

April 2009

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PRESS RELEASE FOR WESTERN COLORADO COUNTIES

Property in Western Colorado is Bucking National Trends of Declining Values

Property owners in western Colorado may be expecting to see their 2009 Notice of Valuation showing a lower value than their 2007 value, given the recent national economic woes. In most cases, property values have increased or will remain constant for the 2009 reassessment. Generally, the central Rockies and western slope experienced relatively stable or increasing real estate markets during the past several years with lower sales volume.

Under Colorado law, County Assessor's offices throughout the state conduct a complete reassessment of all property in their county every two years. The Colorado Constitution sets the appraisal date and the Colorado Legislature determines the annual calendar for the assessment process. The property valuation reflects the real estate market activity from July 1, 2006 to the current appraisal date, June 30, 2008. If additional data is needed, counties may use sales data going back in time in six month increments. This new valuation is mailed to taxpayers on May 1, 2009.

Because the volume of sales has decreased during this same period, the perception of property owners, especially those who have had their property on the market for a length of time, is that values are dropping. However, in general, that is not the case. The assessor's values are not based on the number of sales but on the prices of the properties that have sold. Taking an unofficial look at the sales from July 2008 through December 2008 shows that sales prices of single family residences are remaining stable. (Please refer to the accompanying graph)

For 2009, assessors must determine the market value (also known as "actual" value) of your property as of June 30, 2008. Actual values are determined after careful analysis of sales from the marketplace prior to June 30, 2008. This value is used as a basis for 2009 and 2010 property taxes (payable in 2010 and 2011).

To derive the property tax, the actual value of the property is multiplied by the assessment rate. This result is then multiplied by the total mill levy specific to each property. The assessment rate for residential properties is 7.96% this year, and 29% for most other properties.

The differences in assessment rates between residential homes and other types of property is the result of an amendment to the Colorado Constitution (known as the Gallagher Amendment) approved by the voters in 1982, which limits the residential share of the property taxes. The State Legislature adjusts the residential assessment rate each reappraisal year to keep the property tax burden from shifting to residential property. This is the Gallagher Amendment in action.

Moffat, Routt, Rio Blanco, Garfield, Eagle, Mesa, Pitkin, Delta, Gunnison, Montrose, San Miguel, Ouray, Dolores, San Juan, Montezuma and La Plata county assessors regularly work together to identify valuation trends for the region and have spent several weeks collecting and identifying data for this press release.

Counties of Delta, Eagle, Gunnison, Mesa, Montrose, Ouray, Rio Blanco, Routt and San Miguel 2007-2008 Sales of Single Family Residences



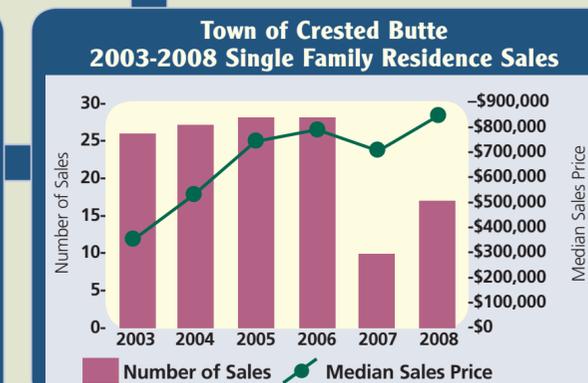
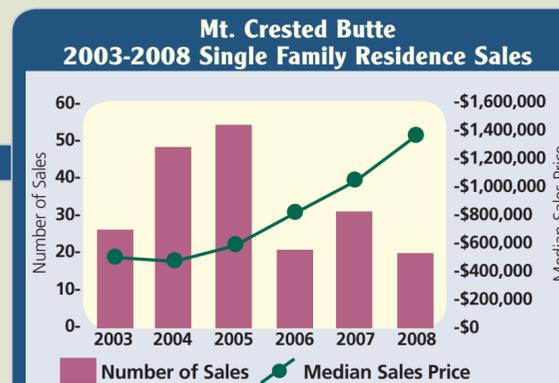
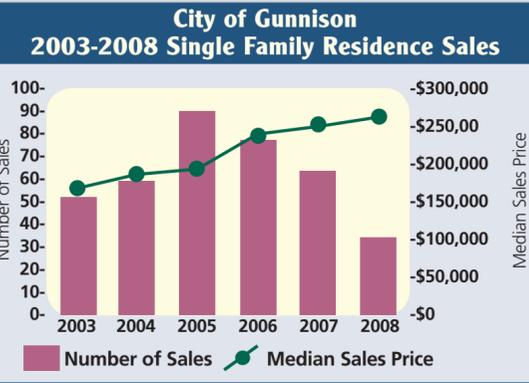
Number of Sales are Down,

Because we are currently experiencing a recession, you might think your property valuation should be lower. During the most recent property valuation period (July 1, 2006 - June 30, 2008) the number of property sales decreased but the sale prices increased.

But Sales Prices are Up!

Visit our website to see all the sales used in the 2009 reappraisal: www.gunnisoncounty.org/assessor_reappraisal.html

Gunnison County Single Family Residence Sales 2003-2008



ASSESSED VALUE X MILL LEVY = PROPERTY TAX

When you receive your Notice of Valuation in the mail, take time to review your mailing address, value and property characteristics.

How is my assessed value calculated?

Assessed value for commercial and undeveloped residential property is 29% of actual value. Assessed value for residential property is currently 7.96% of actual value.

For 2009, the actual value for residential property was set to the market value as of June 30, 2008. For commercial property, the actual value is set by taking into consideration comparable sales, construction costs, depreciation, and the income approach to value

Since 1982 the Gallagher Amendment to the state constitution has specified that developed residential property carry 45% of the property tax burden statewide and non-residential property carry 55%. This is implemented by keeping the assessment rate for commercial and undeveloped residential property constant at 29% of actual value while varying the residential assessment rate. Residential property growth in the state has exceeded commercial growth since 1982, and consequently the residential assessment rate has consistently fallen from 21% to its current level of 7.96%. This has increased the tax burden on individual commercial properties while reducing the burden on individual residential properties.

What Can I Do About My Assessed Value?

PROTESTING YOUR VALUE:

The Assessor's Office welcomes appeals regarding real property valuation from May 1, 2009 until June 1, 2009.

This may be done in person at the Assessor's office, or in writing via email, letter or fax. Please only choose one method. We encourage you to email your appeal. This method is the most expedient, conserves resources and ensures an immediate acknowledgement of your appeal.

If you plan to appeal in person, call first to schedule an appointment. Walk-ins may need to wait several hours or come back another day. For an appeal to be successful, the owner should provide an appraisal dated prior to June 30, 2008, evidence of details of sales from comparable properties, or information correcting the details of the property that the assessor may not know. A follow-up inspection of the property may be necessary.

Every property owner has the right to appeal their property valuation.

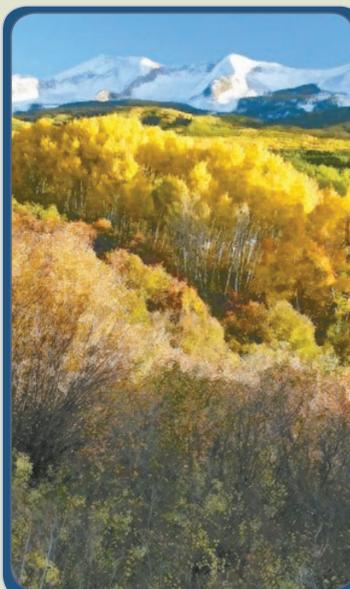
What Can I Do About My Taxes and Mill Levy?

PROTESTING YOUR TAXES:

The mill levy, or rate of taxation on your property tax bill, is determined by the elected officials who sit on the boards of the various taxing authorities. Your tax bill itemizes the taxing authorities to which you pay taxes. Mill levies are set during the annual budget process of each taxing authority, usually during the months of September through November, and these tax rates then appear on next year's tax bill. So, in order to protest your tax rates on next year's bill, you must participate in the taxing authority's budget process this fall.

You should ask what mill levy will be proposed, how much property tax revenue increase that will generate, and what the need is for that level of revenue increase. If you are not satisfied with the answers, you should express your opinion to the authority's elected officials either in person or in writing at the public hearings on the budget and the setting of the mill levy. You cannot wait until after you receive your tax bill to protest the tax rate. A complete listing of all taxing authorities and their contact information is available on our website.

Each property owner shares in providing revenue for local services which includes schools, police and fire protection, local government and public health. The Colorado property tax system is designed to fairly and equitably distribute taxes according to the value of the property. All of the Revenue generated by property taxes stays within the county. Property taxes do not support any state services.



GUNNISON COUNTY ASSESSOR
KRISTY McFARLAND
221 N. WISCONSIN AVE., STE A
GUNNISON, CO 81230

2009 REAL PROPERTY NOTICE OF VALUATION
Phone (970)641-1085 Fax (970)641-7920
Office Hours: 9:00 a.m. - 4:00 p.m. M-F
assessor@gunnisoncounty.org

DATE: May 1, 2009

SCHEDULE / ACCOUNT NUMBER	TAX YEAR	TAX AREA CODE	PROPERTY DESCRIPTION (MAY NOT BE COMPLETE)
R054321	2009	100	370136382099 LOTS 17-19 BLK 93 FIRST GUNNISON #912345
OWNER NAME	JOHN Q. PUBLIC 824 N TAYLOR ST GUNNISON CO 81230		
TYPE OF PROPERTY	PREVIOUS YEAR ACTUAL VALUE AS OF JUNE 30, 2008	CURRENT YEAR ACTUAL VALUE AS OF JUNE 30, 2008	Δ OR CHARGE
RESIDENTIAL	\$254,220	\$320,020	\$65,800
TOTALS	\$254,220	\$320,020	\$65,800

Assessor - 221 N. Wisconsin Ave, Suite A, Gunnison, CO 81230
Please visit our website! You will find information on the assessment process, the appeal process and calendar, plus the sales comparables used to determine the current value.

Appeal period: May 1 - June 1, 2009 only. Appeal hours: Monday - Friday, 9:00am - 4:00pm. If you wish to appeal in person, please call (970) 641-1085 to set up an appointment. Appointment times fill up quickly, and there is no guarantee of availability for walk-ins or for appointments towards the end of the appeal period.

We encourage you to email your appeal! It is the most expedient method, no forms are necessary and it reduces paper waste. You will receive a reply immediately, so you can be assured your appeal was received. assessor@gunnisoncounty.org You may also mail or fax your appeal to us. Please only choose ONE method.

Your 2009 Current Year Actual Value shown above is based on the appraisal date of June 30, 2008. Your Prior Actual Value was based on the appraisal date of June 30, 2006. If you wish to provide sales comparables with your appeal, please remember to only include sales up to June 30, 2008. By law, we cannot consider sales past this date, nor can we consider the length of time a property has been on the market.

LAND SIZE # OF BUILDINGS ON FILE BUILDING #1 CHARACTERISTICS DISPLAYED

PROPERTY CHARACTERISTICS
SQUARE FEET LIVING AREA : 1752
FINISHED BASEMENT :
UNFINISHED AREA : 408
CONSTRUCTION QUALITY : TYPE 3
CONDITION OF BUILDING : AVERAGE
ARCHITECTURAL STYLE : CONVENTION
LAND DESCRIPTION : GUNNIRE 6251 TO 9375 SOFT
9375 SOFT
INFORMATION IS FOR THE FIRST BUILDING AND/OR LAND OCCURRENCE.
CONSTRUCTION QUALITY RANGES FROM A LOW OF ZERO TO A HIGH OF SIX.

PLEASE REFER TO THE BACK OF THIS FORM FOR INFORMATION ON HOW TO APPEAL YOUR PROPERTY VALUATION OR ITS CLASSIFICATION.

Be sure to check the mailing address and legal description.

Review land and building elements for accuracy.

FREQUENTLY ASKED QUESTIONS

Q I just purchased this property, why did I receive the tax bill?

A The taxes on a property follow the property. Check with the closing officer to see if an arrangement was set up at the time of closing for the taxes.

Q I started building my home in the summer of 2008, why is my property type still showing as vacant land on my tax bill?

A The property type is determined as of January 1st. Therefore if you started to build your home in June of 2008, but the property was still vacant land as of January 1, 2008, the property type will still show as vacant land. The property type will change as of January 1, 2009 for the tax bill due in 2010.

Q Who sets the mill levy?

A Mill levies are set at the end of each year. They are determined by boards of the tax authorities: schools, county, city, fire and others. These entities provide tax-supported services and are listed on your tax notice.

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 verified sales of properties during the two year time period, which ended on June 30, 2008. 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 I do not have children, why do I have a mill levy for the school district?

A The mill levies that are assessed to your property are determined by the district in which your property is located, not by personal use of the taxing authorities.

Q How are county appraisals different from "fee" appraisals?

A We practice mass appraisal, the systematic appraisal of groups of properties as of a given date, using standardized procedures and statistical testing. This differs from single-property fee appraisal, which normally deals with only one particular property as of a given date.

Q Who is eligible for property tax relief?

A Qualifying senior citizens, surviving spouses of a previously qualified senior and qualifying 100% disabled veterans may get property tax exemptions. For those who qualify, 50% of the first \$200,000 of actual value of their primary residence will be exempted. The state may suspend this exemption temporarily due to budget short falls. For further information, please contact the assessor's office.

Q How can you raise my home value when our country is facing such a serious financial downturn?

A Nearly the entire western slope and central Rockies region of Colorado has experienced steady appreciation in property values over the past decades. Declines or leveling off periods have been brief. Gunnison County is no exception. If the national recession continues for another two years, and begins to affect our region, the assessed value of your property will reflect the same affect.

We "Value" Gunnison County

STAFF:

William Spicer
Jennifer Wren Bannock
Property Transfer Technicians

Nancy Kovach
Assessing Coordinator

Leanne Lee
Personal Property Technician

Bob Blackett
Mary Mast
Darrah Miller
Don Rundell
Real Property Appraisers

George Lickiss
Senior Appraiser / Analyst

Vicki Hildreth
Deputy Assessor

Kristy McFarland
Assessor



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