



PROPERTY TAX STATEMENT

DEBBIE DUNBAR
GUNNISON COUNTY TREASURER
221 N WISCONSIN, STE T
GUNNISON, CO 81230
970-641-2231

2022 Taxes Payable in 2023

ACCOUNT NUMBER: R040767		TAX DISTRICT: 601	PARCEL NUMBER: 351500004005	
TAX AUTHORITY	MILL LEVY	LEVIED TAX	VALUATION	ACTUAL ASSESSED
Gunnison County	16.185	\$54.21	\$12,700	\$3,350
Gunnison Cemetery District	0.765	\$2.56	ASSESSED VALUE x MILL LEVY = LEVIED TAX	
Gunnison County Metro. Rec. Dist.	1.000	\$3.35		
RE1J School District	32.998	\$110.54		
Upper Gunnison Water District	1.951	\$6.54		
Gunnison County Fire Protect. Dist.	4.505	\$15.10		
Gunnison County Library District	1.934	\$6.48		
Colorado River Water District	0.501	\$1.68		
TOTALS	59.839	\$200.46		
PROPERTY LOCATION			Amount Due	
COUNTY ROAD 730 OHIO CREEK VALLEY				\$200.46
LEGAL DESCRIPTION OF PROPERTY			PAYMENT	DUE DATE
TRACT 3 DOUBLE TREE RANCH SUBDIVISION			FIRST HALF	2/28/2023
ADDITIONAL PROPERTY INFORMATION			SECOND HALF	6/15/2023
Property type: Agricultural			FULL PAYMENT	4/30/2023
				\$100.23
				\$100.23
				\$200.46
PROPERTY OWNER OF RECORD		In absence of State Legislative Funding, your School Fund Mill Levy would have been: 42.359	Is your Mortgage Company responsible to pay your taxes? Not sure? Check with your Mortgage Company before sending payment to us.	
SOUTHGATE VENTURES LLC 11344 LOVINGTON HWY ARTESIA NM 88210-9634				

PAYMENT MUST BE POSTMARKED BY DUE DATE TO AVOID INTEREST CHARGES.
Your cancelled check is your best receipt and saves you tax dollars. To obtain a receipt by mail, please enclose a self-addressed, stamped envelope.

THIS IS THE ONLY NOTICE YOU WILL RECEIVE
RETAIN TOP PORTION FOR YOUR RECORDS

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2022 Taxes Payable in 2023

ACCOUNT NUMBER:
R040767



Debbie Dunbar
County Treasurer
221 N. Wisconsin, Suite T
Gunnison, CO 81230

RETURN THIS COUPON FOR SECOND HALF PAYMENT

2nd Half Payment Coupon 2

2030*7**G50**0.91**3/4*****AUTOMIXED AADC 852
SOUTHGATE VENTURES LLC
11344 LOVINGTON HWY
ARTESIA NM 88210-9634

2ND HALF DUE BY 6/15/2023 \$100.23

ADDRESS CORRECTION? (PLEASE PRINT CAREFULLY)

New Address _____

City _____

ST _____ ZIP _____

Enter an e-mail address to receive receipt via email: _____

Make checks payable to: GUNNISON COUNTY TREASURER, 221 N Wisconsin, Ste T, Gunnison CO 81230

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ADDRESS CORRECTION?? (PLEASE PRINT CAREFULLY)

2022 Taxes Payable in 2023

ACCOUNT NUMBER:
R040767

New Address _____

City _____

ST _____ ZIP _____

Enter an e-mail address to receive receipt via email _____

RETURN THIS COUPON FOR FULL OR FIRST HALF PAYMENT

Full or 1st Half Payment Coupon 1

SOUTHGATE VENTURES LLC
11344 LOVINGTON HWY
ARTESIA NM 88210-9634

Check One

1ST HALF DUE BY 2/28/2023 \$100.23

FULL PAYMENT DUE BY 4/30/2023 \$200.46

Make checks payable to: GUNNISON COUNTY TREASURER
221 N Wisconsin, Ste T, Gunnison CO 81230

2030 2/2



ONLINE CREDIT CARD AND ECHECK PAYMENTS

If you wish to pay your tax payment online electronically, go to www.gunnisoncounty.org. Choose "How Do I?" on the purple ribbon at the top of the page. Then choose "Pay" and "Property Taxes". From that screen, click on "Gunnison County Treasurer". That is the link to the site where you can pay online by credit card or eCheck *for a fee*. You will be able to see and approve the fee before the transaction is completed.

--- All payments must be made in U.S. currency. Payments on out of country banks may be charged an additional fee. **Partial payments will not be accepted. Late payments without interest included in the payment will be returned.** If you are making a payment after a deadline, use the interest payment box below to calculate interest or call our office at 970-641-2231.

Interest Payment Calculation Chart

Month Paid	Half Tax Option		Full Tax Option	Less Than \$25.00
	1ST	2ND		
March	1%	---	---	---
April	2%	---	---	---
May	3%	---	1%	1%
June 1 - 15	4%	---	2%	2%
June 16 - 30	4%	1%	2%	2%
July	5%	2%	3%	3%
August	6%	3%	4%	4%

If you are paying your taxes after August 31st, please call the office for potential additional fees. 970-641-2231

--- Payments made **after the due date** are charged interest as required under Colorado law. Interest on delinquent accounts is 1% per month. No tax payment is final until your check is accepted for payment by your bank. Advertising fees may also apply to properties that are delinquent for certain periods of time.

--- **If your check is returned unpaid**, your account will be debited electronically for the original amount and electronically or via paper for the state's maximum allowable service fee. Payment by check constitutes authorization of these transactions. You may revoke this authorization by calling (800) 666-5222, ext. 2, to arrange payment for any outstanding checks and service fees due.

--- If there are **delinquent taxes** due, it is important to call our office and let us explain the process on delinquent taxes.

--- If your property taxes are being paid through an **escrow account with your mortgage payment**, you will still receive a tax bill. Colorado law requires that each owner of record be sent a notice, even if a mortgage company pays your taxes.

--- If you **own a business**, you may owe Personal Property taxes. If the business was open on January 1 of this year, you must pay the taxes for a full year. If the business closed or sold prior to January 1 of this year, please call the Assessor at 970-641-1085.

--- A **MOBILE HOME** being moved requires payment of all taxes due, a moving permit and a tax authentication from the Treasurer's office. Violators will be subject to prosecution under CRS 42-4-510. A mobile home changing ownership requires payment of taxes due and a tax authentication from the Treasurer's Office. This form, along with the current title, must be taken to the Clerk and Recorder/Motor Vehicle division in order for a new title to be issued.

--- Property Owners are responsible for payment of taxes due on their properties. Failure to receive a tax notice, clerical errors, paying the wrong amount, or failure of payments to be received does NOT remove a taxpayer's liability to pay any taxes, interest and late fees due on a property. Please verify the legal description of your property prior to submitting payment. Payments made on the wrong account may not be automatically refunded or applied to the correct property. All tax notices are mailed during January. If you did not receive notices on all property you own in Gunnison County, call 970-641-2231.

--- The Treasurer's Office is responsible for collecting property taxes. The County Assessor is responsible for valuing property. The elected officers of the Tax Authorities listed on the face of this notice, (Commissioners, school boards, city councils and directors of special districts), are responsible for approving their agencies' budgets. Voters are responsible for approving mill levy increases beyond those authorized by Colorado's Constitution.

Office hours are 8 am – 5 pm Monday – Friday at 221 N. Wisconsin, Gunnison

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