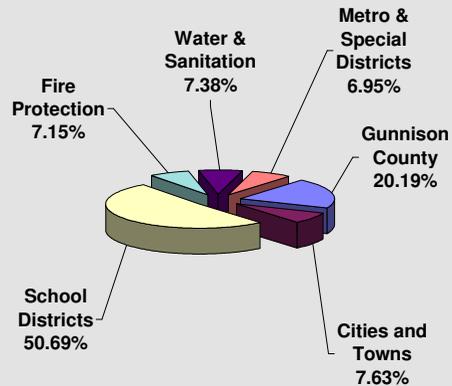
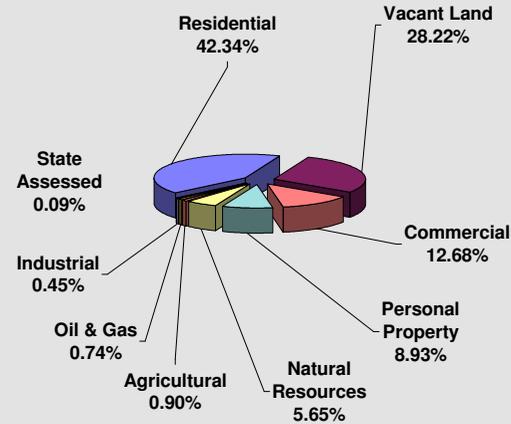


2009 DISTRIBUTION OF REVENUE



2009 SOURCE OF REVENUE BY PROPERTY CLASS



GENERAL INFORMATION

This abstract is compiled and made available to you with the compliments of the Gunnison County Assessor's Office. The duty of the Assessor is to discover, list, classify and value all taxable property in Gunnison County. All property is assessed on a fair and equitable basis in accordance with Colorado statutes. The Assessor's office revalues all property in the county every odd-numbered year.

Value determinations are subject to an annual audit ordered by the General Assembly. If the Assessor does not comply with the Colorado State Constitution, Article X, Section 3 in correctly determining actual value, the State Board of Equalization shall order a reappraisal performed at the expense of the county. In addition to the expense of the reappraisal, excess payments made by the State to the school districts must be repaid plus interest.

The Assessor does not determine property taxes.

County tax is levied by the Board of County Commissioners. School Tax is levied by the District School Boards. City and Town tax are levied by City and Town officials. Other District taxes are levied by the Directors of those districts. 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.

Personal Property Requirement:

Colorado law requires owners of personal property used in an income producing endeavor and owners of natural resources to file a Declaration Schedule with the County Assessor each year by April 15.

ABSTRACT OF ASSESSMENTS AND LEVIES 2009

GUNNISON COUNTY, COLORADO



2009 GUNNISON COUNTY ELECTED OFFICIALS

Commissioners

Jim Starr, District 3

Chairperson

Paula Swenson, District 1

Hap Channell, District 2

Assessor

Kristy McFarland

Clerk and Recorder

Stella Dominguez

Coroner

Frank Vader

Sheriff

Richard Murdie

Treasurer

Melody Marks

Kristy McFarland
Assessor

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

www.gunnisoncounty.org/assessor.html

Entity	Revenue	Revenue Distribution
School Districts	\$20,339,644	50.69%
Gunnison County	\$8,101,274	20.19%
Cities & Towns	\$3,061,256	7.63%
Water & Sanitation	\$2,961,463	7.38%
Fire Protection	\$2,869,724	7.15%
Metro & Special Districts	\$2,790,041	6.95%
TOTAL	\$40,123,402	100%

TOTAL ASSESSED PERSONAL PROPERTY	\$76,848,080
TOTAL ASSESSED REAL PROPERTY	\$783,808,850
2009 TOTAL ASSESSMENT:	\$860,656,930
2009 TOTAL REVENUE:	\$40,123,402

Check out the Assessor's new property record search feature on the website. You can now map any Gunnison County property, and it is easier than ever to find comparable sales and property ownership information. If you have any questions, please contact the Assessor's office and we will gladly assist you in any possible way.

Colorado requires a two-year assessment cycle for all taxable real property. Property is reassessed in each odd-numbered year. 2010 is the second year of the cycle. Except for properties that changed between January 1, 2009 to January 1, 2010, (due to new construction, remodeling, replating, re-classification, or demolition), the 2010 value is the same as the 2009 value. This value is reported on your 2009 tax notice as "Actual Value". It reflects the market value as of June 30, 2008 as determined from analysis of market activity and conditions that occurred since June 30, 2006. For those properties that have changed, the property owner will receive notice of the changed value by May 2010. You have the right to appeal your value each year, regardless of value changes.

As a result of the Gallagher amendment in 1982 and the Tabor amendment in 1992, the current assessment rate is 7.96% for residential improved properties and 29% for all other properties.

2009 ABSTRACT OF ASSESSMENT

VACANT LAND	Assessed Value
Residential Lots	\$168,989,750
Commercial Lots	\$14,478,090
Industrial Lots	\$1,674,630
PUD Lots	\$24,637,760
Less than 1 acre	\$195,520
1 to 5 acres	\$3,921,560
5 to 10 acres	\$2,244,950
10 to 35 acres	\$7,129,410
35 to 100 acres	\$10,344,530
100 + acres	\$9,210,100
Minor structures on vacant land	\$86,380
TOTAL VACANT LAND	\$242,912,680

RESIDENTIAL	
Single Family Residences	\$272,096,380
Farm/Ranch Residences	\$12,341,660
Duplexes & Triplexes	\$4,949,510
Multi-units (4-8 units)	\$1,361,690
Multi-units (9+ units)	\$2,060,760
Condominiums	\$69,530,260
Manufactured Housing	\$1,446,910
Farm/Ranch Manufactured Housing	\$46,410
Manufactured Housing Land/Park	\$552,980
Residential Personal Property	\$2,061,900
TOTAL RESIDENTIAL PROPERTY	\$366,448,460

COMMERCIAL	
Possessory Interest	\$0
Merchandising	\$19,269,940
Lodging	\$18,964,540
Offices	\$7,847,320
Recreation	\$2,444,490
Special Purpose	\$22,947,740
Warehouse/Storage	\$9,159,270
Multi-Use (3+ uses)	\$6,796,670
Commercial Condos	\$21,710,770
Commercial Personal Property	\$11,321,860
TOTAL COMMERCIAL PROPERTY	\$120,462,600

INDUSTRIAL	Acres	Assessed Value
Industrial Real Property		\$3,863,350
Industrial Personal Property		\$227,720
TOTAL INDUSTRIAL PROPERTY		\$4,091,070

AGRICULTURAL			
Possessory Interest			\$0
Meadow Hay Land	41,119		\$3,372,050
Grazing Land	276,748		\$2,200,010
Farm/Ranch Waste Land			\$7,000
Farm/Ranch Support Buildings	4,308		\$2,141,450
Other Agricultural Property	2		\$27,120
TOTAL AGRICULTURAL PROPERTY			\$7,747,630

NATURAL RESOURCES			
Coal			\$46,219,870
Earth or Stone Products			\$436,120
Non-Producing Patented	2,046		\$1,798,250
Severed Mineral Interests	57,093		\$167,310
Nat'l Resources Personal Property			\$52,264,000
TOTAL NAT'L RESOURCES PROPERTY			\$100,885,550

PRODUCING MINES			
Producing Mines Real Property			0
Producing Mines Personal Property			\$225,040
TOTAL PRODUCING MINES PROPERTY			\$225,040

OIL & GAS			
Oil & Gas Real Property			\$6,394,110
Oil & Gas Personal Property			\$136,590
TOTAL OIL & GAS PROPERTY			\$6,530,700

STATE ASSESSED (Public Utilities)			
State Assessed Real Property			\$742,230
State Assessed Personal Property			\$10,610,970
TOTAL STATE ASSESSED PROPERTY			\$11,353,200

TAX EXEMPT			
Tax Exempt Property Value			\$386,409,960
TOTAL TAX EXEMPT PROPERTY			\$386,409,960

2009 MILL LEVIES

ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
County			
Gunnison County	9.546	848,656,380	\$8,101,274
General Fund	15.127		\$12,857,623
Temporary Tax Credit	-7.529		(\$6,389,534)
Human Services	0.352		\$289,727
County Library	0.877		\$744,272
Abatements	0.024		\$20,368
Gunnison Health Care Ctr	0.695		\$589,816

Cities and Towns			
Crested Butte	8.335	106,712,940	\$889,452
General Fund	7.300		\$779,004
Temporary Tax Credit	-5.380		(\$574,116)
Streets & Alleys	6.415		\$684,564

Gunnison	3.868	89,156,470	\$344,857
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Marble	6.505	4,040,710	\$26,285
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Mt Crested Butte	10.378	171,561,270	\$1,780,463
General Fund	5.000		\$857,806
Capital Expenditures	5.378		\$922,657

Pitkin	5.179	3,900,180	\$20,199
General Fund	3.413		\$13,311
Temporary Tax Credit	-0.234		(\$913)
Capital Expenditures	2.000		\$7,800

School Districts			
Gunnison - RE1J	23.505	735,241,430	\$17,281,850
General Fund	15.500		\$11,396,242
Bond Redemption	6.143		\$4,516,588
Override Levy	1.801		\$1,324,170
Abatements	0.061		\$44,850

Delta - 50J	27.192	106,318,780	\$2,891,020
General Fund	22.656		\$2,408,758
Bond Redemption	4.500		\$478,435
Abatements	0.036		\$3,827

Montrose - RE1J-M	23.502	7,096,170	\$166,774
General Fund	21.967		\$155,882
Bond Redemption	1.455		\$10,325
Abatements	0.080		\$568

Metropolitan Districts			
Crested Butte South	9.829	33,941,380	\$333,610
General Fund	14.363		\$487,500
Debt Retirement	1.179		\$40,017
Temporary Tax Credit	-5.713		(\$193,907)

Reserve #2	38.000	33,822,400	\$1,285,251
Bond Redemption	33.700		\$1,139,815
Debt Retirement	4.300		\$145,436

Skyland	22.080	36,841,950	\$813,470
General Fund	14.927		\$549,940
Bond Redemption	7.153		\$263,530

ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
Fire Protection Districts			
Arrowhead	4.518	16,259,970	\$73,463
Carbondale & Rural	7.230	15,641,150	\$113,086
General Fund	5.903		\$92,330
Bond Redemption	1.320		\$20,646
Abatements	0.007		\$109

Crested Butte	3.791	457,645,590	\$1,734,934
General Fund	6.579		\$3,010,850
Debt Retirement	0.838		\$383,507
Abatements	0.009		\$4,119
Temporary Tax Credit	-3.635		(\$1,663,542)

Gunnison County	4.525	160,830,510	\$727,758
General Fund	2.480		\$398,860
Capital Expenditures	2.020		\$324,878
Abatements	0.025		\$4,021

Ragged Mountain	2.140	103,029,520	\$220,483
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Sanitation Districts			
East River Regional	6.274	49,778,240	\$312,309

Water & Sanitation Districts			
Mt. Crested Butte	6.377	188,123,710	\$1,199,665
General Fund	9.082		\$1,708,540
Debt Retirement	1.694		\$318,682
Temporary Tax Credit	-4.399		(\$827,556)

Water Districts			
Bostwick Park	0.851	2,953,230	\$2,513
General Fund	0.981		\$2,897
Temporary Tax Credit	-0.133		(\$393)
Abatements	0.003		\$9

Colorado River	0.166	848,656,380	\$140,877
General Fund	0.252		\$213,861
Temporary Tax Credit	-0.087		(\$73,833)
Abatements	0.001		\$849

Crawford	0.466	37,440	\$17
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North Fork	0.561	102,521,630	\$57,515
General Fund	0.061		\$6,254
Bond Redemption	0.500		\$51,261

Upper Gunnison	1.770	705,405,160	\$1,248,567
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Cemetery Districts			
Gunnison	0.589	223,226,720	\$131,481
General Fund	0.764		\$170,545
Abatements	0.001		\$223
Temporary tax Credit	-0.176		(\$39,288)

Parks and Recreation Districts			
Metropolitan Recreation	0.313	722,777,450	\$226,229
General Fund	0.873		\$630,985
Abatements	0.001		\$723
Temporary tax Credit	-0.561		(\$405,478)

* DDA not deducted from Total Assessed Value