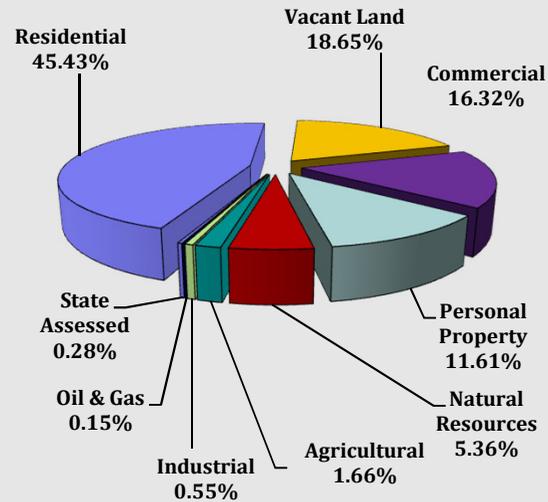


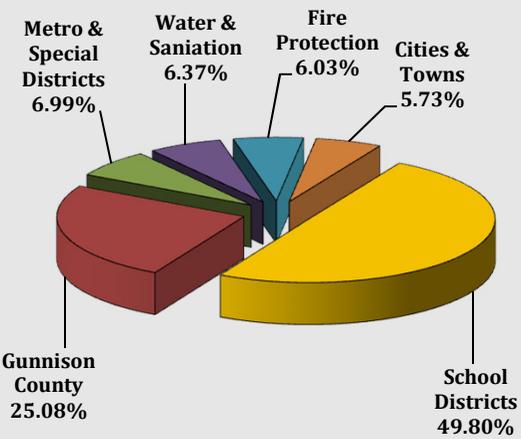
2014 SOURCE OF REVENUE BY PROPERTY CLASS



Property Classification	2014 Assessed Valuation	Percent of Value
Residential	\$249,503,420	45.43%
Vacant Land	\$102,423,540	18.65%
Commercial	\$89,613,570	16.32%
Personal Property	\$63,746,780	11.61%
Natural Resources	\$29,435,610	5.36%
Agricultural	\$9,133,980	1.66%
Industrial	\$3,000,690	0.55%
Oil & Gas	\$797,260	0.15%
State Assessed	\$1,512,990	0.28%
TOTAL	\$549,167,840	100.00%

2014 ABSTRACT OF ASSESSMENT	
TOTAL ASSESSED PERSONAL PROPERTY	\$63,746,780
TOTAL ASSESSED REAL PROPERTY	\$485,421,060
2014 TOTAL ASSESSMENT:	\$549,167,840
2014 TOTAL REVENUE:	\$35,159,893

2014 DISTRIBUTION OF REVENUE FROM PROPERTY TAX



Entity	Revenue	Revenue Distribution
School Districts	\$17,511,190	49.80%
Gunnison County	\$8,818,046	25.08%
Metro & Special Districts	\$2,457,369	6.99%
Water & Sanitation	\$2,238,360	6.37%
Fire Protection	\$2,118,589	6.03%
Cities & Towns	\$2,016,339	5.73%
TOTAL	\$35,159,893	100%

2015 Reappraisal Every odd-numbered year, the Gunnison County Assessor's Office reappraises all property within the county. The 2015 revaluation is based on an analysis of market sales prior to June 30, 2014, and establishes the 2015 and 2016 property values for assessment purposes. Sales early in the time period are adjusted to reflect market conditions on the appraisal date of June 30, 2014.

Notices of Valuation (NOVs) indicate the change in the actual value of property from the previous valuation. 2015 NOVs will be mailed to property owners on or before May 1, 2015. 2015 and 2016 values are used in the calculation of property taxes payable in 2016 and 2017, respectively.

The mill levies contained within this report are used in conjunction with 2014 values (from the previous reappraisal) to derive 2014 property taxes, due January 2015

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.

2015 GUNNISON COUNTY ELECTED OFFICIALS

Commissioners

Paula Swenson, District 1

Chairperson

Jonathan Houck, District 2

Phil Chamberland, District 3

Sheriff

Rick Besecker

Assessor

Kristy McFarland

Treasurer

Debbie Dunbar

Clerk and Recorder

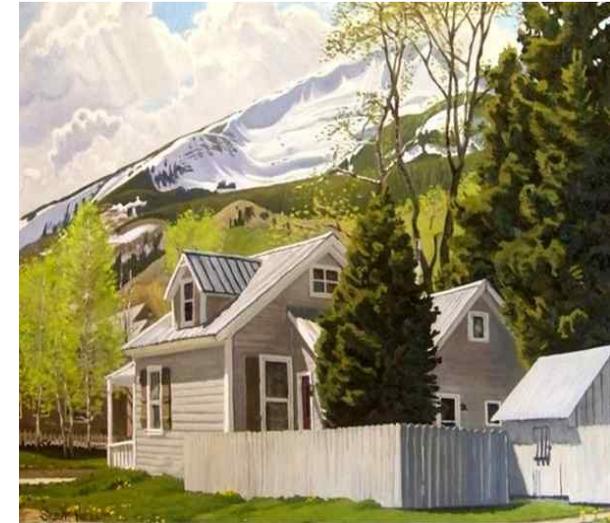
Kathy Simillion

Coroner

Frank Vader

ABSTRACT OF ASSESSMENTS AND LEVIES 2014

GUNNISON COUNTY COLORADO



"520 Third Street" by Shaun Horne

KRISTY MCFARLAND GUNNISON COUNTY ASSESSOR

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GUNNISON, COLORADO 81230
(970) 641-1085

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WWW.GUNNISONCOUNTY.ORG

2014 ABSTRACT OF ASSESSMENT

VACANT LAND	Assessed Value
Residential Lots	\$72,093,510
Commercial Lots	\$6,047,270
Industrial Lots	\$682,640
PUD Lots	\$4,363,330
Less than 1 acre	\$63,570
1 to 5 acres	\$1,817,100
5 to 10 acres	\$1,263,610
10 to 35 acres	\$4,461,150
35 to 100 acres	\$7,443,730
100 + acres	\$4,187,630
TOTAL VACANT LAND	\$102,423,540

RESIDENTIAL	Assessed Value
Single Family Residences	\$196,177,530
Farm/Ranch Residences	\$6,641,220
Duplexes & Triplexes	\$3,351,730
Multi-units (4-8 units)	\$864,220
Multi-units (9+ units)	\$1,299,000
Condominiums	\$32,801,750
Manufactured Housing	\$1,001,190
Farm/Ranch Manufactured Housing	\$36,460
Manufactured Housing Land/Park	\$387,970
Residential Property Not Integral to Agricultural Operations	\$6,942,350
Residential Personal Property	\$571,180
TOTAL RESIDENTIAL PROPERTY	\$250,074,600

COMMERCIAL	Assessed Value
Possessory Interest	\$698,120
Merchandising	\$16,694,360
Lodging	\$15,060,670
Offices	\$6,441,740
Recreation	\$2,400,780
Special Purpose	\$18,544,100
Warehouse/Storage	\$6,478,260
Multi-Use (3+ uses)	\$5,432,620
Commercial Condos	\$17,862,920
Commercial Personal Property	\$8,435,730
TOTAL COMMERCIAL PROPERTY	\$98,049,300

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		\$3,000,690
Industrial Personal Property		\$186,650
TOTAL INDUSTRIAL PROPERTY		\$3,187,340

AGRICULTURAL	Acres	Assessed Value
Possessory Interest		\$27,280
Meadow Hay Land	41,821	\$3,736,870
Grazing Land	274,189	\$2,458,560
Farm/Ranch Waste Land		\$7,950
Farm/Ranch Support	4,705	\$2,883,400
Forest Land	1,239	\$8,260
Other Agricultural Property	1	\$11,660
TOTAL AGRICULTURAL PROPERTY		\$9,133,980

NATURAL RESOURCES	Acres	Assessed Value
Coal		\$26,692,840
Earth or Stone Products		\$743,280
Mining Claims -		
Non-Producing Patented	2,041	\$1,760,270
Severed Mineral Interests	56,458	\$239,220
Natural Resources Personal Property		\$41,059,200
TOTAL NATURAL RESOURCES PROPERTY		\$70,494,810

PRODUCING MINES	Assessed Value
Producing Mines Real	\$0
Producing Mines Personal Property	\$175,580
TOTAL PRODUCING MINES PROPERTY	\$175,580

OIL & GAS	Assessed Value
Oil & Gas Real Property	\$797,260
Oil & Gas Personal Property	\$2,302,630
TOTAL OIL & GAS PROPERTY	\$3,099,890

STATE ASSESSED (Public Utilities)	Assessed Value
State Assessed Real Property	\$1,512,990
State Assessed Personal Property	\$11,015,810
TOTAL STATE ASSESSED PROPERTY	\$12,528,800

TAX EXEMPT	Assessed Value
Tax Exempt Property Value	\$374,653,920
TOTAL TAX EXEMPT PROPERTY	\$374,653,920

www.gunnisoncounty.org/132/Assessors-Office

2014 MILL LEVIES

DISTRICT	MILL LEVY	ASSESSED VALUE	REVENUE
COUNTY			
Gunnison County	16.068	548,795,510	\$8,818,046
General Fund	17.075		\$9,370,683
Temporary Tax Credit	-4.200		(\$2,304,941)
Public Welfare	0.524		\$287,569
County Library	1.476		\$810,022
Abatements	0.024		\$13,171
Health Care Center	1.169		\$641,542

CITIES AND TOWNS			
Crested Butte	11.362	79,288,090	\$900,871
General Fund	7.300		\$578,803
Temporary Tax Credit	-4.438		(\$351,881)
Streets & Alleys	8.500		\$673,949

Gunnison	3.868	69,265,060	\$267,917
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Marble	6.505	3,319,310	\$21,592
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Mt Crested Butte *	10.378	77,931,160	\$808,770
General Fund	5.000		\$389,656
Capital Expenditures	5.378		\$419,114

Pitkin	5.560	3,091,540	\$17,189
General Fund	3.560		\$11,006
Capital Expenditures	2.000		\$6,183

SCHOOL DISTRICTS			
Delta - 50j	27.542	76,070,370	\$2,095,130
General Fund	22.656		\$1,723,450
Bond Redemption	4.800		\$365,138
Abatements	0.086		\$6,542

Gunnison - RE1J	32.713	467,339,950	\$15,288,092
General Fund	15.500		\$7,243,769
Bond Redemption	8.950		\$4,182,693
Override Levy	8.197		\$3,830,786
Abatements	0.066		\$30,844

Montrose - RE1J-M	23.763	5,385,190	\$127,968
General Fund	21.967		\$118,296
Bond Redemption	1.729		\$9,311
Abatements	0.067		\$361

METROPOLITAN DISTRICTS			
Crested Butte South	14.363	15,960,250	\$229,237
General Fund	14.363		\$229,237

Reserve #2	60.000	9,225,820	\$553,549
General Fund	60.000		\$553,549

Reserve #2	56.471	10,232,260	\$577,826
Bond Redemption	56.471		\$577,826

Skyland	36.044	19,247,630	\$693,762
General Fund	23.749		\$457,112
Bond Redemption	12.295		\$236,650

* DDA not deducted from Total Assessed Value

DISTRICT	MILL LEVY	ASSESSED VALUE	REVENUE
FIRE PROTECTION DISTRICTS			
Arrowhead	4.518	11,810,090	\$53,358

Carbondale & Rural	8.203	14,331,820	\$117,564
General Fund	5.903		\$84,601
Bond Redemption	2.258		\$32,361
Abatements	0.042		\$602

Crested Butte	4.814	251,730,900	\$1,211,833
General Fund	6.579		\$1,656,138
Temporary Tax Credit	-1.774		(\$446,571)
Abatements	0.009		\$2,266

Gunnison County	4.504	123,473,450	\$556,124
General Fund	2.385		\$294,484
Capital Expenditures	2.115		\$261,146
Abatements	0.004		\$494

Ragged Mountain	2.460	73,052,810	\$179,710
General Fund	3.350		\$244,727
Temporary Tax Credit	-0.890		(\$65,017)

SANITATION DISTRICT			
East River Regional	4.274	25,920,710	\$110,785

WATER & SANITATION DISTRICT			
Mt. Crested Butte	12.581	85,929,950	\$1,081,085
General Fund	10.500		\$902,264
Bond Redemption	2.050		\$176,156
Abatements	0.031		\$2,664

WATER CONSERVANCY DISTRICTS			
Bostwick Park	0.982	1,985,910	\$1,950
General Fund	0.981		\$1,948
Abatements	0.001		\$2

Colorado River	0.253	548,795,510	\$138,845
General Fund	0.252		\$138,296
Abatements	0.001		\$549

Crawford	0.469	31,910	\$15
General Fund	0.469		\$15

North Fork	0.561	73,329,990	\$41,138
General Fund	0.061		\$4,473
Bond Redemption	0.500		\$36,665

Upper Gunnison	1.951	443,127,480	\$864,542
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CEMETERY DISTRICT			
Gunnison	0.766	170,215,410	\$130,385
General Fund	0.764		\$130,045
Abatements	0.002		\$340

PARKS & RECREATION DISTRICT			
Metropolitan Recreation	0.598	455,870,260	\$272,610
General Fund	0.873		\$397,975
Temporary Tax Credit	-0.275		(\$125,364)