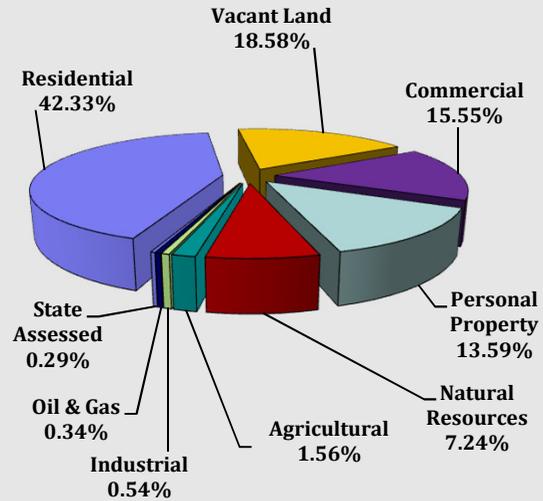


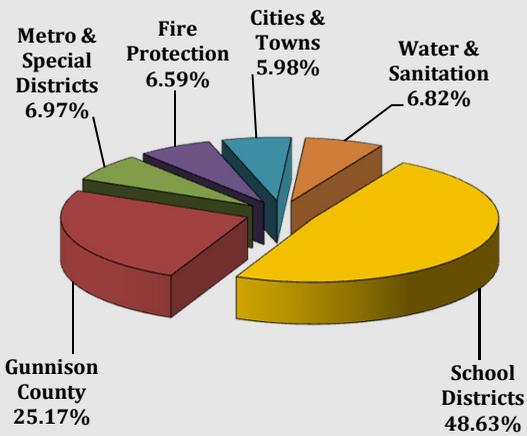
**2013 SOURCE OF REVENUE  
BY PROPERTY CLASS**



Property Classification	2013 Assessed Valuation	Percent of Value
Residential	\$244,923,300	42.33%
Vacant Land	\$107,480,630	18.58%
Commercial	\$89,973,510	15.55%
Personal Property	\$78,616,480	13.59%
Natural Resources	\$41,865,120	7.24%
Agricultural	\$9,006,550	1.56%
Industrial	\$3,098,430	0.54%
Oil & Gas	\$1,967,510	0.34%
State Assessed	\$1,665,540	0.29%
<b>TOTAL</b>	<b>\$578,597,070</b>	<b>100.00%</b>

2013 ABSTRACT OF ASSESSMENT	
TOTAL ASSESSED PERSONAL PROPERTY	\$78,616,480
TOTAL ASSESSED REAL PROPERTY	\$499,980,590
<b>2013 TOTAL ASSESSMENT:</b>	<b>\$578,597,070</b>
<b>2013 TOTAL REVENUE:</b>	<b>\$32,960,866</b>

**2013 DISTRIBUTION OF REVENUE  
FROM PROPERTY TAX**



Entity	Revenue	Revenue Distribution
School Districts	\$16,030,475	48.63%
Gunnison County	\$8,294,767	25.17%
Metro & Special Districts	\$2,299,010	6.97%
Fire Protection	\$2,114,621	6.42%
Cities & Towns	\$1,972,512	5.98%
Water & Sanitation	\$2,249,481	6.82%
<b>TOTAL</b>	<b>\$32,960,866</b>	<b>100%</b>

**2013 Reappraisal** Every odd-numbered year, the Gunnison County Assessor's Office reappraises all property within the county. The 2013 revaluation is based on an analysis of market sales prior to June 30, 2012, and establishes the 2013 and 2014 property values for assessment purposes. Sales early in the time period are adjusted to reflect market conditions on the appraisal date of June 30, 2012.

Notices of Valuation (NOVs) indicate the change in the actual value of property from the previous valuation. For properties that have changed from 2013 (due to construction, demolition, etc.), 2014 NOVs will be mailed to property owners on or before May 1, 2014. For all other properties, the 2014 value will be the same as the 2013 value. 2013 and 2014 values are used in the calculation of property taxes payable in 2014 and 2015, respectively.

**GENERAL INFORMATION** This abstract is compiled and made available to you compliments of the Gunnison County Assessor's Office. The responsibility of the Assessor is to discover, list, classify and value all property in Gunnison County according to the provisions of the Colorado Revised Statutes. The goal of the Assessor is to make a fair assessment of each property in the county to ensure that the property tax burden is distributed on an equitable basis relative to the value of the property.

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

School tax is levied by the School Board. County tax is levied by the Board of County Commissioners. Town and City taxes are levied by the respective towns and cities. Metropolitan, Fire Protection, Water and Sanitation, and other districts are levied by the respective district's board of directors. These districts present their levies to the Board of County Commissioners, who certify them and deliver the certified levies to the Assessor. The levies are then extended to the properties and delivered to the Treasurer in the Tax Warrant. All property tax is collected locally and used to fund the services provided by each taxing entity.

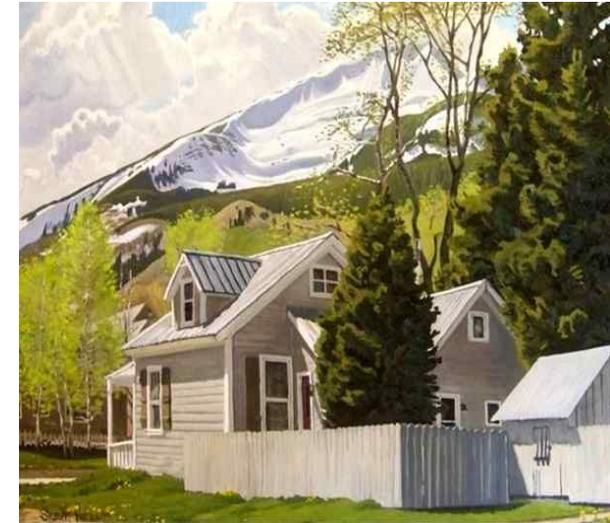
**THE ASSESSOR DOES NOT SET PROPERTY TAXES. THE TAXES ARE COMPUTED BASED UPON THE LEVIES SET BY THE TAXING DISTRICTS.** If you have questions about tax rates please contact the specific taxing entities to communicate your concerns.

The Assessor's office is available to help the taxpayer understand the property valuation and tax system. If you should have any questions regarding the value of your property or the valuation process, we are here to assist and serve you.

2014 GUNNISON COUNTY ELECTED OFFICIALS	
<b>Commissioners</b>	
Paula Swenson, District 1 <i>Chairperson</i>	
Jonathan Houck, District 2	
Phil Chamberland, District 3	
<b>Sheriff</b>	
Rick Besecker	
<b>Assessor</b>	<b>Treasurer</b>
Kristy McFarland	Melody Marks
<b>Clerk and Recorder</b>	<b>Coroner</b>
Stella Dominguez	Frank Vader

**ABSTRACT OF  
ASSESSMENTS  
AND LEVIES  
2013**

**GUNNISON COUNTY  
COLORADO**



"520 Third Street" by Shaun Horne

**KRISTY MCFARLAND  
GUNNISON COUNTY ASSESSOR**

**221 N. WISCONSIN ST., SUITE A  
GUNNISON, COLORADO 81230  
(970) 641-1085**

ASSESSOR@GUNNISONCOUNTY.ORG

[HTTP://WWW.GUNNISONCOUNTY.ORG/  
132/ASSESSORS-OFFICE](http://www.gunnisoncounty.org/132/ASSESSORS-OFFICE)

**2013 ABSTRACT OF ASSESSMENT**

VACANT LAND	Assessed Value
Residential Lots	\$75,624,900
Commercial Lots	\$6,434,810
Industrial Lots	\$820,700
PUD Lots	\$5,175,330
Less than 1 acre	\$67,600
1 to 5 acres	\$1,805,980
5 to 10 acres	\$1,255,390
10 to 35 acres	\$4,468,600
35 to 100 acres	\$7,505,190
100 + acres	\$4,322,130
<b>TOTAL VACANT LAND</b>	<b>\$107,480,630</b>

RESIDENTIAL	Assessed Value
Single Family Residences	\$192,230,850
Farm/Ranch Residences	\$6,866,350
Duplexes & Triplexes	\$3,326,060
Multi-units (4-8 units)	\$864,220
Multi-units (9+ units)	\$1,523,720
Condominiums	\$32,720,070
Manufactured Housing	\$983,120
Farm/Ranch Manufactured Housing	\$41,510
Manufactured Housing Land/Park	\$382,980
Residential Property Not Integral to Agricultural Operations	\$5,984,420
Residential Personal Property	\$1,168,340
<b>TOTAL RESIDENTIAL PROPERTY</b>	<b>\$246,091,640</b>

COMMERCIAL	Assessed Value
Possessory Interest	\$675,470
Merchandising	\$16,118,530
Lodging	\$15,492,490
Offices	\$6,223,610
Recreation	\$2,548,060
Special Purpose	\$18,528,520
Warehouse/Storage	\$6,366,390
Multi-Use (3+ uses)	\$5,648,420
Commercial Condos	\$18,372,020
Commercial Personal Property	\$8,912,810
<b>TOTAL COMMERCIAL PROPERTY</b>	<b>\$98,886,320</b>

Check out the Assessor's **Property Record Search** feature on the website. You can map any Gunnison County property, and it is easier than ever to find recent sales and property ownership information. Need help finding information? Give us a call: (970) 641-1085

INDUSTRIAL	Acres	Assessed Value
Industrial Real Property		\$3,098,430
Industrial Personal Property		\$195,110
<b>TOTAL INDUSTRIAL PROPERTY</b>		<b>\$3,293,540</b>

AGRICULTURAL	Acres	Assessed Value
Possessory Interest		\$28,620
Meadow Hay Land	40,936	\$3,731,260
Grazing Land	276,288	\$2,465,220
Farm/Ranch Waste Land		\$7,830
Farm/Ranch Support	4,294	\$2,761,960
Other Agricultural Property	1	\$11,660
<b>TOTAL AGRICULTURAL PROPERTY</b>		<b>\$9,006,550</b>

NATURAL RESOURCES	Acres	Assessed Value
Coal		\$39,404,740
Earth or Stone Products		\$522,100
Mining Claims - Non-Producing Patented	2,036	\$1,699,540
Severed Mineral Interests	56,340	\$238,740
Natural Resources Personal Property		\$53,821,780
<b>TOTAL NATURAL RESOURCES PROPERTY</b>		<b>\$95,686,900</b>

PRODUCING MINES	Assessed Value
Producing Mines Real	\$0
Producing Mines Personal	\$209,910
<b>TOTAL PRODUCING MINES PROPERTY</b>	<b>\$209,910</b>

OIL & GAS	Assessed Value
Oil & Gas Real Property	\$1,967,510
Oil & Gas Personal Property	\$3,832,470
<b>TOTAL OIL &amp; GAS PROPERTY</b>	<b>\$5,799,980</b>

STATE ASSESSED (Public Utilities)	Assessed Value
State Assessed Real Property	\$1,665,540
State Assessed Personal Property	\$10,476,060
<b>TOTAL STATE ASSESSED PROPERTY</b>	<b>\$12,141,600</b>

TAX EXEMPT	Assessed Value
Tax Exempt Property Value	\$373,358,670
<b>TOTAL TAX EXEMPT PROPERTY</b>	<b>\$373,358,670</b>

[www.gunnisoncounty.org/132/Assessors-Office](http://www.gunnisoncounty.org/132/Assessors-Office)

**2013 MILL LEVIES**

DISTRICT	MILL LEVY	ASSESSED VALUE	REVENUE
<b>COUNTY</b>			
<b>Gunnison County</b>	<b>14.396</b>	<b>576,185,530</b>	<b>\$8,294,767</b>
General Fund	17.075		\$9,838,368
Temporary Tax Credit	-5.619		(\$3,237,586)
Public Welfare	0.499		\$287,517
County Library	1.323		\$762,293
Abatements	0.071		\$40,909
Health Care Center	1.047		\$603,266

CITIES AND TOWNS			
<b>Crested Butte</b>	<b>10.806</b>	<b>79,564,700</b>	<b>\$859,776</b>
General Fund	7.300		\$580,822
Temporary Tax Credit	-4.553		(\$362,258)
Streets & Alleys	8.059		\$641,212

<b>Gunnison</b>	<b>3.868</b>	<b>68,899,130</b>	<b>\$266,502</b>
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<b>Marble</b>	<b>6.505</b>	<b>3,372,990</b>	<b>\$21,941</b>
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<b>Mt Crested Butte *</b>	<b>10.378</b>	<b>77,740,440</b>	<b>\$806,790</b>
General Fund	5.000		\$388,702
Capital Expenditures	5.378		\$418,088

<b>Pitkin</b>	<b>5.560</b>	<b>3,148,040</b>	<b>\$17,503</b>
General Fund	3.560		\$11,207
Capital Expenditures	2.000		\$6,296

SCHOOL DISTRICTS			
<b>Delta - 50J</b>	<b>27.383</b>	<b>104,915,530</b>	<b>\$2,872,902</b>
General Fund	22.656		\$2,376,966
Bond Redemption	4.660		\$488,906
Abatements	0.067		\$7,029

<b>Gunnison - RE1J</b>	<b>27.966</b>	<b>465,950,700</b>	<b>\$13,030,777</b>
General Fund	15.500		\$7,222,236
Bond Redemption	9.452		\$4,404,166
Override Levy	2.813		\$1,310,719
Abatements	0.201		\$93,656

<b>Montrose - RE1J-M</b>	<b>23.837</b>	<b>5,319,300</b>	<b>\$126,796</b>
General Fund	21.967		\$116,849
Bond Redemption	1.739		\$9,250
Abatements	0.131		\$697

METROPOLITAN DISTRICTS			
<b>Crested Butte South</b>	<b>14.363</b>	<b>15,826,420</b>	<b>\$227,315</b>
General Fund	14.363		\$227,315

<b>Reserve #2</b>	<b>50.000</b>	<b>8,788,830</b>	<b>\$439,442</b>
General Fund	50.000		\$439,442

<b>Reserve #2</b>	<b>56.073</b>	<b>9,795,270</b>	<b>\$549,250</b>
Bond Redemption	56.073		\$549,250

<b>Skyland</b>	<b>36.044</b>	<b>19,192,540</b>	<b>\$691,776</b>
General Fund	24.952		\$478,892
Bond Redemption	11.092		\$212,884

\* DDA not deducted from Total Assessed Value

DISTRICT	MILL	ASSESSED VALUE	REVENUE
<b>FIRE PROTECTION DISTRICTS</b>			
<b>Arrowhead</b>	<b>4.518</b>	<b>11,746,930</b>	<b>\$53,073</b>

<b>Carbondale &amp; Rural</b>	<b>8.207</b>	<b>13,509,880</b>	<b>\$110,876</b>
General Fund	5.903		\$79,749
Bond Redemption	2.270		\$30,667
Abatements	0.034		\$459

<b>Crested Butte</b>	<b>4.654</b>	<b>252,220,280</b>	<b>\$1,173,833</b>
General Fund	6.579		\$1,659,357
Temporary Tax Credit	-1.932		(\$487,290)
Abatements	0.007		\$1,766

<b>Gunnison County</b>	<b>4.536</b>	<b>122,747,330</b>	<b>\$556,782</b>
General Fund	2.385		\$292,752
Capital Expenditures	2.115		\$259,611
Abatements	0.036		\$4,419

<b>Ragged Mountain</b>	<b>2.175</b>	<b>101,175,680</b>	<b>\$220,057</b>
General Fund	3.350		\$338,939
Temporary Tax Credit	-1.175		(\$118,881)

SANITATION DISTRICT			
<b>East River Regional</b>	<b>4.274</b>	<b>25,604,490</b>	<b>\$109,434</b>

WATER & SANITATION DISTRICT			
<b>Mt. Crested Butte</b>	<b>12.495</b>	<b>85,729,730</b>	<b>\$1,071,193</b>
General Fund	10.500		\$900,162
Bond Redemption	1.995		\$171,031

WATER CONSERVANCY DISTRICTS			
<b>Bostwick Park</b>	<b>0.983</b>	<b>1,940,020</b>	<b>\$1,907</b>
General Fund	0.981		\$1,903
Abatements	0.002		\$4

<b>Colorado River</b>	<b>0.254</b>	<b>576,193,480</b>	<b>\$146,353</b>
General Fund	0.252		\$145,201
Abatements	0.002		\$1,152

<b>Crawford</b>	<b>0.463</b>	<b>39,220</b>	<b>\$18</b>
General Fund	0.469		\$18
Temporary tax Credit	-0.006		(\$0)

<b>North Fork</b>	<b>0.561</b>	<b>102,121,190</b>	<b>\$57,290</b>
General Fund	0.061		\$6,229
Bond Redemption	0.500		\$51,061

<b>Upper Gunnison</b>	<b>1.951</b>	<b>442,483,800</b>	<b>\$863,286</b>
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CEMETARY DISTRICT			
<b>Gunnison</b>	<b>0.769</b>	<b>169,022,180</b>	<b>\$129,978</b>
General Fund	0.764		\$129,133
Abatements	0.005		\$845

PARKS & RECREATION DISTRICT			
<b>Metropolitan Recreation</b>	<b>0.574</b>	<b>455,137,510</b>	<b>\$261,249</b>
General Fund	0.873		\$397,335
Temporary tax Credit	-0.299		(\$136,086)

