

2006



SUMMARY OF LEVIES **MESA COUNTY, COLORADO**

COUNTY ASSESSED VALUATION
\$1,329,285,810

Barbara A. Brewer, Assessor

Cindy Altenbern, Deputy Assessor

Brent Goff, Chief of Appraisal

Assessor	244-1610
Treasurer	244-1824
Clerk & Recorder	244-1679
Planning	244-1636
Building	244-1631
Administrator	244-1800

Commissioners

District 1-Craig J. Meis-Chairman	244-1605
District 2-Steven Acquafresca	244-1604
District 3-Janet Rowland	244-1606

Look for this information & more on the internet:

www.mesacounty.us

Interactive Voice Response System

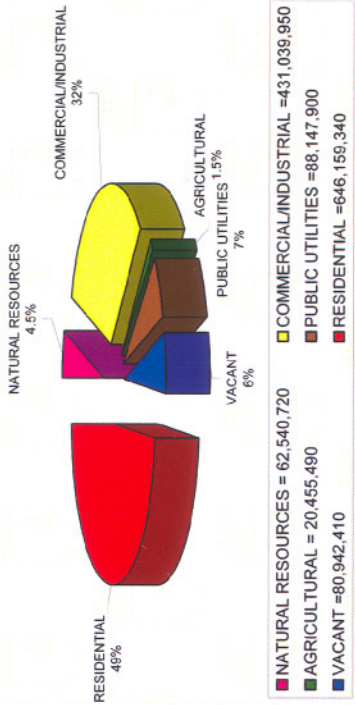
(970) 256-1563

PROPERTY TAX INFORMATION

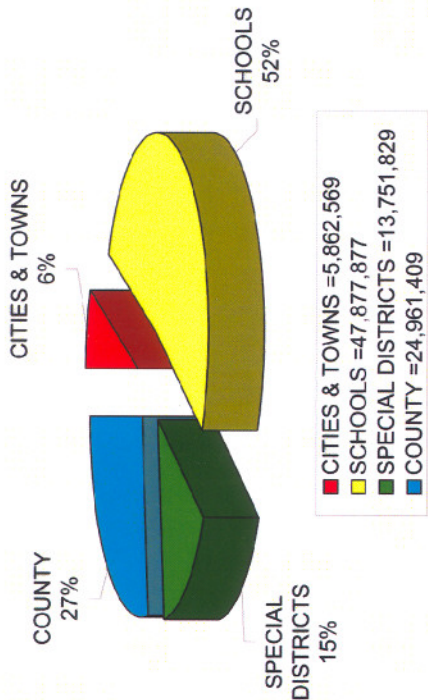
RESIDENTIAL ASSESSMENT RATIO

Tax Year	Percent
1984	21%
1985	21%
1986	21%
1987	18%
1988	16%
1989	15%
1990	15%
1991	14.34%
1992	14.34%
1993	12.86%
1994	12.86%
1995	10.36%
1996	10.36%
1997	9.74%
1998	9.74%
1999	9.74%
2000	9.74%
2001	9.15%
2002	9.15%
2003	7.96%
2004	7.96%
2005	7.96%
2006	7.96%

DISTRIBUTION OF ASSESSED VALUE



DISTRIBUTION OF TAX DOLLAR



The total valuation of all property, as determined by the County Assessor, is certified to the state and county and approved by the Colorado Division of Property Taxation.

Valuation of the various school districts and of towns and incorporated districts are certified to their respective boards.

Levies are filed by the tax levying bodies according to revenue required for the proper performance of their various functions.

After the levies are certified to the Assessor, it is then the Assessor's duty to extend the tax on all property assessed, and the Treasurers duty to collect them.

	Valuation	levy	Revenue
RRMP(Rimrock market Place)	9,411,490	0.0000	0
SRPID(Southwest Rural Public Imp D.	1,795,040	4.0000	7,180
SSSCD(Southside Soil Conservation Dist.)		0.0000	0
UP (Upper G.V. Pest)	113,094,300	0.1680	19,000

WATER DISTRICTS (5)

CWD (Clifton)	135,404,720	0.0000	0
FWSD (Fruitvale)	51,179,750	0.0000	0
GJWWSD (G.J. West Water)	18,339,670	0.0000	0
MWSD (Mesa W. & S.)	1,082,450	2.4830	2,688
U (Ute)	970,091,430	1.0000	970,091

DRN (Grand Junction)*	742,133,530	2.0820	1,545,122
TOTAL REVENUE SPECIAL DISTRICTS			12,637,064

DDA (Tax Increment Fin. Dist. #1)	14,904,840		1,112,662
DDA (Tax Increment Fin. Dist. #2)	1,155,735		2,103
TOTAL REVENUE PLUS TIF REVENUE			13,751,829

IRRIGATION & DRAINAGE DISTRICTS (5)

Collbran Water		9.00 PA/FT	137,700
Mesa County Irrigation		20.00PA	66,044
Orchard Mesa Irrigation		112.50PA	1,038,391
Palisade Drainage		7.00 PA	3,817
Palisade Irrigation	\$50 PA MIN	21.00PA ADL	451,486

TOTAL IRRIGATION			1,697,438
-------------------------	--	--	------------------

EXPLANATION OF IRRIGATION CHARGES

Palisade Irrigation, Palisade Drainage, Mesa County Irrigation and Collbran

Water charge a rate per acre (and per acre foot) rates listed above. Parcels

with one acre and under are charged a minimum 1 acre charge. Orchard Mesa

Irrigation charges per acre, according to classification set by Orchard Mesa

Irrigation. The formula is : NUMBER OF ACRES x CLASSIFICATION

VALUE x MILL (.500) = \$ AMOUNT CHARGED PER PARCEL NUMBER.

There is a minimum charge of \$112.50 for parcels with 1 1/2 acre or less, it is possible to have more than one classification per parcel.

MESA COUNTY*	1,314,380,970		
General Fund		14.9770	19,685,484
Capital Expenditures		0.0000	0
Public Welfare		2.0450	2,687,909
Road & Bridge		0.4430	582,271
Contingent		0.0000	0
Translator TV Fund		0.0440	57,833
Jail Lease Purchase		1.2200	1,603,545
Community Center Board		0.2620	344,368
Temporary Tax Credit		0.0000	0

TOTAL COUNTY MILL LEVY REVENUE 40.0000 21,000,000

	Valuation	levy	Revenue
CITIES & TOWNS			
Collbran	2,381,190	9.7928	23,319
DeBeque	2,500,300	9.0180	22,548
Fruita	64,772,800	11.4060	738,799
Grand Junction General Operating*	659,810,420	8.0000	5,278,483
Temporary Mill Levy Reduction		-0.6960	-459,228
Grand Junction Mill Levy		7.3040	4,819,255
Palisade	14,779,920	17.5000	258,649
TOTAL CITIES & TOWNS			5,862,569

SCHOOL DISTRICTS

No. JT49 DeBeque	20,406,890	8.7170	177,887
No. J50 Delta	110,040	28.7590	3,165
No. 50 Plateau Valley	70,931,860	16.3620	1,160,587
No 51 Mesa County*	1,222,932,180	38.0530	46,536,238
TOTAL SCHOOL DISTRICTS	1,314,380,970		47,877,877

TOTAL PROPERTY TAX DOLLARS*			92,453,683
------------------------------------	--	--	-------------------

ANALYSIS OF SCHOOL DISTRICTS' MILL LEVIES

DeBeque School District #JT49			
General Fund	20,406,890	6.2920	128,400
Bond Redemption		2.3800	48,568
Override Mill Levy		0.0450	918
TOTAL #JT49		8.7170	177,887

Delta Joint School District #J50			
General Fund	110,040	22.6590	2,493
Bond Redemption		6.1000	671
TOTAL #J50		28.7590	3,165

Plateau Valley School #50			
General Fund	70,931,860	11.4620	813,021
Bond Redemption		4.9000	347,566
TOTAL #50		16.3620	1,160,587

Mesa County School District #51*			
General Fund	1,222,932,180	27.6160	33,772,495
Bond Redemption		7.6210	9,319,966
Override Mill Levy		2.8160	3,443,777
TOTAL #51		38.0530	46,536,238

TOTAL SCHOOL DISTRICTS	1,314,380,970		47,877,877
-------------------------------	----------------------	--	-------------------

*Value shown is gross value of district less Tax Increment #1

Value of \$14,904,840 Tax Increment #2 \$1,155,735.

TAC	Dist	Special District	Levy	Levy	Assesed	Mill	Revenue
10100	51	JCT D	70.0680	69.651			
10101		JCT D GRMCD	71.8880	71.471			
10104		JCT D DJBID	70.0680	69.651			
10107		JCT D DDA DJBID	75.0680	74.651	COLORADO RIVER WATER*	1,314,380,970	0.2210 290,478
10108		JCT D DDA	75.0680	74.651			
10118		JCT D DDA GRMCD	76.8880	76.471	MESA COUNTY LIBRARY*	1,314,380,970	3.0000 3,943,143
10300		JCT D U	71.0680	70.651			
10301		JCT D U GRMCD	72.8880	72.471	CEMETERY DISTRICTS (3)		
10302		JCT D U RRMW	71.0680	70.651	CCD (Collbran)	44,711,760	0.3840 17,169
10305		JCT D U GJWWSW	71.0680	70.651	ECD (Eimwood)	99,416,250	0.8930 88,779
10308		JCT D CGV DDA	50.2388	49.4462	MMCD (Mesa-Molina)	22,777,190	0.5110 11,639
10400		JCT D FWSD U	71.0680	70.651			
10600		GJFD D	69.7790	69.35			
10608		GJFD D DDA	45.1848	44.437	CONSERVANCY DISTRICTS (4)		
10612		GJFD D CGV GRMCD	71.5990	71.17	BMCD (Battlement)	23,780,160	0.1520 3,615
10613		D CGV	62.7760	62.347	BWCD (Bluestone)	16,089,260	0.0130 209
10700		GJFD	67.7440	67.268	CCONS (Collbran)	24,952,730	0.7390 18,440
10701		GJFD LEFPD	72.7440	72.268	WDCD (West Divide)	8,873,020	0.0770 683
10702		GJFD CWD	67.7440	67.268			
10710		GJFD RFSD	72.6480	72.172			
10712		GJFD CWD LEFPD	72.7440	72.268	FIRE PROTECTION DISTRICTS (12)		
10732		GJFD OMSD	70.1440	69.098	COMF (Central O'Mesa)	11,546,690	4.0350 46,591
10733		OMSD	63.1410	62.095	CFD (Clifton)	136,568,290	4.6460 634,496
10734		OMSD LEFPD	68.1410	67.095	DFD(DeBeque Fire District)	17,697,980	0.0000 0
10773		OMSD GRMCD	62.5610	62.085	EOMF (East O'Mesa)	5,276,850	2.9110 15,361
10775		GJFD GRMCD	69.5640	69.088	GJFD (G.J. Rural)	187,631,680	7.0030 1,313,985
10776		GJFD GRMCD RFSD	74.4680	73.992	GVFPD (GRAND VALLEY FIRE)	646,660	3.2670 2,113
10800		GJFD D U	70.7790	70.35	RFSD (Redlands Sub Dist)	76,818,900	4.9040 376,720
10801		GJFD D U GJWWSW	70.7790	70.35	GUFV (Gateway Unawweep)	4,943,570	5.0000 24,718
10809		GJFD D U RWSD	70.7790	70.35	LEFPD (Lands End)	11,886,660	5.0000 59,433
10810		JCT D CGV U	71.0680	70.651	LVFD (Lower Valley)	126,875,950	5.7780 733,089
10811		JCT D CGV U GRMCD	72.8880	72.471	PFD (Palisade)	31,093,440	3.2420 100,805
10812		GJFD D U CGV	70.7790	70.35	PVFD (Plateau Valley)	67,064,130	5.1690 346,654
10813		D CGV U	63.7760	63.347			
10833		GJWWS D U	63.7760	63.347	HOSPITAL DISTRICTS (2)		
10863		D U RWSD	63.7760	63.347	GRHD (Grand River)	3,497,270	5.5970 19,574
10873		D U GRMCD	65.5960	65.167	PVH (Plateau Valley)	66,374,100	8.0000 530,993
10875		GJFD D U GRMCD	72.5990	72.17			
10876		GJFD D U GRMCD RFSD	77.5030	77.074			
11100		GJFD D CWD U	70.7790	70.35	SANITATION & IMPROVEMENT DISTRICTS (21)		
11200		GJFD U	68.7440	68.268	CGV(Central G.V.)	105,652,030	0.0000 0
11201		GJFD U RFSD	73.6480	73.172	CSD #1 (Clifton #1)	DISOLVED	0.0000 0
11202		GJFD U CWD	68.7440	68.268	CSD #2 (Clifton #2)	70,532,670	0.0000 0
11203		U PIDA	73.7820	73.306	DDA (Downtown Dev.)*	27,274,450	5.0000 136,372
11204		CWD LEFPD U	66.7410	66.265	DJBID(Dtown Imp Dist)	24,660,270	0.0000 0
11207		GJFD U RMD#1	74.6440	74.068	GRMCD (Grand River Mosq Control)*	409,832,365	1.8200 745,895
11209		GJFD U RMD#2	68.7440	68.268	HDBID (Horizon Drive Business Impr)	32,250,080	5.0000 161,250
11232		GJFD U OMSD	71.1440	70.098	MCCID (Mesa Comm Center)	22,777,190	0.9990 22,754
11233		U OMSD	64.1410	63.095	MCLID(Mesa County Lower Valley Im	1,777,330	0.0000
11234		GJFD U OMSD GRMCD	72.9640	71.918	OMSD (O'Mesa)	42,590,030	1.8300 77,940
11243		U PIDB	62.1930	61.717	PIDA (Panorama #A)	5,956,880	12.0410 71,727
11253		U RMD#1	67.6410	67.065	PIDB (Panorama #B)	3,749,450	0.4520 1,695
11273		U GRMCD	63.5610	63.085	PMD #1 (Powderhorn #1)	15,030	0.0000 0
11275		GJFD U GRMCD	70.5640	70.088	PMD #2 (Powderhorn #2)	3,097,870	52.5900 162,917
11276		GJFD U GRMCD RFSD	75.4680	74.992			
11300		D FWSD U GJFD	70.7790	70.35			
11373		U PID#A GRMCD	75.6020	75.126			
11375		GJFD U PID#A GRMCD	82.6050	82.129			
11376		GJFD U PID#A GRMCD RFSD	87.5090	87.033			
11377		JCT U PID#A GRMCD		82.43			
11400		U	61.7410	61.265			
11401		U LEFPD	66.7410	66.265			
11402		JCT LVFD U	74.9140	74.347			
11404		U LVFD	67.6220	67.043			
11405		U DFD	61.7410	61.265			
11414		LVFD MCLID U	67.6220	67.043			
11473		U PIDB GRMCD	64.0130	63.537			

(Continued)

	2006
VII Natural Resources	Assessed
Coal	Valuation
# Mines = 1	
Land	5,040
Improvements	76,840
Equipment	0
SUBTOTAL	81,880

Gravel/Stone Products

Operations =31

Land	1,486,400
------	-----------

Severed Mineral Interests

Acres: 109,843

Land	192,020
------	---------

Oil and Gas

Production	49,980,140
------------	------------

Equipment	10,800,280
-----------	------------

SUBTOTAL	60,780,420
-----------------	-------------------

NATURAL RESOURCES

TOTAL	62,540,720
--------------	-------------------

VIII Public Utilities

**ASSESSED BY COLORADO
DIVISION OF PROPERTY TAXATION**

Airlines	2,011,300
----------	-----------

Electric Companies

-Regular Property	35,579,200
-------------------	------------

-Rural Electric Companies	5,756,100
---------------------------	-----------

Gas Distrib. Pipeline Companies	259,300
---------------------------------	---------

Fluid Pipeline Companies	816,800
--------------------------	---------

Gas Trans. Pipeline Companies	9,057,000
-------------------------------	-----------

Class I Railroads	9,014,400
-------------------	-----------

Telephone Companies	16,104,600
---------------------	------------

Telephone Resellers	103,000
---------------------	---------

Radio Mobile Companies	7,457,700
------------------------	-----------

Rural Telephone Companies	929,900
---------------------------	---------

Private Car Lines	1,058,600
-------------------	-----------

TOTAL STATE ASSESSED	88,147,900
-----------------------------	-------------------

11477	JCT U PID#B GRMCD		70.841
11500	D U ECD	64.6920	64.24
11504	D U ECD LVFD	70.5730	70.018
11505	D U ECD LVFD GRMCD	72.3930	71.838
11575	U LVFD GRMCD	69.4420	68.863
11576	U LVFD GRMCD RFS	74.3460	73.767
11600	FRUITA D U ECD LVFD GRMCD	83.7990	83.244
11643	FRUITA D U ECD	76.0980	75.646
11700	U ECD	62.6570	62.158
11701	FRUIT ECD LVFD UTE GRMCD	81.7640	81.162
11704	U ECD LVFD	68.5380	67.936
11705	U ECD LVFD GRMCD	70.3580	69.756
11706	U ECD LVFD GRMCD RFS	75.2620	74.66
11800	PFD U	64.9830	64.507
11801	U PFD GRMCD	66.8030	66.327
11900	D U PFD	67.0180	66.589
11901	D U PFD GRMCD	68.8380	68.409
12000	D U CFD CWD	68.3760	67.993
12100	D U CFD GRMCD	70.1960	69.813
12200	D U	63.7760	63.347
12201	FRUIT D LVFD U GRMCD	82.8830	82.351
12204	D U L VFD	69.6570	69.125
12205	D U L VFD GRMCD	71.4770	70.945
12206	JCT D LVFD U	76.9490	76.429
12214	D LVFD MCLID U	69.6570	69.125
12300	D U CFD CWD CSD	68.3760	67.993
12400	U EOMF	64.5220	64.176
12500	U COMF	65.7760	65.3
12501	COMF U GRMCD	67.5960	67.12
12600	U CWD	61.7410	61.265
12700	ECD	61.6570	61.158
12704	ECD LVFD	67.5380	66.936
12705	ECD LVFD GRMCD	69.3580	68.756
12800	D GRMCD	64.5960	64.167
12900	D PFD	66.0180	65.589
13000	PFD	63.9830	63.507
13001	PFD GRMCD	65.8030	65.327
13104	LEFPD	65.7410	65.265
13200	PALISADE D	80.2760	79.847
13300	EOMF	63.5220	63.176
13400	NO SPECIALS	60.7410	60.265
13402	CWD	60.7410	60.265
13403	CWD LEFPD	65.7410	65.265
13404	LVFD	66.6220	66.043
13405	DFD	60.7410	60.265
13410	GUFD	65.7410	65.265
13412	GUFD SRPID	69.7410	69.265
13414	LVFD MCLID	66.6220	66.043
13504	FRUITA ECD LVFD U	79.9440	79.342
13505	FRUITA ECD LVFD GRMCD	80.7640	80.162
13700	GJFD U	68.7440	68.268
13712	GJFD CGV U	68.7440	68.268
13713	U CGV	61.7410	61.265
13803	CGV	60.7410	60.265
13900	JCT	68.0330	67.569
14000	JCT D	70.0680	69.651
14100	JCT U	69.0330	68.569
14102	JCT U HDBID	74.0330	73.569
14200	JCT U D	71.0680	70.651
14205	JCT U CGV	69.0330	68.569
14300	EOMF UP GRMCD	65.5100	65.164
14400	EOMF UP U	64.6900	64.344
14401	EOMF U UP GRMCD	66.5100	66.164
14500	PALISADE D UP GRMCD	82.2640	81.835
14600	UP	60.9090	60.433
14601	UP GRMCD	62.7290	62.253
14700	PFD UP	64.1510	63.675
14701	UP REF GRMCD	65.0330	64.569

TAC	Dist	Special District	Levy	Levy
14900		PFD D U UP GRMCD	69.0060	68.577
15000		PALISADE D U UP GRMCD	83.2640	82.835
15100		U COMF UP GRMCD	67.7640	67.288
15101		U COMF UP CWD GRMCD	67.7640	67.288
15200		COMF	64.7760	64.3
15202		COMF CWD	64.7760	64.3
15300		D UP GRMCD	64.7640	64.335
15400		U UP	61.9090	61.433
15401		U UP GRMCD	63.7290	63.253
15500		U PFD UP	65.1510	64.675
15501		U UP PFD GRMCD	66.9710	66.495
15600		U CFD CWD D UP GRMCD	70.3640	69.981
15602		U CFD CWD D CSD#2 UP GRMCD	70.3640	69.981
15603		U CWD D UP	63.9440	63.515
15604		U CFD UP GRMCD	68.3290	67.899
15605		U CFD CWD UP GRMCD	68.3290	67.899
15610		JCT U CFD CGV CWD D UP GRMCD	77.6560	77.285
15612		U CFD CWD D CGV UP GRMCD	70.3640	69.981
15700		U D CFD UP GRMCD	70.3640	69.981
15702		U D CFD UP CSD#2 GRMCD	70.3640	69.981
15703		U CWD D CSD#2 UP	63.9440	63.515
15712		U D CFD UP CGV	68.5440	68.161
15800		U D GJFD CWD UP GRMCD	72.7670	72.338
15803		U CWD D CGV UP	63.9440	63.515
15900		U D GJFD UP GRMCD	72.7670	72.338
15910		JCT U D CGV CWD UP GRMCD	73.7640	72.639
15911		U D GJFD CGV CWD UP GRMCD	72.7670	72.338
15912		U D GJFD CGV UP	70.9470	70.518
15913		U D CGV UP	63.9440	63.515
16000		U D CFD CWD CSD GRMCD	70.1960	69.813
16100		U D CFD CWD GRMCD	70.1960	69.813
16101		JCT U D CFD CWD GRMCD	77.4880	77.117
16102		U D CFD CWD CSD#2 GRMCD	70.1960	69.813
16111		JCT U D CFD CWD CGV GRMCD	77.4880	77.117
16112		U D CFD CWD CGV GRMCD	70.1960	69.813
16200		U D CFD GRMCD	70.1960	69.813
16202		U D CFD CSD#2 GRMCD	70.1960	69.813
16204		JCT U D CSD#2 GRMCD CFD	78.1960	77.117
16212		U D CFD CGV GRMCD	70.1960	69.813
16214		JCT U D CGV CFD GRMCD	78.1960	77.117
16300		U CWD	61.7410	61.265
16400	51	U GRMCD	63.5610	63.085
16500		U CWD UP GRMCD	63.7290	63.253
16505		JCT D FWSD U	71.0680	70.651
16600		U D GJFD	70.7790	70.35
16603		U D GRMCD	65.5960	65.167
16605		D GJFD FWSD U	70.7790	70.35
16612		U D GJFD CGV	70.7790	70.35
16614		GJFD D CGV U GRMCD	72.5990	72.17
16700		U GJFD UP GRMCD	70.7320	70.256
16800		U D UP	63.9440	63.515
16900		U D CWD CSD CFD UP GRMCD	70.3640	69.981
17200		GRMCD	62.5610	62.085
17300		U D GJFD ECD	71.6950	71.243
17400		JCT	68.0330	67.569
17475		JCT GRMCD	69.8530	69.389
18106		JCT U RMD#1	74.9330	74.369
18107		JCT U RMD#2	69.0330	68.569
18131		JCT U OMSD	72.1410	70.399
18132		JCT U OMSD GRMCD	73.2530	72.219
18175		JCT U GRMCD	70.8530	70.389
18200		JCT U CGV D	71.0680	70.651
18203		U CGV D	63.7760	63.347
20100	50	COLL CCONS CCD PVFD PVH	71.7140	62.658
20200		CCONS CCD PVFD PVH	59.9140	52.866
20300		CCD PVFD PVH	58.9950	52.127
20302		CCD PVFD PVH SSSCD	58.9950	52.127

CLASSIFICATION AND PERSONAL PROPERTY

**2006
Assessed
Valuation**

I Vacant Land				
Land				80,566,710
Improvements**				375,700
TOTAL				80,942,410
II Residential				
Land				155,925,340
Improvements				489,902,470
Taxable Furnishings				331,530
TOTAL				646,159,340
III Commercial				
Land				77,480,810
Improvements				225,653,860
Equipment & Furniture				69,063,800
Possessory Interest				690,800
TOTAL				372,889,270
IV Industrial				
Land				12,908,440
Improvements				37,725,910
Equipment & Furniture				7,516,330
TOTAL				58,150,680
V Agriculture				
Acres \$Avg/AC Classification				
68,139	101.35	Irr. Farm Land		6,906,080
13,934	57.69	Meadow Hay Land		803,790
332,407	7.69	Graze Land		2,554,860
2,833	133.49	Orchard Land		378,170
13,662	12.50	Forest Land		170,710
		Farm/Ranch		
		Out Bldgs		8,021,030
		Possessory Interest		95,640
VI Agribusiness				
189	1435.87	Land		271,380
		Improvements		1,238,180
		Equipment		15,650
TOTAL				20,455,490

**Improvements on vacant land are minimal structures to otherwise vacant land such as a garage building of average value, concrete etc

2006 TOP 10 ASSESSMENTS

The following is a list of the top ten highest assessments in Mesa County. Values are based on the pending 2006 tax roll. Constraints such as various corporate names makes it nearly impossible to determine accurately who the top ten "tax payers" in Mesa County are.

PUBLIC SERVICE - UTILITY	35,579,200
QWEST CORPORATION - UTILITY	14,149,900
SDG MACERICH PROP LP/ MESA MALL	9,897,660
WALMART/SAMS	9,510,640
BRESNAN COMMUNICATIONS	9,051,250
UNION PACIFIC	9,014,400
TRANSCOLORADO GAS TRANS - UTILITY	6,062,900
GRAND VALLEY RURAL POWER - UTILITY	4,679,120
GRAND MESA CENTER	4,383,250
COORSTEK, INC	4,059,460

Energy related companies such as Encana Oil and Gas, Laramie Energy LLC, Black Hills Exploration and Production, plus others, may be in the Top Ten assessments in Mesa County. Because of numerous parcels and various corporate names, it is difficult to determine accurately if these companies would fall within the Top Ten taxpayers.

1 AC	Dist	Special District	Levy	Levy
20400		BMCD CCD PVFD PVH	59.3420	52.279
20401	50	COLL BMCD CCD PVFD PVH	71.1420	62.071
20500		WDCD CCD PVFD PVH	59.0940	52.204
20600		WDCD CCD GRHD PVFD	56.6910	49.801
20602		CCD PVFD GRHD WDCD SSSCD	56.6910	49.801
20700		CCD GRHD PVFD	56.5920	49.724
20702		CCD GRHD BMCD PVFD	56.9390	49.876
20704		CCD GRHD PVFD SSSCD	56.5920	49.724
20800		WDCD GRHD PVFD SSSCD	56.0530	49.417
20900		GRHD PVFD	55.9540	49.34
20904		GRHD PVFD SSSCD	55.9540	49.34
21000		MMCD PVFD PVH MCCID	59.7120	53.253
21001		MMCD PVFD PVH PMD#1 MCCID	59.7120	53.253
21002		MMCD PVFD PVH PMD#2 MCCID	112.3020	105.843
21003		MMCD PVH MCCID	55.2810	48.084
21004		MMCD PVH PMD#2 MCCID	107.8710	100.674
21005		MMCD PVH PMD#1 MCCID	55.2810	48.084
21006		MMCD MWSD PVFD PVH MCCID	62.4100	55.736
21100		CCONS MMCD PVFD PVH MCCID	60.6310	53.992
21101		CCONS MMCD PVFD PVH PMD#2 MCCID	113.2210	106.582
21102		CCONS MMCD PVH PMD#2 MCCID	108.7900	101.413
21106		CCONS MMCD PVFD PVH MWSD MCCID	63.3290	56.475
21200		BMCD MMCD PVFD PVH MCCID	60.0590	53.405
21300		PVFD PVH	58.3570	51.743
21303		NO SPECIALS	45.9260	38.574
21304		PVFD PVH SSSCD	58.3570	51.743
21400		BMCD CCD CCONS PVFD PVH	60.2610	53.018
21600		BWCD MMCD PVFD PVH MCCID	59.7360	53.266
21603		BWCD PVH MMCD MCCID	55.3050	48.097
30100	J-49	DEBEQUE BWCD DFD	47.8120	39.96
30200		BWCD	38.7940	30.942
30201		BWCD GVFPD		34.209
30205		BWCD DFD	38.7940	30.942
30300		WDCD	38.8690	31.006
30301		WDCD GVFPD		34.273
30305		WDCD DFD	38.8690	31.006
30400		NO SPECIALS	38.7700	30.929
30405		DFD	38.7700	30.929
30500		CCD WDCD	39.5070	31.39
40100	J-50	GUFD	57.0090	55.971

ALL 247 TAX AREA CODES INCLUDE MESA COUNTY, COLORADO RIVER WATER, AND MESA COUNTY LIBRARY FOR A TOTAL OF (22.2120 MILLS)

SUMMARY

STATE ASSESSED	88,147,900
PERSONAL PROPERTY	87,727,590
REAL PROPERTY	1,153,410,320
"TAXABLE" ASSESSED VALUE	1,329,285,810
EXEMPT VALUATION	172,559,630
ASSESSED VALUATION	1,501,845,440

The Tax Increment Financing District #1	14,904,840
The Tax Increment Financing District #2	1,155,735
TAXABLE ASSESSED VALUE FOR MESA COUNTY LESS TAX INCREMENT FINANCING	1,314,380,970

Revenue from the Certification of Levies and Revenue	
Total All Funds	92,453,684
Add Water Revenue	1,697,438
Total All Funds + Water	94,151,122

This booklet is balanced to the December 2006 certification. Due to, exemptions granted, changes in classification and other appeal decisions within the appeal process the August abstract and the December certification will not be the same.

TAX INCREMENT FINANCING DISTRICT

The Tax Increment Financing District in downtown Grand Junction was established to provide funding for the renovation and continued enhancement of the downtown area. The way it works is : The Assessor establishes a new value for the entire area, using the same mass appraisal techniques applied to the rest of Mesa County. A base value is derived from this total value, which indicates the property values for the area as of an established date, plus or minus inflation and market trends. The value is what is called the "Increment." This number represents the value which has been added to the area due to new construction, renovation and/or remodeling. The tax dollars which are generated by the "increment" go directly to the Tax Increment Financing District. This money is used to fund future projects which further enhance the downtown area.

Due Dates and Penalties

Taxes become due and payable January 1st. First half payable by February 28th. Second half payable by June 15th. Full payment - payable by April 30th if partial payment is not made. Interest for late payment will be charged at a rate of 12% per year unless property is unpaid and processed through the the annual tax sale. Failure to receive Tax Notice does not invalidate owner's liability of paying taxes on time.

After December 31, contact the Mesa County Treasurer for summary of tax revenue collections.

HOW YOUR PROPERTY TAXES ARE SET

The process by which your property taxes are set is relatively easy. The important thing for a taxpayer to know is "who does what." The following chart will illustrate:

Step 1: APPRAISER

(From the Assessor's Office) establishes actual value of property. The appraisal staff collects physical information on all properties in Mesa County. This information is analyzed using statistical methods. The market value is a product of this analysis using actual sales and physical characteristics.

Step 2: ASSESSED VALUE SET

(Per percentage set by Division of Property Taxation and State Legislature via Constitutional Amendment)

Step 3: MILL LEVIES

(Set by Boards of taxing entities and certified to County Board of Commissioners, e.g. special districts, county, fire protection, etc.)

Step 4: AMOUNT OF INDIVIDUAL TAX SET

(The County Board of Commissioners certifies mill levies to the Assessor who then multiplies the assessed value by the total of the millage set by all the districts in which the property is located.)

When you get your "Notice of Valuation" from the Assessor's Office, the number you are looking at is the "actual value" set for Step 1 of the process.

If you disagree with the actual value set because of factual data, such as sales of similar properties, you should come to our office to request a review of the value assigned to your property. It is our desire to have all properties valued fairly. You can help by letting us know when we have improper values or incorrect property information.