



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: 4/8/2025)

Parcel Number: 2697-044-00-558  
 Account Number: R006971  
**Property Use: Agricultural**  
 Location Address: 1895 L RD  
 FRUITA, CO 81521  
 Mailing Address: 1895 L RD  
 FRUITA, CO 81521-9025  
 Owner Name(s): WRIGHT MARLENE J  
 Joint Owner  
 Neighborhood: AREA 27 M&B AYB 1961-1980; 2501-3500SF (27.63)  
 Associated Parcel: N/A  
 Previous Parcel: 2697-044-00-059  
 Approx. Latitude: 39.179637  
 Approx. Longitude: -108.702139



**Legal Description**

BEG SE COR SEC 4 1N 2W N 0DEG01'08SEC E 661.13FT S 89 DEG49'37SEC W 415.34FT S 05DEG42'03SEC W 56.94FT S 09 DEG18'47SEC W 145.99FT S 05DEG04'31SEC W 90.71FT S 40 DEG48'01SEC W 221.44FT S 0DEG36'10SEC W 203FT N 89DEG 49'34SEC E 599.26FT TO BEG

**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
2024	<u>4117_4277_4279</u>	\$114,460	\$10,640	\$125,100	\$8,670	\$2,810	\$11,480	11505	0.0718590	\$0.00	<b>\$824.94</b>
2023	<u>4117_4277_4279</u>	\$114,460	\$10,640	\$125,100	\$8,670	\$2,810	\$11,480	11505	0.0714230	\$0.00	\$819.94

[See Tax Bill](#)

**Taxing Authority Detail**

Year	Agency Name	Agency Abbrev.	TAC Code	Mill Levy	Total (Assessed)	Tax Per Agency
2024	COLORADO RIVER WATER CONSERVATION	COLRW	11505	0.5010	\$11,480	\$5.75
2024	COUNTY - DEVELOP DISABLED	MCCCB	11505	0.2190	\$11,480	\$2.51
2024	COUNTY CAPITAL EXPEND (INACTIVE)	MCCAP	11505	0.0000	\$11,480	\$0.00
2024	COUNTY GENERAL FUND	MCGF	11505	9.3810	\$11,480	\$107.69
2024	COUNTY LEASE-PURCHASE JAIL (INACTIVE)	MCLP	11505	0.0000	\$11,480	\$0.00
2024	COUNTY ROAD & BRIDGE-FULL LEVY	MCR_B	11505	0.2740	\$11,480	\$3.15
2024	COUNTY TRANSLATOR TV FUND	MCTV	11505	0.0280	\$11,480	\$0.32
2024	ELMWOOD CEMETERY DISTRICT	ECD	11505	0.3970	\$11,480	\$4.56
2024	GRAND RIVER MOSQUITO CTRL	GRMCD	11505	1.1840	\$11,480	\$13.59
2024	GRAND VALLEY DRAINAGE DIST	GVDD	11505	1.7760	\$11,480	\$20.39
2024	LIBRARY DISTRICT	LIBR	11505	3.0050	\$11,480	\$34.50
2024	LOWER VALLEY FIRE PROTECT	LVFD	11505	8.3310	\$11,480	\$95.64
2024	MESA COUNTY	MCCNT	11505	0.0000	\$11,480	\$0.00
2024	SCHOOL DIST# 51 2004 OVERID	SD51O06	11505	1.5890	\$11,480	\$18.24
2024	SCHOOL DIST# 51 2017 OVERRIDE	SD51O_17	11505	0.0000	\$11,480	\$0.00
2024	SCHOOL DIST# 51 2024 OVERRIDE	SD51O_24	11505	2.5810	\$11,480	\$29.63
2024	SCHOOL DIST# 51 BOND	SD51B	11505	11.3250	\$11,480	\$130.01
2024	SCHOOL DIST# 51 GENERAL	SD51	11505	27.0880	\$11,480	\$310.97
2024	SCHOOL DIST# 51 OVERRIDE 96	SD51O	11505	2.4940	\$11,480	\$28.63
2024	SOCIAL SERVICES	MCSS	11505	1.6860	\$11,480	\$19.36
2024	UTE WATER CONSERVANCY	UTE	11505	0.0000	\$11,480	\$0.00
	<u>Tax Authority Contact Information</u>		<b>Total Mill:</b>	<b>71.8590</b>	<b>Total Tax:</b>	<b>*\$824.94</b>

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

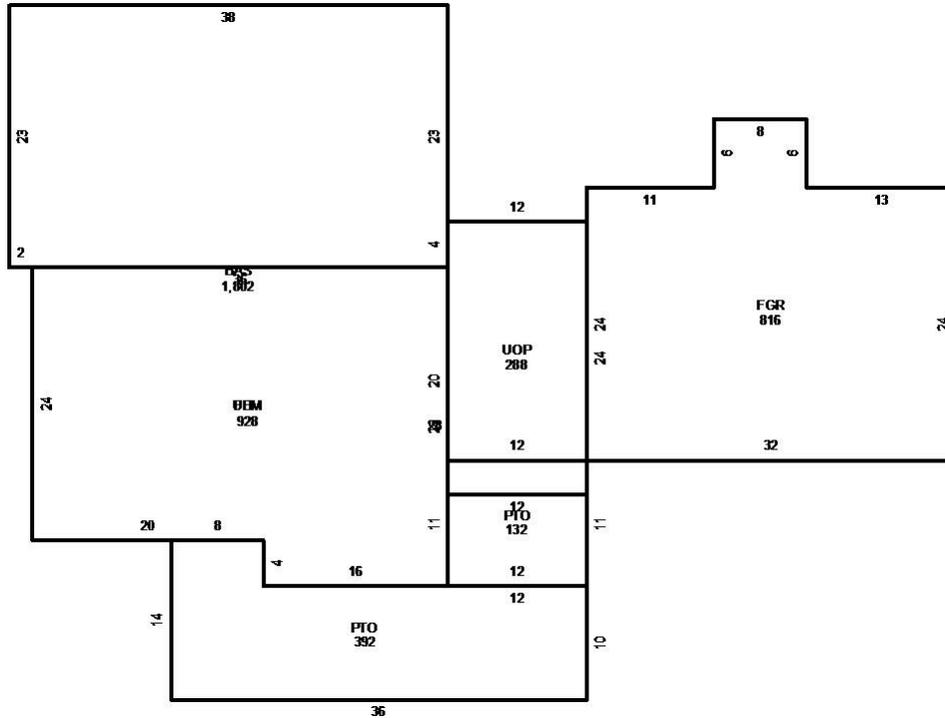
Date	Price	Reception Number <small>(Click for Recorded Document)</small>	Document Type
1/21/2021	\$0.00	<a href="#">2962615</a>	DEATH_CERT
8/26/1998	\$0.00	<a href="#">1862736</a>	Warranty Deed JT
4/13/1993	\$88,000.00	<a href="#">1635452</a>	Warranty Deed
4/13/1993	\$0.00	<a href="#">1635451</a>	Affidavit
4/13/1993	\$0.00	<a href="#">1635450</a>	DEATH_CERT
3/31/1992	\$0.00	<a href="#">1597718</a>	Warranty Deed JT
1/24/1992	\$85,000.00	<a href="#">1591660</a>	Warranty Deed
6/1/1989	\$45,000.00	<a href="#">1517244</a>	Warranty Deed JT
		<a href="#">Search Clerk Records</a>	<a href="#">Document Type Descriptions</a>

**Land Description**

Property Use Code	Property Use Type	Acres
4117	IRRIGATED AGRICULTURAL LAND	6.86
<b>Approximate Acres: 6.86</b> (Acreage is approximate and should not be used in lieu of Legal Documents)		

**Building Sketch 1 of 1**

Building Sketch 1



- Base Area(BAS) = 1802 sq.ft.
- Fin Basement(FBM) = 928 sq.ft.
- Finished Garage(FGR) = 816 sq.ft.
- Patio(PTO) = 524 sq.ft.
- Unfinished Basement(UBM) = 928 sq.ft.
- Unfin Open Porch(UOP) = 288 sq.ft.

Building ID: R006971RES1.1735714800000	Heat Fuel: GAS
Model Description: Residential	Heated SQ. FT.: 2730
Building Use: FARM RANCH RESI (4277)	Air Conditioning: ROOF TOP AIR
Units: 1	Frame: WOOD FRAME
Arch Desc: RANCH WITH BSMT	Interior Wall: DRYWALL
Quality: AVERAGE	Exterior Wall: STUCCO
Actual Year Built: 1967	Roof Cover: ASPH/COMP SHNGL
Effective Year Built: 1980	Roof Structure: GABLE OR HIP
Rooms: 6	Style: SFR
Bedrooms: 4	Stories: 1
Bathrooms: 1 3/4 BATH	Comm. Wall Height: N/A
Heat Type: HOT WATER	Comm. Fixtures: N/A

Miscellaneous Building Information				
Year Built	Miscellaneous Description	Length (ft.)	Width (ft.)	Units or Sq. Ft.
1967	FIREPLACE 2 STACK	0	0	1.00
1986	CLASS D UTILITY, AVG WOOD / STUCCO	0	0	1205.00
Miscellaneous items above are not tied to a specific building				

Historical Information