



Kevin Jacobs
Salt Lake County Assessor

Chris Stavros
Chief Deputy Assessor

April 29, 2019

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

Re: 2016 Delinquent taxes
Parcel No: 21-21-477-011
Name: 111 Homeowners Association

Honorable Council Chair Richard Snelgrove,

We recommend that you reduce the 2016 delinquent taxes from \$60.98 to \$-0- on the above referenced parcel.

This parcel was dedicated as common area on plat recorded December 02, 2015 entry number 12180943 and should be exempt.

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

DC/kh
enclosures

2016 PARCEL NUMBER 27-22-201-068-0000

T A X L E D G E R

RIGLB941

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REFERENCE PARCEL NUMBERS:
FROM 1S/27-22-201-041-0000

2016 27-22-201-068-0000
CASTLE CREEK HOMES
SOUTH, LLC
9067 S 1300 W
WEST JORDAN UT

84088-6514-67

BEG S 00 07'35" W 439.77 FT & E 55.64 FT & S 89 55'40" E
205.50 FT & N 00 07'35" E 16.60 FT FR N 1/4 COR SEC 22, T3S,
R1W, SIM; S 89 52'25" E 85.00 FT; N 00 07'35" E 15.00 FT; W
85.00 FT; S 00 07'35" W 15.00 FT TO BEG (BRING PT LOT C,
BECKSTEAD LANE PUD AMD). 0.03 AC.

2016 27-22-201-068-0000

ID NUMBER: 0000
DISTRICT: 38
B OF E:
AMEND NOTICE:

TAX CLASS 1:
TAX CLASS 2:
TAX CLASS 3:
TAX SALE: Y

ATT GARB: N
ATT PERS PROP: N
MTG HDR: 0000
BANKRUPT YR:
APPENDIX YR:

RELIEF
VETERAN: 0.00
BLIND: 0.00
LOC CRC BR: 0.00
ST CRC BR: 0.00
INDIGENT: 0.00
DISABL: 0.00
HARDSHIP: 0.00

T A X C A L C U L A T I O N S

LAND:	4,600		+	RETURNED CHECK:	0.00
+ BUILDINGS:	0		=	TOTAL CHARGES:	60.98
= FULL MARKET VAL:	4,600		-	TAX RELIEF:	0.00
- GREENBLT REDUCT:	0		-	PREPAYMENTS:	0.00
- EXEMPT REDUCTION:	0		=	TOTAL TAXES DUE:	60.98
- STATUTE REDUCT:	0		-	COLLECTIONS:	0.00
- RESIDENT EXEMPT:	0		=	BALANCE DUE:	60.98
= TAXABLE VALUE:	4,600				
- VETERAN EXEMPT:	0			PENALTY AMOUNT:	0.00
- BLIND EXEMPT:	0			RET CK FEE PD:	0.00
= RESIDUAL VALUE:	4,600				
* TAX RATE:	.0133560			REFUND CHECK AMT:	
= COMPUTED TAXES:	60.98				

BOARD LTR:	0.00
C/B BRD LTR:	0.00
PREPAY:	0.00
PAYMENT:	0.00
REC/TRN:	
REC DATE:	
MACH/RUN:	
PAID PROTEST:	N

-----> END OF PARCEL: 27-22-201-068-0000 <----- END OF PARCEL

PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)

04/29/2019
15:35:59

27-22-201-068-0000 PS ___ CATEGORY 202 GENERAL PROP

111 HOMEOWNERS ASSOCIATION

11693 S GROVES MEADOW CIR
SOUTH JORDAN
UT 84095-2266-93

ADDRESS SUPR
ID 21631744

MEMOS
RELATED PARCELS

LAST ACTION 08/21/2016 09.59.33 LAST PMT

		----- AMOUNTS DUE -----					
YEAR	DST	TAXES	PEN + FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2016	38	60.98	10.00	010117-042819	.0700	11.54	82.52
2017	38			010118-042819	.0725		

INTEREST CREDIT
END OF YEAR DATA

RETURN CHECK FEE

ADMIN FEE

TOTAL AS OF 04/29/2019

82.52

PF2=PRNT PF3=LST PF4=MENU PF5=SEGS PF6=MEMO PF7=PRV PRCL PF8=NXT PRCL PF9=TRAN
PF10=LEGAL PF11=PRV YRS PF12=NXT YRS PF13=DEFR PF14=PEN/FEE PF15=AUD CERT

PARCEL ID: 2016 27-22-201-068-0000

**** PARCEL LAST UPDATED : 02/10/2016

Owner Name CASTLE CREEK HOMES SOUTH, St Name BECKS BEND
 Owner Name LLC St Type IN
 Active Y - YES City 11062 S BECKS BEND
 Totl Acres .03 Site Nm IN
 Frt Num 11062 Prop Typ 901 - VAC-RES-DEV
 Frt Dir S - SOUTH Spec Prop Typ 901 - VAC-RES-DEV

Legal Desc BEG S 00
 07'35" W 439.77 FT & E 55.64 FT & S 89
 55'40" E 205.50 FT & N 00
 07'35" E 16.60 FT FR N 1/4 COR SEC 22
 , T3S,R1W, S1M; S 89
 52'25" E 85.00 FT; N 00
 07'35" E 15.00 FT; W 85.00 FT; S 00
 07'35" W 15.00 FT TO BEG (BEIN
 G PT LOT C, BECKSTEAD LANE PUD AMD) . 0.03 AC.
 NEW PARCEL 27222010680000 CREATED 20151213-20:35:40 2016 SEG FROM -053 (2ND CHANGE) 2/16 529

**** BATCHING # 1 LAST UPDATED : 02/10/2016

Batch Num 79237 Entrnc C - COMPLETE INSPECTI
 Batch Typ 46 Info Sourc H - HIST RECORD
 COLL ID 529 Visit Date 02/09/2016
 COLL Typ A - APPRAISER Tech ID 529

**** VALUATION LAST UPDATED :

Cost Land 4620 Cost Tag Used 2016 Sel Val 4600
 RCN 0 Inc Tag Used 2016 Sel Srce CS - COST
 RCNLD 0 Depr Year Used 2015 Land Val 4600
 Cost Totl 4600 Valu Finl Dat 05/18/2016 Bldg Val 0
 Cost Date 05/17/2016 Sel Land Val 4600 Finl Val 4600
 Land Tag Used 2016 Sel Bldg Val 0 Grndbit Val 0

**** LAND # 1 LAST UPDATED : 02/10/2016

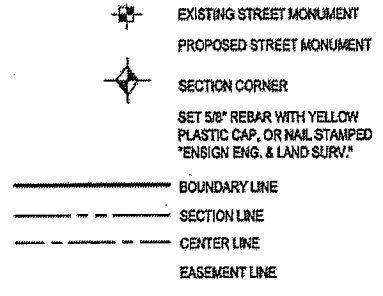
Lot Use R - RESIDENTIAL Nhd Eff T - TYPICAL
 Lot Typ PA - PRIMARY-ACRE Topo I - LEVEL
 Land Assr Cls RS - RES-SECONDRY Lot Shape R - REGULAR
 Acres .03 Lot Loc IN - INTERIOR
 Num Lots 1 Traffic L - LIGHT
 Zone 1207 Trafic Infl T - TYPICAL
 Wtr Avail Y - YES Str Typ T - TWO-WAY
 Sewer P - PUBLIC Str Typ P - PAVED
 Curb Gtr Y - YES Winter Use N - NONE
 Sewrk Y - YES Land View F - FULL
 Nhd Cod 27 Privacy N - NO
 Nhd Typ D - DEVELOPING

Equestrian N - NO
 Golf N - NO
 Mob Lot N - NO
 Land Val 4620
 Lessee Nam 1 CASTLE CREEK HOMES
 Lessee Nam 1 SOUTH, LLC
 Lessee Add. 1 9067 S 1300 W
 Lessee City WEST JORDAN UT
 Lessee Zip 84088-6514
 Lessee State 05/15/2016

- LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY UTILITY, PROPERTY UTILITIES AND PURCHASES ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, COARS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
2. MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
 3. SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED ~~Nov. 02, 2011~~ PREPARED BY ~~MT VIGOROUS~~ ARE SHOWN ON THIS PLAT. OWNER FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THIS PLAT.
 4. THIS PLAT IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT DATED MARCH 4, 2014, BY AND BETWEEN THE CITY OF SOUTH JORDAN AND BS SOLD PC, INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS, IF ANY, CREATED THEREIN AND RECORDED JUNE 25, 2014 AS ENTRY NO. 11871443, BOOK 10240, AT PAGE 6116 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY.
 5. THE FINISH FLOOR ELEVATION FOR SINGLE FAMILY RESIDENTIAL SHALL NOT EXCEED 4 FEET FROM THE AVERAGE TOP OF CURB ALONG THE FRONTAGE OF THE LOT.
 6. SHALLOW SEWER DEPTHS: CONTRACTOR SHALL FIELD VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
 7. PARCEL C TO BE OWNED AND MAINTAINED BY ~~THE HOA~~
 8. PARK STRIP ON 11010 SOUTH TO BE MAINTAINED BY ~~THE HOA~~

NOTE: THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OF AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.

QUESTAR NOTE:
 QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT



SHI
PROJECT
MANAGER
DRAWN BY
CHECKED
DATE: 8/8