

ABSTRACT OF ASSESSMENTS AND LEVIES 2020 GUNNISON COUNTY COLORADO



"Rooftops in Snow" by Nicholas Reti

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 provided 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.

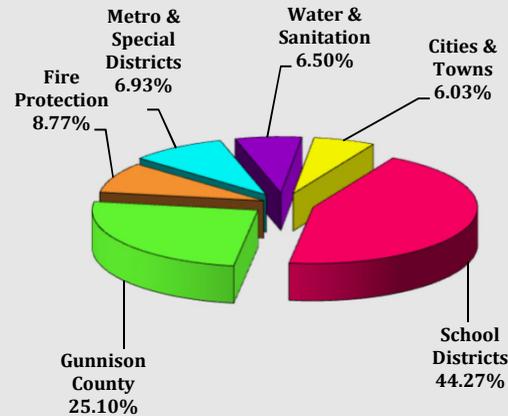
2021 GUNNISON COUNTY ELECTED OFFICIALS

Commissioners

Jonathan Houck, District 2, *Chair*
Elizabeth Smith, District 1
Roland Mason, District 3

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

2020 DISTRIBUTION OF REVENUE FROM PROPERTY TAX



Taxing Entity	Revenue	Revenue Distribution
School Districts	\$20,736,162	44.27%
Gunnison County	\$11,754,776	25.10%
Fire Protection	\$4,107,679	8.77%
Metro & Special Districts	\$4,373,520	9.34%
Water & Sanitation	\$3,042,156	6.50%
Cities & Towns	\$2,824,114	6.03%
TOTAL	\$46,838,407	100.00%

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

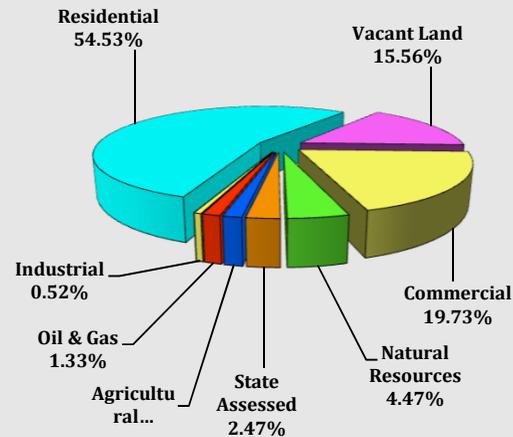
2020 Assessment rates:

Residential - 7.15%
All other - 29.00%

2020 Actual value x Assessment rate = 2020 Assessed value
2020 Assessed value x 2019 Mill Levy = 2020 Property Taxes

2020 Property taxes are due January 1, 2021

2020 SOURCE OF REVENUE BY PROPERTY CLASS



Property Classification	2020 Assessed Valuation	Percent of Value
Residential	\$395,291,130	54.53%
Vacant Land	\$112,772,700	15.56%
Commercial	\$143,008,070	19.73%
Natural Resources	\$32,402,050	4.47%
State Assessed	\$17,899,800	2.47%
Agricultural	\$10,174,940	1.40%
Oil & Gas	\$9,619,190	1.33%
Industrial	\$3,783,060	0.52%
TOTAL	\$724,950,940	100.00%

2020 ABSTRACT OF ASSESSMENT

TOTAL ASSESSED PERSONAL PROPERTY	\$46,755,750
TOTAL ASSESSED REAL PROPERTY	\$678,195,190
2020 TOTAL ASSESSMENT:	\$724,950,940
2020 TOTAL REVENUE:	\$46,838,407

2020 ABSTRACT OF ASSESSMENT

VACANT LAND Assessed Value

Residential Lots	\$79,684,820
Commercial Lots	\$6,794,540
Industrial Lots	\$1,642,540
PUD Lots	\$5,913,120
Less than 1 acre	\$79,760
1 to 5 acres	\$1,936,110
5 to 10 acres	\$1,127,190
10 to 35 acres	\$4,537,160
35 to 100 acres	\$8,019,450
100 + acres	\$3,038,010
Minor structures on vacant land	\$0
TOTAL VACANT LAND	\$112,772,700

RESIDENTIAL Assessed Value

Single Family Residences	\$309,487,500
Farm/Ranch Residences	\$7,336,110
Duplexes & Triplexes	\$5,860,450
Multi-units (4-8 units)	\$1,348,540
Multi-units (9+ units)	\$1,653,640
Condominiums	\$56,734,160
Manufactured Housing	\$1,379,900
Farm/Ranch Manufactured Housing	\$44,360
Manufactured Housing Land/Park	\$671,790
Residential Property Not Integral to Agricultural Operations	\$10,774,360
Possessory Interest	\$320
TOTAL RESIDENTIAL PROPERTY	\$395,291,130

COMMERCIAL Assessed Value

Possessory Interest	\$943,260
Merchandising	\$25,854,000
Lodging	\$18,420,090
Offices	\$9,072,550
Recreation	\$4,187,100
Special Purpose	\$26,797,910
Warehouse/Storage	\$9,882,760
Multi-Use (3+ uses)	\$6,865,620
Commercial Condos	\$27,406,830
Partially Exempt Commercial Property	\$13,630
Residential Personal Property	\$374,090
Commercial Personal Property	\$13,166,430
Renewable Energy Personal Property	\$23,800
TOTAL COMMERCIAL PROPERTY	\$143,008,070

INDUSTRIAL Assessed Value

Industrial Real Property	\$3,466,970
Industrial Personal Property	\$316,090
TOTAL INDUSTRIAL PROPERTY	\$3,783,060

AGRICULTURAL Acres Assessed Value

Meadow Hay Land	41,439	\$4,358,030
Grazing Land	270,653	\$2,961,840
Farm/Ranch Waste	4,744	\$10,920
Farm/Ranch Support Buildings		\$2,791,950
Forest Land	1,400	\$10,760
Other Agricultural	1	\$8,890
Possessory Interest		\$32,550
TOTAL AGRICULTURAL PROPERTY		\$10,174,940

NATURAL RESOURCES Tons Assessed Value

Coal	4,170,265	\$14,730,860
Earth or Stone	378,726	\$1,416,490
Mining Claims - Non-Producing		\$1,960,250
Severed Mineral		\$205,640
Natural Resources Personal Property		\$14,088,810
TOTAL NATURAL RESOURCE PROPERTY		\$32,402,050

OIL & GAS Assessed Value

Oil & Gas Real	\$4,597,980
Oil & Gas Personal	\$5,021,210
TOTAL OIL & GAS PROPERTY	\$9,619,190

STATE ASSESSED (Public Utilities) Assessed Value

State Assessed Real Property	\$1,943,120
State Assessed Personal Property	\$15,956,680
TOTAL STATE ASSESSED PROPERTY	\$17,899,800

TAX EXEMPT Assessed Value

Tax Exempt Property Value	\$423,228,550
TOTAL TAX EXEMPT PROPERTY	\$423,228,550

2020 MILL LEVIES

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
COUNTY			
Gunnison County	16.226	\$724,440,770	\$11,754,776
General Fund	15.372		\$11,136,104
Temporary Tax Credit	(0.869)		(\$629,539)
Public Welfare	0.502		\$363,669
Abatements	0.020		\$14,489
Health Care Center	1.201		\$870,053

LIBRARY DISTRICT

Gunnison County	1.900	\$724,440,770	\$1,376,437
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** DDA not deducted from Total Assessed Value*

2020 MILL LEVIES (continued)

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
CITIES AND TOWNS			
Crested Butte	10.372	\$115,551,450	\$1,198,500
General Fund	7.300		\$843,526
Temporary Tax Credit	(4.928)		(\$569,438)
Streets & Alleys	8.000		\$924,412
Gunnison	3.868	\$101,991,690	\$394,504
Marble	6.505	\$4,051,300	\$26,354
Mt Crested Butte *	10.378	\$113,779,970	\$1,180,809
General Fund	5.000		\$568,900
Contractual Obligations	5.378		\$611,909
Pitkin	6.215	\$3,853,230	\$23,948
General Fund	4.215		\$16,241
Capital Expenditures	2.000		\$7,706
SCHOOL DISTRICTS			
Delta - 50J	27.647	\$43,458,250	\$1,201,490
General Fund	27.000		\$1,173,373
Bond Redemption	4.944		\$214,858
Abatements	0.047		\$2,043
Temporary Tax Credit	(4.344)		(\$188,783)
Gunnison - RE1J	28.711	\$675,824,070	\$19,403,585
General Fund	15.801		\$10,678,696
Bond Redemption	7.485		\$5,058,543
Override Levy	5.688		\$3,844,087
Abatements	0.038		\$25,681
Temporary Tax Credit	(0.301)		(\$203,423)
Montrose - RE1J-M	25.412	\$5,158,450	\$131,087
General Fund	22.025		\$113,615
Bond Redemption	3.387		\$17,472
METROPOLITAN DISTRICTS			
Crested Butte South	11.270	\$32,937,540	\$371,206
General Fund	14.363		\$473,082
Temporary Tax Credit	(3.093)		(\$101,876)
Reserve #2 - Current	19.441	\$13,445,730	\$261,398
General Fund	10.000		\$134,457
Bond 2016-B Redemption	5.179		\$69,635
Bond 2016-C Redemption	4.262		\$57,306
Reserve #2 - Original	35.175	\$15,791,980	\$555,483
Bond 2016-A Redemption	35.175		\$555,483
Skyland	24.355	\$28,889,610	\$703,606
General Fund	13.948		\$402,952
Bond Redemption	10.407		\$300,654
RECREATION DISTRICT			
Gunnison County	1.000	\$660,712,660	\$660,713
Metropolitan			
TV Translator Facilities	1.000		\$660,713

FIRE PROTECTION DISTRICTS

Arrowhead	4.518	\$10,425,720	\$47,103
General Fund	4.518		\$47,103
Carbondale & Rural	12.796	\$17,378,420	\$222,374
General Fund	10.472		\$181,987
Bond Redemption	2.299		\$39,953
Abatements	0.025		\$434
Crested Butte	7.687	\$388,462,860	\$2,986,114
General Fund	10.079		\$3,915,317
Temporary Tax Credit	(2.397)		(\$931,145)
Abatements	0.005		\$1,942
Gunnison County	4.505	\$160,380,840	\$722,516
General Fund	2.700		\$433,028
Capital Expenditures	1.800		\$288,686
Abatements	0.005		\$802
Ragged Mountain	3.350	\$38,678,000	\$129,571
SANITATION DISTRICT			
East River Regional	1.846	\$49,252,420	\$90,920
WATER & SANITATION DISTRICT			
Mt. Crested Butte	10.415	\$124,811,200	\$1,299,909
General Fund	8.715		\$1,087,730
Debt Retirement	1.700		\$212,179
WATER CONSERVANCY DISTRICTS			
Bostwick Park	0.893	\$3,062,070	\$2,734
General Fund	0.981		\$3,004
Temporary Tax Credit	(0.088)		(\$269)
Colorado River	0.502	\$724,440,770	\$363,669
General Fund	0.500		\$362,220
Abatements	0.002		\$1,449
Crawford	0.448	\$40,140	\$18
North Fork	0.561	\$39,949,580	\$22,412
General Fund	0.061		\$2,437
Bond Redemption	0.500		\$19,975
Upper Gunnison	1.951	\$647,101,150	\$1,262,494
CEMETERY DISTRICT			
Gunnison	0.766	\$235,591,960	\$180,463
General Fund	0.764		\$179,992
Abatements	0.002		\$471
AMBULANCE DISTRICT			
North Fork Ambulance	5.554	\$44,880,800	\$249,268
Health Service			
General Fund	5.887		\$0