

August 11, 2025

GRAND COUNTY CORPORATION
Tax Roll Master Record

9:27:08AM

Parcel: 01-0ENT-0602	Serial #:ENTRADA AT MOAB 602	Entry: 543966
Name: 602 ENTRADA LLC		
c/o Name:		Property Address
Address 1: 706 CANYON CREEK DR		N 0600 W: 425
Address 2:		MOAB 84532-0000
City State Zip: GRAND JUNCTION CO 81507-0000		Acres: 0.04
Mortgage Co		
Status: Active	Year: 2025	District: 001 MOAB CITY DISTRICT 0.010540

Owners	Interest	Entry	Date of Filing	Comment
602 ENTRADA LLC		543966	02/17/2022	(0931/0552)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BC11 NIGHTLY RENTALS	0.00	361,198	361,200	3,807.05	438,304	438,305	4,767.88
LS01 SECONDARY LAND	0.04	565,000	565,000	5,955.10	513,917	513,915	5,590.37
Totals:	0.04	926,198	926,200	9,762.15	952,221	952,220	10,358.25

Property Type	Year Built	Sq Feet	Basement Size	Building Type
BC11 NIGHTLY RENTALS	2018	2,265		

**** ATTENTION !! **** Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)	2025 Taxes:	9,762.15	2024 Taxes:	10,358.25
	Special Fees:	0.00	Review Date 05/22/2023	NO BACK TAXES!
	Penalty:	0.00		
	Abatements: (0.00)		
	Payments: (0.00)		
	Amount Due:	9,762.15		

NO BACK TAXES

GRAND COUNTY TREASURER / DEPUTY

signature

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ENTRADA AT MOAB TOWNHOME SUB PH 6 LOT 602 1531 SQ FT SEC 35 T25S R21E