

# Property Record Card

Mesa County

**HARRIS PROPERTY HOLDINGS LLC**

3421 D RD  
PALISADE, CO 81526

**Account: R105726**

Tax Area: 14100 - 14100

Acres: 0.000

**Parcel: 2945-253-51-001**

Situs Address:

2726 B RD  
GRAND JUNCTION, 81503

Neighborhood 18.00 - AREA 18

Property Use 1000 - Residential

## Value Summary

Value By:	Market	Override
Land (1)	\$300,000	\$98,990
<b>Total</b>	<b>\$300,000</b>	<b>\$98,990</b>

## Legal Description

LOT 1 OLD COTTONWOOD SUBDIVISION SEC 25 1S 1W UM AS  
DESC IN RN-3084001 RECD 1/24/2024 MESA CO RECDS - 1.79AC

## Public Remarks

Entry Date	Model	Remark
02/22/2024		2945-253-48-002 IS BEING REPLATTED BY OLD COTTONWOOD SUBDIVISION RN-3084001 RECD 1/24/2024. NEW NUMBERS ARE 2945-253-51-001, 002 & 003. THERE IS A WATER ASSESSMENT FOR ORCHARD MESA (OM01_4B - 2.5 UNITS) - SEE MISC DOCS/VOUCHER FOR WATER DISTRIBUTION ON NEW LOTS. THERE IS NO SENIOR EXEMPTION AND 2023 TAXES DUE 2024 ARE NOW DUE.
02/26/2024		LOOK FOR SAME NAME AFFIDAVIT TO TAKE JERRY M. HARRIS OFF-SHOULD BE RECORDED LATE FEB EARLY MARCH 2024 PER MARC SUMMERS (MCDONOUGH LAW GROUP 970-644-0222)
03/05/2024		TRC TO REMOVE WATER ASSESSMENT FOR 2022 AND 2023 FOR PARCEL 2945-253-48-002. SPLIT IN 2024 AND WATER ADDED IN ERROR TO 2945-253-51-001 THRU 003. WILL REMOVE FOR CURRENT YEAR GOING FORWARD.
03/05/2024		NEW ADDRESSES PER CITY PLANNING RECEIVED 3/5/2024. SEE MISC DOCS/ADDRESS PLAT.

## Land Occurrence 1

Abstract Code	1112 - SINGLE FAMILY RESIDENTIAL LAND	Site	3
Land Rate	1.00	Unit Price	100000