

2007



SUMMARY OF LEVIES MESA COUNTY, COLORADO

COUNTY ASSESSED VALUATION
\$1,778,435,310

BARBARA A. BREWER

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	244-1605
District 2- Steven Acquafresca	244-1604
District 3- Janet Rowland- Chairman	244-1606

Look for this information & more on the internet:

www.mesacounty.us

Interactive Voice Response System

(970) 256-1563

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.

2007 TOP 10 ASSESSMENTS

The following is a list of the top ten highest assessments in Mesa County. Values are based on the pending 2007 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 (EXCEL) - UTILITY	35,790,400
QWEST CORPORATION - UTILITY	19,017,200
SM MESA MALL, LLC	13,871,810
WALMART/SAMS	11,123,930
BRESNAN COMMUNICATIONS	10,136,450
UNION PACIFIC	9,349,000
GRAND MESA CENTER	8,109,370
TRANSCOLORADO GAS TRANS - UTILITY	7,877,700
GRAND VALLEY RURAL POWER - UTILITY	5,401,200
DILLION REAL ESTATE (CITY MARKET)	4,668,520

Energy related companies such as Encana Oil and Gas, Plains Exploration and Production Co, 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.

**CLASSIFICATION
AND PERSONAL PROPERTY**

		2007
		Assessed
		Valuation
I	Vacant Land	
	Land	123,687,000
	Improvements**	328,310
	TOTAL	124,015,310
II	Residential	
	Land	216,944,260
	Improvements	612,699,190
	Taxable Furnishings	491,840
	TOTAL	830,135,290
III	Commercial	
	Land	120,541,110
	Improvements	319,007,360
	Equipment & Furniture	82,954,670
	Possessory Interest	630,540
	TOTAL	523,133,680
IV	Industrial	
	Land	23,013,920
	Improvements	50,856,150
	Equipment & Furniture	11,340,130
	TOTAL	85,210,200
V	Agriculture	
	Acres \$Avg/AC Classification	
	67,998 96.18 Irr. Farm Land	6,540,150
	13,918 57.74 Meadow Hay Land	803,640
	338,390 8.20 Graze Land	2,772,980
	2,823 127.63 Orchard Land	360,300
	6,160 8.91 Forest Land	54,880
	Farm/Ranch	
	Out Bldgs	8,491,290
	Possessory Interest	63,370
VI	Agribusiness	
	184 2143.15 Land	394,340
	Improvements	1,568,190
	Equipment	15,770
	TOTAL	21,064,910

**Improvements on vacant land are minimal structures to otherwise vacant land such as a garage building at salvage value, asphalt etc.

(continued)

	2007
VII Natural Resources	Assessed
Coal	Valuation
# Mines = 1	
Land	21,600
Improvements	73,320
Equipment	0
SUBTOTAL	94,920
Gravel/Stone Products	
# Operations =31	
Land	1,464,540
Severed Mineral Interests	
Acres: 109,843	
Land	191,800
Oil and Gas	
Production	59,436,510
Equipment	36,256,850
SUBTOTAL	95,693,360
NATURAL RESOURCES	
TOTAL	97,444,620

VIII Public Utilities

ASSESSED BY COLORADO DIVISION OF PROPERTY TAXATION

Airlines	3,461,800
Electric Companies	
-Regular Property	35,790,400
-Rural Electric Companies	6,477,200
Gas Distrib. Pipeline Companies	433,600
Fluid Pipeline Companies	815,400
Gas Trans. Pipeline Companies	11,270,600
Class I Railroads	9,349,000
Telephone Companies	21,165,800
Telephone Resellers	141,200
Radio Mobile Companies	6,592,800
Rural Telephone Companies	883,400
Private Car Lines	1,050,100
TOTAL STATE ASSESSED	97,431,300

	2007		
	Assessed	Mill	Revenue
	Valuation	levy	
COLORADO RIVER WATER*	1,755,606,770	0.1910	335,321
MESA COUNTY LIBRARY*	1,755,606,770	3.0000	5,266,820
CEMETERY DISTRICTS (3)			
CCD (Collbran)	79,352,600	0.2520	19,997
ECD (Elmwood)	129,534,240	0.7290	94,430
MMCD (Mesa-Molina)	26,786,500	0.4640	12,429
CONSERVANCY DISTRICTS (4)			
BMCD (Battlement)	43,102,180	0.0870	3,750
BWCD (Bluestone)	21,511,780	0.0110	237
CCONS (Collbran)	35,666,440	0.5530	19,724
WDCD (West Divide)	13,385,680	0.0770	1,031
FIRE PROTECTION DISTRICTS (12)			
COMF (Central O'Mesa)	13,843,350	4.0350	55,858
CFD (Clifton)	178,402,460	3.7660	671,864
DFD(DeBeque Fire Prot District)	31,025,540	0.0000	0
EOMF (East O'Mesa)	6,465,200	2.5510	16,493
GJFD (G.J. Rural)	235,632,960	5.9380	1,399,189
GVFPD (GRAND VALLEY FIRE)	4,298,050	3.2670	14,042
RFSD (Redlands Sub Dist)	97,775,700	4.1100	401,858
GUFD (Gateway UnawEEP)	7,944,360	5.0000	39,722
LEFPD (Lands End)	17,721,740	5.0000	88,609
LVFD (Lower Valley)	174,694,780	5.4750	956,454
PFD (Palisade)	33,280,390	3.2420	107,895
PVFD (Plateau Valley)	105,501,570	5.1690	545,338
HOSPITAL DISTRICTS (2)			
GRHD (Grand River)	4,907,530	5.5970	27,467
PVH (Plateau Valley)	103,622,520	8.0000	828,980
SANITATION & IMPROVEMENT DISTRICTS (19)			
CGV(Central G.V.)	135,370,100	0.0000	0
CSD #1 (Clifton #1)	DISOLVED	0.0000	0
CSD #2 (Clifton #2)	93,480,090	0.0000	0
DDA (Downtown Dev.)*	40,228,570	5.0000	201,143
DJBID(Dtown Imp Dist)	39,263,410	0.0000	0
GRMCD (Grand River Mosq Control)*	541,073,901	1.5130	818,645
HDBID (Horizon Drive Business Impr)	43,033,770	5.0000	215,169
MCCID (Mesa Comm Center)	26,786,500	0.9990	26,760
MCLID(Mesa County Lower Valley Imp	2,651,210	0.0000	
OMSD (O'Mesa)	59,367,220	1.0500	62,336
PIDA (Panorama #A)	7,377,350	9.8000	72,298
PIDB (Panorama #B)	4,724,780	0.3730	1,762
PMD #1 (Powderhorn #1)	29,970	0.0000	0
PMD #2 (Powderhorn #2)	3,443,750	50.3670	173,451
RMD #1 (Ridges Metro #1)	28,611,170	5.8000	165,945
RRMP(Rimrock market Place)	11,162,620	0.0000	0
SRPID(Southwest Rural Public Imp D)	3,541,430	4.0000	14,166
SSSCD(Southside Soil Conservation Dist.)		0.0000	0
UP (Upper G.V. Pest)	144,330,180	0.1390	20,062
WWPID(Whitewater Public Imp Dist)	557,700	0.0000	0
WATER DISTRICTS (5)			
CWD (Clifton)	177,352,310	0.0000	0
FWSD (Fruitvale)	68,821,190	0.0000	0
GJWWSD (G.J. West Water)	30,238,110	0.0000	0
MWSD (Mesa W. & S.)	1,154,150	2.6860	3,100
U (Ute)	1,295,911,260	0.5000	647,956
DRN (Grand Junction)*	1,003,111,840	1.5220	1,526,736
TOTAL REVENUE SPECIAL DISTRICTS			14,857,033
DDA (Tax Increment Fin. Dist. #1)	22,828,540		1,582,544
DDA (Tax Increment Fin. Dist. #2)	1,734,889		2,625
TOTAL REVENUE PLUS TIF REVENUE			16,442,202
IRRIGATION & DRAINAGE DISTRICTS (5)			
Collbran Water		9.00 PA/FT	137,700
Mesa County Irrigation		22.00PL/A	75,057
Orchard Mesa Irrigation		112.50PA	1,077,847
Palisade Drainage		7.00 PA	3,817
Palisade Irrigation	\$50 PA MIN	21.00PA ADL	456,693
TOTAL IRRIGATION			1,751,114

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.

	2007		
	Assessed	Mill	Revenue
	Valuation	levy	
MESA COUNTY*	1,755,606,770		
General Fund		12.1340	21,302,533
		0.0000	0
Public Welfare		1.5270	2,680,812
Road & Bridge		0.4430	777,734
Contingent		0.0000	0
Translator TV Fund		0.0240	42,135
Lease Purchase		0.7970	1,399,219
Develop disabled		0.2180	382,722
Temporary Tax Credit		-1.8830	-3,305,808
TOTAL COUNTY MILL LEVY & REVENUE		13.2600	23,279,346
CITIES & TOWNS			
Collbran	2,906,300	8.5250	24,776
DeBeque	3,272,520	9.0180	29,512
Fruita	93,768,110	11.4060	1,069,519
Grand Junction General Operating*	903,464,430	8.0000	7,227,715
Temporary Mill Levy Reduction		0.0000	0
Grand Junction Mill Levy		8.0000	7,227,715
Palisade	19,480,220	17.5000	340,904
TOTAL CITIES & TOWNS			8,692,426
SCHOOL DISTRICTS			
No. JT49 DeBeque	29,800,180	8.4160	250,798
No. J50 Delta	104,960	28.1170	2,951
No. 50 Plateau Valley	109,690,710	14.6370	1,605,543
No 51 Mesa County*	1,616,010,920	38.3500	61,974,019
TOTAL SCHOOL DISTRICTS	1,755,606,770		63,833,311
TOTAL PROPERTY TAX DOLLARS*			112,247,285

ANALYSIS OF SCHOOL DISTRICTS' MILL LEVIES

DeBeque School District #JT49			
General Fund	29,800,180	6.1650	183,718
Bond Redemption		2.2500	67,050
Override Mill Levy		0.0010	30
TOTAL #JT49		8.4160	250,798
Delta Joint School District #J50			
General Fund	104,960	22.8170	2,395
Bond Redemption		5.3000	556
TOTAL #J50		28.1170	2,951
Plateau Valley School #50			
General Fund	109,690,710	11.4870	1,260,017
Bond Redemption		3.1500	345,526
TOTAL #50		14.6370	1,605,543
Mesa County School District #51*			
General Fund	1,616,010,920	24.3150	39,293,306
Bond Redemption		9.3200	15,061,222
Override Mill Levy 1996		2.2400	3,619,864
Override Mill Levy 2004		2.4750	3,999,627
TOTAL #51		38.3500	61,974,019
TOTAL SCHOOL DISTRICTS	1,755,606,770		63,833,311

*Value shown is gross value of district less Tax Increment #1 Value of \$22,828,540

Tax Increment #2 \$1,734,889. See inside back cover for more information on Tax Increment Financing.

MILL LEVIES				
TAC	School Dist	Special District	2006 Levy	2007 Levy
10100	51	JCT D	69.651	64.323
10101		JCT D GRMCD	71.471	65.836
10104		JCT D DJBID	69.651	64.323
10107		JCT D DDA DJBID	74.651	69.323
10108		JCT D DDA	74.651	69.323
10118		JCT D DDA GRMCD	76.471	70.836
10300		JCT D U	70.651	64.823
10301		JCT D U GRMCD	72.471	66.336
10302		JCT D U RRMP	70.651	64.823
10305		JCT D U GJWWS D	70.651	64.823
10308		JCT D CGV DDA	49.4462	70.2883
10400		JCT D FWSD U	70.651	64.823
10401		JCT D U GRMCD FWSD		66.336
10600		GJFD D	69.35	62.261
10608		GJFD D DDA	44.437	39.8068
10612		GJFD D CGV GRMCD	71.17	63.774
10613		D CGV	62.347	56.323
10700		GJFD	67.268	60.739
10701		GJFD LEFPD	72.268	65.739
10702		GJFD CWD	67.268	60.739
10710		GJFD RFSD	72.172	64.849
10712		GJFD CWD LEFPD	72.268	65.739
10732		GJFD OMSD	69.098	61.789
10733		OMSD	62.095	55.851
10734		OMSD LEFPD	67.095	60.851
10773		OMSD GRMCD	62.085	56.314
10775		GJFD GRMCD	69.088	62.252
10776		GJFD GRMCD RFSD	73.992	66.362
10800		GJFD D U	70.35	62.761
10801		GJFD D U GJWWS D	70.35	62.761
10809		GJFD D U RWSD	70.35	62.761
10810		JCT D CGV U	70.651	64.823
10811		JCT D CGV U GRMCD	72.471	66.336
10812		GJFD D U CGV	70.35	62.761
10813		D CGV U	63.347	56.823
10833		GJWWS D U	63.347	56.823
10863		D U RWSD	63.347	56.823
10873		D U GRMCD	65.167	58.336
10875		GJFD D U GRMCD	72.17	64.274
10876		GJFD D U GRMCD RFSD	77.074	68.384
11100		GJFD D CWD U	70.35	62.761
11200		GJFD U	68.268	61.239
11201		GJFD U RFSD	73.172	65.349
11202		GJFD U CWD	68.268	61.239
11203		U PIDA	73.306	65.101
11204		CWD LEFPD U	66.265	60.301
11207		GJFD U RMD#1	74.068	67.039
11209		GJFD U RMD#2	68.268	61.239
11232		GJFD U OMSD	70.098	62.289
11233		U OMSD	63.095	56.351
11234		GJFD U OMSD GRMCD	71.918	63.802
11243		U PIDB	61.717	55.674
11253		U RMD#1	67.065	61.101
11273		U GRMCD	63.085	56.814
11275		GJFD U GRMCD	70.088	62.752
11276		GJFD U GRMCD RFSD	74.992	66.862
11300		D FWSD U GJFD	70.35	62.761
11373		U PID#A GRMCD	75.126	66.614
11375		GJFD U PID#A GRMCD	82.129	72.552
11376		GJFD U PID#A GRMCD RFSD	87.033	76.662
11377		JCT U PID#A GRMCD	82.43	74.614
11400		U	61.265	55.301
11401		U LEFPD	66.265	60.301
11402		JCT LVFD U	74.347	68.776
11404		U LVFD	67.043	60.776
11405		U DFD	61.265	55.301
11414		LVFD MCLID U	67.043	60.776
11473		U PIDB GRMCD	63.537	57.187
11475		GJFD U PID#B GRMCD	70.54	63.125
11476	51	GJFD U PID#B GRMCD RFSD	75.444	67.235
11477		JCT U PID#B GRMCD	70.841	65.187

MILL LEVIES				
TAC	School Dist	Special District	2006 Levy	2007 Levy
11500		D U ECD	64.24	57.552
11504		D U ECD LVFD	70.018	63.027
11505		D U ECD LVFD GRMCD	71.838	64.54
11575		U LVFD GRMCD	68.863	62.289
11576		U LVFD GRMCD RFSD	73.767	66.399
11600		FRUITA D U ECD LVFD GRMCD	83.244	75.946
11643		FRUITA D U ECD	75.646	68.958
11700		U ECD	62.158	56.03
11701		FRUIT ECD LVFD UTE GRMCD	81.162	74.424
11704		U ECD LVFD	67.936	61.505
11705		U ECD LVFD GRMCD	69.756	63.018
11706		U ECD LVFD GRMCD RFSD	74.66	67.128
11800		PFD U	64.507	58.543
11801		U PFD GRMCD	66.327	60.056
11900		D U PFD	66.589	60.065
11901		D U PFD GRMCD	68.409	61.578
12000		D U CFD CWD	67.993	60.589
12100		D U CFD GRMCD	69.813	62.102
12200		D U	63.347	56.823
12201		FRUIT D LVFD U GRMCD	82.351	75.217
12204		D U LVFD	69.125	62.298
12205		D U LVFD GRMCD	70.945	63.811
12206		JCT D LVFD U	76.429	70.298
12214		D LVFD MCLID U	69.125	62.298
12300		D U CFD CWD CSD	67.993	60.589
12400		U EOMF	64.176	57.852
12500	51	U COMF	65.3	59.336
12501		COMF U GRMCD	67.12	60.849
12600		U CWD	61.265	55.301
12700		ECD	61.158	55.53
12704		ECD LVFD	66.936	61.005
12705		ECD LVFD GRMCD	68.756	62.518
12800		D GRMCD	64.167	57.836
12900		D PFD	65.589	59.565
13000		PFD	63.507	58.043
13001		PFD GRMCD	65.327	59.556
13104		LEFPD	65.265	59.801
13105		LEFPD WWPID		59.801
13200		PALISADE D	79.847	73.823
13300		EOMF	63.176	57.352
13400		NO SPECIALS	60.265	54.801
13402		CWD	60.265	54.801
13403		CWD LEFPD	65.265	59.801
13404		LVFD	66.043	60.276
13405		DFD	60.265	54.801
13406		CWD LEFPD WWPID		59.801
13410		GUFU	65.265	59.801
13412		GUFU SRPID	69.265	63.801
13414		LVFD MCLID	66.043	60.276
13504		FRUITA ECD LVFD U	79.342	72.911
13505		FRUITA ECD LVFD GRMCD	80.162	73.924
13700		GJFD U	68.268	61.239
13712		GJFD CGV U	68.268	61.239
13713		U CGV	61.265	55.301
13803		CGV	60.265	54.801
13900		JCT	67.569	62.801
14000		JCT D	69.651	64.323
14100		JCT U	68.569	63.301
14102		JCT U HDBID	73.569	68.301
14200		JCT U D	70.651	64.823
14204		JCT U FWSD		63.301
14205		JCT U CGV	68.569	63.301
14300		EOMF UP GRMCD	65.164	59.004
14400		EOMF UP U	64.344	57.991
14401		EOMF U UP GRMCD	66.164	59.504
14500		PALISADE D UP GRMCD	81.835	75.475
14600		UP	60.433	54.94
14601		UP GRMCD	62.253	56.453
14700		PFD UP	63.675	58.182
14701		UP PFD GRMCD	65.495	59.695

MILL LEVIES

TAC	School		2006	2007
	Dist	Special District	Levy	Levy
14800	51	PFD D UP GRMCD	67.577	61.217
14900		PFD D U UP GRMCD	68.577	61.717
15000		PALISADE D U UP GRMCD	82.835	75.975
15100		U COMF UP GRMCD	67.288	60.988
15101		U COMF UP CWD GRMCD	67.288	60.988
15200		COMF	64.3	58.836
15202		COMF CWD	64.3	58.836
15300		D UP GRMCD	64.335	57.975
15400		U UP	61.433	55.44
15401		U UP GRMCD	63.253	56.953
15500		U PFD UP	64.675	58.682
15501		U UP PFD GRMCD	66.495	60.195
15600		U CFD CWD D UP GRMCD	69.981	62.241
15602		U CFD CWD D CSD#2 UP GRMCD	69.981	62.241
15603		U CWD D UP	63.515	56.962
15604		U CFD UP GRMCD	67.899	60.719
15605		U CFD CWD UP GRMCD	67.899	60.719
15610		JCT U CFD CGV CWD D UP GRMCD	77.285	70.241
15612		U CFD CWD D CGV UP GRMCD	69.981	62.241
15700		U D CFD UP GRMCD	69.981	62.241
15702		U D CFD UP CSD#2 GRMCD	69.981	62.241
15703		U CWD D CSD#2 UP	63.515	56.962
15712		U D CFD UP CGV	68.161	60.728
15800		U D GJFD CWD UP GRMCD	72.338	64.413
15803		U CWD D CGV UP	63.515	56.962
15900		U D GJFD UP GRMCD	72.338	64.413
15910		JCT U D CGV CWD UP GRMCD	72.639	66.475
15911		U D GJFD CGV CWD UP GRMCD	72.338	64.413
15912		U D GJFD CGV UP	70.518	62.9
15913		U D CGV UP	63.515	56.962
16000		U D CFD CWD CSD GRMCD	69.813	62.102
16100		U D CFD CWD GRMCD	69.813	62.102
16101		JCT U D CFD CWD GRMCD	77.117	70.102
16102		U D CFD CWD CSD#2 GRMCD	69.813	62.102
16111		JCT U D CFD CWD CGV GRMCD	77.117	70.102
16112		U D CFD CWD CGV GRMCD	69.813	62.102
16200		U D CFD GRMCD	69.813	62.102
16202		U D CFD CSD#2 GRMCD	69.813	62.102
16204		JCT U D CSD#2 GRMCD CFD	77.117	70.102
16212		U D CFD CGV GRMCD	69.813	62.102
16214		JCT U D CGV CFD GRMCD	77.117	70.102
16300		U CWD	61.265	55.301
16400	51	U GRMCD	63.085	56.814
16500		U CWD UP GRMCD	63.253	56.953
16505		JCT D FWSD U	70.651	64.823
16600		U D GJFD	70.35	62.761
16603		U D GRMCD	65.167	58.336
16604		U D GRMCD CSD#2		58.336
16605		D GJFD FWSD U	70.35	62.761
16612		U D GJFD CGV	70.35	62.761
16614		GJFD D CGV U GRMCD	72.17	64.274
16700		U GJFD UP GRMCD	70.256	62.891
16800		U D UP	63.515	56.962
16900		U D CWD CSD CFD UP GRMCD	69.981	62.241
17200		GRMCD	62.085	56.314
17300		U D GJFD ECD	71.243	63.49
17400		JCT	67.569	62.801
17475		JCT GRMCD	69.389	64.314
18106		JCT U RMD#1	74.369	69.101
18107		JCT U RMD#2	68.569	63.301
18131		JCT U OMSD	70.399	64.351
18132		JCT U OMSD GRMCD	72.219	65.864
18175		JCT U GRMCD	70.389	64.814
18200		JCT U CGV D	70.651	64.823
18203		U CGV D	63.347	56.823
20100	50	COLL CCONS CCD PVFD PVH	62.658	53.587
20200		CCONS CCD PVFD PVH	52.866	45.062
20300		CCD PVFD PVH	52.127	44.509
20302		CCD PVFD PVH SSSCD	52.127	44.509
20303		CCD PVH	46.958	39.34
20310		COLL CCD PVFD PVH	61.919	53.034
20400		BMCD CCD PVFD PVH	52.279	44.596

MILL LEVIES

TAC	School Dist	Special District	2006 Levy	2007 Levy
20401	50	COLL BMCD CCD PVFD PVH	62.071	53.121
20500		WDCD CCD PVFD PVH	52.204	44.586
20600		WDCD CCD GRHD PVFD	49.801	42.183
20602		CCD PVFD GRHD WDCD SSSCD	49.801	42.183
20700		CCD GRHD PVFD	49.724	42.106
20702		CCD GRHD BMCD PVFD	49.876	42.193
20704		CCD GRHD PVFD SSSCD	49.724	42.106
20800		WDCD GRHD PVFD SSSCD	49.417	41.931
20900		GRHD PVFD	49.34	41.854
20904		GRHD PVFD SSSCD	49.34	41.854
21000		MMCD PVFD PVH MCCID	53.253	45.72
21001		MMCD PVFD PVH PMD#1 MCCID	53.253	45.72
21002		MMCD PVFD PVH PMD#2 MCCID	105.843	96.087
21003		MMCD PVH MCCID	48.084	40.551
21004		MMCD PVH PMD#2 MCCID	100.674	90.918
21005		MMCD PVH PMD#1 MCCID	48.084	40.551
21006		MMCD MWSD PVFD PVH MCCID	55.736	48.406
21100		CCONS MMCD PVFD PVH MCCID	53.992	46.273
21101		CCONS MMCD PVFD PVH PMD#2 MCCID	106.582	96.64
21102		CCONS MMCD PVH PMD#2 MCCID	101.413	91.471
21106		CCONS MMCD PVFD PVH MWSD MCCID	56.475	48.959
21200		BMCD MMCD PVFD PVH MCCID	53.405	45.807
21300		PVFD PVH	51.743	44.257
21303		NO SPECIALS	38.574	31.088
21304		PVFD PVH SSSCD	51.743	44.257
21400		BMCD CCD CCONS PVFD PVH	53.018	45.149
21600		BWCD MMCD PVFD PVH MCCID	53.266	45.731
21603		BWCD PVH MMCD MCCID	48.097	40.562
30100	J-49	DEBEQUE BWCD DFD	39.96	33.896
30200		BWCD	30.942	24.878
30201		BWCD GVFPD	34.209	28.145
30205		BWCD DFD	30.942	24.878
30300		WDCD	31.006	24.944
30301		WDCD GVFPD	34.273	28.211
30305		WDCD DFD	31.006	24.944
30400		NO SPECIALS	30.929	24.867
30405		DFD	30.929	24.867
30500		CCD WDCD	31.39	25.196
40100	J-50	GUFD	55.971	49.568

ALL 252 TAX AREA CODES INCLUDE MESA COUNTY, COLORADO RIVER WATER,
AND MESA COUNTY LIBRARY FOR A TOTAL OF (16.451 MILLS)

SUMMARY

STATE ASSESSED	97,431,300
PERSONAL PROPERTY	0
REAL PROPERTY	0
"TAXABLE" ASSESSED VALUE	97,431,300
EXEMPT VALUATION	288,785,770
ASSESSED VALUATION	386,217,070
The Tax Increment Financing District #1	22,828,540
The Tax Increment Financing District #2	1,734,889
TAXABLE ASSESSED VALUE FOR MESA COUNTY LESS TAX INCREMENT FINANCING	74,602,760
Revenue from the Certification of Levies and Revenue	
Total All Funds	\$112,247,285
Add Water Revenue	\$1,751,114
Total All Funds + Water	113,998,399

This booklet is balanced to the December 2007 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 29th. 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 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.

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%
2007	7.96%

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 Treasurer's duty to collect them.

*Booklet Prepared by
JODY TURK*