



**Kevin Jacobs**  
Salt Lake County Assessor

**Chris Stavros**  
Chief Deputy Assessor

January 23, 2020

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

Re: Real Property Tax  
Parcel No: 33-07-376-013  
Name: Rosecrest Communities Master  
Homeowners Association Inc

Honorable Council Chair Max Burdick,

We recommend that you reduce the 2018 taxes from \$5.87 to zero on the above referenced parcel.  
This parcel was dedicated as common area October 18, 2017 entry 12638941.

If you agree with this recommendation, please notify the Salt Lake County Treasurer's office to abate (refund, if paid) property taxes as indicated plus penalty and interest.

Respectfully,

Kevin Jacobs  
Salt Lake County Assessor  
Chris Stavros  
Chief Deputy Assessor

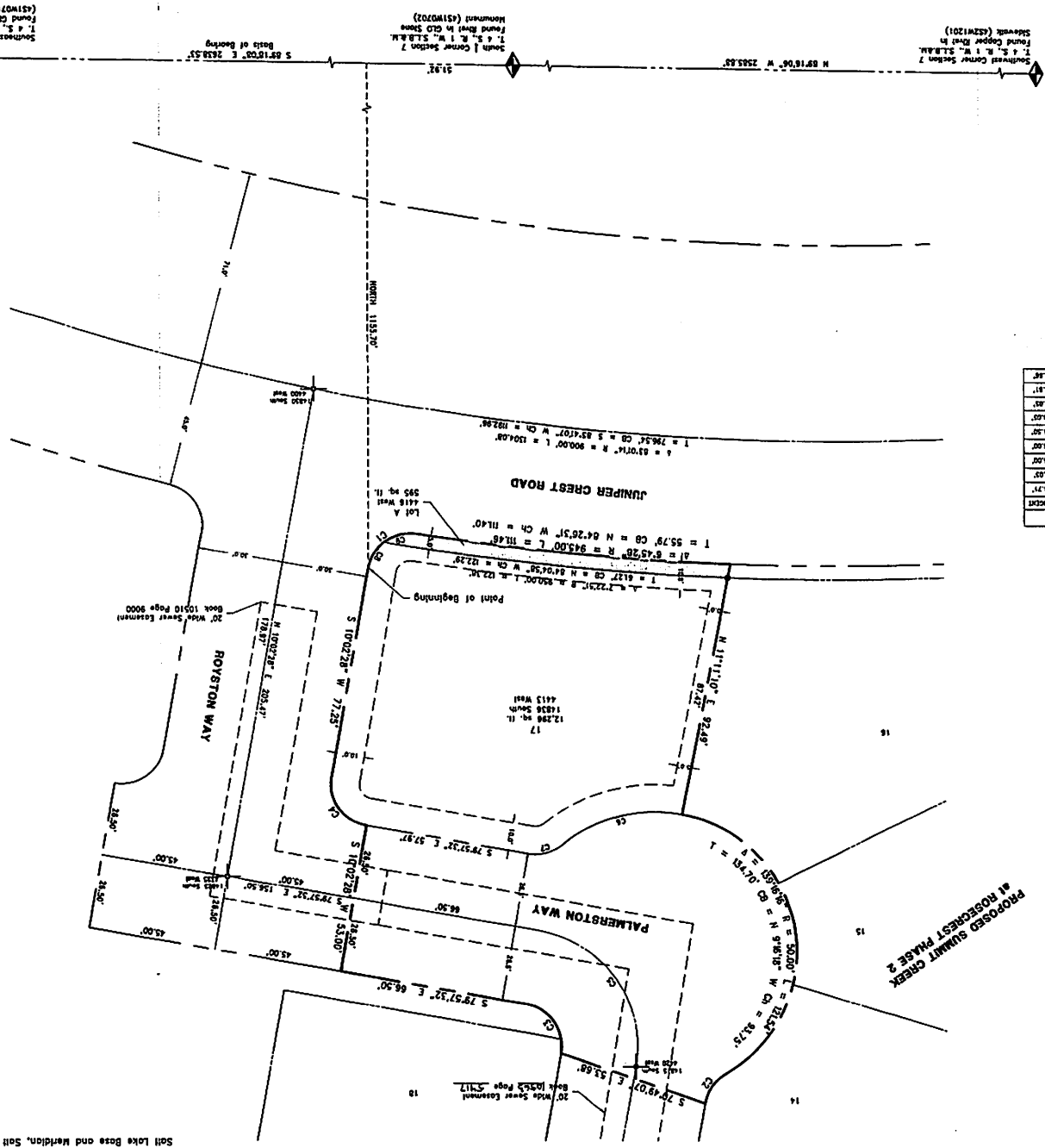
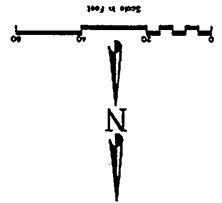
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enclosures

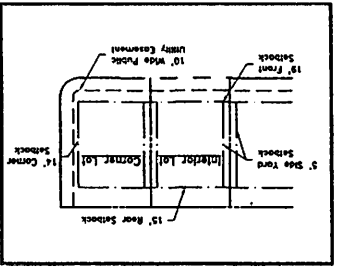


CURVE TABLE

CURVE	MARKS	LENGTH	DATA	BEARING	CHORD	TANGENT
C1	13.00'	13.17'	67.53°	S 84.97° W	13.01'	14.77'
C2	13.00'	13.17'	80.17°	N 25.19° E	12.78'	7.07'
C3	13.00'	13.17'	11.10°	N 88.90° E	13.17'	13.00'
C4	13.00'	13.17'	33.58°	S 56.42° E	13.17'	13.00'
C5	13.00'	13.17'	50.17°	S 39.83° E	13.17'	13.00'
C6	13.00'	13.17'	67.53°	S 22.41° E	13.17'	13.00'
C7	13.00'	13.17'	84.97°	S 5.03° E	13.17'	13.00'
C8	13.00'	13.17'	102.34°	N 12.66° W	13.17'	13.00'
C9	13.00'	13.17'	119.71°	N 30.29° W	13.17'	13.00'
C10	13.00'	13.17'	137.08°	N 47.91° W	13.17'	13.00'



**SUMMIT VIEW at ROSECREST PHASE 1**  
 Amending Lot 1, South Herriman  
 Located in Lots 6 and 7 of Section 7, Township 4 South, Range 1 West,  
 Salt Lake Base and Meridian, Salt Lake County, Utah



**LEGEND**

- Section Corner Monument (as shown)
- Street Monument Found to the Set
- Street Monument to be Set as a Part of Surveyed Block of Proposed Phase 2
- Subdivision Boundary Line
- Public Right-of-Way Line
- Subdivision to Municipal City
- Section Line
- Improvement Line
- Public/Private Easement
- Set Backer / City Boundary
- Minimum Easement
- 1/4 Acre Monument by Utah Power Association

## Kim Hansen

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**From:** Logan Watson <logan@mdevg.com>  
**Sent:** Monday, August 5, 2019 1:51 PM  
**To:** Kim Hansen  
**Subject:** Re: Home owners association properties

Kim,

This is Logan Watson with Rosecrest Communities Master HOA and Herriman Towne Center HOA. I have received 2019 property tax notices from the county and there are a few HOA common area parcels that were assessed property taxes and I want to challenge those parcels as they are common areas owned and maintained by the HOA which is exempt from paying property tax on common area parcels. Below I've listed the parcels in question:

### Rosecrest Communities Master HOA

**33072531720000** - This is a landscaped open area with a paved trail that is dedicated as HOA common area on the plat. Plat name is MEADOW ROSE DRIVE PHASE 2 SUBDIVISION AMENDING A PORTION OF LOT C, OF SOUTH HERRIMAN SUBDIVISION - recorded on 8/25/2016 *BoTE 2019 + Board letter*

**33073260100000** - This is an HOA park that is already built out and landscaped. The park is deeded to the HOA as a "tot lot" or playground. I couldn't locate the plat to see if it was dedicated as open space on the plat. *Exempt 2019*

**33073760230000** - This is a 5 foot HOA strip on Juniper Crest Rd next to the sidewalk, it is not a developable area and is landscaped common open space owned and maintained by the HOA. This area is dedicated on the plat as an HOA parcel maintained by the HOA. Plat name is SUMMIT VIEW AT ROSECREST PH 2B - recorded 04/09/2018 *BoTE 2019*

**33073760170000** - This is a 5 foot HOA strip on Juniper Crest Rd next to the sidewalk, it is not a developable area and is landscaped common open space owned and maintained by the HOA. This area is dedicated on the plat as an HOA parcel maintained by the HOA. Plat name is SUMMIT VIEW AT ROSECREST PH 2A - recorded 10/18/2017 *Board letter + BoTE*

**33073760130000** - This is a 5 foot HOA strip on Juniper Crest Rd next to the sidewalk, it is not a developable area and is landscaped common open space owned and maintained by the HOA. This area is dedicated on the plat as an HOA parcel maintained by the HOA. Plat name is SUMMIT VIEW AT ROSECREST PH 1 - recorded 10/18/2017

### Herriman Towne Center HOA

**26364550040000** - This area is not dedicated on the plat as common area, but is a landscaped grass detention basin/park area that is already built out and is HOA common area owned and maintained by the HOA

**26364530070000** - This area is dedicated on the plat as common area. The plat name is HERRIMAN TOWNE CENTER MARKET PLACE LOT 7 - recorded 05/26/2017

Are you able to submit these to the board of equalization to have changed?

Thanks,

**LOGAN WATSON**  
**PROPERTY MANAGER**  
MOMENTUM DEVELOPMENT GROUP  
10421 S JORDAN GATEWAY, #200  
SOUTH JORDAN, UT 84095  
(801) 651-4336

ROSECREST COMMUNITIES MASTER DIST 70 TAX CALCULATION S 3/3

LOC 4424 W JUNIPER CREST RD NEXT LAND 400

MTG HOLDER 0000 + BUILDINGS 0

ATT GARBAGE ALTERNATE 0000 = FULL MARKET VAL 400

WEED/DEMO APPENDIX YR 0000 - GREENBLT REDUCT 0

SPEC IMP BNKRPT YEAR 0000 - EXEMPT REDUCTN 0

ATT PERS PROP BNKRPT CHAP - STATUTE REDUCT 0

TX SALE X BOFE\_ BKRPT CASE - RESIDENT EXEMPT 0

PRINT P PUP - MH BNK CASE - TAXABLE VALUE 400

TAX REF F VET/BLND EXEMPT 0

LOC CB VETERN 0 = RESIDUAL VALUE 400

ST CB BLND 0 \* TAX RATE 0146660

INDGNT BRD LT 0.00 = COMPUTED TAXES 5.87

DISABL C/B BL 0.00 + RETURNED CHECK 0.00

HRDSHP BL DATE 0.00/00/0000 = TOTAL CHARGES 5.87

C O L L E C T I O N S TAX RELIEF 0.00

PREPAY 0.00 MPP - PREPAYMENTS 0.00

PAYMNT 0.00 RUN 0000 - TOTAL DUE 5.87

PENALTY 0.00 MACH 000 - COLLECTIONS 0.00

RET CK FEE PAID 0.00 TRAN 0 = BALANCE DUE 5.87

RECEIPT DATE 00/00/0000 NUMBR 0

COLLECTION MODIFICATION 00/00/0000 REASON -

OFFICE

BY