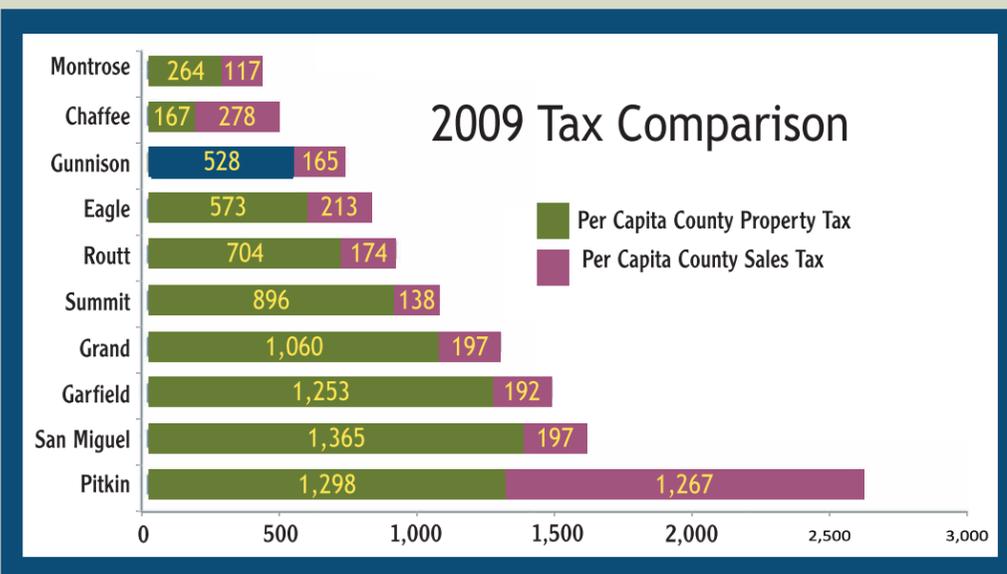


FREQUENTLY ASKED QUESTIONS

- Q** My house has been listed for sale for two years at a price way below what the assessor says its worth. How can my property be worth that much if I can't sell it?
- A** Residential properties in Colorado, by law, must be valued solely by the market approach, using comparable valid sales that occurred prior to June 30, 2010. Sales beyond this time frame, the length of time a property is on the market, or the real estate listing amount for a property cannot be considered.
- Q** Are all of the foreclosures included with the sales that the assessor's office analyzes to set value?
- A** If a bank acquires a property through foreclosure, then sells on the open market as an arm's length transaction, the sale is considered valid and is included in the assessor's analysis. A foreclosure is a legal process that transfers a property back to the lender or guarantor when the property owner defaults on their payments. A Deed in Lieu of Foreclosure is another method of transferring the property back to the lender or guarantor. These transfers do not constitute a sale; they are a transfer of debt under duress.
- Q** Doesn't the county get all the property tax?
- A** No, only a fraction of your property tax goes to the county. Gunnison County's mill levy is between 9% and 33% of the total tax bill, depending on where your property is located. The highest mill levies in Gunnison County are the Reserve Metro District 2 (Prospect in Mt. Crested Butte), Skyland Metropolitan District and the three school districts. All other mill levies, including Gunnison County's, are less than half the amount of these mill levies. Gunnison County has one of the lowest mill levies of all 64 Colorado counties.
- Q** Why are the taxes on my vacant land so much higher than the taxes on my neighbors house?
- A** A 1982 amendment to the Colorado state constitution set the assessment rate for all property except residential improved property at 29%. The purpose of this amendment, known as the Gallagher amendment, was to limit the residential share of property taxes. The State Legislature adjusts the residential assessment rate each reappraisal year to keep the property tax burden from shifting to residential property. The current assessment rate for residential improved property is 7.96%.



STAFF:

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- Leanne Lee**
Personal Property Technician
- William Spicer**
Assessment Analyst
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Don Rundell
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- Vicki Hildreth, CRA**
Deputy Assessor
- Kristy McFarland**
Assessor

April, 2011

what's inside

Notice of Valuation

County Single Family Residence Graphs

2011 Reappraisal Timeline

Frequently Asked Questions

Multi County Tax Comparison

What's new in the 2011 reappraisal

Sales volume has continued to remain low, a trend that is consistent throughout the state. The number of single family residence sales in Gunnison County has dropped by 60% between 2005 and 2010. The sale volume for vacant land has dropped 85%, and condominium sales have dropped by 76% in the same period.

Value trends are a mix, depending on the location of the property in the county. Properties located in the upper East River valley, closest to the ski area, especially condominiums and entry level housing, suffered the greatest decline, just as they previously experienced the sharpest increases prior to the economic downturn.

In contrast, Gunnison and rural Gunnison County had significantly fewer properties in decline. While some properties did drop in value from the previous reappraisal, their correlating increase in prior years was less, and the decline was moderate. However, most property values in the Gunnison vicinity and in rural Gunnison County remained stable with a few pockets of increased value.

Regional History ...

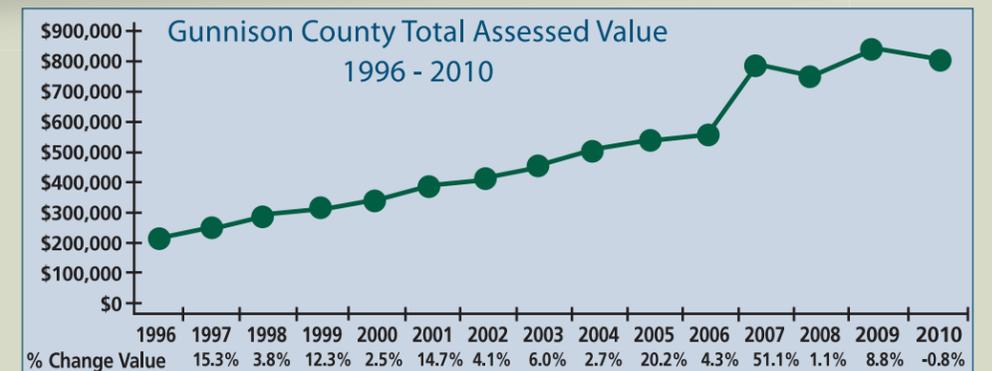
During the 2007 reappraisal, with appraisal date of June 30, 2006, values increased dramatically, nearly 54% county-wide. The marked increase was a trend throughout western Colorado, although Gunnison County had an additional spike which has been at least partially attributed to speculation surrounding the new owners of Crested Butte Mountain Resort.

Values continued to increase at a moderate level during the 2009 reappraisal (appraisal date: June 30, 2008), by about 10% county-wide. This also was a trend reflected throughout western Colorado. The national economy had not yet begun to affect resort and rural areas of the state.

In the current 2011 reappraisal (appraisal date: June 30, 2010), western slope county values are experiencing a wide mix, from continued increase to dramatic decreases. Many counties are stable with little value change.

Gunnison County Assessor's Office

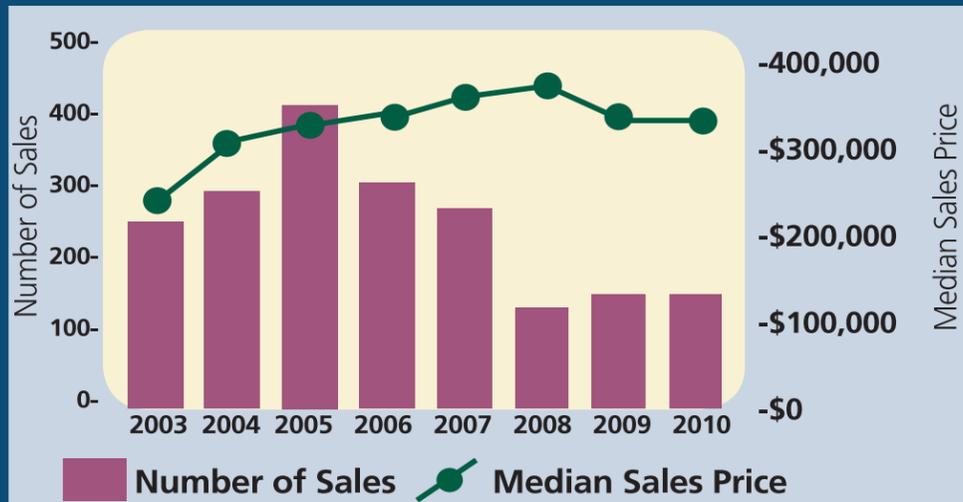
221 N. Wisconsin
Suite A, Gunnison
970-641-1085



What is my 2011 Notice of Valuation, Exactly?

- All property in Colorado is reappraised by county assessors every even-numbered year, on June 30th.
- Your valuation notice is dated May 1, 2011, and represents your property value as of June 30, 2010, the reappraisal date.
- While the market may have changed between June 30, 2010 and May 1, 2011, those changes do not affect the June 30, 2010 appraisal date, or your 2011 value.
- All sale activity occurring after June 30, 2010 affect the next reappraisal, in 2013.
- Your 2011 value is determined by analyzing sales prior to June 30, 2010. These sales establish the value of most properties.
- Property values are determined by analyzing marketplace sales prior to the appraisal date

Gunnison County Single Family Residence Sales: 2003-2010



Please visit our Web site for more information
www.gunnisoncounty.org/assessor.html

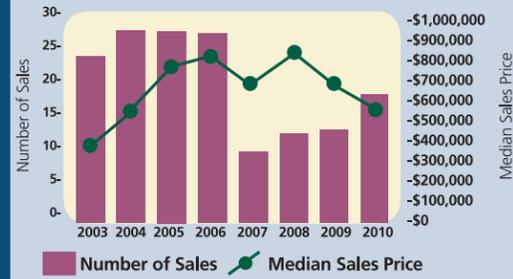
City of Gunnison 2003-2010 Single Family Residence Sales



Rural Gunnison County 2003-2010 Single Family Residence Sales



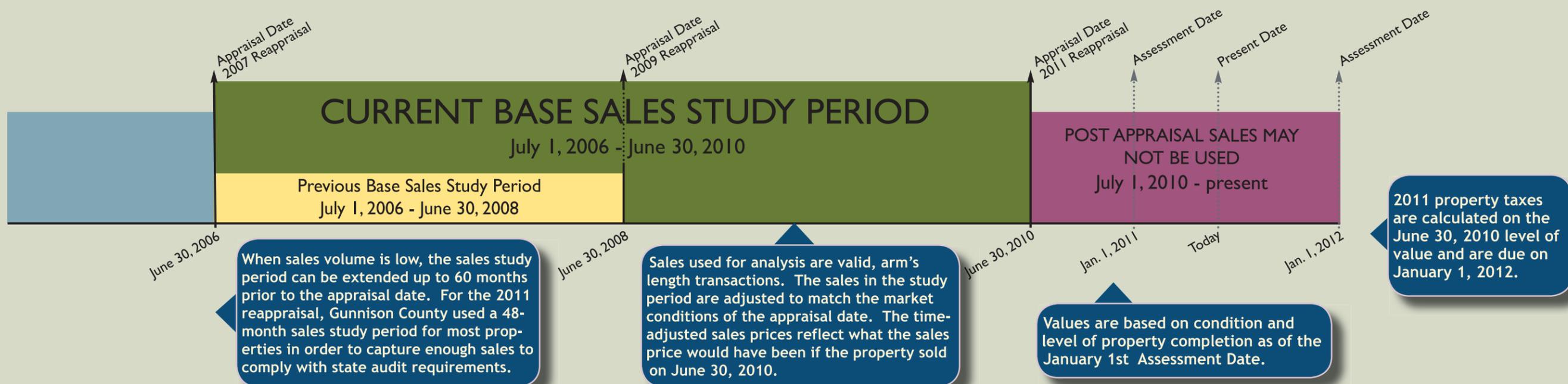
Town of Crested Butte 2003-2010 Single Family Residence Sales



Town of Mt. Crested Butte 2003-2010 Single Family Residence Sales



2011 Reappraisal Timeline Appraisal Date: June 30, 2010



When sales volume is low, the sales study period can be extended up to 60 months prior to the appraisal date. For the 2011 reappraisal, Gunnison County used a 48-month sales study period for most properties in order to capture enough sales to comply with state audit requirements.

Sales used for analysis are valid, arm's length transactions. The sales in the study period are adjusted to match the market conditions of the appraisal date. The time-adjusted sales prices reflect what the sales price would have been if the property sold on June 30, 2010.

Values are based on condition and level of property completion as of the January 1st Assessment Date.

2011 property taxes are calculated on the June 30, 2010 level of value and are due on January 1, 2012.