



Kevin Jacobs
Salt Lake County Assessor

Chris Stavros
Chief Deputy Assessor

January 27, 2020

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

Re: 2018 Delinquent taxes
Parcel No: 14-35-228-023
Name: Utah Department of Transportation

Honorable Council Chair Max Burdick,

We recommend that you reduce the 2018 delinquent general property taxes on the above-named parcel from \$17,287.59 to \$4,149.02.

The Utah Department of Transportation acquired this property by Warranty Deed March 29, 2018 and it should have been 76% exempt for 2018. The remaining .224 acre went into the road.

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

PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)

01/27/2020
12:44:07

14-35-228-023-0000 PS ___ CATEGORY 202 GENERAL PROP

UTAH DEPARTMENT OF
%RIGHT OF WAY 4TH FL
PO BOX 148420
SALT LAKE CITY
UT 84114-8420-20

MEMOS
RELATED PARCELS

ADDRESS SUPR
ID 21631765

LAST ACTION 02/09/2019 15.45.09 LAST PMT

		----- AMOUNTS DUE -----						
YEAR	DST	TAXES	PEN + FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL	
2018	29	17,287.59	432.19	010119-012620	.0845	1,603.98	19,323.76	

INTEREST CREDIT
END OF YEAR DATA

RETURN CHECK FEE

ADMIN FEE

TOTAL AS OF 01/27/2020 19,323.76

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

2018 PRORATION (LAND & BLDG)

PARCEL NO.		14-35-228-023									
DAYS EXEMPT	DAYS IN YEAR	% ACREAGE EXEMPT	PARCEL ACRES	% EXEMPT FOR 2020	ORIGINAL TAXABLE VALUE	EXEMPT AMOUNT	NEW TAXABLE VALUE	TAX RATE FOR 2018	ESTIMATED TAX FOR 2018 SUBJECT TO CHANGE		
277	365	0.7589	0.65	0.65	1.0000	0.76	\$1,100,700	\$836,532	\$264,168	0.0157060	\$ 4,149.02

ATT GARBAGE	0000	MTG HOLDER	0000	+	BUILDINGS	732,600
WEED/DEMO	-	ALTERNATE	0000	=	FULL MARKET VAL	1,100,700
SPEC IMP	-	APPENDIX YR	0000	-	GREENBLT REDUCT	0
ATT PERS PROP	-	BNKRPT YEAR	0000	-	EXEMPT REDUCTN	0
TX SALE X BOFE	-	BNKRPT CHAP	-	-	STATUTE REDUCT	0
PRINT P PUP	-	BKRPT CASE	-	-	RESIDENT EXEMPT	0
LOC CB	0.00	MH BNK CASE	-	=	TAXABLE VALUE	1,100,700
ST CB	0.00	REF L I E F	-	-	VET/BLND EXEMPT	0
INDGNT	0.00	VETERN	0	=	RESIDUAL VALUE	1,100,700
DISABL	0.00	BLIND	0	*	TAX RATE	.0157060
HRDShP	0.00	BRD LT	0.00	=	COMPUTED TAXES	17,287.59
	0.00	C/B BL	0.00	+	RETURNED CHECK	0.00
	0.00	BL DATE	00/00/0000	=	TOTAL CHARGES	17,287.59
	0.00	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	17,287.59
PENALTY	0.00	MACH	000	-	COLLECTIONS	0.00
RET CK FEE PAID	0.00	TRAN	0	=	BALANCE DUE	17,287.59
RECEIPT DATE	00/00/0000	NUMBR	0			
COLLECTION MODIFICATION	00/00/0000	REASON	-			
BY 00000000 OFFICE						

PARCEL ID: 2018 14-35-228-023-0000

**** PARCEL LAST UPDATED : 02/12/2018

Owner Name	WVC PROPERTY, LLC	Site Nm	RADIO SHACK	Gis Y	7422757
Active	Y - YES	Mail Frt Num	5635	Prop Typ	500 - IMP-COMMRCL
Totl Acres	.65	Mail Frt Dir	W - WEST	Spec Prop Typ	581 - NBHD-CENTER
Owner Ocpd	N - NO	Mail St Typ		Tax Dist	29
Frt Num	5635	Mail St Dir	S - SOUTH	Tax Dist Loc	WVC/G
Frt Dir	W - WEST	Mail St Nam	3500	Res Exmpt	N - NO
St Name	3500	MuniZone	C-2	Detail Yr	8 - INVALID CODE
St Dir	S - SOUTH	Bofe	12	New Grth Yr	97 - 1997 NEW GRWTH
City	WVC	CommReap	16CR - COMM REAPP 2016	Update Yr	2016
Zip	84128	Gis X	1494603	Reinspctn	L9 - LIEN DATE 2019

Legal Desc BEG S 89

59'10" W 203.4 FT & S 0
 12'50" E 40 FT FR NE COR OFSEC 35, T 1S, R 2W, S L M; S 0
 12'50" E 200 FT; S 8
 9
 59'10"W 143.66 FT; N 0
 00'50" W 42 FT; N 89
 59'10" E 3 FT; N 0
 00'50" W 158 FT; N 89
 59'10" E 140 FT TO

.42 Acquired by UDOT

Memo BEG. 0.65 AC M ORL. 5476-0373 7305-1624 7341-0832 7378-0208 7426-774 7426-7808353-8431 9221-5610 10072-9333
 Rent loss 4/13 954// 2014 1/2 BLDG VAC RENT LOSS ADJ 997// 2015 CHNG LAND ASSR CLASS FROM CP TO CS. 4-UNITS.
 03/15 942// 2015 LIST REVIEW - VALUE APPEARS OK. 5/15 943// 2016 LONG-TERM VAC, 3 OF 4 UNITS VAC, ONLY RADIO
 SHACK IS OPEN RL AND LOWER LEASE RATE 997// NC RADIO SHACK STILL THERE. 4/17 790// 2018 RECK, NO OCCUP, ADJ L5
 UPDATED SK SEC, 100% VAC AND COND, 2-2018, 938 //

**** BATCHING # 3 LAST UPDATED : 03/02/2011

Batch Num	55544	Entrnc	1 - EXTERIOR ONLY	Data Entry Date	03/02/2011
Batch Typ	21	Info Sourc	H - HIST RECORD	Batching Date	07/26/2010
Coll ID	939	Visit Date	01/20/2011	RTF	03/21/2011
Coll Typ	A - APPRAISER	Tech ID	572		

**** BATCHING # 4 LAST UPDATED : 05/31/2016

Batch Num	70909	Entrnc	2 - INTERIOR & EXTERI	Data Entry Date	03/03/2014
Batch Typ	74	Info Sourc	H - HIST RECORD	Batching Date	11/20/2013
Coll ID	997	Visit Date	03/03/2014	RTF	03/26/2014
Coll Typ	A - APPRAISER	Tech ID	585	Bld Per/Rein	RM4/L4

**** BATCHING # 5 LAST UPDATED : 03/03/2015

Batch Num	77083	Entrnc	1 - EXTERIOR ONLY	Data Entry Date	03/04/2015
Batch Typ	75	Info Sourc	H - HIST RECORD	Batching Date	02/25/2015
Coll ID	942	Visit Date	03/04/2015	RTF	03/26/2015
Coll Typ	A - APPRAISER	Tech ID	942	Bld Per/Rein	/L5

**** BATCHING # 6 LAST UPDATED : 05/31/2016

Batch Num	77679	Entrnc	2 - INTERIOR & EXTERI	Data Entry Date	04/14/2016
Batch Typ	26	Info Sourc	H - HIST RECORD	Batching Date	05/13/2015
Coll ID	997	Visit Date	04/14/2016	RTF	04/28/2016
Coll Typ	A - APPRAISER	Tech ID	570		

**** BATCHING # 7 LAST UPDATED : 06/08/2015

Batch Num	77958	Visit Date	06/08/2015	Batching Date	06/08/2015
Batch Typ	86	Tech ID	599		

MTC 246430
WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

12743374
3/29/2018 11:20:00 AM \$14.00
Book - 10660 Pg - 1233-1235
ADAM GARDINER
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

Warranty Deed
(Limited Liability Company)

Salt Lake County	Tax ID No.	14-35-228-023
	PIN No.	13149
	Project No.	S-0085(9)
	Parcel No.	0085:9021

WVC Property LLC

a Limited Liability Company of the State of Utah Grantor(s),
hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION,
Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114,
for the sum of TEN (\$10.00) Dollars,
and other good and valuable considerations, the following described parcel of land in
Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the construction of the highway known as the Mountain View Corridor, being part of an entire tract of property situate in the NE1/4NE1/4 of Section 35, T.1S., R.2W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the existing southerly right of way line of 3500 South Street and easterly boundary line of said entire tract, which point is 203.00 feet S.89°59'10"W. along the section line and 40.00 feet S.00°12'50"E. from the Northeast Corner of said Section 35, said point is also approximately 25.00 feet perpendicularly distant southerly from the 3500 South Street Control Line opposite engineer station 3528+95.58; and running thence S.00°12'50"E. 69.50 feet along said easterly boundary line to a line that is parallel with and 94.50 feet perpendicularly distant southerly from said control line opposite engineer station 3528+95.82; thence S.89°59'10"W. 140.38 feet along said parallel line to the westerly boundary line of said entire tract, at a point 94.50 feet perpendicularly distant southerly from said control line opposite engineer

Continued on Page 2
LIMITED LIABILITY RW-01LL (11-01-03)

PAGE 2

PIN No.	13149
Project No.	S-0085(9)
Parcel No.	0085:9021

station 3527+55.44; thence N.00°00'50"W. 69.50 feet along the westerly boundary line to a point in the said existing southerly right of way line of 3500 South Street, said point is also parallel to and 25.00 feet perpendicularly distant southerly from said control line opposite engineer station 3527+55.44; thence N.89°59'10"E. 140.14 feet along said existing southerly right of way line to the point of beginning. The above described part of an entire tract of land contains 9,748 square feet or 0.224 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°15'15" clockwise to obtain highway bearings.)

Continued on Page 3
LIMITED LIABILITY RW-01LL (11-01-03)

PIN No. 13149
Project No. S-0085(9)
Parcel No. 0085:9021

IN WITNESS WHEREOF, said WVC Property LLC
has caused this instrument to be executed by its proper officers thereunto duly authorized,
this 29th day of March, A.D. 20 18.

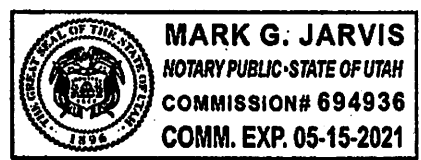
STATE OF Utah)
) ss.
)
)
COUNTY OF Salt Lake)

WVC Property LLC
Limited Liability Company
By Gerald Warren White
Manager

On the date first above written personally appeared before me,
Gerald Warren White, who, being by me duly sworn, says that he is the
Manager of WVC Property LLC, a Limited Liability Company, and that the within and
foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and
said Gerald Warren White acknowledged to me that said company
executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

[Signature]
Notary Public



MTC 246430
WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

12743375
3/29/2018 11:20:00 AM \$14.00
Book - 10660 Pg - 1236-1238
ADAM GARDINER
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 3 P.

Warranty Deed

(Limited Liability Company)

Salt Lake County

Tax ID No. 14-35-228-023
PIN No. 13149
Project No. S-0085(9)
Parcel No. 0085:9021:ST

WVC Property LLC

a Limited Liability Company of the State of Utah Grantor(s),
hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION,
Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114,
for the sum of TEN (\$10.00) Dollars,
and other good and valuable considerations, the following described parcel of land in
Salt Lake County, State of Utah, to-wit:

A parcel of land in fee for the construction of the highway known as the Mountain View Corridor, being part of an entire tract of property situate in the NE1/4NE1/4 of Section 35, T.1S., R.2W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at a point in the easterly boundary line of said entire tract, which point is 203.00 feet S.89°59'10"W. along the section line and 109.50 feet S.00°12'50"E. from the Northeast Corner of said Section 35, said point is also approximately 94.50 feet perpendicularly distant southerly from the 3500 South Street Control Line opposite engineer station 3528+95.82; and running thence S.00°12'50"E. 130.50 feet along said easterly boundary line to a line that is parallel with and 225.00 feet perpendicularly distant southerly from said control line opposite engineer station 3528+96.28; thence S.89°59'10"W. 143.84 feet (143.66 feet by record) along said parallel line to the east line of Lot 12, Jonesdale Subdivision No. 5, according to the official plat, on file, recorded August 21, 1961 as Entry No. 1795487 in Book X at

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LIMITED LIABILITY RW-01LL (11-01-03)

PAGE 2

PIN No. 13149
Project No. S-0085(9)
Parcel No. 0085:9021:ST

Page 38 in the office of the Salt Lake County Recorder; thence N.00°00'50"W. 42.00 feet along the said east lot line; thence N.89°59'10"E. 3.00 feet to the westerly boundary line of said entire tract; thence N.00°00'50"W. 88.50 along said westerly boundary line to a line parallel with and at a point 94.50 feet perpendicularly distant southerly from said control line opposite engineer station 3527+55.44; thence N.89°59'10"E. 140.38 feet along said parallel line to the point of beginning. The above described part of an entire tract of land contains 18,476 square feet or 0.424 acre in area, more or less.

(Note: Rotate all bearings in the above description 00°15'15" clockwise to obtain highway bearings.)

Continued on Page 3
LIMITED LIABILITY RW-01LL (11-01-03)

BK 10660 PG 1237

PIN No. 13149
Project No. S-0085(9)
Parcel No. 0085:9021:ST

IN WITNESS WHEREOF, said WVC Property LLC
has caused this instrument to be executed by its proper officers thereunto duly authorized,
this 29th day of March, A.D. 20 18.

STATE OF Utah)
) ss.

WVC Property LLC
Limited Liability Company

COUNTY OF Salt Lake)

By Gerald Warren White
Manager

On the date first above written personally appeared before me, Gerald Warren White, who, being by me duly sworn, says that he is the Manager of WVC Property LLC, a Limited Liability Company, and that the within and foregoing instrument was signed on behalf of said company by authority of its Articles of Organization, and said Gerald Warren White acknowledged to me that said company executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

[Signature]
Notary Public

