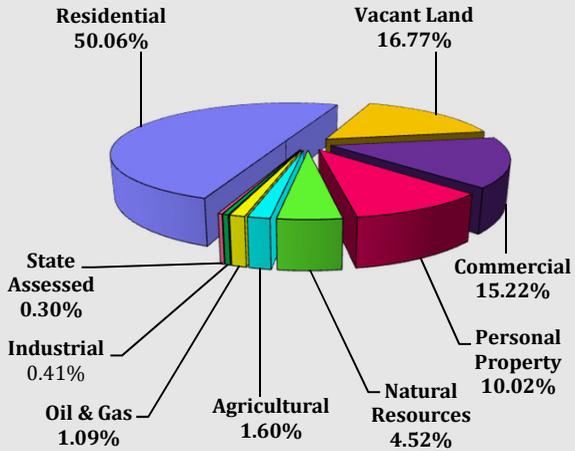


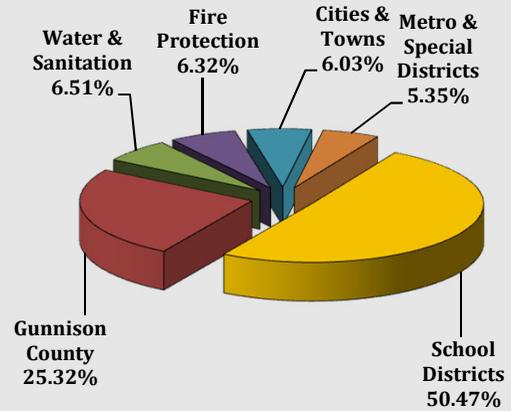
**2015 SOURCE OF REVENUE
BY PROPERTY CLASS**



Property Classification	2015 Assessed Valuation	Percent of Value
Residential	\$306,357,990	50.06%
Vacant Land	\$102,657,300	16.77%
Commercial	\$93,125,280	15.22%
Personal Property	\$61,341,220	10.02%
Natural Resources	\$27,669,630	4.52%
Agricultural	\$9,764,370	1.60%
Oil & Gas	\$6,695,800	1.09%
Industrial	\$2,503,840	0.41%
State Assessed	\$1,861,240	0.30%
TOTAL	\$611,976,670	100.00%

2015 ABSTRACT OF ASSESSMENT	
TOTAL ASSESSED PERSONAL PROPERTY	\$61,341,220
TOTAL ASSESSED REAL PROPERTY	\$550,635,450
2015 TOTAL ASSESSMENT:	\$611,976,670
2015 TOTAL REVENUE:	\$37,805,222

**2015 DISTRIBUTION OF REVENUE
FROM PROPERTY TAX**



Entity	Revenue	Revenue Distribution
School Districts	\$19,079,137	50.47%
Gunnison County	\$9,573,094	25.32%
Water & Sanitation	\$2,462,733	6.51%
Fire Protection	\$2,388,690	6.32%
Cities & Towns	\$2,278,389	6.03%
Metro & Special Districts	\$2,023,179	5.35%
TOTAL	\$37,805,222	100%

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

For most properties, the 2016 value will be the same as the 2015 value. However, if a property has changed between January 1, 2015 and January 1, 2016, (e.g. due to new construction, remodeling, or demolition), a Notice of Valuation indicating the change in value will be mailed to the property owner on or before May 1, 2016. Property taxes are always paid in arrears, so for example 2015 property taxes, which are based on the 2015 values, are payable in 2016.

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.

In December each year, the Assessor provides each taxing entity (i.e. school districts, fire protection districts, etc.) with the total assessed valuation within the entity's boundary. Each entity then sets a mill levy that will generate the revenue they need to fund its operations, within the limits laid out in the state constitution and statutes.

The Assessor does not determine property taxes. Taxes are computed based on the mill levies set by the taxing entities.

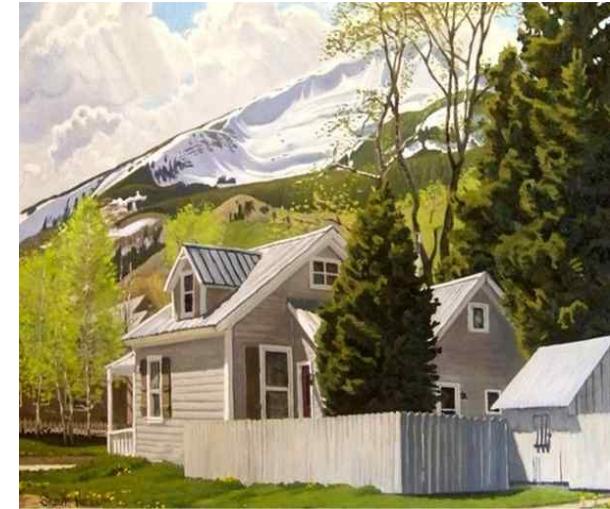
School tax is levied by the School Board. County tax is levied by the Board of County Commissioners. Town and City taxes are levied by town and city councils. Metropolitan, Fire Protection, Water and Sanitation, and other taxing entities are levied by the respective entity's board of directors. These levies are reported to the Assessor, who calculates the associated tax amount for each property in the county and then delivers this information to the Treasurer in form of the Tax Warrant.

All property tax is collected locally by the Treasurer and disbursed back to the tax entities. All property tax is used to fund local services provided by each taxing entity. If you have questions about tax rates, or services paid by property taxes, please contact the specific taxing entity.

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

**ABSTRACT OF
ASSESSMENTS
AND LEVIES
2015**

**GUNNISON COUNTY
COLORADO**



"520 Third Street" by Shaun Horne

**2016
GUNNISON COUNTY
ELECTED OFFICIALS**

Commissioners

Paula Swenson, District 1
Chairperson
Jonathan Houck, District 2
Phil Chamberland, District 3

Sheriff
Rick Besecker

<u>Assessor</u> Kristy McFarland	<u>Treasurer</u> Debbie Dunbar
<u>Clerk and Recorder</u> Kathy Simillion	<u>Coroner</u> Frank Vader

**KRISTY MCFARLAND
GUNNISON COUNTY ASSESSOR**

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

EMAIL:
ASSESSOR@GUNNISONCOUNTY.ORG
WEBSITE:
WWW.GUNNISONCOUNTY.ORG

2015 ABSTRACT OF ASSESSMENT

VACANT LAND	Assessed Value
Residential Lots	\$71,535,510
Commercial Lots	\$6,819,920
Industrial Lots	\$569,110
PUD Lots	\$5,170,750
Less than 1 acre	\$50,350
1 to 5 acres	\$1,609,660
5 to 10 acres	\$1,124,570
10 to 35 acres	\$4,312,480
35 to 100 acres	\$6,216,300
100 + acres	\$5,051,560
Minor structures on vacant land	\$197,090
TOTAL VACANT LAND	\$102,657,300

RESIDENTIAL	Assessed Value
Single Family Residences	\$239,829,110
Farm/Ranch Residences	\$8,071,550
Duplexes & Triplexes	\$3,624,070
Multi-units (4-8 units)	\$836,170
Multi-units (9+ units)	\$1,130,190
Condominiums	\$42,388,560
Manufactured Housing	\$1,007,050
Farm/Ranch Manufactured Housing	\$52,640
Manufactured Housing Land/Park	\$535,830
Residential Property Not Integral to Agricultural Operations	\$8,882,490
Residential Personal Property	\$539,880
Possessory Interest	\$330
TOTAL RESIDENTIAL PROPERTY	\$306,897,870

COMMERCIAL	Assessed Value
Possessory Interest	\$694,840
Merchandising	\$16,950,600
Lodging	\$10,624,900
Offices	\$7,348,470
Recreation	\$1,899,860
Special Purpose	\$16,963,560
Warehouse/Storage	\$5,994,940
Multi-Use (3+ uses)	\$4,978,800
Commercial Condos	\$27,609,170
Commercial Personal Property	\$7,562,380
Renewable Energy Personal Property	\$1,630
Partially Exempt Commercial Property	\$60,140
TOTAL COMMERCIAL PROPERTY	\$100,689,290

INDUSTRIAL	Acres	Assessed Value
Industrial Real Property		\$2,503,840
Industrial Personal Property		\$205,310
TOTAL INDUSTRIAL PROPERTY		\$2,709,150

AGRICULTURAL	Acres	Assessed Value
Meadow Hay Land	41,772	\$4,008,010
Grazing Land	272,768	\$2,666,830
Farm/Ranch Waste Land		\$9,170
Farm/Ranch Support	4,748	\$3,024,320
Forest Land	1,463	\$10,360
Other Agricultural Property	1	\$11,660
Possessory Interest		\$34,020
TOTAL AGRICULTURAL PROPERTY		\$9,764,370

NATURAL RESOURCES	Tons	Assessed Value
Coal	6,283,478	\$25,278,040
Earth or Stone Products	176,086	\$431,220
Mining Claims - Non-Producing Patented		\$1,729,070
Severed Mineral Interests		\$231,300
Natural Resources Personal Property		\$37,568,620
TOTAL NATURAL RESOURCE PROPERTY		\$65,238,250

PRODUCING MINES	Assessed Value
Producing Mines Personal Property	\$143,880
TOTAL PRODUCING MINES PROPERTY	\$143,880

OIL & GAS	Assessed Value
Oil & Gas Real Property	\$6,695,800
Oil & Gas Personal Property	\$3,913,660
TOTAL OIL & GAS PROPERTY	\$10,609,460

STATE ASSESSED (Public Utilities)	Assessed Value
State Assessed Real Property	\$1,861,240
State Assessed Personal Property	\$11,405,860
TOTAL STATE ASSESSED PROPERTY	\$13,267,100

TAX EXEMPT	Assessed Value
Tax Exempt Property Value	\$379,563,930
TOTAL TAX EXEMPT PROPERTY	\$379,563,930

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

www.gunnisoncounty.org/132/Assessors-Office

2015 MILL LEVIES

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
COUNTY			
Gunnison County	15.674	610,762,640	\$9,573,094
General Fund	17.075		\$10,428,772
Temporary Tax Credit	(4.545)		(\$2,775,916)
Public Welfare	0.512		\$312,710
County Library	1.44		\$879,498
Abatements	0.052		\$31,760
Health Care Center	1.14		\$696,269
CITIES AND TOWNS			
Crested Butte	10.633	87,290,110	\$928,156
General Fund	7.300		\$637,218
Temporary Tax Credit	(4.667)		(\$407,383)
Streets & Alleys	8.000		\$698,321
Gunnison	3.868	72,910,910	\$282,019
Marble	6.505	3,523,640	\$22,921
Mt Crested Butte *	10.378	98,803,020	\$1,025,378
General Fund	5.000		\$494,015
Capital Expenditures	5.378		\$531,363
Pitkin	4.798	4,150,660	\$19,915
General Fund	2.798		\$11,614
Capital Expenditures	2.000		\$8,301
SCHOOL DISTRICTS			
Delta - 50J	27.386	78,386,230	\$2,146,685
General Fund	22.656		\$1,775,918
Bond Redemption	4.700		\$368,415
Abatements	0.030		\$2,352
Gunnison - RE1J	31.886	527,154,640	\$16,808,853
General Fund	15.500		\$8,170,897
Bond Redemption	8.951		\$4,718,561
Override Levy	7.308		\$3,852,446
Abatements	0.127		\$66,949
Montrose - RE1J-M	23.670	5,221,770	\$123,599
General Fund	21.967		\$114,707
Bond Redemption	1.670		\$8,720
Abatements	0.033		\$172
METROPOLITAN DISTRICTS			
Crested Butte South	11.842	20,614,670	\$244,119
General Fund	14.363		\$296,089
Temporary Tax Credit	(2.521)		(\$51,970)
Reserve #2	55.900	12,101,910	\$676,497
Bond Redemption	55.900		\$676,497
Skyland	28.694	23,579,320	\$676,585
General Fund	19.673		\$463,876
Bond Redemption	9.021		\$212,709

* DDA not deducted from Total Assessed Value

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
FIRE PROTECTION DISTRICTS			
Arrowhead	4.766	11,197,310	\$53,366
Carbondale & Rural			
General Fund	9.516	14,432,350	\$137,338
General Fund	7.653		\$110,451
Bond Redemption	1.832		\$26,440
Abatements	0.031		\$447
Crested Butte			
General Fund	4.514	295,703,920	\$1,334,807
General Fund	6.579		\$1,945,436
Temporary Tax Credit	(2.082)		(\$615,656)
Abatements	0.017		\$5,027
Gunnison County			
General Fund	4.524	135,750,290	\$614,134
General Fund	2.340		\$317,656
Capital Expenditures	2.160		\$293,221
Abatements	0.024		\$3,258
Ragged Mountain			
General Fund	3.350	74,341,910	\$249,045
SANITATION DISTRICT			
East River Regional	2.608	31,010,340	\$80,875
WATER & SANITATION DISTRICT			
Mt. Crested Butte	11.254	107,316,980	\$1,207,745
General Fund	9.504		\$1,019,941
Bond Redemption	1.750		\$187,805
WATER CONSERVANCY DISTRICTS			
Bostwick Park	0.967	2,173,570	\$2,102
General Fund	0.981		\$2,132
Temporary Tax Credit	(0.015)		(\$33)
Abatements	0.001		\$2
Colorado River			
General Fund	0.243	610,762,640	\$148,415
General Fund	0.252		\$153,912
Temporary Tax Credit	(0.011)		(\$6,718)
Abatements	0.002		\$1,222
Crawford			
General Fund	0.469	43,400	\$20
North Fork			
General Fund	0.561	75,174,720	\$42,173
General Fund	0.061		\$4,586
Bond Redemption	0.500		\$37,587
Upper Gunnison			
General Fund	1.951	503,025,690	\$981,403
CEMETERY DISTRICT			
Gunnison	0.750	185,435,760	\$139,058
General Fund	0.764		\$141,673
Temporary Tax Credit	(0.017)		(\$3,152)
Abatements	0.0029		\$538
PARKS & RECREATION DISTRICT			
Metropolitan Recreation	0.557	515,117,250	\$286,920
General Fund	0.873		\$449,697
Temporary Tax Credit	-0.316		(\$162,777)