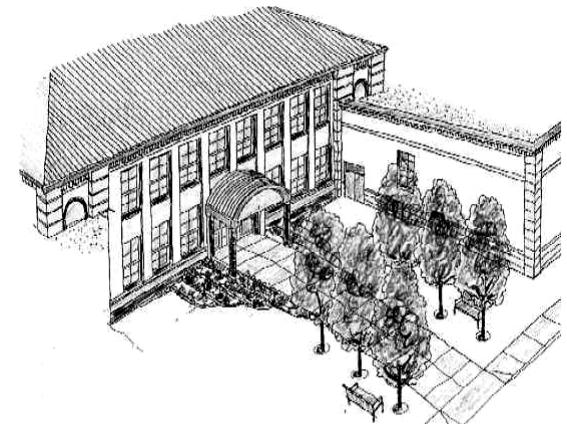


# ABSTRACT OF ASSESSMENTS AND LEVIES 2008

## GUNNISON COUNTY, COLORADO



### GENERAL INFORMATION

This abstract is compiled and made available to you with the compliments of the Gunnison County Assessor's Office. The Abstract report is the final tabulation of valuation, revenues, and levies produced each year as a result of the Assessor's duties.

⇒ It is the duty of the Assessor to assess all property on a fair and equitable basis in accordance with Colorado Revised Statutes. All real and personal property, not exempted by law, is subject to taxation and it is the duty of the property owner to see that it is listed with the Assessor.

⇒ These values are then certified to all taxing entities by the Assessor. The levies are determined and certified by each taxing entity to the Board of County Commissioners.

⇒ These levies are then delivered to the Assessor to be compiled and extended to the properties.

⇒ After the Assessor prepares the Tax Roll, it is delivered to the County Treasurer for collection.

⇒ **The Assessor does not set the taxes.** The taxes are computed based upon the levies set by the Taxing Authorities (also known as Taxing Entities).

⇒ It is the goal of this office to help the taxpayer in the understanding of the property valuation process. If you have any questions regarding the **value** of your property or the valuation process, the Assessor's Office is available to assist and serve you. We encourage you to become knowledgeable about your property valuation process.

### 2008 GUNNISON COUNTY ELECTED OFFICIALS

**Commissioners**  
**Paula Swenson**, District 1  
*Chairperson*  
**Hap Channell**, District 2  
**Jim Starr**, District 3

**County Assessor**  
 Kristy McFarland

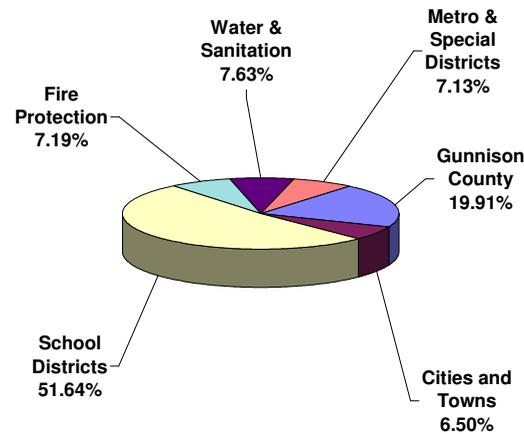
**County Clerk and Recorder**  
 Stella Dominguez

**County Coroner**  
 Frank Vader

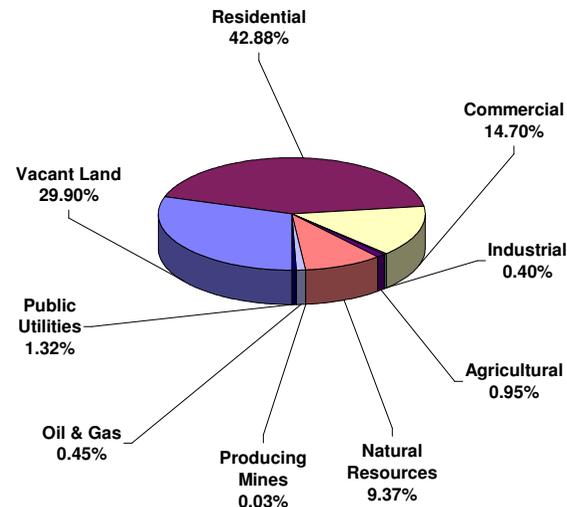
**County Sheriff**  
 Richard Murdie

**County Treasurer**  
 Melody Marks

### 2008 DISTRIBUTION OF REVENUE



### 2008 SOURCE OF REVENUE BY PROPERTY CLASS



Entity	Revenue	Revenue Distribution
School Districts	\$19,300,544	51.64%
Gunnison County	\$7,441,925	19.91%
Water & Sanitation	\$2,850,019	7.63%
Metro & Special Districts	\$2,662,521	7.13%
Fire Protection	\$2,686,504	7.19%
Cities and Towns	\$2,430,847	6.50%
<b>TOTAL</b>	<b>\$37,372,360</b>	<b>100%</b>

Property Classification	2008 Assessed Valuation	Percent of Value
Residential	\$334,274,930	42.88%
Vacant Land	\$233,067,930	29.90%
Commercial	\$114,579,670	14.70%
Natural Resources	\$73,035,780	9.37%
Public Utilities	\$10,314,500	1.32%
Agricultural	\$7,362,670	0.95%
Industrial	\$3,116,470	0.40%
Oil & Gas	\$3,526,480	0.45%
Producing Mines	\$220,240	0.03%
<b>TOTAL</b>	<b>\$779,498,670</b>	<b>100%</b>

<b>TOTAL ASSESSED PERSONAL PROPERTY</b>	<b>\$50,232,380</b>
<b>TOTAL ASSESSED REAL PROPERTY</b>	<b>\$729,266,290</b>
<b>2008 ASSESSMENT GRAND TOTAL:</b>	<b>\$779,498,670</b>
<b>2008 REVENUE GRAND TOTAL:</b>	<b>\$37,372,360</b>

Please visit our website for detailed information:  
[www.gunnisoncounty.org/assessor.html](http://www.gunnisoncounty.org/assessor.html)

In addition to on-line property record searches, the website has links to the following topics:

- ⇒ Frequently Asked Questions ⇐
- ⇒ How Property Taxes Are Determined ⇐
- ⇒ Taxing Districts and Taxing Authorities ⇐
- ⇒ The Assessment and Valuation Process ⇐
- ⇒ Appeal Process and Notice of Valuation ⇐
  - ⇒ Reappraisal Sales ⇐
  - ⇒ Assessment Calendar ⇐
- ⇒ Senior Homestead / Disabled Veterans Exemptions ⇐
  - ⇒ Multiple Regression and Time Trending ⇐
  - ⇒ Property Valuation for Business and Industry ⇐
  - ⇒ Agricultural Property ⇐

**Kristy McFarland**  
 Assessor

**221 N. Wisconsin St., Suite A**  
**Gunnison, Colorado 81230**  
**(970) 641-1085**  
**assessor@gunnisoncounty.org**

[www.gunnisoncounty.org/assessor.html](http://www.gunnisoncounty.org/assessor.html)

**2008 ABSTRACT OF ASSESSMENT**

<b>VACANT LAND</b>	<b>Assessed Value</b>
Residential Lots	\$166,934,670
Commercial Lots	\$12,740,840
Industrial Lots	\$1,434,750
PUD Lots	\$24,385,560
Less than 1 acre	\$161,140
1 to 5 acres	\$4,036,840
5 to 10 acres	\$1,734,080
10 to 35 acres	\$5,585,900
35 to 100 acres	\$7,684,510
100 + acres	\$8,186,550
Minor structures on vacant land	\$183,090
<b>TOTAL VACANT LAND</b>	<b>\$233,067,930</b>

<b>RESIDENTIAL</b>	
Single Family Residences	\$248,141,840
Farm/Ranch Residences	\$10,477,760
Duplexes & Triplexes	\$4,579,180
Multi-units (4-8 units)	\$1,777,770
Multi-units (9+ units)	\$2,229,470
Condominiums	\$63,583,060
Manufactured Housing	\$1,507,880
Farm/Ranch Manufactured Housing	\$48,930
Manufactured Housing Land/Park	\$474,370
Residential Personal Property	\$1,454,670
<b>TOTAL RESIDENTIAL PROPERTY</b>	<b>\$334,274,930</b>

<b>COMMERCIAL</b>	
Possessory Interest	\$624,250
Merchandising	\$20,974,100
Lodging	\$14,106,160
Offices	\$7,283,020
Recreation	\$2,598,470
Special Purpose	\$23,143,850
Warehouse/Storage	\$7,202,250
Multi-Use (3+ uses)	\$6,308,130
Commercial Condos	\$21,622,240
Commercial Personal Property	\$10,717,200
<b>TOTAL COMMERCIAL PROPERTY</b>	<b>\$114,579,670</b>

<b>INDUSTRIAL</b>	<b>Acres</b>	<b>Assessed Value</b>
Industrial Real Property		\$2,871,130
Industrial Personal Property		\$245,340
<b>TOTAL INDUSTRIAL PROPERTY</b>		<b>\$3,116,470</b>

<b>AGRICULTURAL</b>		
Possessory Interest		\$32,050
Meadow Hay Land	41,038	\$3,135,370
Grazing Land	279,811	\$2,092,540
Farm/Ranch Waste Land		\$7,120
Farm/Ranch Support Buildings	4,308	\$2,067,730
Other Agricultural Property	2	\$27,860
<b>TOTAL AGRICULTURAL PROPERTY</b>		<b>\$7,362,670</b>

<b>NATURAL RESOURCES</b>		
Coal		\$43,007,460
Earth or Stone Products		\$509,690
Non-Producing Patented	2,046	\$1,642,800
Severed Mineral Interests	56,634	\$180,470
Nat'l Resources Personal Property		\$27,695,360
<b>TOTAL NATL RESOURCES PROPERTY</b>		<b>\$73,035,780</b>

<b>PRODUCING MINES</b>		
Producing Mines Real Property		0
Producing Mines Personal Property		\$220,240
<b>TOTAL PRODUCING MINES PROPERTY</b>		<b>\$220,240</b>

<b>OIL &amp; GAS</b>		
Oil & Gas Real Property		\$3,237,270
Oil & Gas Personal Property		\$289,210
<b>TOTAL OIL &amp; GAS PROPERTY</b>		<b>\$3,526,480</b>

<b>STATE ASSESSED (Public Utilities)</b>		
State Assessed Real Property		\$704,140
State Assessed Personal Property		\$9,610,360
<b>TOTAL STATE ASSESSED PROPERTY</b>		<b>\$10,314,500</b>

<b>TAX EXEMPT</b>		
Tax Exempt Property Value		\$363,703,050
<b>TOTAL TAX EXEMPT PROPERTY</b>		<b>\$363,703,050</b>

**2008 MILL LEVIES**

<b>ENTITY</b>	<b>MILL LEVY</b>	<b>ASSESSED VALUE</b>	<b>REVENUE</b>
<b>County</b>			
<b>Gunnison County</b>	<b>9.722</b>	<b>765,472,650</b>	<b>\$7,441,925</b>
General Fund	15.117		\$11,571,650
Temporary Tax Credit	-7.353		(\$5,628,520)
Welfare	0.358		\$274,039
County Library	0.893		\$683,567
Gunnison Health Care Ctr	0.707		\$541,189
<b>Cities and Towns</b>			
<b>Crested Butte</b>	<b>8.334</b>	<b>104,694,000</b>	<b>\$872,520</b>
General Fund	7.300		\$764,266
Temporary Tax Credit	-5.381		(\$563,358)
Streets & Alleys	6.415		\$671,612
<b>Gunnison</b>	<b>3.868</b>	<b>79,590,300</b>	<b>\$307,855</b>
<b>Marble</b>	<b>6.505</b>	<b>3,290,970</b>	<b>\$21,408</b>
<b>Mt Crested Butte</b>	<b>8.091</b>	<b>149,845,670</b>	<b>\$1,212,401</b>
General Fund	5.000		\$749,228
Capital Expenditures	5.378		\$805,870
Temporary Tax Credit	-2.287		(\$342,697)
<b>Pitkin</b>	<b>4.875</b>	<b>3,418,000</b>	<b>\$16,663</b>
General Fund	3.560		\$12,168
Capital Expenditures	1.814		\$6,200
Temporary Tax Credit	-0.499		(\$1,706)
<b>School Districts</b>			
<b>Gunnison - RE1J</b>	<b>24.915</b>	<b>678,298,680</b>	<b>\$16,899,812</b>
General Fund	15.557		\$10,552,293
Bond Redemption	7.450		\$5,053,325
Override Levy	1.908		\$1,294,194
<b>Delta - 50J</b>	<b>27.817</b>	<b>81,465,670</b>	<b>\$2,266,130</b>
General Fund	22.757		\$1,853,914
Bond Redemption	5.060		\$412,216
<b>Montrose - RE1J-M</b>	<b>23.580</b>	<b>5,708,300</b>	<b>\$134,602</b>
General Fund	22.018		\$125,685
Bond Redemption	1.562		\$8,916
<b>Water Districts</b>			
<b>Bostwick Park</b>	<b>0.858</b>	<b>2,617,750</b>	<b>\$2,246</b>
General Fund	0.983		\$2,573
Temporary Tax Credit	-0.125		(\$327)
<b>Colorado River</b>	<b>0.199</b>	<b>765,472,650</b>	<b>\$152,329</b>
General Fund	0.253		\$193,665
Temporary Tax Credit	-0.054		(\$41,335)
<b>Crawford</b>	<b>0.469</b>	<b>33,100</b>	<b>\$16</b>
<b>North Fork</b>	<b>0.566</b>	<b>78,433,440</b>	<b>\$44,393</b>
General Fund	0.066		\$5,176
Debt Retirement	0.500		\$39,217
<b>Upper Gunnison</b>	<b>1.772</b>	<b>655,147,890</b>	<b>\$1,160,922</b>

<b>ENTITY</b>	<b>MILL LEVY</b>	<b>ASSESSED VALUE</b>	<b>REVENUE</b>
<b>Fire Protection Districts</b>			
<b>Arrowhead</b>	<b>4.518</b>	<b>12,283,050</b>	<b>\$55,495</b>
<b>Carbondale &amp; Rural</b>	<b>7.694</b>	<b>12,427,900</b>	<b>\$95,620</b>
General Fund	5.956		\$74,020
Bond Redemption	1.196		\$14,864
Debt Retirement	0.542		\$6,736
<b>Crested Butte</b>	<b>3.746</b>	<b>434,962,390</b>	<b>\$1,629,369</b>
General Fund	6.583		\$2,863,357
Debt Retirement	0.828		\$360,149
Temporary Tax Credit	-3.665		(\$1,594,137)
<b>Gunnison County</b>	<b>4.510</b>	<b>142,461,500</b>	<b>\$642,501</b>
General Fund	2.490		\$354,729
Capital Expenditures	2.020		\$287,772
<b>Ragged Mountain</b>	<b>3.347</b>	<b>78,732,930</b>	<b>\$263,519</b>
<b>Sanitation Districts</b>			
<b>East River Regional</b>	<b>7.274</b>	<b>49,080,350</b>	<b>\$357,010</b>
<b>Water &amp; Sanitation Districts</b>			
<b>Mt. Crested Butte</b>	<b>6.877</b>	<b>164,767,100</b>	<b>\$1,133,103</b>
General Fund	9.082		\$1,496,415
Debt Retirement	1.694		\$279,115
Temporary Tax Credit	-3.899		(\$642,427)
<b>Metropolitan Districts</b>			
<b>Crested Butte South</b>	<b>7.355</b>	<b>42,993,190</b>	<b>\$316,215</b>
General Fund	14.364		\$617,554
Debt Retirement	0.936		\$40,242
Temporary Tax Credit	-7.945		(\$341,581)
<b>Reserve #2</b>	<b>40.000</b>	<b>32,635,580</b>	<b>\$1,305,423</b>
Bond Redemption	30.250		\$987,226
Debt Retirement	9.750		\$318,197
<b>Skyland</b>	<b>22.080</b>	<b>32,557,130</b>	<b>\$718,861</b>
General Fund	18.667		\$607,744
Bond Redemption	3.413		\$111,117
<b>Cemetery Districts</b>			
<b>Gunnison</b>	<b>0.613</b>	<b>200,388,640</b>	<b>\$122,838</b>
General Fund	0.765		\$153,297
Temporary tax Credit	-0.152		(\$30,459)
<b>Parks and Recreation Districts</b>			
<b>Gunnison County</b>	<b>0.298</b>	<b>668,404,200</b>	<b>\$199,184</b>
General Fund	0.874		\$584,185
Temporary tax Credit	-0.576		(\$385,001)