



Assessor's Office  
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## Data Definitions for Account Values Flat File

### Account Identifying Data

ACCOUNTNO	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.
PARCELNO	Land parcel identifier – this 12 digit identifier provides information about where in the county each parcel is located. The first four digits of the parcel number identify a specific township: a township index for the county can be found here: <a href="http://www.gunnisoncounty.org/DocumentCenter/View/1361">http://www.gunnisoncounty.org/DocumentCenter/View/1361</a> Digits five and six identify a specific section within the township, and digit seven identifies a specific quarter section in more densely developed area (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.

### Valuation Data

Note: the actual and assessed values reported in this data file will depend on the date that the file was generated. For files generated before May 1, the values will match the prior tax year's tax roll. For files generated after May 1 but before September 1, the values will reflect the Assessor's Notice of Valuation for the current tax year. For files generated after September 1, the values will reflect the current year tax value at the conclusion of the Assessor level appeals process. Any valuation changes as a result of higher levels of appeal (County Board of Equalization, binding arbitration, Board of Assessment Appeals) will be reflected as soon as those determinations have been entered into the Assessor's database.

LANDACTUAL	Actual value of the land associated with the property. Note that some accounts do not carry a land value (for example, mobile homes, condo units).
LANDASSESED	Assessed value of the land associated with the property. This will equal the actual value multiplied by the relevant assessment rate for each property type.
IMPSACTUAL	Actual value of any improvements (i.e. structures) associated with the property.
IMPSASSESED	Assessed value of any improvements associated with the property. This will equal the actual value multiplied by the relevant assessment rate for each property type.
MILLEVY	Tax rate for this property