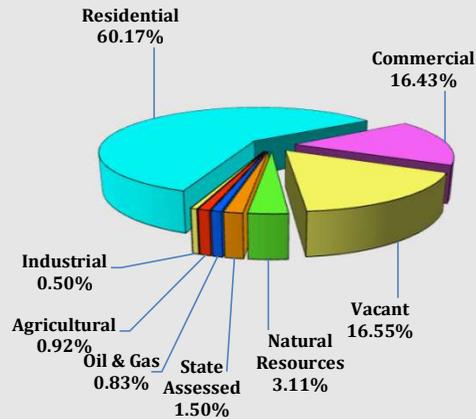


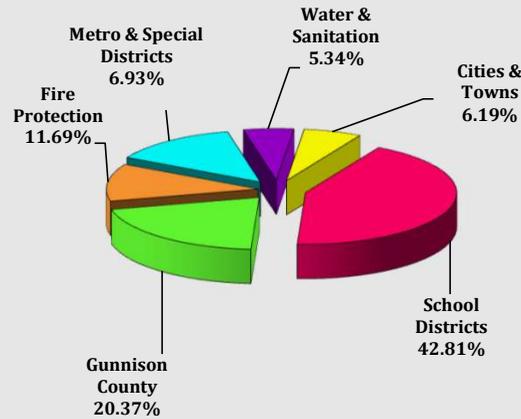
**2025 SOURCE OF REVENUE  
BY PROPERTY CLASS**



Property Classification	2025 Assessed Valuation	Percent of Value
Residential	\$726,304,930	60.17%
Commercial	\$198,284,410	16.43%
Vacant	\$199,797,810	16.55%
Natural Resources	\$37,538,540	3.11%
State Assessed	\$18,046,900	1.50%
Oil & Gas	\$9,966,340	0.83%
Agricultural	\$11,111,650	0.92%
Industrial	\$6,020,830	0.50%
<b>TOTAL</b>	<b>\$1,207,071,410</b>	<b>100.00%</b>

2025 ABSTRACT OF ASSESSMENT	
TOTAL ASSESSED PERSONAL PROPERTY:	\$63,611,210
TOTAL ASSESSED REAL PROPERTY:	\$1,143,460,200
<b>2025 TOTAL ASSESSMENT:</b>	<b>\$1,207,071,410</b>
<b>2025 TOTAL REVENUE:</b>	<b>\$81,168,520</b>

**2025 DISTRIBUTION OF REVENUE  
FROM PROPERTY TAX**



Taxing Entity	Revenue	Revenue Distribution
School Districts	\$34,751,634	42.81%
Gunnison County	\$16,532,521	20.37%
Fire Protection	\$9,484,547	11.69%
Metro & Special Districts	\$11,039,455	13.60%
Water & Sanitation	\$4,334,456	5.34%
Cities & Towns	\$5,025,907	6.19%
<b>TOTAL</b>	<b>\$81,168,520</b>	<b>100.00%</b>

2026 GUNNISON COUNTY ELECTED OFFICIALS	
<b>Commissioners</b>	
Laura Puckett-Daniels, District 3, <i>Chair</i> Elizabeth Smith, District 1, <i>Vice-Chair</i> Jonathan Houck, District 2	
<b>Assessor</b>	Alexandra Cohen
<b>Clerk and Recorder</b>	Kathy Simillion
<b>Coroner</b>	Michael Barnes
<b>Sheriff</b>	Adam Murdie

**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.

In December each year, the Assessor provides each taxing entity with the total assessed valuation within the entity's boundary. Each entity then sets a mill levy that will generate the revenue they need to fund their operations for the following year, within the limits laid out in the state constitution and statutes.

**The Assessor does not determine property taxes. Taxes are computed based on the mill levies provided by the taxing entities.**

School tax is levied by the School Board. County tax is levied by the Board of County Commissioners. Town and City taxes are levied by town and city councils. Metropolitan, Fire Protection, Water and Sanitation, and other taxing entities are levied by the respective entity's board of directors. These levies are reported to the Assessor, who calculates the associated tax amount for each property by multiplying the assessed value by the mill levies. The tax amounts are then delivered to the Treasurer in the form of the Tax Warrant.

All property tax is collected locally by the Treasurer and disbursed back to the tax entities. Property tax is used to fund local services provided by each taxing entity. If you have questions about tax rates, or services paid by property taxes, please contact the specific taxing entity.

The Assessor's office is available to help the taxpayer understand the property valuation and tax system. If you have any questions regarding the value of your property or the valuation process, we are here to assist and serve you.

The Assessor's Office reappraises all property in the county in every odd-numbered year. The 2025 reappraisal established actual values for 2025 and 2026.

Beginning in 2025, **SB24-233** and **HB24B-1001** established separate residential assessment rates for school districts and other taxing entities. The 2025 rates are **7.05%** for residential property (school district purposes), **6.25%** for residential property (other local governments), and **27%** for most other real and personal property.

2025 property taxes (payable in 2026) are calculated by applying school district mill levies to school assessed values and local government mill levies to local assessed values, then summing the two amounts.

For more information on assessment rates and recent legislation, see the Division of Property Taxation at [dpt.colorado.gov](http://dpt.colorado.gov).

**2025 ABSTRACT OF  
ASSESSMENTS AND LEVIES**

**GUNNISON COUNTY  
COLORADO**



**"Rutty Ram" by Parker Gasser**  
[www.parkergasserfineart.com](http://www.parkergasserfineart.com)

**Alexandra Cohen**  
**Gunnison County Assessor**  
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[www.gunnisoncounty.org](http://www.gunnisoncounty.org)

**2025 ABSTRACT OF ASSESSMENT**

VACANT LAND	Assessed Value
Residential Lots	\$152,471,070
Commercial Lots	\$10,179,820
Industrial Lots	\$2,477,750
PUD Lots	\$9,940,410
Less than 1 acre	\$183,300
1 to 5 acres	\$3,728,740
5 to 10 acres	\$1,865,980
10 to 35 acres	\$5,723,990
35 to 100 acres	\$9,604,540
100 + acres	\$2,332,190
Non-Minor Structures	\$1,290,020
<b>TOTAL VACANT LAND</b>	<b>\$199,797,810</b>

RESIDENTIAL	SD Assessed Value	Assessed Value
Single Family Residences	\$668,867,070	\$592,973,530
Farm/Ranch Residences	\$13,997,360	\$12,409,140
Duplexes & Triplexes	\$16,070,960	\$14,247,300
Multi-units (4+ units)	\$5,194,370	\$4,604,920
Condominiums	\$110,780,090	\$98,210,600
Manufactured Housing	\$2,956,810	\$2,621,320
Manufactured Housing	\$1,396,530	\$1,238,030
Possessory Interest	\$100	\$90
<b>TOTAL RESIDENTIAL PROPERTY</b>	<b>\$819,263,290</b>	<b>\$726,304,930</b>

COMMERCIAL	Assessed Value
Merchandising	\$26,799,320
Lodging	\$26,432,960
Offices	\$10,029,300
Recreation	\$5,303,160
Special Purpose	\$33,096,970
Warehouse/Storage	\$21,200,440
Multi-Use (3+ uses)	\$9,148,100
Commercial Condos	\$45,921,820
Personal Property	\$18,357,920
Possessory Interest	\$1,994,420
<b>TOTAL COMMERCIAL PROPERTY</b>	<b>\$198,284,410</b>

INDUSTRIAL	Assessed Value
Industrial Real Property	\$5,671,000
Industrial Personal Property	\$349,830
<b>TOTAL INDUSTRIAL PROPERTY</b>	<b>\$6,020,830</b>

STATE ASSESSED (Public Utilities)	Assessed Value
State Assessed Real Property	\$1,420,010
State Assessed Personal Property	\$16,626,890
<b>TOTAL STATE ASSESSED PROPERTY</b>	<b>\$18,046,900</b>

AGRICULTURAL	Acres	Assessed Value
Meadow Hay Land	41,268	\$4,307,770
Grazing Land	270,314	\$2,879,520
Farm/Ranch Waste Land	4,785	\$8,310
Farm/Ranch Support Buildings		\$3,754,460
Forest Land	1,595	\$14,030
Other Agricultural Property	1	\$111,070
Possessory Interest		\$36,490
<b>TOTAL AGRICULTURAL PROPERTY</b>		<b>\$11,111,650</b>

NATURAL RESOURCES	Tons	Assessed Value
Coal	3,524,045	\$12,923,400
Earth or Stone Products	385,277	\$976,070
Mining Claims - Non-Producing Patented		\$1,520,730
Severed Mineral Interests		\$170,640
Natural Resources Personal Property		\$21,947,700
<b>TOTAL NATURAL RESOURCE PROPERTY</b>		<b>\$37,538,540</b>

OIL & GAS	Assessed Value
Oil & Gas Real Property	\$3,637,470
Oil & Gas Personal Property	\$6,328,870
<b>TOTAL OIL &amp; GAS PROPERTY</b>	<b>\$9,966,340</b>

TAX EXEMPT	Assessed Value
Tax Exempt Property Value	\$559,771,370
<b>TOTAL TAX EXEMPT PROPERTY</b>	<b>\$559,771,370</b>

**2025 MILL LEVIES**

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
<b>COUNTY</b>			
<b>Gunnison County</b>	<b>13.759</b>	<b>1,201,578,640</b>	<b>\$16,532,521</b>
General Fund	15.590		\$18,732,611
Temporary Tax Credit	(3.316)		(\$3,984,435)
Public Welfare	0.425		\$510,671
Abatements	0.042		\$50,466
Health Care Center	1.018		\$1,223,207

CITIES AND TOWNS			
<b>Crested Butte</b>	<b>11.889</b>	<b>191,697,070</b>	<b>\$2,279,086</b>
General Fund	7.300		\$1,399,389
Temporary Tax Credit	(5.411)		(\$1,037,273)
Streets & Alleys	10.000		\$1,916,971

<b>Gunnison</b>	<b>3.868</b>	<b>148,644,120</b>	<b>\$574,955</b>
<b>Marble</b>	<b>6.505</b>	<b>6,256,130</b>	<b>\$40,696</b>

<b>Mt Crested Butte *</b>	<b>10.378</b>	<b>201,325,460</b>	<b>\$2,089,356</b>
General Fund	5.000		\$1,006,627
Capital Expenditures	5.378		\$1,082,728

\* DDA not deducted from Total Assessed Value

<b>Pitkin</b>	<b>5.390</b>	<b>7,757,550</b>	<b>\$41,813</b>
General Fund	3.390		\$26,298
Capital Expenditures	2.000		\$15,515

**2025 MILL LEVIES (continued)**

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
<b>METROPOLITAN DISTRICTS</b>			
<b>Crested Butte South</b>	<b>8.602</b>	<b>62,657,140</b>	<b>\$538,977</b>
General Fund	14.363		\$899,945
Temporary Tax Credit	(5.761)		(\$360,968)

<b>Reserve #2 - Current</b>	<b>11.117</b>	<b>\$28,863,950</b>	<b>\$320,881</b>
General Fund	6.400		\$184,729
Bond 2016-B Redemption	2.498		\$72,102
Bond 2016-C Redemption	2.219		\$64,049

<b>Reserve #2 - Original</b>	<b>18.255</b>	<b>32,388,590</b>	<b>\$591,254</b>
Bond 2016-A Redemption	18.255		\$591,254

<b>Reserve #3</b>	<b>44.695</b>	<b>\$19,780</b>	<b>\$884</b>
General Fund	44.695		\$884

<b>Skyland</b>	<b>15.311</b>	<b>57,644,280</b>	<b>\$882,592</b>
General Fund	11.162		\$643,425
Bond Redemption	4.149		\$239,166

<b>Gunnison Rising #2</b>	<b>48.333</b>	<b>5,698,510</b>	<b>\$275,426</b>
General Fund	48.333		\$275,426

<b>Gunnison Rising #3</b>	<b>48.333</b>	<b>13,350</b>	<b>\$645</b>
General Fund	48.333		\$645

<b>Gunnison Rising #4</b>	<b>48.333</b>	<b>10,590</b>	<b>\$512</b>
General Fund	48.333		\$512

**RECREATION DISTRICTS**

<b>Gunnison County</b>	<b>1.000</b>	<b>1,116,913,000</b>	<b>\$1,116,913</b>
<b>Metropolitan</b>			

<b>Gunnison County</b>	<b>2.000</b>	<b>696,107,790</b>	<b>\$1,392,216</b>
<b>Metropolitan - Crested Butte Subdistrict</b>			

**SCHOOL DISTRICTS**

<b>Delta - 50J</b>	<b>30.176</b>	<b>56,547,060</b>	<b>\$1,706,364</b>
General Fund	27.000		\$1,526,771
Bond Redemption	3.108		\$175,748
Abatements	0.068		\$3,845

<b>Gunnison - RE1J</b>	<b>26.677</b>	<b>1,228,774,320</b>	<b>\$32,780,013</b>
General Fund	15.736		\$19,335,993
Bond Redemption	7.733		\$9,502,112
Override Levy	3.125		\$3,839,920
Abatements	0.083		\$101,988

<b>Montrose - RE1J-M</b>	<b>28.994</b>	<b>9,148,710</b>	<b>\$265,258</b>
General Fund	27.000		\$247,015
Temporary Tax Credit	(0.033)		(\$302)
Bond Redemption	1.967		\$17,996
Abatements	0.060		\$549

**CEMETERY DISTRICT**

<b>Gunnison</b>	<b>0.767</b>	<b>363,690,280</b>	<b>\$278,950</b>
General Fund	0.764		\$277,859
Abatements	0.003		\$1,091

**2025 MILL LEVIES (continued)**

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
<b>AMBULANCE DISTRICT</b>			
<b>North Fork Ambulance Health</b>	<b>5.412</b>	<b>57,828,140</b>	<b>\$312,966</b>

FIRE PROTECTION DISTRICTS			
<b>Arrowhead</b>	<b>4.518</b>	<b>18,691,480</b>	<b>\$84,448</b>

<b>Carbondale &amp; Rural</b>	<b>14.197</b>	<b>24,418,880</b>	<b>\$346,675</b>
General Fund	10.472		\$255,715
Temporary Tax Credit	0.000		\$0
Bond Redemption	3.708		\$90,545
Abatements	0.017		\$415

<b>Crested Butte</b>	<b>11.088</b>	<b>696,107,790</b>	<b>\$7,718,443</b>
General Fund	10.079		\$7,016,070
Temporary Tax Credit	(1.500)		(\$1,044,162)
Bond Redemption	2.490		\$1,733,308
Abatements	0.019		\$13,226

<b>Gunnison County</b>	<b>4.514</b>	<b>261,332,010</b>	<b>\$1,179,653</b>
General Fund	4.514		\$1,179,653

<b>Ragged Mountain</b>	<b>2.988</b>	<b>51,984,110</b>	<b>\$155,329</b>
General Fund	2.988		\$155,329
Temporary Tax Credit	0.000		\$0

**LIBRARY DISTRICT**

<b>Gunnison County</b>	<b>2.126</b>	<b>1,201,578,640</b>	<b>\$2,554,556</b>
General Fund	2.120		\$2,547,347
Temporary Tax Credit	0.000		\$0
Abatements	0.006		\$7,209

**WATER & SANITATION DISTRICTS**

<b>East River Regional</b>	<b>1.172</b>	<b>108,559,870</b>	<b>\$127,232</b>
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<b>Mt. Crested Butte</b>	<b>6.338</b>	<b>226,339,450</b>	<b>\$1,434,539</b>
General Fund	12.309		\$2,786,012
Temporary Tax Credit	(5.973)		(\$1,351,926)

**WATER CONSERVANCY DISTRICTS**

<b>Bostwick Park</b>	<b>0.814</b>	<b>4,885,530</b>	<b>\$3,977</b>
General Fund	0.981		\$4,793
Temporary Tax Credit	(0.167)		(\$816)
Abatements	0.000		\$0

<b>Colorado River</b>	<b>0.502</b>	<b>1,201,578,640</b>	<b>\$603,192</b>
General Fund	0.500		\$600,789
Abatements	0.002		\$2,403

<b>Crawford</b>	<b>0.397</b>	<b>46,740</b>	<b>\$19</b>
General Fund	0.448		\$21
Temporary Tax Credit	(0.051)		(\$2)

<b>North Fork</b>	<b>0.561</b>	<b>49,102,940</b>	<b>\$27,547</b>
General Fund	0.061		\$2,995
Bond Redemption	0.500		\$24,551

<b>Upper Gunnison</b>	<b>1.951</b>	<b>1,095,822,450</b>	<b>\$2,137,950</b>
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