



Brent Goff, Assessor  
 Real Property Record  
 P.O. Box 20,000  
 544 Rood Avenue  
 Grand Junction, CO 81502

Full Color Print

**Property Information** (Report Date: 11/7/2023)

Parcel Number: 2697-161-00-008  
 Account Number: R010459  
**Property Use: Agricultural**  
 Location Address: 1873 K RD  
 FRUITA, CO 81521  
 Mailing Address: 2536 RIMROCK AVE STE 400-358  
 GRAND JUNCTION, CO 81505  
 Owner Name: HAYS DEVELOPMENT LLC  
 Joint Owner Name:  
 Neighborhood: AREA 27 M&B AYB 1941-1960; 1500-2000SF (27.56)  
 Associated Parcel: N/A  
 Approx. Latitude: 39.162927  
 Approx. Longitude: -108.706939



**Legal Description**

NE4NW4NE4 + N2SE4NW4NE4 SEC 16 1N 2W EXC 30FT ON N FOR RD

**Tax Information**

Year	Property Code	Improvements (Actual)	Land (Actual)	Total (Actual)	Improvements (Assessed)	Land (Assessed)	Total (Assessed)	TAC Code	Mill Levy/1000	Water Assessment	Property Tax & Water
2023	<u>4117, 4147, 4277, 4279</u>	\$136,780	\$15,140	\$151,920	\$9,860	\$4,000	\$13,860	11505	0.0727760	\$0.00	<b>*\$1,008.68</b>
2022	<u>4117, 4147, 4277, 4279</u>	\$239,180	\$12,440	\$251,620	\$17,030	\$3,290	\$20,320	11505	0.0727760	\$0.00	\$1,478.80
2021	<u>4117, 4147, 4277, 4279</u>	\$239,180	\$12,440	\$251,620	\$17,570	\$3,610	\$21,180	11505	0.0709833	\$0.00	\$1,503.44

\*Current estimated tax is using previous year's Mill Levy (Mill Levy determined in December of current year)

For tax bill [Click Here](#)

**Taxing Authority Detail**

Year	Agency Name	Agency Abbrev.	TAC Code	Mill Levy	Total (Assessed)	Tax Per Agency
2023	COLORADO RIVER WATER CONSERVATION	COLRW	11505	0.5010	\$13,860	\$6.94
2023	COUNTY - DEVELOP DISABLED	MCCCB	11505	0.2570	\$13,860	\$3.56
2023	COUNTY CAPITAL EXPEND (INACTIVE)	MCCAP	11505	0.0000	\$13,860	\$0.00
2023	COUNTY GENERAL FUND	MCGF	11505	9.9960	\$13,860	\$138.54
2023	COUNTY LEASE-PURCHASE JAIL (INACTIVE)	MCLP	11505	0.0000	\$13,860	\$0.00
2023	COUNTY ROAD & BRIDGE-FULL LEVY	MCR_B	11505	0.2740	\$13,860	\$3.80
2023	COUNTY TRANSLATOR TV FUND	MCTV	11505	0.0000	\$13,860	\$0.00
2023	GRAND RIVER MOSQUITO CTRL	GRMCD	11505	1.3210	\$13,860	\$18.31
2023	GRAND VALLEY DRAINAGE DIST	GVDD	11505	1.9570	\$13,860	\$27.12
2023	LIBRARY DISTRICT	LIBR	11505	3.0140	\$13,860	\$41.77
2023	LOWER VALLEY FIRE PROTECT	LVFD	11505	8.2380	\$13,860	\$114.18
2023	MESA COUNTY	MCCNT	11505	0.0000	\$13,860	\$0.00
2023	NEW ELMWOOD CEMETERY DISTRICT	ECD	11505	0.4550	\$13,860	\$6.31
2023	SCHOOL DIST# 51 2004 OVERID	SD51O06	11505	1.9030	\$13,860	\$26.38
2023	SCHOOL DIST# 51 2017 OVERRIDE	SD51O_17	11505	3.0930	\$13,860	\$42.87
2023	SCHOOL DIST# 51 BOND	SD51B	11505	11.0280	\$13,860	\$152.85
2023	SCHOOL DIST# 51 GENERAL	SD51	11505	26.4220	\$13,860	\$366.21
2023	SCHOOL DIST# 51 OVERRIDE 96	SD51O	11505	2.6310	\$13,860	\$36.47
2023	SOCIAL SERVICES	MCSS	11505	1.6860	\$13,860	\$23.37
2023	UTE WATER CONSERVANCY	UTE	11505	0.0000	\$13,860	\$0.00
	<u>Tax Authority Contact Information</u>		<b>Total Mill:</b>	<b>72.7760</b>	<b>Total Tax:</b>	<b>*\$1,008.68</b>

**Sales & Conveyance Information \*\***

<b>Date</b>	<b>Price</b>	<b>Reception Number (<a href="#">Click for Recorded Document</a>)</b>	<b>Document Type</b>
9/30/2009		<a href="#">2507535</a>	QUITCLAIM DEED
6/25/2007	\$750,000.00	<a href="#">2387701</a>	Warranty Deed
12/15/1998	\$0.00	<a href="#">1881751</a>	Quit Claim Deed
12/9/1998	\$0.00	<a href="#">1878391</a>	QCD JT
2/17/1993	\$0.00	<a href="#">1629575</a>	Quit Claim Deed
		<a href="#">Search Clerk Records</a>	<a href="#">Document Type Descriptions</a>

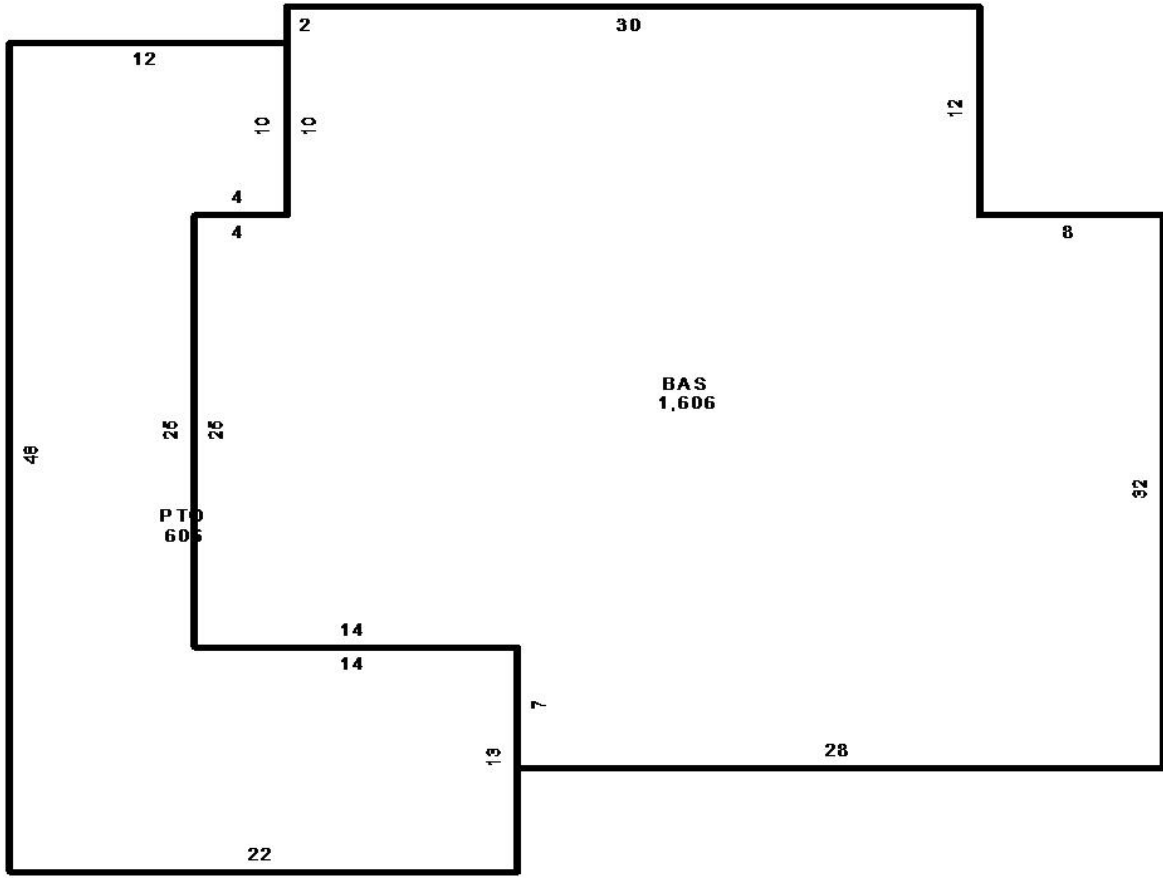
\*\* Viewing of recorded documents requires a subscription through the Mesa County Clerk and Recorders Office.  
Click the associated reception number for Grantee and Grantor information via recorded document.

**Land Description**

<b>Property Use Code</b>	<b>Property Use Type</b>	<b>Acres</b>
4117	IRRIGATED AGRICULTURAL LAND	10.00
4117	IRRIGATED AGRICULTURAL LAND	3.50
4147	GRAZING AGRICULTURAL LAND	1.04
<b>Approximate Acres: 14.54</b> ( <i>Acreage is approximate and should not be used in lieu of Legal Documents</i> )		

**Building Sketch 1 of 2**

### Building Sketch 1



- Base Area(BAS) = 1606 sq.ft.
- Patio(PTO) = 606 sq.ft.

Building ID R010459RES1.1672556400000  
 Model Description: Residential  
 Building Use: FARM RANCH RESI (4277)  
 Units: 1  
 Arch Desc: RANCH  
 Quality: AVERAGE  
 Actual Year Built: 1947  
 Effective Year Built: 1970  
 Rooms: 7  
 Bedrooms: 3  
 Bathrooms: 1 3/4 BATH  
 Heat Type: HOT WATER

Heat Fuel: GAS  
 Heated SQ. FT.: 1606  
 Air Conditioning: NONE  
 Frame: WOOD FRAME  
 Interior Wall: DRYWALL  
 Exterior Wall: LOG  
 Roof Cover: ASPH/COMP SHNGL  
 Roof Structure: GABLE OR HIP  
 Style: SFR  
 Stories: 1  
 Comm. Wall Height: N/A  
 Comm. Fixtures: N/A

#### Miscellaneous Building Information

Year Built	Miscellaneous Description	Length (ft.)	Width (ft.)	Units or Sq. Ft.
1990	CLASS D UTILITY, AVG WOOD / STUCCO	28	8	224.00
1990	CLASS S HAY SHED, AVG STEEL	28	24	672.00
1947	CLASS D UTILITY, AVG WOOD / STUCCO	24	9	216.00

Miscellaneous items above are not tied to a specific building

#### Historical Information