQ FT:	0	0	0	0
QUALITY CONSTRUCTION:	FAIR	FAIR	AVERAGE	FAIR
CONDITION:	AVERAGE	AVERAGE	AVERAGE	AVERAGE
ADJUSTED YEAR BUILT:	1987	1970	1970	2007
Residential				
ARCHITECTURAL STYLE:	RESIDENTIAL WITH COMMERCIAL	RESIDENTIAL WITH COMMERCIAL	RESIDENTIAL WITH COMMERCIAL	RESIDENTIAL WITH COMMERCIAL
RESIDENTIAL SQ FT:	768	648	744	650
QUALITY CONSTRUCTION:	FAIR	FAIR	AVERAGE	FAIR
CONDITION:	AVERAGE	AVERAGE	AVERAGE	GOOD
ADJUSTED YEAR BUILT:	1971	1970	1970	2007
2017 VALUE:	**$911,900**			
SALE DATE:		1/26/2016	2/26/2016	6/12/2013
TIME ADJUSTED SALES PRICE:		**$517,000**	**$626,000**	**$688,500**
TOTAL FINISHED SQ FT:	2,106	1,164	1,705	2,450
$ PER FINISHED SQ FT:	**$433.00**	**$444.16**	**$367.16**	**$281.02**

R003316 VALUATION HISTORY:

2017 Assessment Information					
Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$351,910	$77,240	$559,990	$119,840	$911,900	$197,080

Prior Year Assessment Information				
Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2016	$751,790	$168,400	66.376	$11,177.73
2015	$751,790	$168,400	65.458	$11,023.14
2014	$714,860	$152,620	67.759	$10,341.35
2013	$714,860	$152,620	60.601	$9,248.93
2012	$693,370	$151,370	53.944	$8,165.51
2011	$693,370	$151,370	55.019	$8,328.23
2010	$968,680	$201,740	48.639	$9,812.43
2009	$968,680	$201,740	47.426	$9,567.72
2008	$750,140	$166,810	48.986	$8,171.36
2007	$800,650	$176,530	43.707	$7,715.60
2006	$612,600	$118,110	53.726	$6,345.56