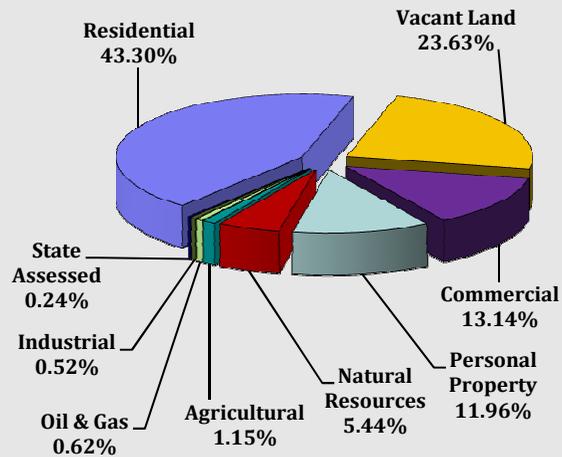


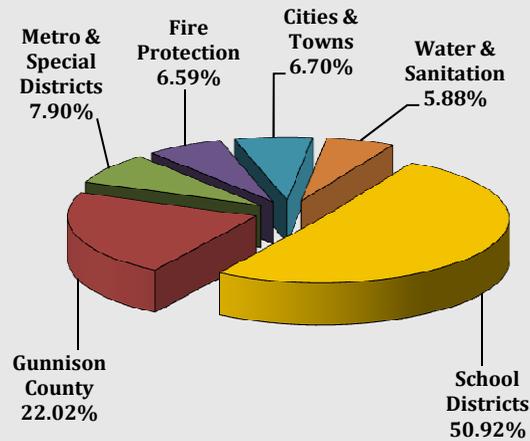
2012 SOURCE OF REVENUE BY PROPERTY CLASS



Property Classification	2012 Assessed Valuation	Percent of Value
Residential	\$298,487,580	43.30%
Vacant Land	\$162,865,830	23.63%
Commercial	\$90,587,440	13.14%
Personal Property	\$82,436,040	11.96%
Natural Resources	\$37,500,900	5.44%
Agricultural	\$7,907,040	1.15%
Industrial	\$3,562,260	0.52%
Oil & Gas	\$4,264,210	0.62%
State Assessed	\$1,674,900	0.24%
TOTAL	\$689,286,200	100.00%

2012 ABSTRACT OF ASSESSMENT	
TOTAL ASSESSED PERSONAL PROPERTY	\$82,436,040
TOTAL ASSESSED REAL PROPERTY	\$606,850,160
2012 TOTAL ASSESSMENT:	\$689,286,200
2012 TOTAL REVENUE:	\$35,413,810

2012 DISTRIBUTION OF REVENUE FROM PROPERTY TAX



Entity	Revenue	Revenue Distribution
School Districts	\$18,031,259	50.92%
Gunnison County	\$7,797,170	22.02%
Metro & Special Districts	\$2,796,632	7.90%
Fire Protection	\$2,332,427	6.59%
Cities & Towns	\$2,372,504	6.70%
Water & Sanitation	\$2,083,818	5.88%
TOTAL	\$35,413,810	100%

2013 Reappraisal Every odd-numbered year, the Gunnison County Assessor's Office, reappraises all property within the county. The 2013 revaluation is based primarily on an analysis of market sales prior to June 30, 2012, and establishes the 2013 and 2014 property values for assessment purposes. Sales early in the time period are adjusted to reflect market conditions on the appraisal date of June 30, 2012.

Notices of Valuation (NOV) indicate the change in the actual value of property from the previous valuation. 2013 NOV's will be mailed to property owners on or before May 1, 2013. 2013 and 2014 values are used in the calculation of property taxes payable in 2014 and 2015, respectively.

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 districts present their levies to the Board of County Commissioners, who certifies them and delivers 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.

**2013
GUNNISON COUNTY
ELECTED OFFICIALS**

Commissioners
Paula Swenson, District 1
Chairperson
Phil Chamberland, District 3
Jonathan Houck, District 2

Sheriff
 Rick Besecker

Clerk and Recorder Coroner
 Stella Dominguez Frank Vader

Assessor Treasurer
 Kristy McFarland Melody Marks

ABSTRACT OF ASSESSMENTS AND LEVIES 2012

GUNNISON COUNTY COLORADO



**KRISTY MCFARLAND
GUNNISON COUNTY ASSESSOR**

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ASSESSOR.HTML

2012 ABSTRACT OF ASSESSMENT

VACANT LAND	Assessed Value
Residential Lots	\$107,970,730
Commercial Lots	\$10,787,810
Industrial Lots	\$1,397,600
PUD Lots	\$12,932,610
Less than 1 acre	\$105,170
1 to 5 acres	\$2,551,580
5 to 10 acres	\$2,162,130
10 to 35 acres	\$6,270,110
35 to 100 acres	\$9,362,190
100 + acres	\$9,325,900
Minor structures on vacant land	\$0
TOTAL VACANT LAND	\$162,865,830

RESIDENTIAL	Assessed Value
Single Family Residences	\$230,420,180
Farm/Ranch Residences	\$10,718,080
Duplexes & Triplexes	\$3,971,110
Multi-units (4-8 units)	\$1,173,940
Multi-units (9+ units)	\$2,169,590
Condominiums	\$43,712,710
Manufactured Housing	\$1,333,390
Farm/Ranch Manufactured Housing	\$55,950
Manufactured Housing Land/Park	\$462,870
Residential Property Not Integral to Agricultural Operations	\$4,469,760
Residential Personal Property	\$1,415,800
TOTAL RESIDENTIAL PROPERTY	\$299,903,380

COMMERCIAL	Assessed Value
Possessory Interest	\$864,440
Merchandising	\$15,916,110
Lodging	\$14,158,560
Offices	\$5,547,860
Recreation	\$2,228,860
Special Purpose	\$19,511,950
Warehouse/Storage	\$8,222,100
Multi-Use (3+ uses)	\$5,885,710
Commercial Condos	\$18,251,850
Commercial Personal Property	\$8,611,930
TOTAL COMMERCIAL PROPERTY	\$99,199,370

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.

INDUSTRIAL	Acres	Assessed Value
Industrial Real Property		\$3,562,260
Industrial Personal Property		\$224,540
TOTAL INDUSTRIAL PROPERTY		\$3,786,800

AGRICULTURAL	Acres	Assessed Value
Possessory Interest		\$23,000
Meadow Hay Land	40,936	\$3,507,770
Grazing Land	276,288	\$2,197,830
Farm/Ranch Waste Land		\$7,000
Farm/Ranch Support Buildings	4,294	\$2,159,190
Other Agricultural Property	1	\$12,250
TOTAL AGRICULTURAL PROPERTY		\$7,907,040

NATURAL RESOURCES	Acres	Assessed Value
Coal		\$34,861,460
Earth or Stone Products		\$549,740
Mining Claims - Non-Producing	2,036	\$1,913,220
Patented		
Severed Mineral Interests	56,340	\$176,480
Natural Resources Personal		\$57,010,090
TOTAL NATURAL RESOURCES PROPERTY		\$94,510,990

PRODUCING MINES	Assessed Value
Producing Mines Real Property	\$0
Producing Mines Personal	\$234,710
TOTAL PRODUCING MINES PROPERTY	\$234,710

OIL & GAS	Assessed Value
Oil & Gas Real Property	\$4,264,210
Oil & Gas Personal Property	\$4,813,270
TOTAL OIL & GAS PROPERTY	\$9,077,480

STATE ASSESSED (Public Utilities)	Assessed Value
State Assessed Real Property	\$1,674,900
State Assessed Personal	\$10,125,700
TOTAL STATE ASSESSED PROPERTY	\$11,800,600

TAX EXEMPT	Assessed Value
Tax Exempt Property Value	\$361,979,650
TOTAL TAX EXEMPT PROPERTY	\$361,979,650

www.gunnisoncounty.org/assessor.html

2012 MILL LEVIES

DISTRICT	MILL LEVY	ASSESSED VALUE	REVENUE
County			
Gunnison County	11.328	688,309,530	\$7,797,170
General Fund	14.817		\$10,198,682
Temporary Tax Credit	-5.775		(\$3,974,988)
Public Welfare	0.393		\$270,506
County Library	1.041		\$716,530
Abatements	0.028		\$19,273
Gunnison Health Care Ctr	0.824		\$567,167

Cities and Towns	MILL LEVY	ASSESSED VALUE	REVENUE
Crested Butte	10.585	83,983,950	\$888,970
General Fund	7.300		\$613,083
Temporary Tax Credit	-4.774		(\$400,939)
Streets & Alleys	8.059		\$676,827

Gunnison	3.868	78,365,730	\$303,119
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Marble	6.505	4,224,440	\$27,480
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Mt Crested Butte *	10.378	108,922,510	\$1,130,398
General Fund	5.000		\$544,613
Capital Expenditures	5.378		\$585,785

Pitkin	5.790	3,892,370	\$22,537
General Fund	3.790		\$14,752
Capital Expenditures	2.000		\$7,785

School Districts	MILL LEVY	ASSESSED VALUE	REVENUE
Gunnison - RE1J	25.972	572,682,270	\$14,873,704
General Fund	15.500		\$8,876,575
Bond Redemption	8.093		\$4,634,718
Override Levy	2.294		\$1,313,733
Abatements	0.085		\$48,678

Delta - 50J	27.550	108,652,430	\$2,993,374
General Fund	22.656		\$2,461,629
Bond Redemption	4.750		\$516,099
Abatements	0.144		\$15,646

Montrose - RE1J-M	23.539	6,974,830	\$164,181
General Fund	21.967		\$153,216
Bond Redemption	1.495		\$10,427
Abatements	0.077		\$537

Metropolitan Districts	MILL LEVY	ASSESSED VALUE	REVENUE
Crested Butte South	12.676	26,105,470	\$330,913
General Fund	14.363		\$374,953
Temporary Tax Credit	-1.687		(\$44,040)

Reserve #2	3.000	16,835,470	\$50,506
General Fund	3.000		\$50,506

Reserve #2	52.676	22,573,500	\$1,189,082
Bond Redemption	52.676		\$1,189,082

Skyland	27.080	24,606,170	\$666,335
General Fund	19.420		\$477,852
Bond Redemption	7.660		\$188,483

* DDA not deducted from Total Assessed Value

DISTRICT	MILL	ASSESSED VALUE	REVENUE
Fire Protection			
Arrowhead	4.518	16,394,460	\$74,070
Carbondale & Rural	9.965	15,737,810	\$156,827
General Fund	8.136		\$128,043
Bond Redemption	1.796		\$28,265
Abatements	0.033		\$519
Crested Butte	3.843	321,412,870	\$1,235,190
General Fund	6.579		\$2,114,575
Temporary Tax Credit	-2.743		(\$881,636)
Abatements	0.007		\$2,250
Gunnison County	4.513	144,853,160	\$653,723
General Fund	2.385		\$345,475
Capital Expenditures	2.115		\$306,364
Abatements	0.013		\$1,883
Ragged Mountain	2.050	103,715,790	\$212,617
General Fund	3.350		\$347,448
Temporary Tax Credit	-1.300		(\$134,831)
Sanitation Districts			
East River Regional	4.274	33,246,720	\$142,096
Water & Sanitation Districts			
Mt. Crested Butte	9.082	120,090,730	\$1,090,664
General Fund	7.388		\$887,230
Bond Redemption	1.694		\$203,434
Water Districts			
Bostwick Park	0.983	2,493,360	\$2,451
General Fund	0.981		\$2,446
Abatements	0.002		\$5
Colorado River	0.242	688,309,530	\$166,571
General Fund	0.252		\$173,454
Temporary Tax Credit	-0.012		(\$8,260)
Abatements	0.002		\$1,377
Crawford	0.469	55,640	\$26
North Fork	0.561	104,307,480	\$58,516
General Fund	0.061		\$6,363
Bond Redemption	0.500		\$52,154
Upper Gunnison	1.524	543,510,700	\$828,310
Cemetery Districts			
Gunnison	0.768	196,835,800	\$151,170
General Fund	0.764		\$150,383
Abatements	0.004		\$787
Parks and Recreation Districts			
Metropolitan Recreation	0.45	559,985,140	\$251,993
General Fund	0.873		\$488,867
Temporary tax Credit	-0.423		(\$236,874)