

SHORT REPORT

4/12/96

OWNER INFORMATION

PROPERTY INFORMATION

LUDGER L GAGNE
605 23 1/4 RD
GRAND JUNCTION, CO 81505-9417

PARCEL NUMBER: 2945-053-00-031
PROPERTY ADDRESS: 605 23 1/4 RD
TAC: 10800
MILL LEVY: 86.0290
LAND VALUE: 11,400.00
IMPROVED VALUE: 35,750.00
TOTAL VALUE: 47,150.00

Phone #
243-5016

CO OWNER:

CUP for pigs

BOOK:
PAGE:

*proposed I-1 zone 3.8 acres
3 pigs*

SOLD: 10/13/88 PRICE: 29000
YR BUILT: 1902

LEGAL DESCRIPTION:

BEG NW COR LOT 12 ORCHARD GROVE SUB SEC 5 1S 1W E 500 FT SWLY TO A PT 70FT E OF SW COR LOT 12 W 70FT N 662. 8FT TO BEG

ERASMO MUNIZ
123 UTE AVE
GRAND JUNCTION, CO 81501-2214

PARCEL NUMBER: 2945-053-00-032
PROPERTY ADDRESS: 2315 RIVER RD
TAC: 10800
MILL LEVY: 86.0290
LAND VALUE: 8,100.00
IMPROVED VALUE: 33,120.00
TOTAL VALUE: 41,220.00

Phone #
241-0683

CO OWNER: SANDRA

*CUP for auto salvage
& auto sales
proposed I-2 zone*

BOOK: 1780
PAGE: 402

SOLD: 03/16/90 PRICE: 25000
YR BUILT: 1990

LEGAL DESCRIPTION:

BEG S 89DEG40MIN W 663.1FT & 108.8FT N OF SE COR NW4SW4 SEC 5 1S 1W N 89DEG40MIN E 331.5FT N 849.1FT TO S LI OF CO RD N 56DEG54MIN W ALG RD 395.25FT TO W LI E2NW4SW4 S 1066.9FT TO BEG

LINN E RICKERD
2381 RIVER RD
GRAND JUNCTION, CO 81505-1323

PARCEL NUMBER: 2945-054-00-043
PROPERTY ADDRESS: 2381 RIVER RD
TAC: 10800
MILL LEVY: 86.0290
LAND VALUE: 12,720.00
IMPROVED VALUE: 37,030.00
TOTAL VALUE: 49,750.00

Phone #
241-6612

CO OWNER: BARBARA J

*CUP for auto salvage
& truck
proposed I-2 zone*

BOOK:
PAGE:

SOLD: 05/20/87 PRICE: 83000
YR BUILT: 1982

LEGAL DESCRIPTION:

E 2.5A OF LOT 16 ORCH GROVE SUB SEC 5 1S 1W S OF RR ROW EXC W 75FT & ALSO EXC THAT PT OF E 50FT LYG E OF LINE AS DESC IN B-1822 P-556/557 MESA CO RECDS

The City Of Grand Junction

250 North 5th St.
Grand Junction, CO 81501
(970) 244-1538

PROPERTY PROFILE

4/12/96

PREPARED BY: Mike Pelletier
PREPARED FOR:
COMPANY:

The information contained in this report is provided compliments of Meridian Land Title, Inc. and The City Of Grand Junction. This data was obtained from the Mesa County Assessors Database. While we believe this information is reliable it is not guaranteed by Meridian Land Title, Inc. or The City Of Grand Junction.

OWNER INFORMATION

LUDGER L GAGNE
605 23 1/4 RD
GRAND JUNCTION, CO 81505-9417

CO OWNER:

PROPERTY INFORMATION

PARCEL NUMBER: 2945-053-00-031
PROPERTY ADDRESS: 605 23 1/4 RD

PREVIOUS PARCEL NUMBER: 0

LEGAL: BEG NW COR LOT 12 ORCHARD GROVE SUB SEC 5 1S 1W E 500 FT SWLY TO A PT 70FT E OF SW COR LOT 12 W 70FT N 662. 8FT TO BEG

YR BUILT: 1902 ROOMS: 5 BATHS: 1.00 UNITS: 1037.00 ABST: 1212 IMP SQ FT: 0

SALE INFORMATION

DATE SOLD: 10/13/88 PRICE: 29000 RECORDING INFO - BOOK: PAGE:

TAX INFORMATION

TAC: 10800	MIL LEVY: 86.0290	MIL LEVY DATE: 01/01/96
APPRAISED VALUE:	LAND VALUE: 11,400.00	LAND ASSESS: 1,180.00
	IMP VALUE: 35,750.00	IMP ASSESS: 3,700.00
	TOTAL VALUE: 47,150.00	TOTAL ASSESS: 4,880.00
TAXES: 419.83	TAX SALE FLAG: False	DELINQUENT FLAG: False

SPECIAL ASSESSMENTS: CODE 1: AMT 1: 0.00
 CODE 2: AMT 2: 0.00
 CODE 3: AMT 3: 0.00
 OTHER: N



AN
ORIGINAL
FORGERY



Grand Junction, CO 81505
605 23 1/4 Road

LEE GAGNE
Owner

“ANTIQUES MADE WHILE YOU WAIT”

LEE'S FORGERY

Phone (970) 243-5016

Materials used in this product were salvaged from scrapped items, used in and around the Grand Junction area of Colorado. They were then transformed, using anvil and forge, by the hand of an old blacksmith.

For Visits Or Demonstrations

Call

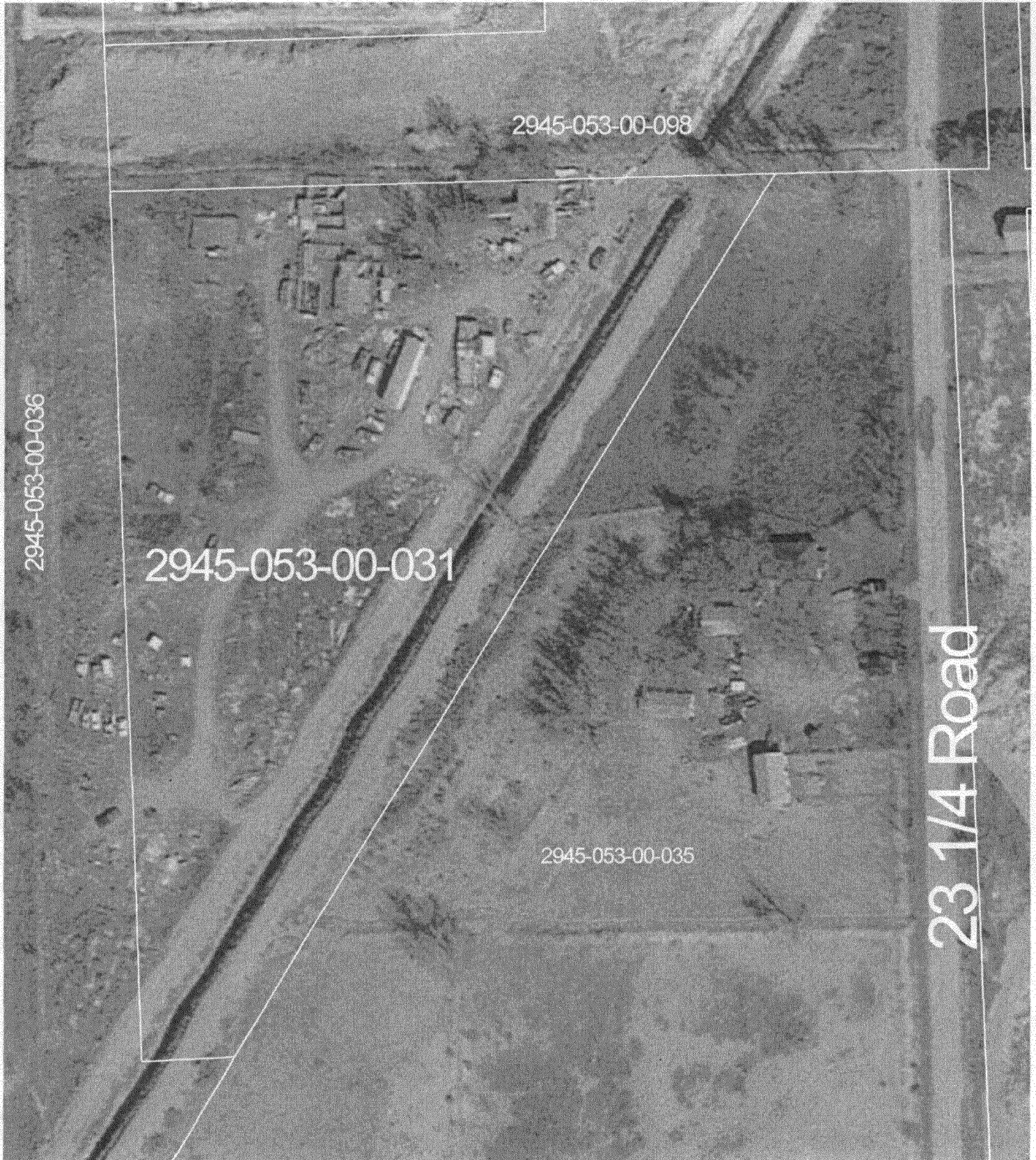
LEE'S FORGERY

Grand Junction, Colorado

(970) 243-5016

RIVER ROAD ANNEXATION

Current uses on parcel: 2945-053-00-031 Lee's Forgery (ornamental iron).



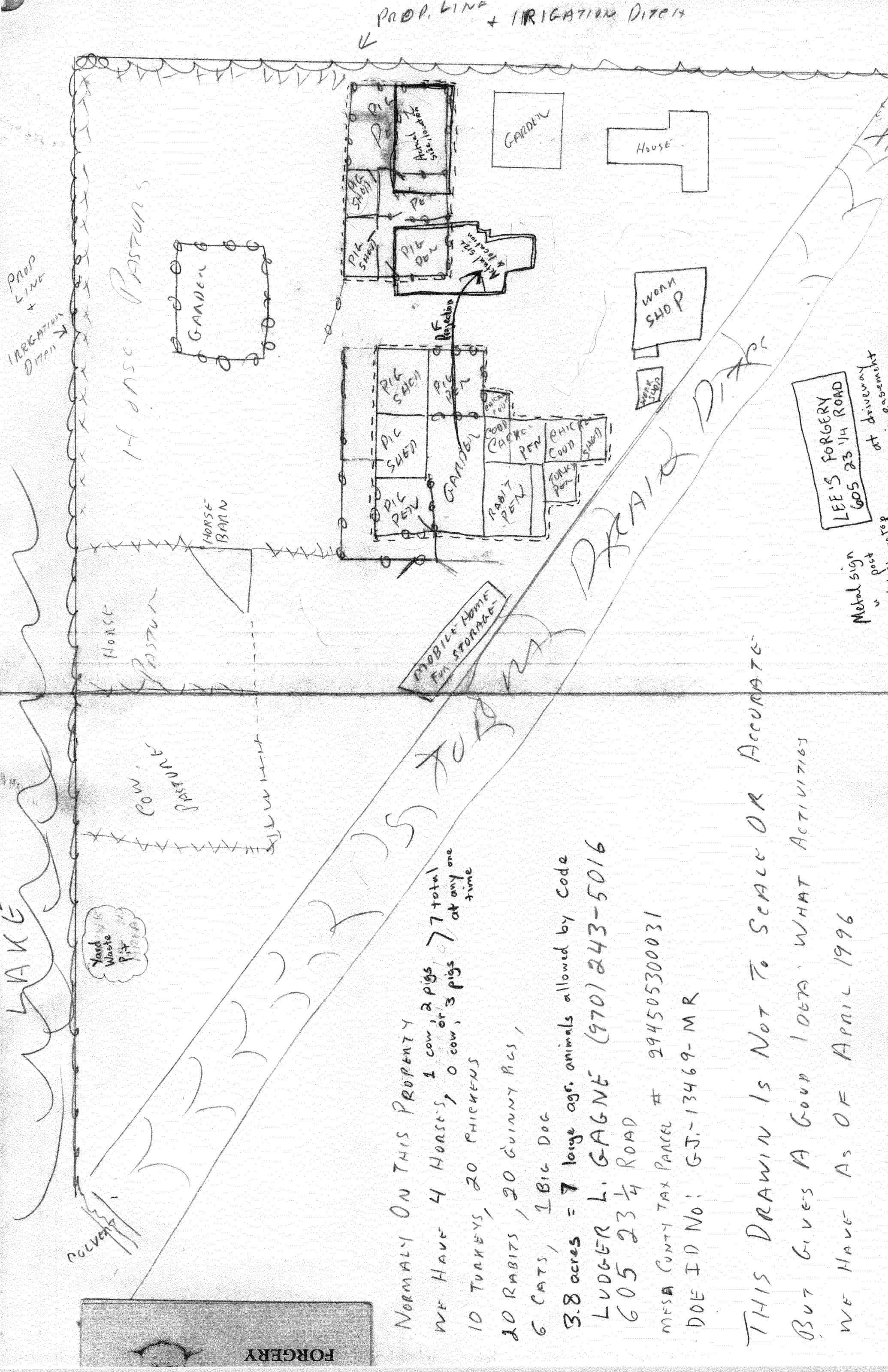
This map was developed by the City of Grand Junction from aerial photography and other public records. The City does not guarantee the accuracy of this map.



Orthophoto flown on 3/21/94

MP
4/5/96

LAKE



YARD WASTE PIT

COW PASTURE
HORSE PASTURE
HORSE BARN

MOBILE HOME FOR STORAGE

DRAIN DITCH

NORMALLY ON THIS PROPERTY WE HAVE 4 HORSES, 1 cow, 2 pigs, 7 total at any one time
10 TURKEYS, 20 CHICKENS

20 RABBIT, 20 GUINNY PIGS, 6 CATS, 1 BIG DOG

3.8 acres = 7 large agr. animals allowed by Code
LUDGER L. GAGNE (970) 243-5016
605 23 1/4 ROAD

MESA COUNTY TAX PARCEL # 294505300031
DOE ID NO: GJ-13469-MR

THIS DRAWING IS NOT TO SCALE OR ACCURATE
BUT GIVES A GOOD IDEA WHAT ACTIVITIES WE HAVE AS OF APRIL 1996

LEE'S FORGERY
605 23 1/4 ROAD

Metal sign post at driveway at easement

FORGERY

CUP not
needed due to
animal text
amendment