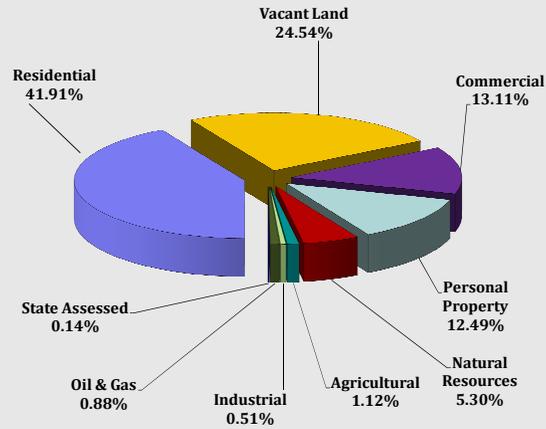
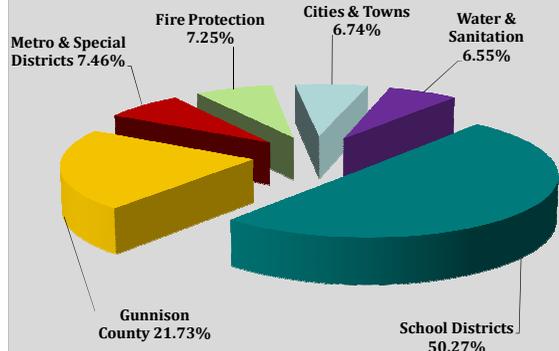


**2011
DISTRIBUTION OF REVENUE
FROM PROPERTY TAX**



**2011
DISTRIBUTION OF REVENUE
FROM PROPERTY TAX**



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.

**ABSTRACT OF
ASSESSMENTS
AND LEVIES
2011**

**GUNNISON COUNTY,
COLORADO**



Property Classification	2011 Assessed Valuation	Percent of Value
Residential	\$295,799,120	41.91%
Vacant Land	\$173,163,590	24.54%
Commercial	\$92,536,630	13.11%
Personal Property	\$88,171,710	12.49%
Natural Resources	\$37,427,470	5.30%
Agricultural	\$7,870,170	1.12%
Industrial	\$3,572,080	0.51%
Oil & Gas	\$6,213,420	0.88%
State Assessed	\$1,010,970	0.14%
TOTAL	\$705,765,160	100.00%

Entity	Revenue	Revenue Distribution
School Districts	\$18,361,814	50.27%
Gunnison County	\$7,938,772	21.73%
Metro & Special Districts	\$2,723,574	7.46%
Fire Protection	\$2,649,478	7.25%
Cities & Towns	\$2,461,489	6.74%
Water & Sanitation	\$2,392,892	6.55%
TOTAL	\$36,528,019	100%

2011 ABSTRACT OF ASSESSMENT	
TOTAL ASSESSED PERSONAL PROPERTY	\$88,171,710
TOTAL ASSESSED REAL PROPERTY	\$617,593,450
2011 TOTAL ASSESSMENT:	\$705,765,160
2011 TOTAL REVENUE:	\$36,528,019

2011 and 2012 Values Established from 2011 Reappraisal
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., and establishes the 2011 and 2012 property values for assessment purposes. 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. NOV's will be mailed to property owners on or before May 1, 2012, for those properties that have changed (due to new construction, destruction, etc.). For all other properties, the 2012 value will be the same as the 2011 value. The 2011 and 2012 values are used in the calculation of 2011 and 2012 property taxes payable in 2012 and 2013, respectively.



www.gunnisoncounty.org/assessor.html

**2012
GUNNISON COUNTY
ELECTED OFFICIALS**

Commissioners
Hap Channell, District 2
Chairperson
Paula Swenson, District 1
Phil Chamberland, District 3

Assessor
Kristy McFarland

Clerk and Recorder
Stella Dominguez

Coroner
Frank Vader

Sheriff
Rick Besecker

Treasurer
Melody Marks

**KRISTY MCFARLAND
GUNNISON COUNTY 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)

2011 ABSTRACT OF ASSESSMENT

VACANT LAND	Assessed Value
Residential Lots	\$111,018,270
Commercial Lots	\$11,784,740
Industrial Lots	\$1,397,600
PUD Lots	\$13,160,850
Less than 1 acre	\$129,170
1 to 5 acres	\$3,289,490
5 to 10 acres	\$2,546,810
10 to 35 acres	\$6,489,490
35 to 100 acres	\$9,931,490
100 + acres	\$13,415,680
Minor structures on vacant land	\$0
TOTAL VACANT LAND	\$173,163,590

RESIDENTIAL	Assessed Value
Single Family Residences	\$227,764,110
Farm/Ranch Residences	\$14,135,330
Duplexes & Triplexes	\$4,182,770
Multi-units (4-8 units)	\$1,335,460
Multi-units (9+ units)	\$2,169,590
Condominiums	\$44,321,690
Manufactured Housing	\$1,369,770
Farm/Ranch Manufactured Housing	\$57,530
Manufactured Housing Land/Park	\$462,870
Residential Personal Property	\$1,583,280
TOTAL RESIDENTIAL PROPERTY	\$297,382,400

COMMERCIAL	Assessed Value
Possessory Interest	\$0
Merchandising	\$16,323,150
Lodging	\$14,122,980
Offices	\$5,589,920
Recreation	\$2,430,970
Special Purpose	\$19,785,960
Warehouse/Storage	\$8,881,220
Multi-Use (3+ uses)	\$5,882,710
Commercial Condos	\$19,519,720
Commercial Personal Property	\$9,552,300
TOTAL COMMERCIAL PROPERTY	\$102,088,930

INDUSTRIAL	Acres	Assessed Value
Industrial Real Property		\$3,572,080
Industrial Personal Property		\$151,330
TOTAL INDUSTRIAL PROPERTY		\$3,723,410

AGRICULTURAL	Acres	Assessed Value
Possessory Interest		\$0
Meadow Hay Land	41,101	\$3,512,630
Grazing Land	277,007	\$2,196,200
Farm/Ranch Waste Land		\$7,000
Farm/Ranch Support Buildings	4,294	\$2,142,090
Other Agricultural Property	1	\$12,250
TOTAL AGRICULTURAL PROPERTY		\$7,870,170

NATURAL RESOURCES	Acres	Assessed Value
Coal		\$34,911,770
Earth or Stone Products		\$425,730
Mining Claims - Non-Producing	2,036	\$1,913,220
Patented		
Severed Mineral Interests	56,426	\$176,750
Natural Resources Personal		\$60,373,470
TOTAL NATURAL RESOURCES PROPERTY		\$97,800,940

PRODUCING MINES	Assessed Value
Producing Mines Real Property	\$0
Producing Mines Personal	\$268,560
TOTAL PRODUCING MINES PROPERTY	\$268,560

OIL & GAS	Assessed Value
Oil & Gas Real Property	\$6,213,420
Oil & Gas Personal Property	\$4,698,640
TOTAL OIL & GAS PROPERTY	\$10,912,060

STATE ASSESSED (Public Utilities)	Assessed Value
State Assessed Real Property	\$1,010,970
State Assessed Personal	\$11,544,130
TOTAL STATE ASSESSED PROPERTY	\$12,555,100

TAX EXEMPT	Assessed Value
Tax Exempt Property Value	\$361,815,210
TOTAL TAX EXEMPT PROPERTY	\$361,815,210

www.gunnisoncounty.org/assessor.html

2011 MILL LEVIES

DISTRICT	MILL LEVY	ASSESSED VALUE	REVENUE
County			
Gunnison County	11.328	700,809,690	\$7,938,772
General Fund	14.817		\$10,383,897
Temporary Tax Credit	-5.77		(\$4,043,672)
Public Welfare	0.393		\$275,418
County Library	1.041		\$729,543
Abatements	0.023		\$16,119
Gunnison Health Care Ctr	0.824		\$577,467

Cities and Towns	MILL LEVY	ASSESSED VALUE	REVENUE
Crested Butte	10.585	84,931,910	\$899,004
General Fund	7.300		\$620,003
Temporary Tax Credit	-4.774		(\$405,465)
Streets & Alleys	8.059		\$684,466

Gunnison	3.868	79,923,110	\$309,143
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Marble	6.505	4,171,810	\$27,138
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Mt Crested Butte *	10.378	116,059,450	\$1,204,465
General Fund	5.000		\$580,297
Capital Expenditures	5.378		\$624,168

Pitkin	5.560	3,909,930	\$21,739
General Fund	3.560		\$13,919
Capital Expenditures	2.000		\$7,820

School Districts	MILL LEVY	ASSESSED VALUE	REVENUE
Gunnison - RE1J	25.972	582,134,040	\$15,119,185
General Fund	15.500		\$9,023,078
Bond Redemption	8.187		\$4,765,931
Override Levy	2.258		\$1,314,459
Abatements	0.027		\$15,718

Delta - 50J	27.550	111,776,610	\$3,079,446
General Fund	22.656		\$2,532,411
Bond Redemption	4.750		\$530,939
Abatements	0.144		\$16,096

Montrose - RE1J-M	23.653	6,899,040	\$163,183
General Fund	21.967		\$151,551
Bond Redemption	1.502		\$10,362
Abatements	0.184		\$1,269

Metropolitan Districts	MILL LEVY	ASSESSED VALUE	REVENUE
Crested Butte South	13.493	26,103,200	\$352,210
General Fund	14.363		\$374,920
Temporary Tax	-2.406		(\$62,804)
Bond Redemption	1.532		\$39,990
Abatements	0.004		\$104

Reserve #2	45.000	29,024,230	\$1,306,090
Bond Redemption	42.060		\$1,220,759
Debt Reduction	2.940		\$85,331

Skyland	27.080	24,935,930	\$675,265
General Fund	19.945		\$497,347
Bond Redemption	7.135		\$177,918

* DDA not deducted from Total Assessed Value

DISTRICT	MILL	ASSESSED VALUE	REVENUE
Fire Protection			
Arrowhead	4.518	16,356,640	\$73,899
Carbondale & Rural	10.041	15,709,380	\$157,738
General Fund	8.173		\$128,393
Bond Redemption	1.827		\$28,701
Abatements	0.041		\$644

Crested Butte	4.712	330,337,620	\$1,556,551
General Fund	6.579		\$2,173,291
Temporary Tax	-2.897		(\$956,988)
Debt Retirement	1.028		\$339,587
Abatements	0.002		\$661

Gunnison County	4.513	143,906,020	\$649,448
General Fund	2.250		\$323,789
Capital Expenditures	2.250		\$323,789
Abatements	0.013		\$1,871

Ragged Mountain	1.980	106,990,740	\$211,842
General Fund	3.350		\$358,419
Temporary Tax	-1.370		(\$146,577)

Sanitation Districts	MILL	ASSESSED VALUE	REVENUE
East River Regional	4.274	33,516,750	\$143,251

Water & Sanitation Districts	MILL	ASSESSED VALUE	REVENUE
Mt. Crested Butte	8.235	127,269,580	\$1,048,065
General Fund	9.082		\$1,155,862
Temporary Tax	-3.462		(\$440,607)
Debt Retirement	2.615		\$332,810

Water Districts	MILL	ASSESSED VALUE	REVENUE
Bostwick Park	0.986	2,475,270	\$2,441
General Fund	0.981		\$2,428
Abatements	0.005		\$12

Colorado River	0.228	700,809,690	\$159,785
General Fund	0.252		\$176,604
Temporary Tax Credit	-0.026		(\$18,221)
Abatements	0.002		\$1,402

Crawford	0.469	54,380	\$26
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North Fork	0.561	107,798,570	\$60,475
General Fund	0.061		\$6,576
Bond Redemption	0.500		\$53,899

Upper Gunnison	1.770	553,021,850	\$978,849
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Cemetery Districts	MILL	ASSESSED VALUE	REVENUE
Gunnison	0.753	197,306,650	\$148,572
General Fund	0.764		\$150,742
Temporary tax Credit	-0.012		(\$2,368)
Abatements	0.001		\$197

Parks and Recreation Districts	MILL	ASSESSED VALUE	REVENUE
Metropolitan	0.424	569,427,410	\$241,437
Recreation			
General Fund	0.873		\$497,110
Temporary tax Credit	-0.449		(\$255,673)

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.

