

August 11, 2025

GRAND COUNTY CORPORATION
Tax Roll Master Record

9:27:08AM

Parcel: 04-0026-0006Serial #:20-26-32-2&3&5&8&10&Entry: 464336

Name: MOUNTAIN ISLAND RANCH LLC

c/o Name:

Address 1: 5350 LITTLE DOLORES RD

Address 2: PO BOX 23057

City State Zip: GLADE PARKCO 81523-0000

Mortgage Co

Status: **Active**Year: **2025**District: **013 MOAB VALLEY FIRE DISTRI****0.008218**

Property Address

Acres: 314.12

Owners	Interest	Entry	Date of Filing	Comment
MOUNTAIN ISLAND RANCH LLC		464336	07/20/2004	(0628/0416)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BS01 RESIDENTIAL SECONDARY	0.00	52,322	52,320	429.97	43,632	43,630	356.68
LG01 LAND GREENBELT	314.12	206,860	7,975	65.54	99,942	7,540	61.64
LS01 SECONDARY LAND	0.00	0	0	0.00	15,000	15,000	122.63
Totals:	314.12	259,182	60,295	495.51	158,574	66,170	540.95

Greenbelt Class Code & Name	Zone Code & Name	Acres	Price/Acre	Market	Taxable	Status	Changed
GZ1 GRAZING 1	0004 DISTRICT	20.50	658	13,500	1,620	Active	05/19/2025
GZ2 GRAZING 2	0004 DISTRICT	9.30	658	6,124	205	Active	05/19/2025
GZ4 GRAZING 4	0004 DISTRICT	169.22	658	111,438	846	Active	05/19/2025
IT4 IRRIGATION TILLABLE 4	0004 DISTRICT	32.40	658	21,337	4,892	Active	05/19/2025
NP1 NON PRODUCTIVE LAND	0004 DISTRICT	82.70	658	54,461	414	Active	05/19/2025
Greenbelt Totals		314.12		206,860	7,977		

**** 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:	495.51	2024 Taxes:	540.95
	Special Fees:	0.00	Review Date 05/19/2025	
	Penalty:	0.00		
	Abatements: (	0.00)		
	Payments: (	0.00)	NO BACK TAXES!	
	Amount Due:	495.51		

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

SEC 32 T20S R26E; SLM; LOTS 2; 3; SW¼NW¼; N½SW¼; NW¼SE¼; SE¼NW¼; SW¼NE¼; 314.12 AC