



PROOF ACKNOWLEDGEMENT

IMPORTANT!! PLEASE REVIEW CAREFULLY!!

The Master's Touch, LLC (TMT) takes great pride in producing printed materials and mailings per customer specifications and without error. We do our best to set up as we believe we have been instructed, but like all humans, we are also prone to error. In order to avoid printed errors, TMT requires some basic information be provided in a written format and agreed upon by our customers.

Please CAREFULLY review the proof(s) provided. **If completely satisfied**, please type your **name, date** and **quantity** in the yellow below and email back to TMT. **Please ensure the 3 approval fields are filled out completely.**

If anything is unclear, please ask us to help clarify before approving. Once signed, this proof acknowledgment will be used as our directive to move forward with printing per the specifications noted here.

Approval signature:

Kristy McFarland

Date:

4/20/2021

By typing my name above, I signify that I have looked over my proof and am **completely satisfied as is, with no changes.** I understand that by entering my name I give my approval for this job to go to press.

Quantity to print:

13,000

For The Master's Touch, LLC use ONLY.
If changes are needed in gray fields, please indicate via email or phone call.

Company name: Gunnison (CO) As

Person reviewing and approving this proof: Kristy McFarland

Project name: Assessor's Report Newsletter Insert

Art version # that is being approved: 4-20-21_v5

The Revision # will be updated with each new proof, # continuing from the previous year if applicable. **3 proofs are included in our graphics fee. Revision 4 and beyond (outside of errors made on our part) will incur additional charges.**

Measurement of proof you are approving: 11" x 17" (folded to 8.5" x 11")

Perforation locations if applicable: N/A

Paper type and color: 60# White Offset

Ink colors: Full Color - both sides

Critical Note!! Computer monitors or non-production printing equipment is NOT a good indication of color. If color is critical, you should ask for a hardcopy color proof (fee may apply).

The BEST method of color match is choosing a Pantone PMS Color - this is the standard color matching system of the print industry.

Additional notes:

Mission Manager: RY

Last Graphic Artist: SL

This proof sheet MUST be returned with FINAL approval.
Your job will not be scheduled into production until this form is completed and returned to us.



2021 GUNNISON COUNTY ASSESSOR'S REPORT

WHAT YOUR 2021 NOTICE OF VALUATION REPRESENTS

- Property throughout Colorado is appraised by County Assessors every odd-numbered year for property tax purposes. The 2021 reappraisal establishes the 2021 and 2022 values. **The appraisal date for 2021 and 2022 values is June 30, 2020.**
- Your 2021 Notice of Valuation reflects the probable price your property would have sold for on June 30, 2020.
- Colorado Assessors value residences by the Market (or Sales Comparison) Appraisal approach to value, using sales from a specific time frame. This time frame, known as the "study period," is between 18 and 60 months and ends on the appraisal date.
- To appraise large numbers of properties as of a single point in time, a technique called mass appraisal is used to establish property values. In mass appraisal, property sales from the study period are analyzed together to determine how characteristics such as location, size, construction quality, and access influence sales price.
- Your 2021 value will remain unchanged in 2022 unless there are changes to the property during 2021, such as new construction, remodeling, demolition, change of use, etc.

REPEAL OF THE GALLAGHER AMENDMENT

In effect since 1982, the Gallagher Amendment was repealed by voters in 2020, and replaced with Amendment B to the Colorado State Constitution. Amendment B repealed the non-residential assessment rate and the requirement of residential property taxes equaling 45% of the total state tax base with non-residential equaling 55%.

The state legislature passed a companion bill, Senate Bill 20-223, which freezes the assessment rates as they existed in 2020 - 7.15% for residential and 29% for all other property. SB 223 allows the legislature to reduce the assessment rate in state statute in the future. Due to TABOR, the assessment rates may not be increased without a vote of the people.

4-30-21 .6

HOW ARE PROPERTY TAXES CALCULATED?

$$\text{ACTUAL VALUE} \times \text{ASSESSMENT RATE} \times \text{MILL LEVY} \div 1000 = \text{TAX AMOUNT}$$



SET BY THE ASSESSOR'S OFFICE
All properties in Colorado are revalued every odd year based on recent open market, arm's-length transactions. Notices of Valuation are mailed May 1.

ASSESSED VALUE



SET BY THE STATE OF COLORADO
The current assessment rate is 7.15% for residential properties and 29% for all other property classifications.



SET BY THE TAXING AUTHORITIES
The rate of taxation approved by local voters. All property taxes stay in Gunnison County and fund services provided to Gunnison County properties.

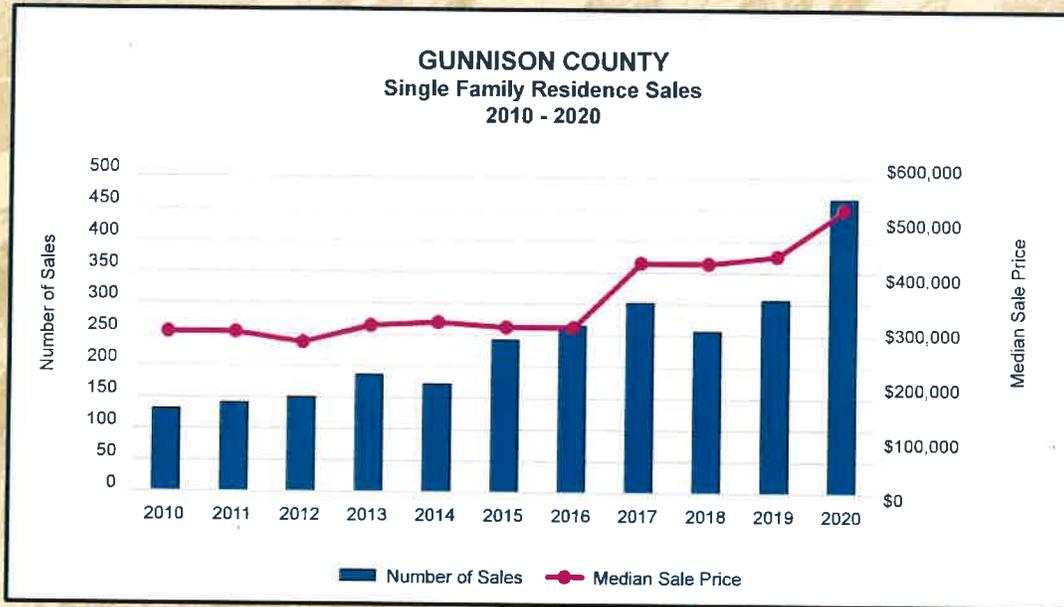


PAID TO THE TREASURER'S OFFICE
The Treasurer's Office sends property tax bills at the end of January for the previous year's taxes.

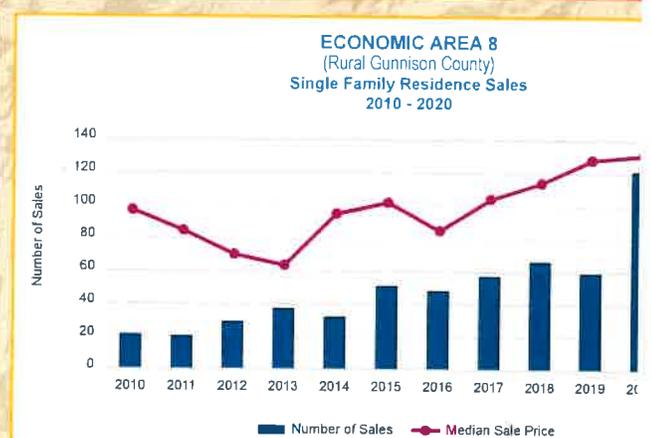
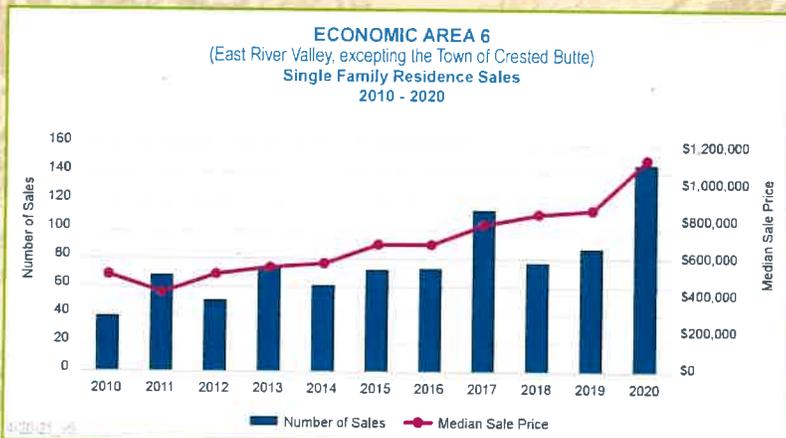
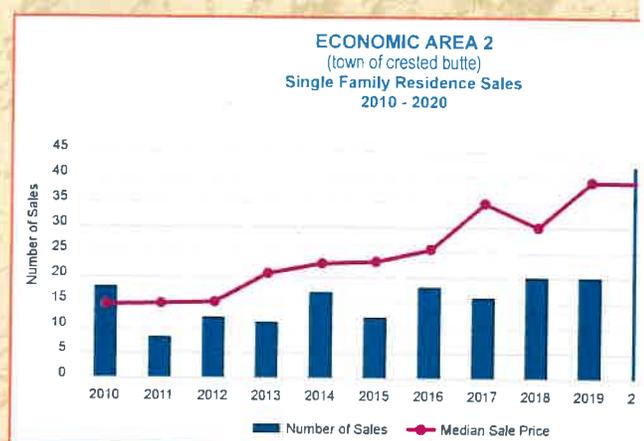
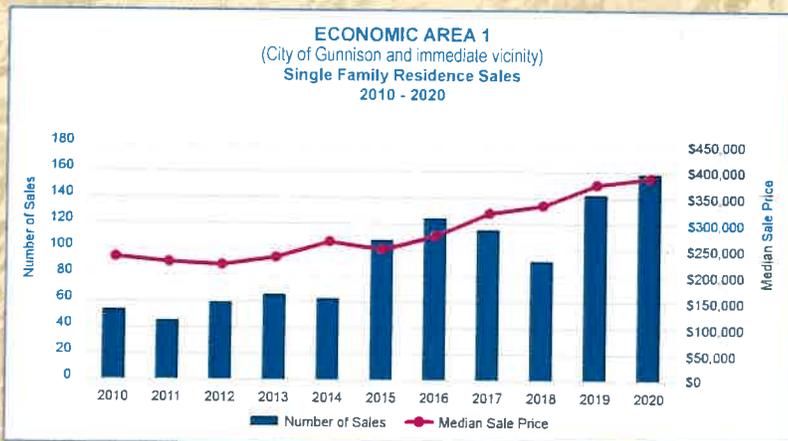
2021

GUNNISON COUNTY ASSESSOR REPORT

SINGLE FAMILY RESIDENCE SALES TRENDS

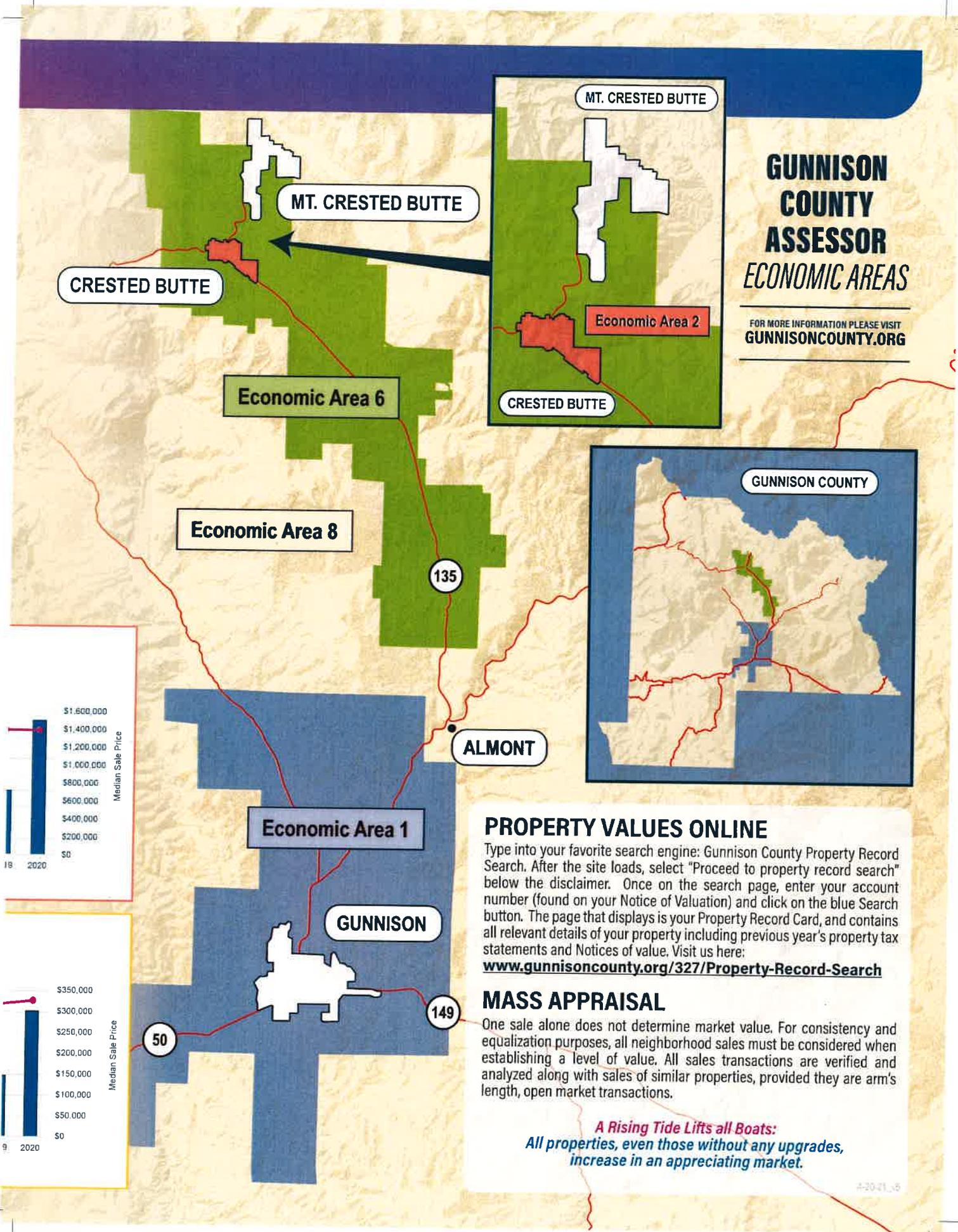


These graphs depict single family home sales verified by the Assessor's Office as arm's-length transactions (on the open market, not between related parties, etc.). Condominiums and manufactured housing sales are excluded from these graphs.



GUNNISON COUNTY ASSESSOR ECONOMIC AREAS

FOR MORE INFORMATION PLEASE VISIT GUNNISONCOUNTY.ORG



PROPERTY VALUES ONLINE

Type into your favorite search engine: Gunnison County Property Record Search. After the site loads, select "Proceed to property record search" below the disclaimer. Once on the search page, enter your account number (found on your Notice of Valuation) and click on the blue Search button. The page that displays is your Property Record Card, and contains all relevant details of your property including previous year's property tax statements and Notices of value. Visit us here:

www.gunnisoncounty.org/327/Property-Record-Search

MASS APPRAISAL

One sale alone does not determine market value. For consistency and equalization purposes, all neighborhood sales must be considered when establishing a level of value. All sales transactions are verified and analyzed along with sales of similar properties, provided they are arm's length, open market transactions.

*A Rising Tide Lifts all Boats:
All properties, even those without any upgrades,
increase in an appreciating market.*

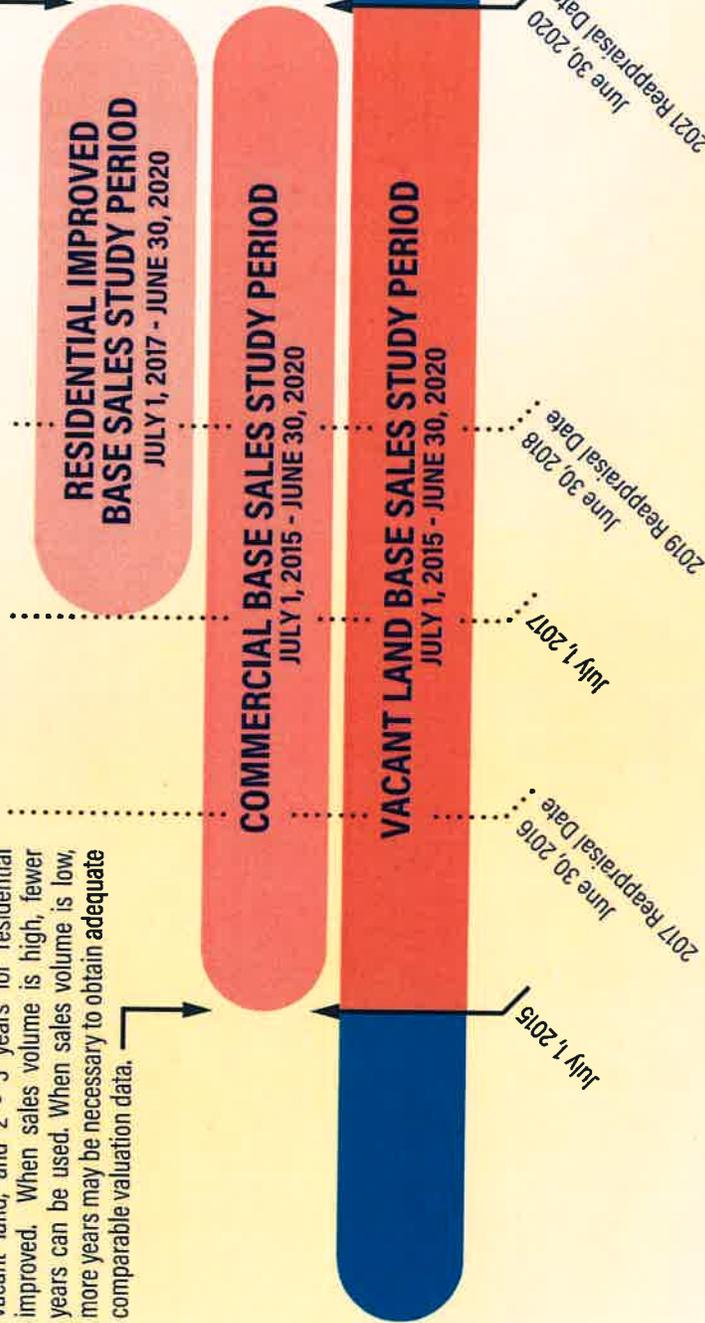
2021 Reappraisal Timeline - Appraisal Date: June 30, 2020

When sales volume is low, the sales study period can be extended up to 60 months prior to the reappraisal date. For the 2021 reappraisal, Gunnison County used 5 years of sales for commercial property, between 2 - 5 years for vacant land, and 2 - 3 years for residential improved. When sales volume is high, fewer years can be used. When sales volume is low, more years may be necessary to obtain adequate comparable valuation data.

Sales used for analysis are valid, arm's-length transactions. The sales prices in the study period are adjusted to match the market conditions as of the appraisal date. The time adjusted sales price reflects what the sales price would likely have been had the property sold on June 30, 2020.

2021 property taxes are calculated on the June 30, 2020 level of value and are payable on January 1, 2022.

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



Sales beyond June 30, 2020 will be used in the 2023 Reappraisal

ADJUSTING FOR TIME

It is common for market conditions to change during the course of the study period, causing property values to go up or down over time. The Assessor's job is to value all property as of the appraisal date (being at the very end of the study period). Sales that occurred earlier in the study period may need to be adjusted to compensate for market changes between the time of sale and the appraisal date. If the market has appreciated, early sales will be adjusted down. The result of these adjustments are called "time adjusted sales prices," or TASP's. These TASP's are what the Assessor analyzes to determine property values as of the appraisal date. Sales used in the analysis can be found on the **Reappraisal Sales** page of the Assessor's website.



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