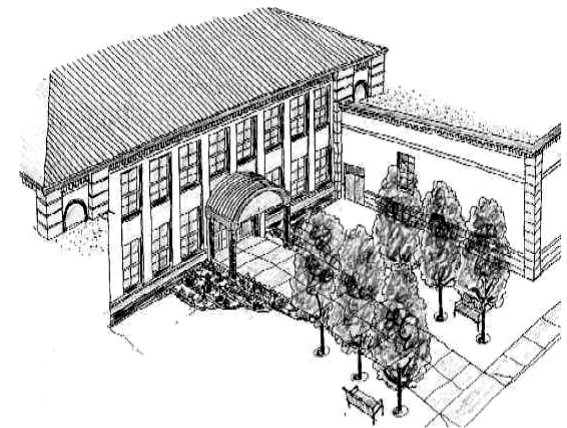


ABSTRACT OF ASSESSMENTS AND LEVIES 2008

GUNNISON COUNTY, COLORADO



GENERAL INFORMATION

This abstract is compiled and made available to you with the compliments of the Gunnison County Assessor's Office. The Abstract report is the final tabulation of valuation, revenues, and levies produced each year as a result of the Assessor's duties.

⇒ It is the duty of the Assessor to assess all property on a fair and equitable basis in accordance with Colorado Revised Statutes. All real and personal property, not exempted by law, is subject to taxation and it is the duty of the property owner to see that it is listed with the Assessor.

⇒ These values are then certified to all taxing entities by the Assessor. The levies are determined and certified by each taxing entity to the Board of County Commissioners.

⇒ These levies are then delivered to the Assessor to be compiled and extended to the properties.

⇒ After the Assessor prepares the Tax Roll, it is delivered to the County Treasurer for collection.

⇒ **The Assessor does not set the taxes.** The taxes are computed based upon the levies set by the Taxing Authorities (also known as Taxing Entities).

⇒ It is the goal of this office to help the taxpayer in the understanding of the property valuation process. If you have any questions regarding the **value** of your property or the valuation process, the Assessor's Office is available to assist and serve you. We encourage you to become knowledgeable about your property valuation process.

2008 GUNNISON COUNTY ELECTED OFFICIALS

Commissioners
Paula Swenson, District 1
Chairperson
Hap Channell, District 2
Jim Starr, District 3

County Assessor
 Kristy McFarland

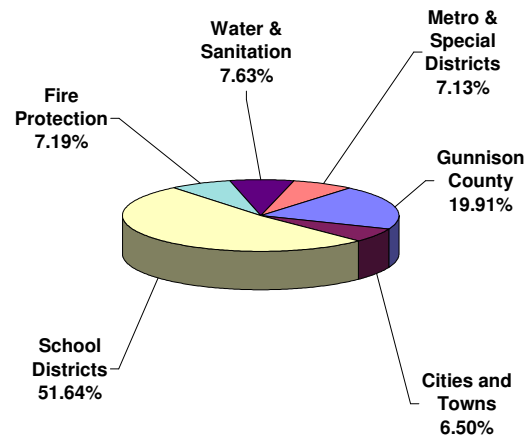
County Clerk and Recorder
 Stella Dominguez

County Coroner
 Frank Vader

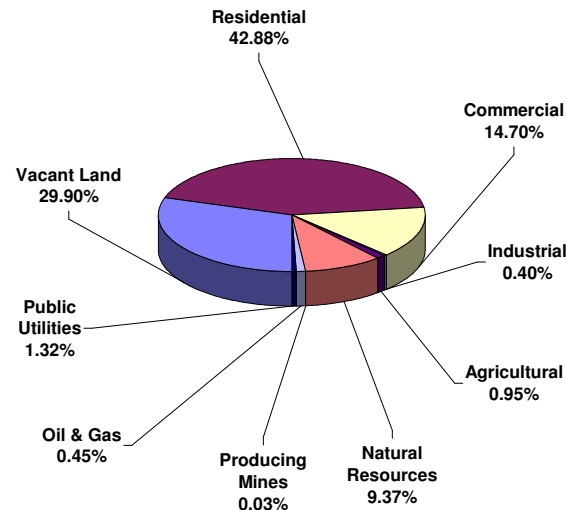
County Sheriff
 Richard Murdie

County Treasurer
 Melody Marks

2008 DISTRIBUTION OF REVENUE



2008 SOURCE OF REVENUE BY PROPERTY CLASS



Entity	Revenue	Revenue Distribution
School Districts	\$19,300,544	51.64%
Gunnison County	\$7,441,925	19.91%
Water & Sanitation	\$2,850,019	7.63%
Metro & Special Districts	\$2,662,521	7.13%
Fire Protection	\$2,686,504	7.19%
Cities and Towns	\$2,430,847	6.50%
TOTAL	\$37,372,360	100%

Property Classification	2008 Assessed Valuation	Percent of Value
Residential	\$334,274,930	42.88%
Vacant Land	\$233,067,930	29.90%
Commercial	\$114,579,670	14.70%
Natural Resources	\$73,035,780	9.37%
Public Utilities	\$10,314,500	1.32%
Agricultural	\$7,362,670	0.95%
Industrial	\$3,116,470	0.40%
Oil & Gas	\$3,526,480	0.45%
Producing Mines	\$220,240	0.03%
TOTAL	\$779,498,670	100%

TOTAL ASSESSED PERSONAL PROPERTY	\$50,232,380
TOTAL ASSESSED REAL PROPERTY	\$729,266,290
2008 ASSESSMENT GRAND TOTAL:	\$779,498,670
2008 REVENUE GRAND TOTAL:	\$37,372,360

Please visit our website for detailed information:
www.gunnisoncounty.org/assessor.html

In addition to on-line property record searches, the website has links to the following topics:

- ⇒ Frequently Asked Questions ⇐
- ⇒ How Property Taxes Are Determined ⇐
- ⇒ Taxing Districts and Taxing Authorities ⇐
- ⇒ The Assessment and Valuation Process ⇐
- ⇒ Appeal Process and Notice of Valuation ⇐
 - ⇒ Reappraisal Sales ⇐
 - ⇒ Assessment Calendar ⇐
- ⇒ Senior Homestead / Disabled Veterans Exemptions ⇐
 - ⇒ Multiple Regression and Time Trending ⇐
 - ⇒ Property Valuation for Business and Industry ⇐
 - ⇒ Agricultural Property ⇐

Kristy McFarland
 Assessor

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www.gunnisoncounty.org/assessor.html