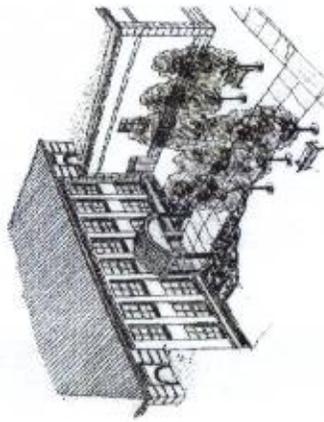


ABSTRACT OF ASSESSMENTS AND LEVIES 2007

GUNNISON COUNTY, COLORADO



Kristy McFarland
Assessor

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Gunnison, Colorado 81230
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www.gunnisoncounty.org/assessor.html

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.

2007 GUNNISON COUNTY ELECTED OFFICIALS

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

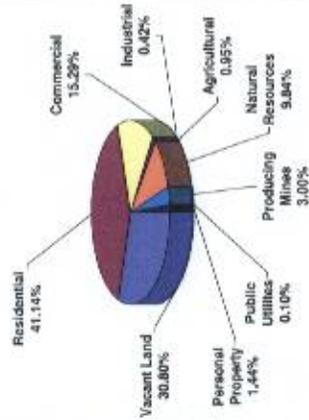
County Assessor
Kristy McFarland
County Treasurer
Melody Marks

County Clerk and Recorder
Stella Dominguez

County Sheriff
Richard Murdie

County Coroner
Frank Vidor

2007 SOURCE OF REVENUE BY PROPERTY CLASS



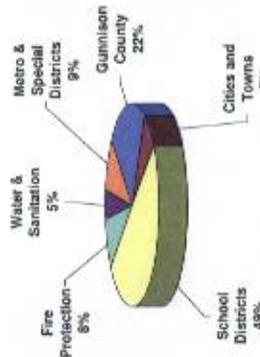
Property Classification	2007 Assessed Valuation	Percent of Value
Residential	\$317,700,880	41.15%
Vacant Land	\$257,838,190	30.81%
Commercial	\$118,059,620	15.29%
Natural Resources	\$75,953,040	9.84%
Public Utilities	\$11,081,800	1.44%
Agricultural	\$7,329,320	0.95%
Industrial	\$3,254,110	0.42%
Oil & Gas	\$795,060	0.10%
Producing Mines	\$195,840	0.03%
TOTAL	\$772,032,020	100%

Please visit our website for detailed information:
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

2007 DISTRIBUTION OF REVENUE



Entity	Revenue	Revenue Distribution
School Districts	\$15,914,340	47.10%
Gunnison County	\$6,908,506	20.45%
Water & Sanitation	\$3,188,095	9.44%
Metro & Special Districts	\$2,771,761	8.20%
Fire Protection	\$2,646,642	7.89%
Cities and Towns	\$2,355,682	6.98%
TOTAL	\$33,786,006	38%

TOTAL ASSESSED PERSONAL PROPERTY	\$51,121,620
TOTAL ASSESSED REAL PROPERTY	\$721,107,240
2007 ASSESSMENT GRAND TOTAL:	\$772,228,860
2007 REVENUE GRAND TOTAL:	\$33,786,006

2007 ABSTRACT OF ASSESSMENT

VACANT LAND	Assessed Value
Residential Lots	\$169,770,100
Commercial Lots	\$11,103,220
Industrial Lots	\$1,640,290
PUD Lots	\$25,534,920
Less than 1 acre	\$522,280
1 to 5 acres	\$4,669,750
5 to 10 acres	\$2,030,300
10 to 35 acres	\$5,747,110
35 to 100 acres	\$7,970,530
100 + acres	\$6,731,560
Minor structures on vacant land	\$118,140
TOTAL VACANT LAND	\$227,836,190

RESIDENTIAL	Assessed Value
Single Family Residences	\$238,226,670
Farm/Ranch Residences	\$10,230,490
Duplexes & Triplexes	\$4,670,920
Multi-units (4-8 units)	\$1,855,470
Multi-units (9+ units)	\$2,851,450
Condominiums	\$56,781,400
Manufactured Housing	\$1,499,880
Farm/Ranch Manufactured Housing	\$59,720
Manufactured Housing Land/Park	\$474,370
Residential Personal Property	\$1,050,520
TOTAL RESIDENTIAL PROPERTY	\$317,700,880

COMMERCIAL	Assessed Value
Passerby Interest	\$460,660
Merchandising	\$23,211,780
Lodging	\$23,165,910
Offices	\$6,860,370
Recreation	\$2,568,470
Special Purpose	\$23,134,150
Warehouse/Storage	\$6,995,780
Multi-Use (3+ uses)	\$6,620,200
Commercial Condoms	\$13,272,220
Commercial Personal Property	\$11,850,080
TOTAL COMMERCIAL PROPERTY	\$118,069,620

INDUSTRIAL	Acres	Assessed Value
Industrial Real Property		\$3,000,260
Industrial Personal Property		\$263,850
TOTAL INDUSTRIAL PROPERTY		\$3,264,110

AGRICULTURAL	Acres	Assessed Value
Possessory Interest		\$50,020
Meadow Hay Land	41,038	\$3,143,340
Grazing Land	278,811	\$2,110,250
Farm/Ranch Waste Land		\$7,110
Farm/Ranch Support Buildings	4,308	\$1,990,740
Other Agricultural Property	2	\$27,860
TOTAL AGRICULTURAL PROPERTY		\$7,329,320

NATURAL RESOURCES	Assessed Value
Coal	\$46,707,160
Earth or Stone Products	\$525,050
Non-Producing Patented	\$1,849,940
Severed Mineral Interests	\$178,950
Natl Resources Personal Property	\$26,891,920
TOTAL NATL RESOURCES PROPERTY	\$75,953,040

PRODUCING MINES	Assessed Value
Producing Mines Real Property	0
Producing Mines Personal Property	\$196,840
TOTAL PRODUCING MINES PROPERTY	\$196,840

OIL & GAS	Assessed Value
Oil & Gas Real Property	\$360,400
Oil & Gas Personal Property	\$434,660
TOTAL OIL & GAS PROPERTY	\$795,060

STATE ASSESSED (Public Utilities)	Assessed Value
State Assessed Real Property	\$648,050
State Assessed Personal Property	\$10,433,750
TOTAL STATE ASSESSED PROPERTY	\$11,081,800
Tax Exempt Property Value	\$31,696,020
TOTAL TAX EXEMPT PROPERTY	\$31,696,020

2007 MILL LEVIES

Taxing Authority	Mill Levy	Assessed Value	Revenue
County			
Gunnison County	9.115	757,927,190	\$6,908,506
General Fund	15.279		\$11,580,369
Temporary Tax Credit	-8.000		(\$6,063,417)
Welfare	0.336		\$254,664
County Library	0.837		\$654,365
Gunnison Health	0.863		\$502,506
Care Center			

Cities and Towns	Mill Levy	Assessed Value	Revenue
Crested Butte	8.259	103,108,270	\$851,571
General Fund	7.300		\$752,860
Temporary Tax Credit	-5.456		(\$582,659)
Streets & Alleys	6.415		\$661,440
Gunnison	3.868	76,388,540	\$303,207

Marble	Mill Levy	Assessed Value	Revenue
Mt. Crested Butte	7.860	148,678,960	\$1,168,617
General Fund	5.000		\$743,395
Capital Expenditures	5.378		\$799,596
Temporary Tax Credit	-2.518		(\$374,374)
Pitkin	3.560	3,390,270	\$12,069

School Districts	Mill Levy	Assessed Value	Revenue
Gunnison - RE1J	20.111	670,942,000	\$13,483,315
General Fund	15.598		\$10,465,353
Overhead Levy	1.929		\$1,294,247
Bond Redemption	2.584		\$1,733,714
Delta - 5U	28.117	81,423,600	\$2,289,393
General Fund	22.817		\$1,857,847
Bond Redemption	5.300		\$431,546
Montrose - RE1JM	23.669	5,561,380	\$131,632
General Fund	22.029		\$122,512
Bond Redemption	1.640		\$9,121

Fire Protection	Mill Levy	Assessed Value	Revenue
Carbondale & Rural	7.699	12,215,790	\$94,819
General Fund	5.944		\$73,205
Bond Redemption	1.166		\$14,607
Debt Retirement	0.569		\$7,008
Crested Butte	3.711	428,648,730	\$1,590,715
General Fund	6.607		\$2,832,082
Debt Retirement	0.840		\$360,065
Temporary Tax Credit	-3.736		(\$1,601,432)
Gunnison County	4.510	154,777,620	\$698,047
General Fund	2.693		\$416,816
Capital Expenditures	1.817		\$281,231
Ragged Mountain	3.347	76,595,920	\$263,061

Water Districts	Mill Levy	Assessed Value	Revenue
Boatwick Park	0.799	3,076,930	\$2,458
General Fund	0.993		\$3,025
Temporary Tax Credit	-0.184		(\$566)
Colorado River	0.191	757,927,190	\$144,764
General Fund	0.253		\$191,756
Temporary Tax Credit	-0.062		(\$46,891)
Crawford	0.469	32,960	\$15
North Fork	0.071	76,128,440	\$44,611
General Fund	0.547		\$5,547
Debt Retirement	0.500		\$39,064
Upper Gunnison	2.000	647,375,210	\$1,294,750

Sanitation Districts	Mill Levy	Assessed Value	Revenue
East River Regional	12.274	48,700,350	\$597,748

Water & Sanitation Districts	Mill Levy	Assessed Value	Revenue
Mt. Crested Butte	6.741	163,736,660	\$1,103,749
General Fund	9.082		\$1,467,057
Debt Retirement	1.664		\$277,370
Temporary Tax Credit	-4.035		(\$660,678)

Metropolitan Districts	Mill Levy	Assessed Value	Revenue
Crested Butte South	7.025	42,565,130	\$299,020
General Fund	14.363		\$611,363
Debt Retirement	0.936		\$3,964
Temporary Tax Credit	(8.274)		(\$352,184)
Reserve #2	45.000	31,869,020	\$1,434,106
Skyland	22.060	32,225,730	\$711,544
General Fund	18.786		\$605,383
Bond Redemption	3.284		\$106,162

Cemetery Districts	Mill Levy	Assessed Value	Revenue
Gunnison	0.581	196,962,530	\$115,597
General Fund	0.765		\$152,206
Temporary Tax Credit	-0.184		(\$36,609)

Miscellaneous Districts	Mill Levy	Assessed Value	Revenue
Gunnison County	0.320	660,919,740	\$211,494
Metropolitan Recreation	0.875		\$578,305
TV Translator Facilities	-0.655		(\$366,810)
Temporary Tax Credit			