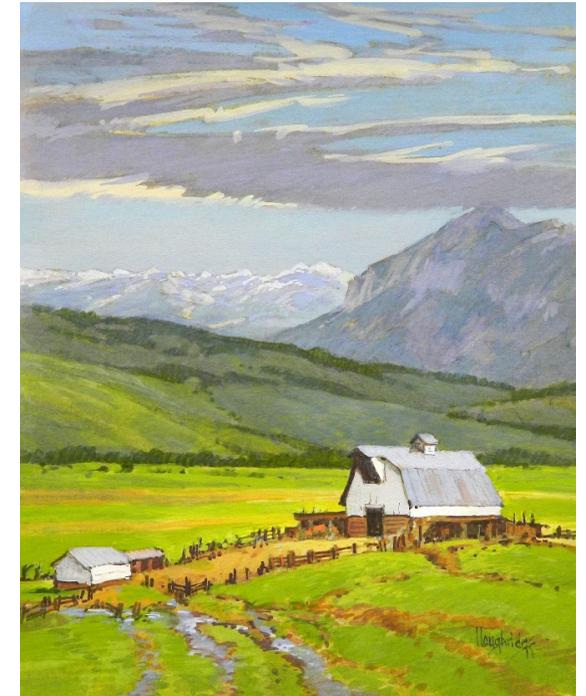


# ABSTRACT OF ASSESSMENTS AND LEVIES 2019 GUNNISON COUNTY COLORADO



"Spring Morning" by Leon Loughridge

courtesy of Oh Be Joyful Gallery

[www.ohbejoyfulgallery.com](http://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.

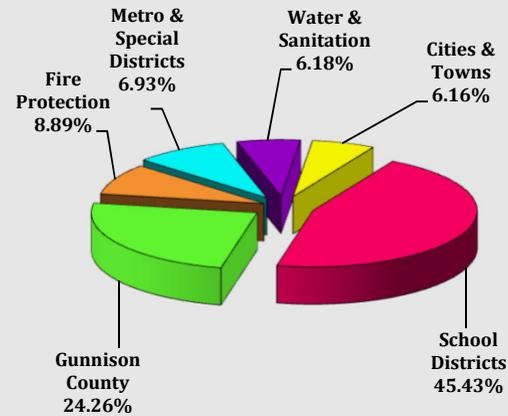
## 2020 GUNNISON COUNTY ELECTED OFFICIALS

### Commissioners

Jonathan Houck, District 2, *Chair*  
John Messner, District 1  
Roland Mason, District 3

Assessor	Kristy McFarland
Clerk and Recorder	Kathy Simillion
Coroner	Michael Barnes
Sheriff	John Gallowich
Treasurer	Debbie Dunbar

## 2019 DISTRIBUTION OF REVENUE FROM PROPERTY TAX



Taxing Entity	Revenue	Revenue Distribution
School Districts	\$20,690,069	45.43%
Gunnison County	\$11,047,490	24.26%
Fire Protection	\$4,049,001	8.89%
Metro & Special Districts	\$4,136,097	9.08%
Water & Sanitation	\$2,813,693	6.18%
Cities & Towns	\$2,807,062	6.16%
<b>TOTAL</b>	<b>\$45,543,412</b>	<b>100.00%</b>

2019 Values: Every odd-numbered year, the Gunnison County Assessor's Office reappraises all property within the county. The 2019 reappraisal establishes the 2019 and 2020 values, based on an analysis of market sales prior to the appraisal date of June 30, 2018.

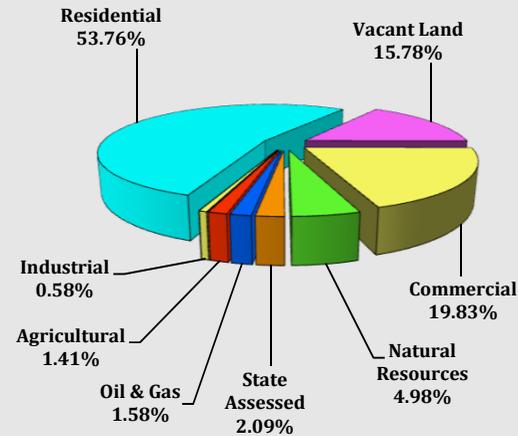
### 2019 Assessment rates:

Residential - 7.15%  
All other - 29.00%

2019 Actual value x Assessment rate = 2019 Assessed value  
2019 Assessed value x 2019 Mill Levy = 2019 Property Taxes

2019 Property taxes are due January 1, 2020

## 2019 SOURCE OF REVENUE BY PROPERTY CLASS



Property Classification	2019 Assessed Valuation	Percent of Value
Residential	\$388,197,900	53.76%
Vacant Land	\$113,942,200	15.78%
Commercial	\$143,201,720	19.83%
Natural Resources	\$35,972,910	4.98%
State Assessed	\$15,082,600	2.09%
Oil & Gas	\$11,425,400	1.58%
Agricultural	\$10,145,870	1.41%
Industrial	\$4,155,410	0.58%
<b>TOTAL</b>	<b>\$722,124,010</b>	<b>100.00%</b>

## 2019 ABSTRACT OF ASSESSMENT

<b>TOTAL ASSESSED PERSONAL PROPERTY</b>	<b>\$46,755,750</b>
<b>TOTAL ASSESSED REAL PROPERTY</b>	<b>\$675,368,260</b>
<b>2019 TOTAL ASSESSMENT:</b>	<b>\$722,124,010</b>
<b>2019 TOTAL REVENUE:</b>	<b>\$45,543,412</b>

**2019 ABSTRACT OF ASSESSMENT**

**VACANT LAND** Assessed Value

Residential Lots	\$80,050,000
Commercial Lots	\$6,914,270
Industrial Lots	\$1,625,970
PUD Lots	\$6,277,280
Less than 1 acre	\$79,600
1 to 5 acres	\$1,876,640
5 to 10 acres	\$1,158,840
10 to 35 acres	\$4,354,850
35 to 100 acres	\$7,819,140
100 + acres	\$3,785,610
Minor structures on vacant land	\$0
<b>TOTAL VACANT LAND</b>	<b>\$113,942,200</b>

**RESIDENTIAL** Assessed Value

Single Family Residences	\$303,425,970
Farm/Ranch Residences	\$7,430,790
Duplexes & Triplexes	\$5,603,460
Multi-units (4-8 units)	\$1,256,810
Multi-units (9+ units)	\$1,653,640
Condominiums	\$56,643,860
Manufactured Housing	\$1,403,270
Farm/Ranch Manufactured Housing	\$47,280
Manufactured Housing Land/Park	\$666,640
Residential Property Not Integral to Agricultural Operations	\$10,065,850
Possessory Interest	\$330
<b>TOTAL RESIDENTIAL PROPERTY</b>	<b>\$388,197,900</b>

**COMMERCIAL** Assessed Value

Possessory Interest	\$921,670
Merchandising	\$26,488,250
Lodging	\$19,121,910
Offices	\$8,815,350
Recreation	\$4,366,520
Special Purpose	\$26,950,320
Warehouse/Storage	\$9,310,380
Multi-Use (3+ uses)	\$6,950,610
Commercial Condos	\$27,691,720
Partially Exempt Commercial Property	\$13,630
Residential Personal Property	\$443,510
Commercial Personal Property	\$12,098,940
Renewable Energy Personal Property	\$28,910
<b>TOTAL COMMERCIAL PROPERTY</b>	<b>\$143,201,720</b>

**INDUSTRIAL** Assessed Value

Industrial Real Property	\$3,714,840
Industrial Personal Property	\$440,570
<b>TOTAL INDUSTRIAL PROPERTY</b>	<b>\$4,155,410</b>

**AGRICULTURAL** Acres Assessed Value

Meadow Hay Land	41,477	\$4,360,890
Grazing Land	270,610	\$2,965,460
Farm/Ranch Waste	4,745	\$10,920
Farm/Ranch Support Buildings		\$2,754,740
Forest Land	1,400	\$10,760
Other Agricultural	1	\$8,890
Possessory Interest		\$34,210
<b>TOTAL AGRICULTURAL PROPERTY</b>		<b>\$10,145,870</b>

**NATURAL RESOURCES** Tons Assessed Value

Coal	4,651,446	\$15,996,520
Earth or Stone	477,327	\$1,549,280
Mining Claims - Non-Producing		\$1,960,250
Severed Mineral		\$205,710
Natural Resources Personal Property		\$16,261,150
<b>TOTAL NATURAL RESOURCE PROPERTY</b>		<b>\$35,972,910</b>

**OIL & GAS** Assessed Value

Oil & Gas Real	\$7,439,360
Oil & Gas Personal	\$3,986,040
<b>TOTAL OIL &amp; GAS PROPERTY</b>	<b>\$11,425,400</b>

**STATE ASSESSED (Public Utilities)** Assessed Value

State Assessed Real Property	\$1,585,970
State Assessed Personal Property	\$13,496,630
<b>TOTAL STATE ASSESSED PROPERTY</b>	<b>\$15,082,600</b>

**TAX EXEMPT** Assessed Value

Tax Exempt Property Value	\$418,952,490
<b>TOTAL TAX EXEMPT PROPERTY</b>	<b>\$418,952,490</b>

**2019 MILL LEVIES**

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
<b>COUNTY</b>			
<b>Gunnison County</b>	<b>15.355</b>	<b>\$719,471,840</b>	<b>\$11,047,490</b>
General Fund	14.062		\$10,117,213
Temporary Tax Credit	(1.761)		(\$1,266,990)
Public Welfare	0.474		\$341,030
County Library	1.406		\$1,011,577
Abatements	0.041		\$29,498
Health Care Center	1.133		\$815,162

**LIBRARY DISTRICT**

<b>Gunnison County</b>	<b>1.627</b>	<b>\$719,471,840</b>	<b>\$1,170,581</b>
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\* DDA not deducted from Total Assessed Value

**2019 MILL LEVIES (continued)**

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
<b>CITIES AND TOWNS</b>			
<b>Crested Butte</b>	<b>10.304</b>	<b>\$114,886,600</b>	<b>\$1,183,792</b>
General Fund	7.300		\$838,672
Temporary Tax Credit	(4.996)		(\$573,973)
Streets & Alleys	8.000		\$919,093

<b>Gunnison</b>	<b>3.868</b>	<b>\$100,324,660</b>	<b>\$388,056</b>
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<b>Marble</b>	<b>6.505</b>	<b>\$3,823,740</b>	<b>\$24,873</b>
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<b>Mt Crested Butte *</b>	<b>10.378</b>	<b>\$114,432,530</b>	<b>\$1,187,581</b>
General Fund	5.000		\$572,163
Contractual Obligations	5.378		\$615,418

<b>Pitkin</b>	<b>5.989</b>	<b>\$3,800,370</b>	<b>\$22,760</b>
General Fund	3.989		\$15,160
Capital Expenditures	2.000		\$7,601

**SCHOOL DISTRICTS**

<b>Delta - 50J</b>	<b>27.596</b>	<b>\$48,749,090</b>	<b>\$1,345,280</b>
General Fund	22.656		\$1,104,459
Bond Redemption	4.925		\$240,089
Abatements	0.015		\$731

<b>Gunnison - RE1J</b>	<b>28.868</b>	<b>\$665,494,470</b>	<b>\$19,211,494</b>
General Fund	15.500		\$10,315,164
Bond Redemption	7.580		\$5,044,448
Override Levy	5.709		\$3,799,308
Abatements	0.079		\$52,574

<b>Montrose - RE1J-M</b>	<b>25.495</b>	<b>\$5,228,280</b>	<b>\$133,295</b>
General Fund	21.967		\$114,850
Bond Redemption	3.503		\$18,315
Abatements	0.025		\$131

**METROPOLITAN DISTRICTS**

<b>Crested Butte South</b>	<b>10.532</b>	<b>\$31,887,670</b>	<b>\$335,841</b>
General Fund	14.363		\$458,003
Temporary Tax Credit	(3.831)		(\$122,162)

<b>Reserve #2 - Current</b>	<b>19.594</b>	<b>\$13,457,520</b>	<b>\$263,687</b>
General Fund	10.000		\$134,575
Bond 2016-B Redemption	5.202		\$70,006
Bond 2016-C Redemption	4.392		\$59,105

<b>Reserve #2 - Original</b>	<b>35.340</b>	<b>\$15,803,750</b>	<b>\$558,505</b>
Bond 2016-A Redemption	35.340		\$558,505

<b>Skyland</b>	<b>24.355</b>	<b>\$28,786,870</b>	<b>\$701,104</b>
General Fund	16.564		\$476,826
Bond Redemption	7.791		\$224,279

**RECREATION DISTRICT**

<b>Gunnison County</b>	<b>1.000</b>	<b>\$650,613,560</b>	<b>\$650,614</b>
<b>Metropolitan</b>			
TV Translator Facilities	1.000		\$650,614

**FIRE PROTECTION DISTRICTS**

<b>Arrowhead</b>	<b>4.518</b>	<b>\$10,470,350</b>	<b>\$47,305</b>
General Fund	4.518		\$47,305

<b>Carbondale &amp; Rural</b>	<b>12.862</b>	<b>\$17,246,490</b>	<b>\$221,824</b>
General Fund	10.472		\$180,605
Bond Redemption	2.284		\$39,391
Abatements	0.106		\$1,828

<b>Crested Butte</b>	<b>7.631</b>	<b>\$382,341,140</b>	<b>\$2,917,645</b>
General Fund	10.079		\$3,853,616
Temporary Tax Credit	(2.461)		(\$940,942)
Abatements	0.013		\$4,970

<b>Gunnison County</b>	<b>4.514</b>	<b>\$158,022,040</b>	<b>\$713,311</b>
General Fund	2.700		\$426,660
Capital Expenditures	1.800		\$284,440
Abatements	0.014		\$2,212

<b>Ragged Mountain</b>	<b>3.350</b>	<b>\$44,452,120</b>	<b>\$148,915</b>
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**SANITATION DISTRICT**

<b>East River Regional</b>	<b>1.991</b>	<b>\$45,700,970</b>	<b>\$90,991</b>
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**WATER & SANITATION DISTRICT**

<b>Mt. Crested Butte</b>	<b>10.230</b>	<b>\$125,402,050</b>	<b>\$1,282,863</b>
General Fund	9.082		\$1,138,901
Temporary Tax Credit	(0.632)		(\$79,254)
Debt Retirement	1.780		\$223,216

**WATER CONSERVANCY DISTRICTS**

<b>Bostwick Park</b>	<b>0.895</b>	<b>\$2,991,260</b>	<b>\$2,677</b>
General Fund	0.981		\$2,934
Temporary Tax Credit	(0.087)		(\$260)
Abatements	0.001		\$3

<b>Colorado River</b>	<b>0.235</b>	<b>\$719,471,840</b>	<b>\$169,076</b>
General Fund	0.252		\$181,307
Temporary Tax Credit	(0.018)		(\$12,950)
Abatements	0.001		\$719

<b>Crawford</b>	<b>0.448</b>	<b>\$39,800</b>	<b>\$18</b>
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<b>North Fork</b>	<b>0.561</b>	<b>\$44,960,570</b>	<b>\$25,223</b>
General Fund	0.061		\$2,743
Bond Redemption	0.500		\$22,480

<b>Upper Gunnison</b>	<b>1.951</b>	<b>\$637,029,890</b>	<b>\$1,242,845</b>
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**CEMETERY DISTRICT**

<b>Gunnison</b>	<b>0.766</b>	<b>\$231,413,930</b>	<b>\$177,263</b>
General Fund	0.764		\$176,800
Abatements	0.002		\$463

**AMBULANCE DISTRICT**

<b>North Fork Ambulance Health Service</b>	<b>5.554</b>	<b>\$50,144,730</b>	<b>\$278,504</b>
General Fund	5.554		\$0