



Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

March 29, 2022

The Salt Lake County Council
Attn: Laurie Stringham
2001 South State Street N2-200
Salt Lake City, UT 84190-1010

Re: Rollback Taxes TC #8444
Parcel No: 20-26-476-003 (2021) / 20-26-476-005 (2022)
Name: Kick Creek, LLC

Honorable Council Chair Laurie Stringham,

We recommend voiding the rollback billed on TC #8444 in the amount of \$155,329.19. The rollback acreage for tax year 2017 was incorrectly entered at 11.32 acres. It should have been 6.46 acres. This rollback was rebilled on TC #8454 correcting the rollback acreage for 2017.

If you agree with this recommendation, please notify the Salt Lake County Treasurer's office to void rollback taxes as indicated.

Respectfully,

Chris Stavros
Salt Lake County Assessor
Tyler Andrus
Chief Deputy Assessor

SH/MK

enclosures

ROLLBACK TAX NOTICE

Treasurer's Control # 8444
 Parcel #: 20-26-476-003 (2021)
 Acreage: 11.32
 Location: 5710 W 7800 S

Date of Inquiry: 03/17/22
 Date Subject to Rollback: 03/17/22
 Date Lien Recorded: 3/22/22
 Recorder's Entry #: 13916190

Ownership: KICK CREEK, LLC
 Address: 225 S 200 E #300
 SALT LAKE CITY, UT 84111
 New Owner: KICK CREEK, LLC
 Address: 225 S 200 E #300
 SALT LAKE CITY, UT 84111

Current Parcel #: 20-26-476-005 (2022)

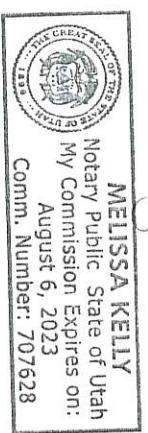
SALT LAKE COUNTY ROLLBACK DETERMINATION											
Year	Parcel Number	Rollback Acres	Total Acres	%	Total Market Value	Taxable Market Value	Tax Dist.	Tax Rate	Market Tax	FAA Classification	Taxable FAA Value and/or Paid
2017	PT OF 20-26-476-001	11.32	7.52	1.505	\$915,800	\$1,378,554	37K	0.01232200	\$16,983.78	DR3	\$600
2018	PT OF 20-26-476-002	11.32	14.83	0.763	\$3,052,300	\$2,329,821	37K	0.0122660	\$28,577.58	DR3	\$7.39
2019	PT OF 20-26-476-003	11.32	12.37	0.915	\$2,216,000	\$2,027,862	37	0.0121166	\$24,570.79	DR4	\$170
2020	PT OF 20-26-476-003	11.32	12.37	0.915	\$2,532,500	\$2,317,491	37	0.0119300	\$27,647.66	DR4	\$170
2021	PT OF 20-26-476-003	11.32	12.37	0.915	\$5,619,100	\$5,142,038	37	0.0111960	\$57,570.26	DR4	\$1.90
					Totals:				\$155,350.07		\$20.88

Total Market Taxes Due: \$155,350.07
 Total Greenbelt/FAA Taxes Due and/or Paid: \$20.88
 TOTAL ROLLBACK TAXES DUE: \$155,329.19

MAKE CHECK PAYABLE TO SALT LAKE COUNTY TREASURER'S OFFICE ATTN: RAY LANCASTER 2001 SOUTH STATE STREET, SUITE N1-200 SALT LAKE CITY, UTAH 84114-4575
 COMMENTS: Current year taxes are totally separate from this rollback and will be due in November of the current year. Under Utah Law, you may appeal through the Board of Equalization your current year property tax assessment. Any action taken by Salt Lake County may be appealed within 45 days of this notice, such as a challenge to the withdrawal of the land from the FAA (Greenbelt) or a challenge to the mathematical computation.

Received by Treasurer:
 Date: 3-22-22
 By: *Kang*
 ROLLBACK TAXES ARE DUE AND PAYABLE AS SHOWN ABOVE. ROLLBACK TAXES UNPAID BY 9-21-22 WILL BE SUBJECT TO INTEREST AT 7.0% UNTIL PAID.
 PAYMENTS WITH LIEN WAIVERS WILL NOT BE ACCEPTED BY THE SALT LAKE COUNTY TREASURER.
 UNDER UTAH LAW YOU MAY APPEAL THIS ROLLBACK NO LATER THAN 45 DAYS AFTER THE DAY ON WHICH THIS NOTICE WAS MAILED.

STATE OF UTAH
 COUNTY OF SALT LAKE
 SUBSCRIBED AND SWORN TO BEFORE ME BY
[Signature]
 Deputy County Assessor



Notary Public
 Prepared by: MK
 Seal

ROLLBACK TAX NOTICE

Treasurer's Control # 8444
 Parcel #: 20-26-476-003 (2021)
 Acreage: 11.32
 Location: 5710 W 7800 S

Date of Inquiry: 03/17/22
 Date Subject to Rollback: 03/17/22
 Date Lien Recorded:
 Recorder's Entry #:

Ownership: KICK CREEK, LLC
 Address: 225 S 200 E #300
 SALT LAKE CITY, UT 84111

New Owner: KICK CREEK, LLC
 Address: 225 S 200 E #300
 SALT LAKE CITY, UT 84111

Void rollback
Board letter
Rollback using need to #
Rollback on to # 8454

Current Parcel #: 20-26-476-005 (2022)

SALT LAKE COUNTY ROLLBACK DETERMINATION											
Year	Parcel Number	Rollback Acres	Total Acres	%	Total Market Value	Taxable Market Value	Tax Dist.	Tax Rate	Market Tax	FAA Classification	Taxable FAA Value and/or Paid
2017	PT OF 20-26-476-001	11.32	7.52	1.505	\$915,800	\$1,378,554	37K	0.0123200	\$16,983.78	DR3	\$600
2018	PT OF 20-26-476-002	11.32	14.83	0.763	\$3,052,300	\$2,329,821	37K	0.0122660	\$28,577.58	DR3	\$611
2019	PT OF 20-26-476-003	11.32	12.37	0.915	\$2,216,000	\$2,027,862	37	0.0121166	\$24,570.79	DR4	\$170
2020	PT OF 20-26-476-003	11.32	12.37	0.915	\$2,532,500	\$2,317,491	37	0.0119300	\$27,647.66	DR4	\$170
2021	PT OF 20-26-476-003	11.32	12.37	0.915	\$5,619,100	\$5,142,038	37	0.0111960	\$57,570.26	DR4	\$190
				Totals:	\$155,350.07						\$20.88

Total Market Taxes Due: \$155,350.07
 Total Greenbelt/FAA Taxes Due and/or Paid: \$20.88
TOTAL ROLLBACK TAXES DUE: \$155,329.19

MAKE CHECK PAYABLE TO SALT LAKE COUNTY TREASURER'S OFFICE ATTN: RAY LANCASTER 2001 SOUTH STATE STREET, SUITE N1-200 SALT LAKE CITY, UTAH 84114-4575

COMMENTS: Current year taxes are totally separate from this rollback and will be due in November of the current year. Under Utah Law, you may appeal through the Board of Equalization your current year property tax assessment. Any action taken by Salt Lake County may be appealed within 45 days of this notice, such as a challenge to the withdrawal of the land from the FAA (Greenbelt) or a challenge to the mathematical computation.

Received by Treasurer:

Date: _____

By: _____

Deputy County Assessor

STATE OF UTAH
 COUNTY OF SALT LAKE
 SUBSCRIBED AND SWORN TO BEFORE ME BY _____

Notary Public

Seal

ROLLBACK TAXES ARE DUE AND PAYABLE AS SHOWN ABOVE. ROLLBACK TAXES UNPAID BY _____ WILL BE SUBJECT TO INTEREST AT _____% UNTIL PAID.

PAYMENTS WITH LIEN WAIVERS WILL NOT BE ACCEPTED BY THE SALT LAKE COUNTY TREASURER.

UNDER UTAH LAW YOU MAY APPEAL THIS ROLLBACK NO LATER THAN 45 DAYS AFTER THE DAY ON WHICH THIS NOTICE WAS MAILED.

PARCLIST SALT LAKE COUNTY PARCEL LISTING

PARCEL ID: 2017-20-26-476-001-0000 LAST UPDATED: 05/08/2015

**** PARCEL

Owner Name KICK CREEK, LLC; ET AL City WEST JORDAN Prop Typ 902 - C/I VACANT
 Active Y - YES Mail Frt Num 5710 Spec Prop Typ 905 - COMM-VACANT
 Total Acres 7.52 Mail Frt Dir W - WEST Tax Dist 37K
 Frt Num 5710 Mail St Typ S - SOUTH Tax Dist Loc WJORDAN\J
 Frt Dir W - WEST Mail St Dir S - SOUTH Detail Yr 5 - 2015
 St Name 7800 Mail St Name 7800 Update Yr 2014
 St Dir S - SOUTH Munizone SC-2

Legal Desc PARCEL A, HIGHLANDS COMMERCIAL SUB. Parcel A, HIGHLANDS COMMERCIAL SUB.
 Memo NEW PARCEL 20264760010000 CREATED 20140613-10:06:01 2015 SEG VACANT LAND NORTH OF SMITHS 2/15 806//

**** TAX_CLASS # 1 GB - GREENBELT

**** BATCHING # 1 LAST UPDATED: 02/26/2015

Batch Num 73888 Entrnc 3 - VACANT LAND INSPE Data Entry Date 02/20/2015
 Batch Typ 45 Info Sourc H - HIST RECORD Batching Date 08/07/2014
 Coll ID 806 Visit Date 02/20/2015 RTF 03/10/2015
 Coll Typ A - APPRAISER Tech ID 806 Appraiser Points 1

**** VALUATION LAST UPDATED :

Cost Land 1513377 Depr Year Used 2017 Finl Val 1513400
 RCN 0 Valu Finl Dat 05/19/2017 Grnbld Val 113
 RCNLD 0 Sel Lnd Val 1513377 Pri Land Val 1513400
 Cost Totl 1513400 Sel Bldg Val 0 Pri Bldg Val 0
 Cost Date 05/19/2017 Sel Val 1513400 Pri Totl Val 1513400
 Land Tag Used 2017 Sel Srce CS - COST 2016 Tax Rate .0131130
 Cost Tag Used 2017 Land Val 1513400
 Inc Tag Used 2017 Bldg Val 0

**** VALUE_HISTORY # 1/ 1 LAST UPDATED :

Enl Val 1513400 Sel Src CS - COST 05/18/2015
 Lnd Val 1513400 PTyp 902 Grnbldt Dat 113
 Bldg Val 0 SPECPTYP 905 Grnbldt Val 2015
 Tax Rate .0134490 SEL SRCE CS
 Tax Dist 37K EXEMPT

Legal Desc PARCEL A, HIGHLANDS COMMERCIAL SUB.

**** VALUE_HISTORY # 1/ 2 LAST UPDATED :

Lnd Val 1513377 Acres 7.52 Acres 2015

Legal Desc LOT-USE - C - COMMERCIAL LOT-TYPE - PA - PRIMARY-ACRE LAND-ASST-CLS - CS NUM-LOTS - TAX-CLASS - GB

**** VALUE_HISTORY # 1/ 3 LAST UPDATED :

Ind Class	Acres	LOT-USE	LOT-TYPE	Grnbilt Dat	Grnbilt Val	Grnbilt Val	Grnbilt Val	NUM-LOTS	TAX-CLASS	Year
D4 - DRYLAND-4	7.52	A - AGRICULTURAL	AA - AGRCLT-ACRE	01/26/1974	113				GB	2015

Legal Desc LOT-USE - A - AGRICULTURAL LOT-TYPE - AA - AGRCLT-ACRE LAND-ASST-CLS - AS NUM-LOTS - TAX-CLASS - GB

PARCLIST

SALT LAKE COUNTY

PARCEL LISTING

05/31/17

PAGE 11, 079

PARCEL ID: 2017 20-26-476-001-0000

(CONTINUED)

**** VALUE_HISTORY # 1/ 1 LAST UPDATED :

Fnl Val	1513400	Sel Src	CS - COST	Grnbldt Dat	05/17/2016
Lnd Val	1513400	PTYP	902	Grnbldt Val	113
Bldg Val	0	SPECPPTYP	905		2016
Tax Rate	.0131130	SEL SRCE	CS		
Tax Dist	37K	EXEMPT			

Legal Desc PARCEL A, HIGHLANDS COMMERCIAL SUB.

**** VALUE_HISTORY # 1/ 2 LAST UPDATED :

Lnd Val	1513377	Acres	7.52	Acres	2016
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Legal Desc LOT-USE - C - COMMERCIAL LOT-TYPE - PA - PRIMARY-ACRE LAND-ASST-CLS - CS NUM-LOTS - TAX-CLASS - GB

**** VALUE_HISTORY # 1/ 3 LAST UPDATED :

Lnd Class	D4 - DRYLAND-4	Grnbldt Dat	01/26/1974	Grnbldt Val	2016
Acres	7.52	Grnbldt Val	113		

Legal Desc LOT-USE - A - AGRICULTURAL LOT-TYPE - AA - AGRICLT-ACRE LAND-ASST-CLS - AS NUM-LOTS - TAX-CLASS - GB

**** LAND # 1 LAST UPDATED : 02/26/2015

Lot Use	C - COMMERCIAL	Nbhd Typ	D - DEVELOPING	Land View	N - NONE
Lot Typ	PA - PRIMARY-ACRE	Nbhd Eff	T - TYPICAL	Privacy	N - NO
Lnd Assr Cls	CS - COM-SECONDRY	Topo	R - ROLLING	Equestrian	N - NO
Acres	7.52	Lot Shape	H - HIGHLY IRREG	Golf	N - NO
Zone	SC-2	Lot Loc	IN - INTERIOR	Mob Lot	N - NO
Wtr Avail	Y - YES	Traffic	M - MEDIUM	Lnd Val	1513377
Sewer	P - PUBLIC	Trafc Infl	T - TYPICAL	Lessee Nam 1	KICK CREEK, LLC; ET AL
Curb Gtr	Y - YES	Str Typ	T - TWO-WAY	Lessee Add 1	225 S 200 E # 300
Stewlwk	Y - YES	Str Fush	P - PAVED	Lessee City	SALT LAKE CITY UT
Land Access	A - AVERAGE	Wooded	N - NONE	Lessee Zip	84111-5007
Nbhd Cod	6350	Winter Use	F - FULL	Lessee State	05/19/2017

**** LAND # 2 LAST UPDATED : 06/02/2015

Lot Use	A - AGRICULTURAL	Nbhd Eff	T - TYPICAL	GOLF	N - NO
Lot Typ	AA - AGRICLT-ACRE	Topo	R - ROLLING	Mob Lot	N - NO
Lnd Class	D4 - DRYLAND-4	Lot Shape	H - HIGHLY IRREG	Grnbldt Dat	01/26/1974
Lnd Assr Cls	AS - AGR-SECONDRY	Lot Loc	IN - INTERIOR	Grn Audit Dt	06/02/2015
Acres	7.52	Traffic	M - MEDIUM	Grnbldt Val	113
Zone	SC-2	Trafc Infl	T - TYPICAL	Gblt Audtr	977
Wtr Avail	Y - YES	Str Typ	T - TWO-WAY	Lessee Nam 1	JONES, RON
Sewer	P - PUBLIC	Str Fush	P - PAVED	Lessee Add 1	12543 MOONLITE HIL CT
Curb Gtr	Y - YES	Wooded	N - NONE	Lessee City	HERRITMAN

Sdew1k	Y - YES	Winter Use	F - FULL	Lessee Zip	84096
Land Access	A - AVERAGE	Land View	N - NONE	Phone Num	801-243-0722
Nbhd Cod	6350	Privacy	N - NO	Lessee State	UT
Nbhd Typ	D - DEVELOPING	Equestrian	N - NO		

ROLLBACK TAX NOTICE

Treasurer's Control # 8454
 Parcel #: 20-26-476-003 (2021)
 Acreage: 11.31
 Location: 5710 W 7800 S

Date of Inquiry: 03/17/22
 Date Subject to Rollback: 04/05/22
 Date Lien Recorded:
 Recorder's Entry #:

Ownership: KICK CREEK, LLC
 Address: 225 S 200 E #300
 SALT LAKE CITY, UT 84111

New Owner: KICK CREEK, LLC
 Address: 225 S 200 E #300
 SALT LAKE CITY, UT 84111

Current Parcel #: 20-26-476-005 (2022)

SALT LAKE COUNTY ROLLBACK DETERMINATION

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2017	PT OF 20-26-476-001	6.46	7.52	0.859	\$915,800	\$786,672	37K	0.0123200	\$9,691.80	DR3	\$342	\$4.22
2018	PT OF 20-26-476-002	11.31	14.83	0.763	\$3,052,300	\$2,327,684	37K	0.0122660	\$28,551.37	DR3	\$611	\$7.50
2019	PT OF 20-26-476-003	11.31	12.37	0.914	\$2,216,000	\$2,026,089	37	0.0121166	\$24,549.31	DR4	\$170	\$2.06
2020	PT OF 20-26-476-003	11.31	12.37	0.914	\$2,532,500	\$2,315,465	37	0.0119300	\$27,623.49	DR4	\$170	\$2.03
2021	PT OF 20-26-476-003	11.31	12.37	0.914	\$5,619,100	\$5,137,543	37	0.0111960	\$57,519.93	DR4	\$170	\$1.90
Totals:									\$147,935.90			\$17.71

Total Market Taxes Due: \$147,935.90
 Total Greenbelt/FAA Taxes Due and /or Paid: \$17.71
TOTAL ROLLBACK TAXES DUE: \$147,918.19

MAKE CHECK PAYABLE TO SALT LAKE COUNTY TREASURER'S OFFICE ATTN: RAY LANCASTER 2001 SOUTH STATE STREET, SUITE N1-200 SALT LAKE CITY, UTAH 84114-4575

COMMENTS: Current year taxes are totally separate from this rollback and will be due in November of the current year. Under Utah Law, you may appeal through the Board of Equalization your current year property tax assessment. Any action taken by Salt Lake County may be appealed within 45 days of this notice, such as a challenge to the withdrawal of the land from the FAA (Greenbelt) or a challenge to the mathematical computation.

Received by Treasurer: Date: By:	STATE OF UTAH COUNTY OF SALT LAKE SUBSCRIBED AND SWORN TO BEFORE ME BY
<p style="color: red;">ROLLBACK TAXES ARE DUE AND PAYABLE AS SHOWN ABOVE. ROLLBACK TAXES UNPAID BY _____ WILL BE SUBJECT TO INTEREST AT _____% UNTIL PAID.</p> <p style="color: blue;">PAYMENTS WITH LIEN WAIVERS WILL NOT BE ACCEPTED BY THE SALT LAKE COUNTY TREASURER.</p> <p style="color: red;">UNDER UTAH LAW YOU MAY APPEAL THIS ROLLBACK NO LATER THAN 45 DAYS AFTER THE DAY ON WHICH THIS NOITCE WAS MAILED.</p>	Deputy County Assessor
	Notary Public
	Seal
	Prepared by: MK