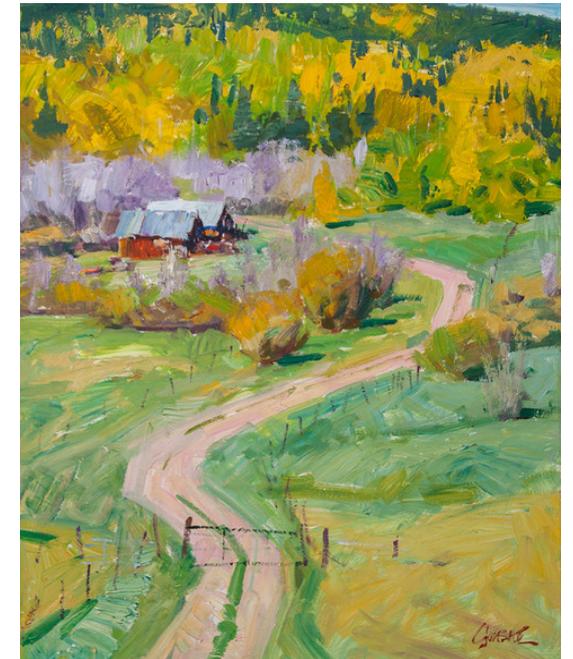


ABSTRACT OF ASSESSMENTS AND LEVIES 2017 GUNNISON COUNTY COLORADO



"On Ohio Creek Road" by Walt Gonske

courtesy of Oh Be Joyful Gallery

www.ohbejoyfulgallery.com

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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 their operations for the following year, within the limits laid out in the state constitution and statutes.

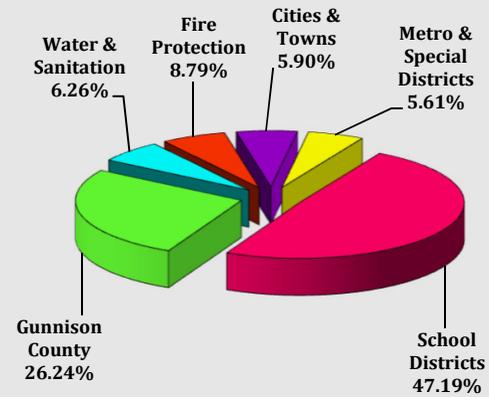
The Assessor does not determine property taxes. Taxes are computed based on the mill levies set by the taxing entities.

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 DISTRIBUTION OF REVENUE FROM PROPERTY TAX



Taxing Entity	Revenue	Revenue Distribution
School Districts	\$18,467,371	47.19%
Gunnison County	\$10,268,113	26.24%
Water & Sanitation	\$2,451,117	6.26%
Fire Protection	\$3,440,142	8.79%
Cities & Towns	\$2,309,109	5.90%
Metro & Special Districts	\$2,194,509	5.61%
TOTAL	\$39,130,361	100.00%

2017 Values: Every odd-numbered year, the Gunnison County Assessor's Office reappraises all property within the county. 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 Assessment rates:

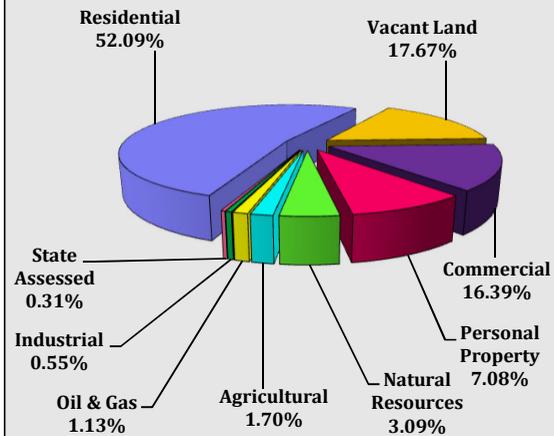
Residential - 7.20%

All other - 29.00%

2017 Actual value x Assessment rate = 2017 Assessed value
2017 Assessed value x 2017 Mill Levy = 2017 Property Taxes
2017 Property taxes are due January 1, 2018

For most properties, the 2018 value will be the same as the 2017 value. However, if a property has changed between January 1, 2017 and January 1, 2018, (e.g. due to new construction, remodeling, or demolition), a 2018 Notice of Valuation will be mailed to the property owner by 5/1/2018.

2017 SOURCE OF REVENUE BY PROPERTY CLASS



Property Classification	2017 Assessed Valuation	Percent of Value
Residential	\$312,346,610	52.09%
Vacant Land	\$105,984,980	17.67%
Commercial	\$98,291,840	16.39%
Personal Property	\$42,463,340	7.08%
Natural Resources	\$18,517,700	3.09%
Agricultural	\$10,173,460	1.70%
Oil & Gas	\$6,755,870	1.13%
Industrial	\$3,285,540	0.55%
State Assessed	\$1,864,120	0.31%
TOTAL	\$599,683,460	100.00%

2017 ABSTRACT OF ASSESSMENT

TOTAL ASSESSED PERSONAL PROPERTY	\$42,463,340
TOTAL ASSESSED REAL PROPERTY	\$557,220,120
2017 TOTAL ASSESSMENT:	\$599,683,460
2016 TOTAL REVENUE:	\$39,130,361

2017 ABSTRACT OF ASSESSMENT

VACANT LAND	Assessed Value
Residential Lots	\$75,202,470
Commercial Lots	\$6,029,670
Industrial Lots	\$1,147,370
PUD Lots	\$5,728,930
Less than 1 acre	\$53,000
1 to 5 acres	\$1,622,830
5 to 10 acres	\$1,215,070
10 to 35 acres	\$4,761,030
35 to 100 acres	\$6,798,060
100 + acres	\$3,104,440
Minor structures on vacant land	\$322,110
TOTAL VACANT LAND	\$105,984,980

RESIDENTIAL	Assessed Value
Single Family Residences	\$246,472,530
Farm/Ranch Residences	\$7,524,500
Duplexes & Triplexes	\$4,037,150
Multi-units (4-8 units)	\$817,440
Multi-units (9+ units)	\$1,123,010
Condominiums	\$43,316,470
Manufactured Housing	\$978,270
Farm/Ranch Manufactured Housing	\$36,220
Manufactured Housing Land/Park	\$531,860
Residential Property Not Integral to Agricultural Operations	\$7,508,820
Residential Personal Property	\$376,650
Possessory Interest	\$340
TOTAL RESIDENTIAL PROPERTY	\$312,723,260

COMMERCIAL	Assessed Value
Possessory Interest	\$878,350
Merchandising	\$18,138,670
Lodging	\$12,683,190
Offices	\$6,878,500
Recreation	\$4,122,840
Special Purpose	\$20,717,180
Warehouse/Storage	\$7,255,460
Multi-Use (3+ uses)	\$5,467,320
Commercial Condos	\$22,091,980
Partially Exempt Commercial Property	\$58,350
Commercial Personal Property	\$7,881,520
Renewable Energy Personal Property	\$14,370
TOTAL COMMERCIAL PROPERTY	\$106,187,730

INDUSTRIAL	Assessed Value
Industrial Real Property	\$3,285,540
Industrial Personal Property	\$324,980
TOTAL INDUSTRIAL PROPERTY	\$3,610,520

AGRICULTURAL	Acres	Assessed Value
Meadow Hay Land	41,999	\$4,258,040
Grazing Land	274,045	\$2,871,960
Farm/Ranch Waste Land	4,746	\$10,170
Farm/Ranch Support Buildings		\$2,965,450
Forest Land	1,463	\$11,150
Other Agricultural Property	1	\$10,300
Possessory Interest		\$46,390
TOTAL AGRICULTURAL PROPERTY		\$10,173,460

NATURAL RESOURCES	Tons	Assessed Value
Coal	4,184,270	\$15,318,930
Earth or Stone Products	331,570	\$1,175,830
Mining Claims - Non-Producing Patented		\$1,808,520
Severed Mineral Interests		\$214,420
Natural Resources Personal Property		\$18,212,330
TOTAL NATURAL RESOURCE PROPERTY		\$36,730,030

PRODUCING MINES	Assessed Value
Producing Mines Personal Property	\$168,900
TOTAL PRODUCING MINES PROPERTY	\$168,900

OIL & GAS	Assessed Value
Oil & Gas Real Property	\$6,755,870
Oil & Gas Personal Property	\$3,282,510
TOTAL OIL & GAS PROPERTY	\$10,038,380

STATE ASSESSED (Public Utilities)	Assessed Value
State Assessed Real Property	\$1,864,120
State Assessed Personal Property	\$12,202,080
TOTAL STATE ASSESSED PROPERTY	\$14,066,200

TAX EXEMPT	Assessed Value
Tax Exempt Property Value	\$386,246,520
TOTAL TAX EXEMPT PROPERTY	\$386,246,520

Like data?

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

www.gunnisoncounty.org/821/Database-Downloads

2017 MILL LEVIES

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
COUNTY			
Gunnison County	17.207	\$596,740,430	\$10,268,113
General Fund	13.68		\$8,163,409
Public Welfare	0.530		\$316,272
County Library	1.599		\$954,188
Abatements	0.132		\$78,770
Health Care Center	1.266		\$755,473

CITIES AND TOWNS			
Crested Butte	10.537	\$95,826,020	\$1,009,719
General Fund	7.300		\$699,530
Temporary Tax Credit	(4.763)		(\$456,419)
Streets & Alleys	8.000		\$766,608

Gunnison	3.868	\$75,645,230	\$292,596
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Marble	6.505	\$3,220,650	\$20,950
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Mt Crested Butte *	10.378	\$92,955,330	\$964,690
General Fund	5.000		\$464,777
Capital Expenditures	5.378		\$499,914

Pitkin	5.332	\$3,967,380	\$21,154
General Fund	3.332		\$13,219
Capital Expenditures	2.000		\$7,935

SCHOOL DISTRICTS			
Delta - 50J	28.263	\$46,772,160	\$1,321,922
General Fund	22.656		\$1,059,670
Bond Redemption	5.494		\$256,966
Abatements	0.113		\$5,285

Gunnison - RE1J	31.218	\$545,477,290	\$17,028,710
General Fund	15.500		\$8,454,898
Bond Redemption	8.471		\$4,620,738
Override Levy	6.970		\$3,801,977
Abatements	0.277		\$151,097

Montrose - RE1J-M	25.994	\$4,490,980	\$116,739
General Fund	21.967		\$98,653
Bond Redemption	3.959		\$17,780
Abatements	0.068		\$305

METROPOLITAN DISTRICTS			
Crested Butte South	12.002	\$23,707,330	\$284,535
General Fund	14.363		\$340,508
Temporary Tax Credit	(2.361)		(\$55,973)

Reserve #2 - Current	20.959	\$11,516,400	\$241,372
General Fund	10.000		\$115,164
Bond 2016-B Redemption	6.079		\$70,008
Bond 2016-C Redemption	4.880		\$56,200

Reserve #2 - Original	39.962	\$13,698,660	\$547,426
Bond 2016-A Redemption	39.962		\$547,426

Skyland	28.694	\$23,293,390	\$668,381
General Fund	19.068		\$444,158
Bond Redemption	9.626		\$224,222

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
FIRE PROTECTION DISTRICTS			
Arrowhead	4.518	\$9,155,790	\$41,366
General Fund	4.518		\$41,366

Carbondale & Rural	9.306	\$15,181,810	\$141,282
General Fund	7.653		\$116,186
Bond Redemption	1.647		\$25,004
Abatements	0.006		\$91

Crested Butte	8.036	\$309,889,970	\$2,490,276
General Fund	10.079		\$3,123,381
Temporary Tax Credit	(2.101)		(\$651,079)
Abatements	0.058		\$17,974

Gunnison County	4.514	\$138,052,000	\$623,167
General Fund	2.340		\$323,042
Capital Expenditures	2.160		\$298,192
Abatements	0.014		\$1,933

Ragged Mountain	3.350	\$43,000,150	\$144,051
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SANITATION DISTRICT			
East River Regional	2.608	\$34,282,690	\$89,409

WATER & SANITATION DISTRICT			
Mt. Crested Butte	11.425	\$102,101,820	\$1,166,513
General Fund	9.625		\$982,730
Debt Retirement	1.800		\$183,783

WATER CONSERVANCY DISTRICTS			
Bostwick Park	0.982	\$2,332,450	\$2,290
General Fund	0.981		\$2,288
Abatements	0.001		\$2

Colorado River	0.254	\$596,740,430	\$151,572
General Fund	0.252		\$150,379
Abatements	0.002		\$1,193

Crawford	0.469	\$33,250	\$16
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North Fork	0.561	\$43,982,260	\$24,674
General Fund	0.061		\$2,683
Bond Redemption	0.500		\$21,991

Upper Gunnison	1.951	\$521,088,310	\$1,016,643
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CEMETERY DISTRICT			
Gunnison	0.767	\$189,952,380	\$145,693
General Fund	0.764		\$145,124
Abatements	0.003		\$570

PARKS & RECREATION DISTRICT			
Metropolitan Recreation	0.577	\$532,239,850	\$307,102
TV Translator Facilities	0.873		\$464,645
Temporary Tax Credit	(0.301)		(\$160,204)
Abatements	0.005		\$2,661

* DDA not deducted from Total Assessed Value