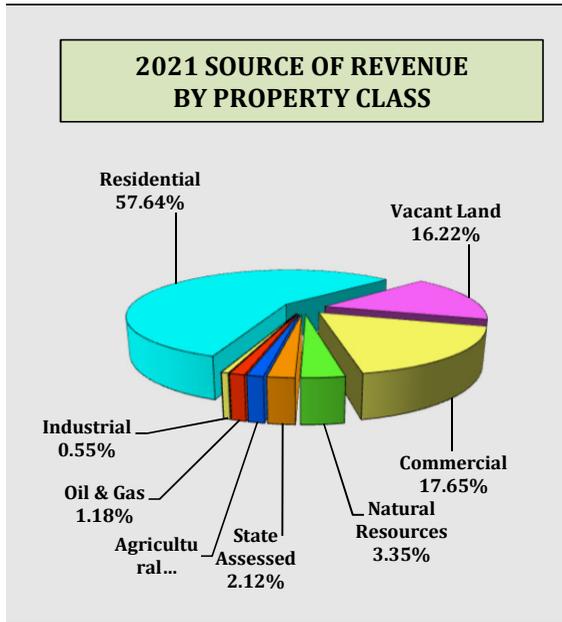


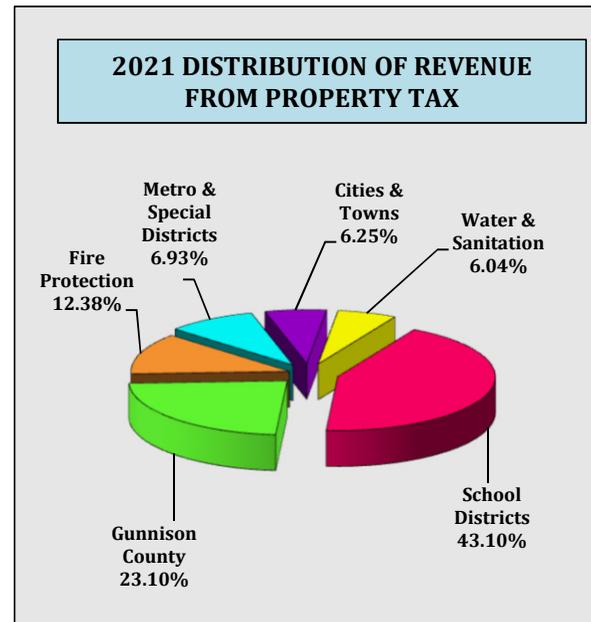
# ABSTRACT OF ASSESSMENTS AND LEVIES 2021

## GUNNISON COUNTY COLORADO



Property Classification	2021 Assessed Valuation	Percent of Value
Residential	\$477,508,790	57.64%
Vacant Land	\$134,391,440	16.22%
Commercial	\$146,210,680	17.65%
Natural Resources	\$27,773,760	3.35%
State Assessed	\$17,535,600	2.12%
Agricultural	\$10,669,280	1.29%
Oil & Gas	\$9,762,240	1.18%
Industrial	\$4,555,560	0.55%
<b>TOTAL</b>	<b>\$828,407,350</b>	<b>100.00%</b>

2021 ABSTRACT OF ASSESSMENT	
TOTAL ASSESSED PERSONAL PROPERTY	\$50,514,210
TOTAL ASSESSED REAL PROPERTY	\$777,893,140
<b>2020 TOTAL ASSESSMENT:</b>	<b>\$828,407,350</b>
<b>2020 TOTAL REVENUE:</b>	<b>\$52,198,016</b>



Taxing Entity	Revenue	Revenue Distribution
School Districts	\$22,499,539	43.10%
Gunnison County	\$12,055,779	23.10%
Fire Protection	\$6,463,381	12.38%
Metro & Special Districts	\$4,762,657	9.12%
Cities & Towns	\$3,263,482	6.25%
Water & Sanitation	\$3,153,178	6.04%
<b>TOTAL</b>	<b>\$52,198,016</b>	<b>100.00%</b>

2021 Values: Every odd-numbered year, the Gunnison County Assessor's Office reappraises all property within the county. The 2021 reappraisal established the 2021 and 2022 values, based on an analysis of market sales as of the appraisal date of June 30, 2020.

2021 Assessment rates:  
 Residential - 7.15%  
 All other - 29.00%

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

2021 Property taxes are due January 1, 2022

**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	
<u>Commissioners</u>	
Jonathan Houck, District 2, <i>Chair</i>	
Elizabeth Smith, District 1	
Roland Mason, District 3	
Assessor	Kristy McFarland
Clerk and Recorder	Kathy Simillion
Coroner	Michael Barnes
Sheriff	John Gallowich

Kristy McFarland  
 Gunnison County Assessor  
 221 N. Wisconsin St.  
 Gunnison, Colorado 81230  
 (970) 641-1085

email:  
[assessor@gunnisoncounty.org](mailto:assessor@gunnisoncounty.org)  
 website:  
[www.gunnisoncounty.org](http://www.gunnisoncounty.org)

**2021 ABSTRACT OF ASSESSMENT**

**VACANT LAND** Assessed Value

Residential Lots	\$95,187,780
Commercial Lots	\$7,913,360
Industrial Lots	\$3,450,250
PUD Lots	\$7,989,320
Less than 1 acre	\$76,700
1 to 5 acres	\$2,132,960
5 to 10 acres	\$1,414,900
10 to 35 acres	\$4,799,710
35 to 100 acres	\$8,665,720
100 + acres	\$2,760,740
<b>TOTAL VACANT LAND</b>	<b>\$134,391,440</b>

**RESIDENTIAL** Assessed Value

Single Family Residences	\$372,567,560
Farm/Ranch Residences	\$8,260,540
Duplexes & Triplexes	\$7,304,240
Multi-units (4-8 units)	\$2,154,730
Multi-units (9+ units)	\$1,449,000
Condominiums	\$69,289,400
Manufactured Housing	\$1,954,530
Farm/Ranch Manufactured Housing	\$40,170
Manufactured Housing Land/Park	\$849,850
Residential Property Not Integral to Agricultural Operations	\$13,638,360
Possessory Interest	\$410
<b>TOTAL RESIDENTIAL PROPERTY</b>	<b>\$477,508,790</b>

**COMMERCIAL** Assessed Value

Merchandising	\$23,159,880
Lodging	\$21,093,430
Offices	\$7,835,350
Recreation	\$4,089,720
Special Purpose	\$26,613,820
Warehouse/Storage	\$11,228,640
Multi-Use (3+ uses)	\$6,954,500
Commercial Condos	\$30,431,240
Partially Exempt Commercial Property	\$28,530
Residential Personal Property	\$43,990
Commercial Personal Property	\$13,886,390
Renewable Energy Personal Property	\$6,120
Possessory Interest	\$839,070
<b>TOTAL COMMERCIAL PROPERTY</b>	<b>\$146,210,680</b>

**INDUSTRIAL** Assessed Value

Industrial Real Property	\$4,214,550
Industrial Personal Property	\$341,010
<b>TOTAL INDUSTRIAL PROPERTY</b>	<b>\$4,555,560</b>

**AGRICULTURAL** Acres Assessed Value

Meadow Hay Land	41,349	\$4,569,910
Grazing Land	269,869	\$3,077,940
Farm/Ranch Waste	4,745	\$11,070
Farm/Ranch Support Buildings		\$2,957,870
Forest Land	1,400	\$11,150
Other Agricultural	1	\$10,080
Possessory Interest		\$31,260
<b>TOTAL AGRICULTURAL PROPERTY</b>		<b>\$10,669,280</b>

**NATURAL RESOURCES** Tons Assessed Value

Coal	2,688,947	\$10,421,970
Earth or Stone	327,503	\$913,600
Mining Claims - Non-Producing		\$2,187,060
Severed Mineral		\$247,490
Natural Resources Personal Property		\$14,003,640
<b>TOTAL NATURAL RESOURCE PROPERTY</b>		<b>\$27,773,760</b>

**OIL & GAS** Assessed Value

Oil & Gas Real	\$3,162,900
Oil & Gas Personal	\$6,599,340
<b>TOTAL OIL &amp; GAS PROPERTY</b>	<b>\$9,762,240</b>

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

State Assessed Real Property	\$1,901,880
State Assessed Personal Property	\$15,633,720
<b>TOTAL STATE ASSESSED PROPERTY</b>	<b>\$17,535,600</b>

**TAX EXEMPT** Assessed Value

Tax Exempt Property Value	\$447,432,050
<b>TOTAL TAX EXEMPT PROPERTY</b>	<b>\$447,432,050</b>

**2021 MILL LEVIES**

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
<b>COUNTY</b>			
<b>Gunnison County</b>	<b>14.614</b>	<b>\$824,947,210</b>	<b>\$12,055,779</b>
General Fund	15.541		\$12,820,505
Temporary Tax Credit	(2.495)		(\$2,058,243)
Public Welfare	0.452		\$372,876
Abatements	0.034		\$28,048
Health Care Center	1.082		\$892,593

**LIBRARY DISTRICT**

<b>Gunnison County</b>	<b>1.900</b>	<b>\$824,947,210</b>	<b>\$1,567,400</b>
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\* DDA not deducted from Total Assessed Value

**2021 MILL LEVIES (continued)**

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
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**CITIES AND TOWNS**

<b>Crested Butte</b>	<b>10.374</b>	<b>\$132,538,730</b>	<b>\$1,374,957</b>
General Fund	7.300		\$967,533
Temporary Tax Credit	(4.926)		(\$652,886)
Streets & Alleys	8.000		\$1,060,310

<b>Gunnison</b>	<b>3.868</b>	<b>\$111,377,200</b>	<b>\$430,807</b>
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<b>Marble</b>	<b>6.505</b>	<b>\$4,333,640</b>	<b>\$28,190</b>
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<b>Mt Crested Butte *</b>	<b>10.378</b>	<b>\$135,279,540</b>	<b>\$1,403,931</b>
General Fund	5.000		\$676,398
Contractual Obligations	5.378		\$727,533

<b>Pitkin</b>	<b>5.470</b>	<b>\$4,679,470</b>	<b>\$25,597</b>
General Fund	3.470		\$16,238
Capital Expenditures	2.000		\$9,359

**SCHOOL DISTRICTS**

<b>Delta - 50J</b>	<b>28.172</b>	<b>\$40,548,460</b>	<b>\$1,142,331</b>
General Fund	27.000		\$1,094,808
Temporary Tax Credit	(3.344)		(\$135,594)
Bond Redemption	4.424		\$179,386
Abatements	0.092		\$3,730

<b>Gunnison - RE1J</b>	<b>27.236</b>	<b>\$778,745,620</b>	<b>\$21,209,916</b>
General Fund	15.736		\$12,254,341
Bond Redemption	6.500		\$5,061,847
Override Levy	4.941		\$3,847,782
Abatements	0.059		\$45,946

<b>Montrose - RE1J-M</b>	<b>26.055</b>	<b>\$5,653,130</b>	<b>\$147,292</b>
General Fund	27.000		\$152,635
Temporary Tax Credit	(4.033)		(\$22,799)
Bond Redemption	3.036		\$17,163
Abatements	0.052		\$294

**METROPOLITAN DISTRICTS**

<b>Crested Butte South</b>	<b>10.070</b>	<b>\$39,766,860</b>	<b>\$400,452</b>
General Fund	14.363		\$571,171
Temporary Tax Credit	(4.293)		(\$170,719)

<b>Reserve #2 - Current</b>	<b>17.427</b>	<b>\$17,864,480</b>	<b>\$311,324</b>
General Fund	10.000		\$178,645
Abatements	0.078		\$1,393
Bond 2016-B Redemption	3.919		\$70,011
Bond 2016-C Redemption	3.430		\$61,275

<b>Reserve #2 - Original</b>	<b>27.831</b>	<b>\$20,482,790</b>	<b>\$570,057</b>
Bond 2016-A Redemption	27.708		\$567,537
Abatements	0.123		\$2,519

<b>Skyland</b>	<b>19.424</b>	<b>\$36,086,550</b>	<b>\$700,945</b>
General Fund	12.886		\$465,011
Bond Redemption	6.538		\$235,934

<b>Gunnison Rising #2</b>	<b>45.000</b>	<b>\$5,170</b>	<b>\$233</b>
General Fund	45.000		\$233

**FIRE PROTECTION DISTRICTS**

<b>Arrowhead</b>	<b>4.518</b>	<b>\$11,152,470</b>	<b>\$50,387</b>
General Fund	4.518		\$50,387

<b>Carbondale &amp; Rural</b>	<b>12.607</b>	<b>\$18,760,550</b>	<b>\$236,514</b>
General Fund	10.472		\$196,460
Bond Redemption	2.121		\$39,791
Abatements	0.014		\$263

<b>Crested Butte</b>	<b>11.415</b>	<b>\$458,114,720</b>	<b>\$5,229,380</b>
General Fund	10.079		\$4,617,338
Temporary Tax Credit	(2.730)		(\$1,250,653)
Bond Redemption	4.048		\$1,854,448
Abatements	0.018		\$8,246

<b>Gunnison County</b>	<b>4.505</b>	<b>\$182,508,820</b>	<b>\$822,202</b>
General Fund	2.700		\$492,774
Capital Expenditures	1.800		\$328,516
Abatements	0.005		\$913

<b>Ragged Mountain</b>	<b>3.350</b>	<b>\$37,283,160</b>	<b>\$124,899</b>
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**WATER & SANITATION DISTRICTS**

<b>East River Regional</b>	<b>1.846</b>	<b>\$62,544,510</b>	<b>\$115,457</b>
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<b>Mt. Crested Butte</b>	<b>7.734</b>	<b>\$147,679,730</b>	<b>\$1,142,155</b>
General Fund	7.711		\$1,138,758
Abatements	0.023		\$3,397

<b>WATER CONSERVANCY DISTRICTS</b>			
<b>Bostwick Park</b>	<b>0.936</b>	<b>\$3,403,480</b>	<b>\$3,186</b>
General Fund	0.981		\$3,339
Temporary Tax Credit	(0.048)		(\$163)
Abatements	0.003		\$10

<b>Colorado River</b>	<b>0.501</b>	<b>\$824,947,210</b>	<b>\$413,299</b>
General Fund	0.500		\$412,474
Abatements	0.001		\$825

<b>Crawford</b>	<b>0.448</b>	<b>\$44,520</b>	<b>\$20</b>
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<b>North Fork</b>	<b>0.561</b>	<b>\$36,037,770</b>	<b>\$20,217</b>
General Fund	0.061		\$2,198
Bond Redemption	0.500		\$18,019

<b>Upper Gunnison</b>	<b>1.951</b>	<b>\$747,742,390</b>	<b>\$1,458,845</b>
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<b>CEMETERY DISTRICT</b>			
<b>Gunnison</b>	<b>0.765</b>	<b>\$263,506,910</b>	<b>\$201,583</b>
General Fund	0.764		\$201,319
Abatements	0.001		\$264

<b>AMBULANCE DISTRICT</b>			
<b>North Fork Ambulance Health Service</b>	<b>5.883</b>	<b>\$42,223,630</b>	<b>\$248,402</b>
General Fund	5.883		\$248,402

<b>RECREATION DISTRICT</b>			
<b>Gunnison County</b>	<b>1.000</b>	<b>\$762,260,570</b>	<b>\$762,261</b>
<b>Metropolitan</b>			
TV Translator Facilities	1.000		\$762,261