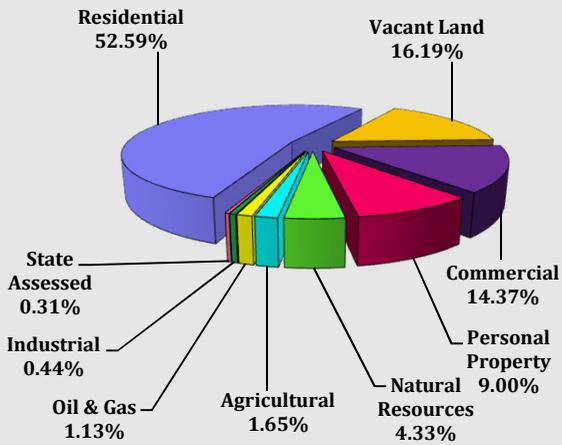


2016 SOURCE OF REVENUE BY PROPERTY CLASS

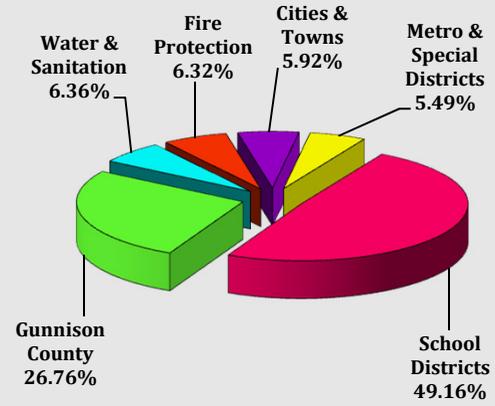


Property Classification	2016 Assessed Valuation	Percent of Value
Residential	\$312,109,890	52.59%
Vacant Land	\$96,062,840	16.19%
Commercial	\$85,299,270	14.37%
Personal Property	\$53,391,500	9.00%
Natural Resources	\$25,718,970	4.33%
Agricultural	\$9,795,180	1.65%
Oil & Gas	\$6,680,070	1.13%
Industrial	\$2,623,720	0.44%
State Assessed	\$1,839,590	0.31%
TOTAL	\$593,521,030	100.00%

2016 ABSTRACT OF ASSESSMENT

TOTAL ASSESSED PERSONAL PROPERTY	\$53,391,500
TOTAL ASSESSED REAL PROPERTY	\$540,129,530
2016 TOTAL ASSESSMENT:	\$593,521,030
2016 TOTAL REVENUE:	\$37,302,580

2016 DISTRIBUTION OF REVENUE FROM PROPERTY TAX



Taxing Entity	Revenue	Revenue Distribution
School Districts	\$18,339,535	49.16%
Gunnison County	\$9,981,583	26.76%
Water & Sanitation	\$2,371,636	6.36%
Fire Protection	\$2,353,200	6.31%
Cities & Towns	\$2,207,867	5.92%
Metro & Special Districts	\$2,048,759	5.49%
TOTAL	\$37,302,580	100.00%

2016 Values: Every odd-numbered year, the Gunnison County Assessor's Office reappraises all property within the county. 2016 values were established in the 2015 reappraisal, based on an analysis of market sales prior to the appraisal date of June 30, 2014.

2016 Assessment rates:

Residential - 7.96%
All other - 29.00%

2016 Actual value x Assessment rate = 2016 Assessed value
2016 Assessed value x 2016 Mill Levy = 2016 Property Taxes

2016 Property taxes are due January 1, 2017

The 2017 reappraisal is based on an analysis of market sales prior to the appraisal date of June 30, 2016, and establishes the 2017 and 2018 property values for assessment purposes.

2017 values will be posted May 1, 2017

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 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 for the following year, 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 by multiplying the assessed value by the mill levies. The tax amounts are then delivered to the Treasurer in the form of the Tax Warrant.

All property tax is collected locally by the Treasurer and disbursed back to the tax entities. 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.

2017 GUNNISON COUNTY ELECTED OFFICIALS

Commissioners

John Messner, District 1
Jonathan Houck, District 2
Phil Chamberland, District 3

Sheriff

Rick Besecker

Assessor

Kristy McFarland

Clerk and Recorder

Kathy Simillion

Treasurer

Debbie Dunbar

Coroner

Frank Vader

ABSTRACT OF ASSESSMENTS AND LEVIES 2016 GUNNISON COUNTY COLORADO



"Mt. Crested Butte with Cows" by Jim Wodark
courtesy of Oh Be Joyful Gallery at Crested Butte

www.ohbejoyfulgallery.com

**KRISTY MCFARLAND
GUNNISON COUNTY ASSESSOR**

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GUNNISON, COLORADO 81230
(970) 641-1085

EMAIL:

ASSESSOR@GUNNISONCOUNTY.ORG

WEBSITE:

WWW.GUNNISONCOUNTY.ORG

2016 ABSTRACT OF ASSESSMENT

VACANT LAND	Assessed Value
Residential Lots	\$68,141,830
Commercial Lots	\$6,505,340
Industrial Lots	\$551,040
PUD Lots	\$5,179,750
Less than 1 acre	\$52,940
1 to 5 acres	\$1,537,760
5 to 10 acres	\$1,112,980
10 to 35 acres	\$4,221,630
35 to 100 acres	\$5,769,770
100 + acres	\$2,777,020
Minor structures on vacant land	\$212,780
TOTAL VACANT LAND	\$96,062,840
RESIDENTIAL	Assessed Value
Single Family Residences	\$245,098,900
Farm/Ranch Residences	\$8,130,600
Duplexes & Triplexes	\$3,630,030
Multi-units (4-8 units)	\$836,170
Multi-units (9+ units)	\$1,349,650
Condominiums	\$42,346,460
Manufactured Housing	\$1,037,860
Farm/Ranch Manufactured Housing	\$44,110
Manufactured Housing Land/Park	\$551,790
Residential Property Not Integral to Agricultural Operations	\$9,083,980
Residential Personal Property	\$411,390
Possessory Interest	\$340
TOTAL RESIDENTIAL PROPERTY	\$312,521,280
COMMERCIAL	Assessed Value
Possessory Interest	\$814,730
Merchandising	\$16,794,930
Lodging	\$10,551,760
Offices	\$6,999,160
Recreation	\$3,581,000
Special Purpose	\$17,049,320
Warehouse/Storage	\$5,714,950
Multi-Use (3+ uses)	\$5,049,670
Commercial Condos	\$18,676,870
Commercial Personal Property	\$7,570,470
Renewable Energy Personal Property	\$4,660
Partially Exempt Commercial Property	\$66,880
TOTAL COMMERCIAL PROPERTY	\$92,874,400
INDUSTRIAL	Assessed Value
Industrial Real Property	\$2,623,720
Industrial Personal Property	\$308,410
TOTAL INDUSTRIAL PROPERTY	\$2,932,130

AGRICULTURAL	Acres	Assessed Value
Meadow Hay Land	41,885	\$4,016,400
Grazing Land	273,669	\$2,670,750
Farm/Ranch Waste Land		\$9,170
Farm/Ranch Support Buildings	4,752	\$3,035,980
Forest Land	1,463	\$10,360
Other Agricultural Property	1	\$11,660
Possessory Interest		\$40,860
TOTAL AGRICULTURAL PROPERTY		\$9,795,180
NATURAL RESOURCES	Tons	Assessed Value
Coal	5,172,878	\$23,042,370
Earth or Stone Products	337,370	\$716,240
Mining Claims - Non-Producing Patented		\$1,729,070
Severed Mineral Interests		\$231,290
Natural Resources Personal Property		\$29,665,380
TOTAL NATURAL RESOURCE PROPERTY		\$55,384,350
PRODUCING MINES		Assessed Value
Producing Mines Personal Property		\$115,600
TOTAL PRODUCING MINES PROPERTY		\$115,600
OIL & GAS		Assessed Value
Oil & Gas Real Property		\$6,680,070
Oil & Gas Personal Property		\$3,641,880
TOTAL OIL & GAS PROPERTY		\$10,321,950
STATE ASSESSED (Public Utilities)		Assessed Value
State Assessed Real Property		\$1,839,590
State Assessed Personal Property		\$11,673,710
TOTAL STATE ASSESSED PROPERTY		\$13,513,300
TAX EXEMPT		Assessed Value
Tax Exempt Property Value		\$380,828,970
TOTAL TAX EXEMPT PROPERTY		\$380,828,970

Like data?
 Check out the Assessor's Database Downloads feature on the website. Spreadsheets containing account, values and sales data are easily downloadable in Excel format. Have questions? Data requests?
 Give us a call: (970) 641-1085

www.gunnisoncounty.org /821/Database-Downloads

2016 MILL LEVIES

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
COUNTY			
Gunnison County	16.830	593,082,760	\$9,981,583
General Fund	13.742		\$8,150,143
Temporary Tax Credit	(0.381)		(\$225,965)
Public Welfare	0.520		\$308,403
County Library	1.570		\$931,140
Abatements	0.136		\$80,659
Health Care Center	1.243		\$737,202
CITIES AND TOWNS			
Crested Butte	10.740	86,570,000	\$929,762
General Fund	7.300		\$631,961
Temporary Tax Credit	(4.560)		(\$394,759)
Streets & Alleys	8.000		\$692,560
Gunnison	3.868	72,917,710	\$282,046
Marble	6.505	3,487,710	\$22,688
Mt Crested Butte *	10.378	91,794,670	\$952,645
General Fund	5.000		\$458,973
Capital Expenditures	5.378		\$493,672
Pitkin	4.973	4,167,730	\$20,726
General Fund	2.973		\$12,391
Capital Expenditures	2.000		\$8,335
SCHOOL DISTRICTS			
Delta - 50J	27.765	67,349,500	\$1,869,959
General Fund	22.656		\$1,525,870
Bond Redemption	4.900		\$330,013
Abatements	0.209		\$14,076
Gunnison - RE1J	31.378	520,497,130	\$16,332,159
General Fund	18.029		\$9,384,043
Bond Redemption	8.242		\$4,289,937
Override Levy	4.794		\$2,495,263
Abatements	0.313		\$162,916
Montrose - RE1J-M	26.244	5,236,130	\$137,417
General Fund	21.967		\$115,022
Bond Redemption	4.150		\$21,730
Abatements	0.127		\$665
METROPOLITAN DISTRICTS			
Crested Butte South	12.620	20,922,630	\$264,044
General Fund	14.363		\$300,512
Temporary Tax Credit	(1.743)		(\$36,468)
Reserve #2 - Current	21.189	10,885,510	\$230,653
General Fund	10.000		\$108,855
Bond 2016-B Redemption	6.431		\$70,005
Bond 2016-C Redemption	4.758		\$51,793
Reserve #2 - Original	34.489	12,828,980	\$442,459
Bond 2016-A Redemption	34.489		\$442,459
Skyland	28.694	23,539,870	\$675,453
General Fund	19.483		\$458,627
Bond Redemption	9.211		\$216,826

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
FIRE PROTECTION DISTRICTS			
Arrowhead	4.272	11,282,670	\$48,200
General Fund	4.518		\$50,975
Refund Credit	(0.246)		(\$2,776)
Carbondale & Rural	9.483	14,456,600	\$137,092
General Fund	7.653		\$110,636
Bond Redemption	1.815		\$26,239
Abatements	0.015		\$217
Crested Butte	4.646	288,764,150	\$1,341,598
General Fund	6.579		\$1,899,779
Temporary Tax Credit	(1.993)		(\$575,507)
Abatements	0.060		\$17,326
Gunnison County	4.516	135,937,610	\$613,894
General Fund	2.340		\$318,094
Capital Expenditures	2.160		\$293,625
Abatements	0.016		\$2,175
Ragged Mountain	3.350	63,407,770	\$212,416
SANITATION DISTRICT			
East River Regional	2.608	31,324,290	\$81,694
WATER & SANITATION DISTRICT			
Mt. Crested Butte	11.304	100,263,870	\$1,133,383
General Fund	9.504		\$952,908
Debt Retirement	1.800		\$180,475
WATER CONSERVANCY DISTRICTS			
Bostwick Park	0.989	2,225,180	\$2,201
General Fund	0.981		\$2,183
Abatements	0.008		\$18
Colorado River	0.253	593,082,760	\$150,050
General Fund	0.252		\$149,457
Abatements	0.001		\$593
Crawford	0.469	43,350	\$20
North Fork	0.561	64,120,050	\$35,971
General Fund	0.061		\$3,911
Bond Redemption	0.500		\$32,060
Upper Gunnison	1.951	496,318,170	\$968,317
CEMETERY DISTRICT			
Gunnison	0.766	185,715,880	\$142,258
General Fund	0.764		\$141,887
Abatements	0.002		\$371
PARKS & RECREATION DISTRICT			
Metropolitan Recreation	0.578	508,463,210	\$293,892
TV Translator Facilities	0.873		\$443,888
Temporary Tax Credit	(0.295)		(\$149,997)

* DDA not deducted from Total Assessed Value