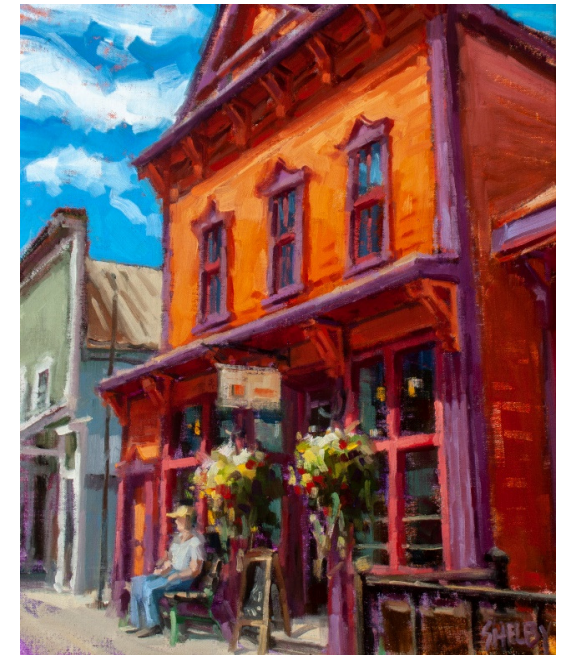


ABSTRACT OF ASSESSMENTS AND LEVIES 2018 GUNNISON COUNTY COLORADO



"Colorful in Crested Butte" by Shelby Keefe

courtesy of Oh Be Joyful Gallery

www.ohbejoyfulgallery.com

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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.

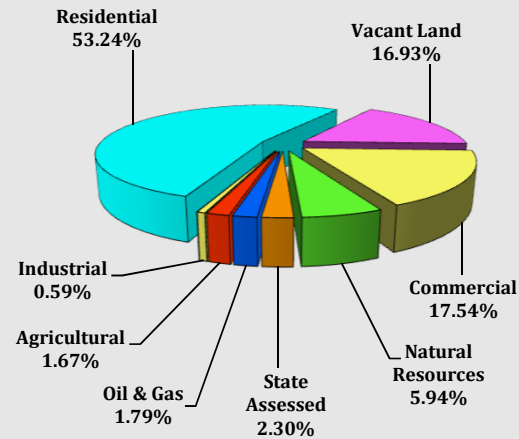
In December each year, the Assessor provides each taxing entity with the total assessed valuation within the entity's boundary. Each entity then sets a mill levy that will generate the revenue they need to fund their operations for the following year, within the limits laid out in the state constitution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

The Assessor does not determine property taxes. Taxes are computed based on the mill levies set 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.

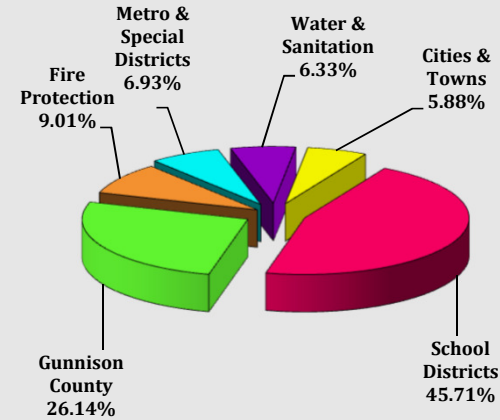
All property tax is collected locally by the Treasurer and disbursed back to the tax entities. Property tax is used to fund local services provided by each taxing entity. If you have questions about tax rates, or services paid by property taxes, please contact the specific taxing entity.

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.

2018 SOURCE OF REVENUE BY PROPERTY CLASS



2018 DISTRIBUTION OF REVENUE FROM PROPERTY TAX



Property Classification	2018 Assessed Valuation	Percent of Value
Residential	\$321,094,720	53.24%
Vacant Land	\$102,117,920	16.93%
Commercial	\$105,773,900	17.54%
Natural Resources	\$35,839,660	5.94%
State Assessed	\$13,859,500	2.30%
Oil & Gas	\$10,797,910	1.79%
Agricultural	\$10,075,770	1.67%
Industrial	\$3,574,030	0.59%
TOTAL	\$603,133,410	100.00%

Taxing Entity	Revenue	Revenue Distribution
School Districts	\$18,083,371	45.71%
Gunnison County	\$10,340,722	26.14%
Fire Protection	\$3,564,090	9.01%
Metro & Special Districts	\$2,740,753	6.93%
Water & Sanitation	\$2,504,151	6.33%
Cities & Towns	\$2,326,063	5.88%
TOTAL	\$39,559,148	100.00%

2018 Values: Every odd-numbered year, the Gunnison County Assessor's Office reappraises all property within the county. 2018 values were established in the 2017 reappraisal, based on an analysis of market sales prior to the appraisal date of June 30, 2016.

2018 Assessment rates:

Residential - 7.20%

All other - 29.00%

2018 Actual value x Assessment rate = 2018 Assessed value
2018 Assessed value x 2018 Mill Levy = 2018 Property Taxes
2018 Property taxes are due January 1, 2019

The 2019 reappraisal is based on an analysis of market sales prior to the appraisal date of June 30, 2018. The 2019 reappraisal establishes 2019 and 2020 property values for assessment purposes.

2019 values will be posted May 1, 2019.

2018 ABSTRACT OF ASSESSMENT

TOTAL ASSESSED PERSONAL PROPERTY	\$41,947,660
TOTAL ASSESSED REAL PROPERTY	\$561,185,750
2018 TOTAL ASSESSMENT:	\$603,133,410
2018 TOTAL REVENUE:	\$39,559,148

2019 GUNNISON COUNTY ELECTED OFFICIALS

Commissioners

Jonathan Houck, District 2

Chair

John Messner, District 1

Roland Mason, District 3

Assessor	Kristy McFarland
Clerk and Recorder	Kathy Simillion
Coroner	Michael Barnes
Treasurer	Debbie Dunbar
Sheriff	John Gallowich

2018 ABSTRACT OF ASSESSMENT

VACANT LAND	Assessed Value
Residential Lots	\$71,944,780
Commercial Lots	\$5,728,850
Industrial Lots	\$919,330
PUD Lots	\$5,376,300
Less than 1 acre	\$53,000
1 to 5 acres	\$1,577,270
5 to 10 acres	\$1,158,310
10 to 35 acres	\$4,605,050
35 to 100 acres	\$7,089,290
100 + acres	\$3,222,780
Minor structures on vacant land	\$442,960
TOTAL VACANT LAND	\$102,117,920

RESIDENTIAL	Assessed Value
Single Family Residences	\$253,837,770
Farm/Ranch Residences	\$7,496,170
Duplexes & Triplexes	\$4,237,360
Multi-units (4-8 units)	\$780,360
Multi-units (9+ units)	\$1,163,300
Condominiums	\$43,641,360
Manufactured Housing	\$962,780
Farm/Ranch Manufactured Housing	\$31,850
Manufactured Housing Land/Park	\$531,310
Residential Property Not Integral to Agricultural Operations	\$7,998,810
Residential Personal Property	\$413,330
Possessory Interest	\$320
TOTAL RESIDENTIAL PROPERTY	\$321,094,720

COMMERCIAL	Assessed Value
Possessory Interest	\$928,330
Merchandising	\$17,902,670
Lodging	\$12,593,110
Offices	\$6,722,980
Recreation	\$3,930,300
Special Purpose	\$20,515,540
Warehouse/Storage	\$7,720,970
Multi-Use (3+ uses)	\$5,619,430
Commercial Condos	\$20,887,380
Partially Exempt Commercial Property	\$0
Commercial Personal Property	\$8,942,700
Renewable Energy Personal Property	\$10,490
TOTAL COMMERCIAL PROPERTY	\$105,773,900

INDUSTRIAL	Assessed Value
Industrial Real Property	\$3,150,980
Industrial Personal Property	\$423,050
TOTAL INDUSTRIAL PROPERTY	\$3,574,030

AGRICULTURAL	Acres	Assessed Value
Meadow Hay Land	41,872	\$4,242,600
Grazing Land	272,184	\$2,859,070
Farm/Ranch Waste Land	4,745	\$10,170
Farm/Ranch Support Buildings		\$2,905,270
Forest Land	1,400	\$10,230
Other Agricultural Property	1	\$10,300
Possessory Interest		\$38,130
TOTAL AGRICULTURAL PROPERTY		\$10,075,770

NATURAL RESOURCES	Tons	Assessed Value
Coal	4,870,076	\$16,319,120
Earth or Stone Products	354,587	\$1,316,990
Mining Claims - Non-Producing Patented		\$1,808,520
Severed Mineral Interests		\$214,420
Natural Resources Personal Property		\$16,180,610
TOTAL NATURAL RESOURCE PROPERTY		\$35,839,660

PRODUCING MINES	Assessed Value
Producing Mines Personal Property	\$0
TOTAL PRODUCING MINES PROPERTY	\$0

OIL & GAS	Assessed Value
Oil & Gas Real Property	\$7,048,990
Oil & Gas Personal Property	\$3,748,920
TOTAL OIL & GAS PROPERTY	\$10,797,910

STATE ASSESSED (Public Utilities)	Assessed Value
State Assessed Real Property	\$1,630,940
State Assessed Personal Property	\$12,228,560
TOTAL STATE ASSESSED PROPERTY	\$13,859,500

TAX EXEMPT	Assessed Value
Tax Exempt Property Value	\$387,738,450
TOTAL TAX EXEMPT PROPERTY	\$387,738,450

Like data?

Check out the Assessor's Database Downloads feature on the website. Spreadsheets containing data on accounts, values and sales are easily downloadable in Excel format. Have questions? Data requests? Give us a call: (970) 641-1085

www.gunnisoncounty.org/821/Database-Downloads

2018 MILL LEVIES

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
COUNTY			
Gunnison County	17.145	\$603,133,410	\$10,340,722
General Fund	13.686		\$8,254,484
Public Welfare	0.529		\$319,058
County Library	1.596		\$962,601
Abatements	0.07		\$42,219
Health Care Center	1.264		\$762,361

CITIES AND TOWNS			
Crested Butte	10.668	\$96,029,650	\$1,024,444
General Fund	7.300		\$701,016
Temporary Tax Credit	(4.632)		(\$444,809)
Streets & Alleys	8.000		\$768,237

Gunnison	3.868	\$75,630,670	\$292,539
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Marble	6.505	\$3,214,110	\$20,908
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Mt Crested Butte *	10.378	\$93,084,580	\$966,032
General Fund	5.000		\$465,423
Capital Expenditures	5.378		\$500,609

Pitkin	5.542	\$3,994,880	\$22,140
General Fund	3.542		\$14,150
Capital Expenditures	2.000		\$7,990

SCHOOL DISTRICTS			
Delta - 50J	28.277	\$47,307,870	\$1,337,725
General Fund	22.656		\$1,071,807
Bond Redemption	5.547		\$262,417
Abatements	0.074		\$3,501

Gunnison - RE1J	30.161	\$551,342,720	\$16,629,048
General Fund	15.500		\$8,545,812
Bond Redemption	7.643		\$4,213,912
Override Levy	6.872		\$3,788,827
Abatements	0.146		\$80,496

Montrose - RE1J-M	26.010	\$4,482,820	\$116,598
General Fund	21.967		\$98,474
Bond Redemption	3.949		\$17,703
Abatements	0.094		\$421

METROPOLITAN DISTRICTS			
Crested Butte South	12.876	\$24,064,770	\$309,858
General Fund	14.363		\$345,642
Temporary Tax Credit	(1.487)		(\$35,784)

Reserve #2 - Current	20.782	\$11,601,140	\$241,095
General Fund	10.000		\$116,011
Bond 2016-B Redemption	6.034		\$70,001
Bond 2016-C Redemption	4.748		\$55,082

Reserve #2 - Original	39.753	\$13,783,440	\$547,933
Bond 2016-A Redemption	39.753		\$547,933

Skyland	28.694	\$23,435,700	\$672,464
General Fund	20.322		\$476,260
Bond Redemption	8.372		\$196,204

TAXING ENTITY	MILL LEVY	ASSESSED VALUE	REVENUE
FIRE PROTECTION DISTRICTS			
Arrowhead	4.518	\$9,254,660	\$41,813
General Fund	4.518		\$41,813

Carbondale & Rural	12.567	\$15,509,620	\$194,909
General Fund	10.472		\$162,417
Bond Redemption	2.057		\$31,903
Abatements	0.038		\$589

Crested Butte	8.139	\$313,534,210	\$2,551,855
General Fund	10.079		\$3,160,111
Temporary Tax Credit	(1.970)		(\$617,662)
Abatements	0.030		\$9,406

Gunnison County	4.508	\$139,855,940	\$630,471
General Fund	2.340		\$327,263
Capital Expenditures	2.160		\$302,089
Abatements	0.008		\$1,119

Ragged Mountain	3.350	\$43,296,140	\$145,042
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SANITATION DISTRICT			
East River Regional	2.608	\$34,834,070	\$90,847

WATER & SANITATION DISTRICT			
Mt. Crested Butte	11.77	\$102,357,140	\$1,204,744
General Fund	10.070		\$1,030,736
Debt Retirement	1.700		\$174,007

WATER CONSERVANCY DISTRICTS			
Bostwick Park	0.985	\$2,319,930	\$2,285
General Fund	0.981		\$2,276
Abatements	0.004		\$9

Colorado River	0.256	\$603,133,410	\$154,402
General Fund	0.252		\$151,990
Abatements	0.004		\$2,413

Crawford	0.469	\$33,150	\$16
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North Fork	0.561	\$44,386,570	\$24,901
General Fund	0.061		\$2,708
Bond Redemption	0.500		\$22,193

Upper Gunnison	1.951	\$526,374,210	\$1,026,956
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CEMETERY DISTRICT			
Gunnison	0.767	\$191,398,450	\$146,803
General Fund	0.764		\$146,228
Abatements	0.003		\$574

PARKS & RECREATION DISTRICT			
Metropolitan Recreation	1.000	\$537,794,610	\$537,795
TV Translator Facilities	1.000		\$537,795

AMBULANCE DISTRICT			
North Fork Ambulance Health Service	5.883	\$48,411,590	\$284,805
General Fund	5.883		\$284,805