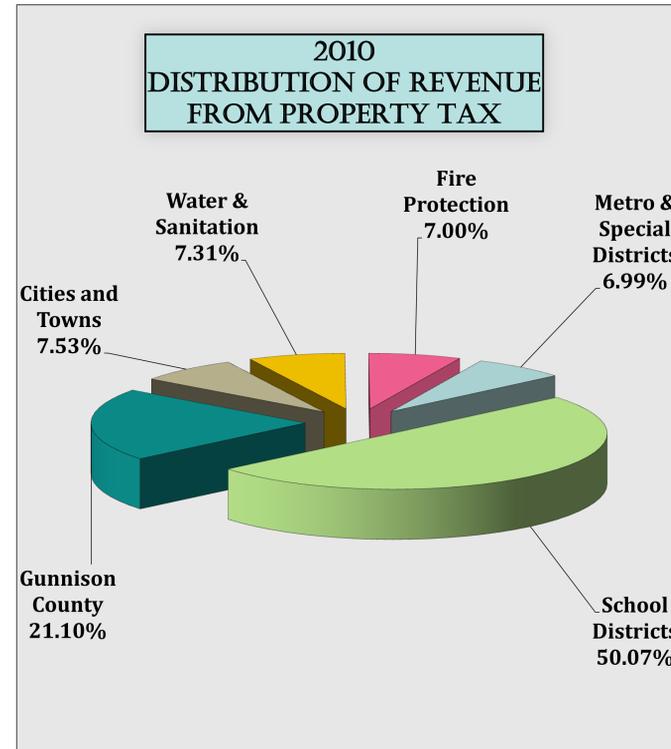
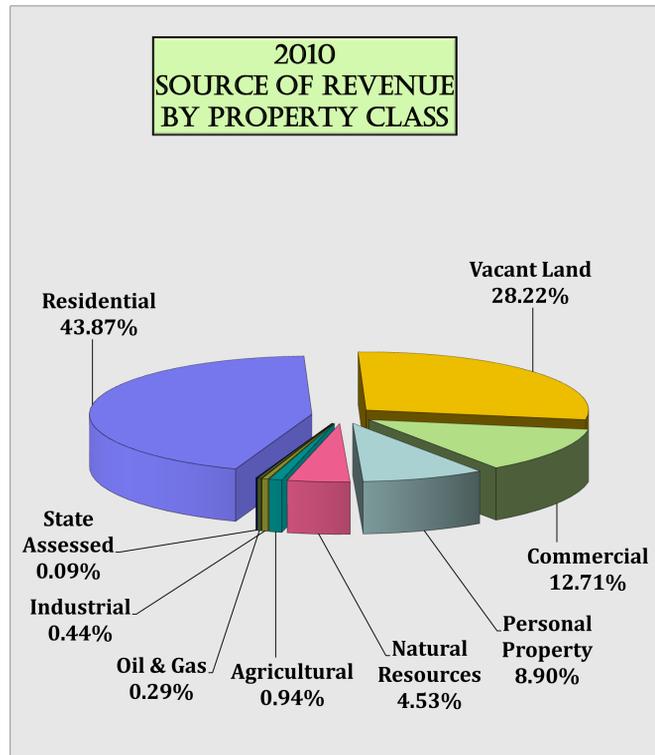


ABSTRACT OF ASSESSMENTS AND LEVIES 2010

GUNNISON COUNTY, COLORADO



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.

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

School tax is levied by the School Board. County tax is levied by the Board of County Commissioners. Town and City tax is levied by the respective towns and cities. Metropolitan, Fire Protection, Water and Sanitation, and other districts are levied by the respective district's board of directors.

These levies are then certified by the Board of County Commissioners and delivered to the Assessor. The levies are then extended to the properties by the Assessor and delivered to the Treasurer by Taxroll. All property tax is collected locally and used to fund the services provided by each taxing entity.

THE ASSESSOR DOES NOT SET PROPERTY TAXES. THE TAXES ARE COMPUTED BASED UPON THE LEVIES SET BY THE TAXING DISTRICTS. If you have questions about tax rates please contact the specific taxing entities to communicate your concerns.

The Assessor's office is available to help the taxpayer understand the property valuation and tax system. If you should have any questions regarding the value of your property or the valuation process, we are always ready to assist and serve you.

Property Classification	2010 Assessed Valuation	Percent of Value
Residential	\$369,327,060	43.87%
Vacant Land	\$237,539,380	28.22%
Commercial	\$107,000,370	12.71%
Personal Property	\$74,937,580	8.90%
Natural Resources	\$38,122,490	4.53%
Agricultural	\$7,941,100	0.94%
Industrial	\$3,736,840	0.44%
Oil & Gas	\$2,466,220	0.29%
State Assessed	\$793,320	0.09%
TOTAL	\$841,864,360	100%

Entity	Revenue	Revenue Distribution
School Districts	\$20,434,205	50.07%
Gunnison County	\$8,612,157	21.10%
Cities & Towns	\$3,073,994	7.53%
Water & Sanitation	\$2,985,099	7.31%
Fire Protection	\$2,856,150	7.00%
Metro & Special	\$2,851,902	6.99%
TOTAL	\$40,813,507	100%

2010 ABSTRACT OF ASSESSMENT	
TOTAL ASSESSED PERSONAL PROPERTY	\$74,937,580
TOTAL ASSESSED REAL PROPERTY	\$766,926,780
2010 TOTAL ASSESSMENT:	\$841,864,360
2010 TOTAL REVENUE:	\$40,813,507

COUNTY-WIDE REVALUATION FOR 2011

Every odd-numbered year, the Gunnison County Assessor's Office, along with the 63 other assessor's offices in Colorado, must perform a state mandated revaluation of every property within the county. The 2011 revaluation is based primarily on an analysis of market sales prior to June 30, 2010. Sales early in the time period are adjusted to reflect market conditions on the appraisal date of June 30, 2010.

Notices of Valuation (NOV) indicate the change in the actual value of property from the previous valuation. 2011 NOV's will be mailed to property owners on or before May 1, 2011. This new value will be used in the calculation of 2011 property taxes payable in 2012. The NOV contains information about the property owner's right to challenge their 2011 classification or value. Visit our website for more information on the appeal process.



www.gunnisoncounty.org/assessor.html

2011 GUNNISON COUNTY ELECTED OFFICIALS	
<i>Commissioners</i>	
Hap Channell , District 2	<i>Chairperson</i>
Paula Swenson , District 1	
Phil Chamberland , District 3	
<i>Assessor</i>	
Kristy McFarland	
<i>Clerk and Recorder</i>	
Stella Dominguez	
<i>Coroner</i>	
Frank Vader	
<i>Sheriff</i>	
Rick Besecker	
<i>Treasurer</i>	
Melody Marks	

KRISTY MCFARLAND
GUNNISON COUNTY ASSESSOR

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(970) 641-1085

ASSESSOR@GUNNISONCOUNTY.ORG

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ASSESSOR.HTML

2010 ABSTRACT OF ASSESSMENT

2010 MILL LEVIES

DISTRICT	MILL	ASSESSED VALUE	REVENUE
Fire Protection Districts			
Arrowhead	4.518	16,400,940	\$74,099
Carbondale & Rural			
General Fund	7.246	15,685,010	\$113,654
Bond Redemption	5.903		\$92,589
Abatements	1.319		\$20,689
	0.024		\$376
Crested Butte			
General Fund	3.799	457,730,930	\$1,738,920
Temporary Tax Credit	6.579		\$3,011,412
Debt Retirement	-3.626		(\$1,659,732)
Abatements	0.837		\$383,121
	0.009		\$4,120
Gunnison County			
General Fund	4.504	161,584,570	\$727,777
Capital Expenditures	2.250		\$363,565
Abatements	2.250		\$363,565
	0.004		\$646
Ragged Mountain			
General Fund	2.140	94,252,500	\$201,700
Temporary Tax Credit	3.350		\$315,746
	-1.210		(\$114,046)
Sanitation Districts			
East River Regional	4.274	50,224,300	\$214,659
Water & Sanitation Districts			
Mt. Crested Butte			
General Fund	6.925	188,629,120	\$1,306,250
Temporary Tax Credit	9.082		\$1,713,121
Debt Retirement	-3.851		(\$726,407)
	1.694		\$319,536
Water Districts			
Bostwick Park			
General Fund	0.907	2,929,880	\$2,657
Temporary Tax	0.981		\$2,874
Abatements	-0.076		(\$223)
	0.002		\$6
Colorado River			
General Fund	0.188	841,030,940	\$158,114
Temporary Tax Credit	0.252		\$211,940
Abatements	-0.065		(\$54,667)
	0.001		\$841
Crawford			
	0.497	37,170	\$18
North Fork			
General Fund	0.561	93,607,520	\$52,514
Bond Redemption	0.061		\$5,710
	0.500		\$46,804
Upper Gunnison			
	1.770	706,715,970	\$1,250,887
Cemetery Districts			
Gunnison			
General Fund	0.626	224,068,150	\$140,267
Temporary tax Credit	0.764		\$171,188
Abatements	-0.140		(\$31,370)
	0.002		\$448
Parks and Recreation Districts			
Metropolitan			
General Fund	0.321	724,049,960	\$232,420
Temporary tax Credit	0.873		\$632,096
	-0.552		(\$399,676)

* DDA not deducted from Total Assessed Value

DISTRICT	MILL LEVY	ASSESSED VALUE	REVENUE
County			
Gunnison County	10.240	841,030,940	\$8,612,157
General Fund	15.034		\$12,644,059
Temporary Tax Credit	-6.854		(\$5,764,426)
Public Welfare	0.355		\$298,566
County Library	0.941		\$791,410
Abatements	0.019		\$15,980
Gunnison Health Care Ctr	0.745		\$626,568
Cities and Towns			
Crested Butte			
General Fund	8.395	106,373,220	\$893,003
Temporary Tax Credit	7.300		\$776,525
Streets & Alleys	-5.340		(\$568,033)
	6.435		\$684,512
Gunnison			
	3.868	89,433,630	\$345,929
Marble			
	6.505	4,069,300	\$26,471
Mt Crested Butte *			
General Fund	10.378	172,236,500	\$1,787,470
Capital Expenditures	5.000		\$861,183
	5.378		\$926,288
Pitkin			
General Fund	5.334	3,959,610	\$21,120
Temporary Tax Credit	3.560		\$14,096
Capital Expenditures	-0.226		(\$895)
	2.000		\$7,919
School Districts			
Gunnison - RE1J			
General Fund	23.926	736,478,290	\$17,620,980
Bond Redemption	15.500		\$11,415,413
Override Levy	6.577		\$4,843,818
Abatements	1.796		\$1,322,715
	0.053		\$39,033
Delta - 50J			
General Fund	27.157	97,418,220	\$2,645,587
Bond Redemption	22.656		\$2,207,107
Abatements	4.400		\$428,640
	0.101		\$9,839
Montrose - RE1J-M			
General Fund	23.497	7,134,430	\$167,638
Bond Redemption	21.967		\$156,722
Abatements	1.460		\$10,416
	0.070		\$499
Metropolitan Districts			
Crested Butte South			
General Fund	10.385	33,896,720	\$352,017
Temporary Tax Credit	14.363		\$486,859
Bond Redemption	-5.176		(\$175,449)
Abatements	1.180		\$39,998
	0.018		\$610
Reserve #2			
Bond Redemption	38.000	34,443,610	\$1,308,857
Debt Reduction	34.226		\$1,178,867
	3.774		\$129,990
Skyland			
General Fund	22.080	37,062,530	\$818,341
Bond Redemption	16.317		\$604,749
	5.763		\$213,591

INDUSTRIAL	Acres	Assessed Value
Industrial Real Property		\$3,736,840
Industrial Personal Property		\$201,540
TOTAL INDUSTRIAL PROPERTY		\$3,938,380
AGRICULTURAL	Acres	Assessed Value
Possessory Interest		\$30,150
Meadow Hay Land	41,101	\$3,371,970
Grazing Land	276,846	\$2,256,930
Farm/Ranch Waste Land		\$7,000
Farm/Ranch Support Buildings	4,308	\$2,247,930
Other Agricultural Property	2	\$27,120
TOTAL AGRICULTURAL PROPERTY		\$7,941,100
NATURAL RESOURCES	Acres	Assessed Value
Coal		\$35,809,730
Earth or Stone Products		\$365,030
Non-Producing Patented	2,036	\$1,783,580
Severed Mineral Interests	56,149	\$164,150
Natural Resources Personal Property		\$48,741,650
TOTAL NATURAL RESOURCES PROPERTY		\$86,864,140
PRODUCING MINES		Assessed Value
Producing Mines Real Property		\$0
Producing Mines Personal Property		\$225,040
TOTAL PRODUCING MINES PROPERTY		\$225,040
OIL & GAS		Assessed Value
Oil & Gas Real Property		\$2,466,220
Oil & Gas Personal Property		\$2,206,360
TOTAL OIL & GAS PROPERTY		\$4,672,580
STATE ASSESSED (Public Utilities)		Assessed Value
State Assessed Real Property		\$793,320
State Assessed Personal Property		\$11,258,280
TOTAL STATE ASSESSED PROPERTY		\$12,051,600
TAX EXEMPT		Assessed Value
Tax Exempt Property Value		\$386,686,510
TOTAL TAX EXEMPT PROPERTY		\$386,686,510

VACANT LAND	Assessed Value
Residential Lots	\$165,687,910
Commercial Lots	\$14,165,400
Industrial Lots	\$1,674,630
PUD Lots	\$24,414,900
Less than 1 acre	\$195,710
1 to 5 acres	\$3,947,830
5 to 10 acres	\$2,203,430
10 to 35 acres	\$6,099,450
35 to 100 acres	\$9,569,970
100 + acres	\$9,580,150
Minor structures on vacant land	\$0
TOTAL VACANT LAND	\$237,539,380
RESIDENTIAL	Assessed Value
Single Family Residences	\$276,139,490
Farm/Ranch Residences	\$12,906,780
Duplexes & Triplexes	\$4,941,960
Multi-units (4-8 units)	\$1,445,320
Multi-units (9+ units)	\$2,223,450
Condominiums	\$69,660,360
Manufactured Housing	\$1,411,680
Farm/Ranch Manufactured Housing	\$45,040
Manufactured Housing Land/Park	\$552,980
Residential Personal Property	\$1,736,990
TOTAL RESIDENTIAL PROPERTY	\$371,064,050
COMMERCIAL	Assessed Value
Possessory Interest	\$738,170
Merchandising	\$19,022,020
Lodging	\$17,076,980
Offices	\$7,656,100
Recreation	\$2,483,090
Special Purpose	\$22,728,800
Warehouse/Storage	\$9,252,890
Multi-Use (3+ uses)	\$6,597,100
Commercial Condos	\$21,445,220
Commercial Personal Property	\$10,439,800
TOTAL COMMERCIAL PROPERTY	\$117,440,170

Check out the Assessor's **Property Record Search** feature on the website. You can map any Gunnison County property, and it is easier than ever to find comparable sales and property ownership information. Please let us know what you think, or call us for additional assistance.

www.gunnisoncounty.org/assessor.html

