



Assessor's Office
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Data Definitions for Account, Location, Legal & Ownership Flat File

Account Identifying Data

ACCOUNT NO	Unique account identifier – this can be used to match to information in other data sources, such as the sales data file and the GIS parcel layer.
ACCOUNT TYPE	Type of account – this indicates the primary use of the property, for example: Residential, Vacant, Commercial, etc.
PARCEL NO	Land parcel identifier – this 12 digit identifier provides information about where in the county each parcel is located. The first four digits of a parcel number identify a specific township. A township index can be found here: https://www.gunnisoncounty.org/DocumentCenter/View/1361 Digits five and six identify a specific section within the township, and digit seven identifies a specific quarter section in more densely developed areas. (1 = NE quarter, 2 = NW quarter, 3 = SW quarter, 4 = SE quarter). Digits eight and nine identify an individual block for parcels that are part of a subdivision, and the last three digits represent an individual lot within a block, or an individual parcel in areas that are not subdivided.
IMPROVED PROPERTY TYPE	Type of property - this indicates the primary use of the property improvements, for example: Single Family Residential, Condo, Mobile Home, etc.

Descriptive Data

ECONOMIC AREA	This identifier divides the county into four major areas of economic influence: Econ Area 1 = City of Gunnison and surrounding areas, Econ Area 2 = Town of Crested Butte, Econ Area 6 = areas surrounding Crested Butte (Mt CB, Skyland, CB South, etc.), and Econ Area 8 = all outlying rural areas. A map of the economic areas can be found here: https://co-gunnisoncounty2.civicplus.com/DocumentCenter/View/2101
TAX AREA	Grouping of tax authorities – this three digit identifier groups together all properties that are served by a common set of tax authorities (town, school district, fire protection district, etc.). A map of the tax areas can be found here: https://www.gunnisoncounty.org/DocumentCenter/View/1387
PROPERTY ADDRESS	The street address of the property, if known. Note that a street address is typically not assigned to a property until after an improvement has been constructed. For this reason, the field is not populated for all accounts.
PROPERTY LOCATION AREA	The general area of the county where the property is located.

Legal Description Data

LEGAL DESCRIPTION	Abbreviated legal description for the property. Because this legal description is abbreviated, it is not appropriate for use in preparation of legal documents including deeds.
CONDO NAME	Name of the condominium project for condo units. This field is only populated for properties that are part of a condominium project.
SUBDIVISION NAME	Name of the subdivision for subdivided property. This field is only populated for properties that are in a subdivision.

Ownership Data

BUSINESS NAME	The name of the business associated with the commercial account.
OWNER NAME1	The name of the primary owner associated with the account.
OWNER NAME2	Additional name information for the primary owner (for example, "care of" information). This field is only populated as needed.
OWNER ADDRESS1	Mailing street address associated with the primary owner. This is the address to which all property tax related correspondence is mailed.
OWNER ADDRESS 2	Additional mailing street address information. This field is only populated as needed.
OWNER CITY	Mailing address city.
OWNER STATE	Mailing address state.
OWNER ZIP	Mailing address zip code. May be five or nine digits, depending on data available.