



Kevin Jacobs
Salt Lake County Assessor

Chris Stavros
Chief Deputy Assessor

June 22, 2020

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

Re: Rollback Taxes TC#8054
Parcel No: 18-27-400-001
Name: TCFC PC LEASECO LP

Honorable Council Chair: Max Burdick,

We recommend that you void rollback billed on TC#8054.

This rollback was billed due to a lack of response from the taxpayer. It was appealed to the Board of Equalization and it was determined that the property should continue in the Greenbelt status.

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

Respectfully,

Kevin Jacobs
Salt Lake County Assessor
Chris Stavros
Chief Deputy Assessor

DC/kh

enclosures

May 21, 2020

TCFC PC LEASECO LP
PO BOX 680033
PARK CITY UT

84068

RE: Notice of final decision on 2019 appeal - Parcel No.

18-27-400-001-0000

Dear Taxpayer:

The County Board of Equalization, after review and consideration of the appeal denied any adjustment to the market value and taxable status of the property as shown:

	Original valuation from valuation notice	Valuation as adjusted by the Board
Total GB land Value with Bldgs	\$ 960	\$ 960
Total Fair Market Value	\$ 386,600	\$ 386,600

If you desire to review the findings and basis of this decision, the file related to this parcel is available for inspection at the above address.

The denial of adjustment is effective immediately. If you are not satisfied with the decision made by the Salt Lake County Board of Equalization, you may file an appeal to the Utah State Tax Commission on the enclosed appeal form. The appeal must be filed at the address shown at the top of this letter on or before the 23rd day of June, 2020.

DO NOT forward your appeal directly to the Utah State Tax Commission as this will only delay your appeal. The County is required to provide all documents associated with the original filing and this decision when forwarding the appeal to the State Tax Commission.



The above decision results in the following amount of taxes due:

2019 Property Taxes			
	Taxable Value	960	
	Vet/Blind Exempt	0	
	Residual Value	960	
	Tax Rate	.0146120	
	Computed Taxes		14.03
	Attached Personal Property		0.00
	Certifications		0.00
	Total Charges		14.03
	Tax Relief	0.00	
	Prepayments	0.00	
	Collections		24.03
	Penalties		10.00
			=====
	2019 Due =		0.00

Amount is subject to penalty and interest. Call treasurer for pay off.

PLEASE DETACH AND RETURN ONLY THE STUB WITH TAX PAYMENT
Keep top portion for your records.

Make Checks payable to: Salt Lake County Treasurer
P. O. Box 410418
Salt Lake City, Utah
84141-0418

ADJUSTED AMOUNT
TOTAL DUE AND PAYABLE
0.00

NOTICE: CASH MAILED AT TAXPAYER'S RISK
TAX PAYMENTS STUB MUST ACCOMPANY PAYMENT
YOUR CANCELLED CHECK WILL SERVE AS YOUR RECEIPT

REQUEST FOR CHANGE OF MAILING ADDRESS
NAME _____
ADDRESS _____

ROLLBACK TAX NOTICE

Treasurer's Control # 8054
 Parcel #: 18-27-400-001
 Acreage: 193.15
 Location: 3399 S LAMBS CYN

Date of Inquiry:
 Date Subject to Rollback: 12/30/19
 Date Lien Recorded: 12/30/19
 Recorder's Entry #:

Ownership: TCFC PC LEASECO LP
 Address: P.O. BOX 680033
 PARK CITY, UT 84068

New Owner:
 Address:

Current Parcel #:

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	FAA Tax Due and/or Paid
2015	18-27-400-001	193.15	193.15	1.000	\$386,600	\$386,600	22C	0.0150190	\$5,806.35	GRAZE 4	\$966	\$14.51
2016	18-27-400-001	193.15	193.15	1.000	\$386,600	\$386,600	22C	0.0140580	\$5,434.82	GRAZE 4	\$966	\$13.58
2017	18-27-400-001	193.15	193.15	1.000	\$386,600	\$386,600	22C	0.0142100	\$5,493.59	GRAZE 4	\$966	\$13.73
2018	18-27-400-001	193.15	193.15	1.000	\$386,600	\$386,600	22C	0.0151040	\$5,839.21	GRAZE 4	\$966	\$14.59
2019	18-27-400-001	193.15	193.15	1.000	\$386,600	\$386,600	22C	0.0146120	\$5,649.00	GRAZE 4	\$966	\$14.12
									Totals:	\$28,222.97		\$70.53

Total Market Taxes Due: \$28,222.97
 Total Greenbelt/FAA Taxes Due and /or Paid: \$70.53
TOTAL ROLLBACK TAXES DUE: \$28,152.44

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:	

CANCELATION
NOTICE OF ROLLBACK TAX LIEN TC# 8054
ENTRY # 13158283 DATED 12/30/2019
BOOK 10878 PAGE 7133
SUBJECT TO ROLLBACK IN FUTURE
TC#

13301805
06/18/2020 11:05 AM \$0.00
Book - 10963 Pg - 3540
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SL CO ASSESSOR-GREENBELT
GREENBELT N2019
BY: TCA, DEPUTY - WI 1 P.

SALT LAKE COUNTY
CANCELLATION OF ROLLBACK TAX LIEN

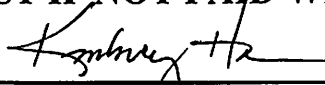
On the 18th day of JUNE, 2020, this land became subject to the rollback tax imposed by section 59-2-506, UCA 1953 by virtue of the original application recorded: 12/19/74 continuance recorded: 04/19/95, 3/19,2013, 08/22/2013

COMPLETE LEGAL DESCRIPTION;

OWNER: TCFC PC LEASECO LP	LOC: 3399 LAMBS CNYN
THAT PART OF SE 1/4 SEC 27 & THAT PART OF NE 1/4 SEC 34 T 1S R 3E SL MER LYING IN SALT LAKE COUNTY & COM N 89-47' E 2543.22 FT FR W 1/4 COR SD SEC 27 S 4568.66 FT S 43-15' W 328.7 FT N 49-51' W 659.34 FT N 88-11' W 1162.26 FT N 75-48' W 289.74 FT S 79-47' W 374.88 FT S 948.1 FT M OR L TO W 1/4 COR SD SEC 34 E 2640 FT N 5280 FT M OR L S 89-47' W 96.78 FT M OR L TO BEG 193.15 AC	

Parcel Number 18-27-400-001 Number of acres 193.15

Total Rollback Amount Due \$ 28,152.44, SUBJECT TO PENALTY AND INTEREST IF NOT PAID WITHIN 30 DAYS FROM LIEN DATE.



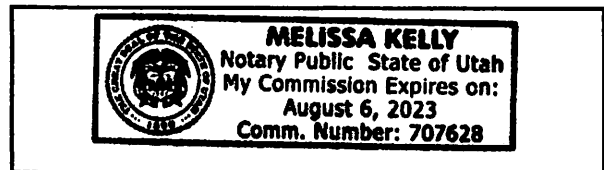
Deputy County Assessor

NOTARY

Subscribed and sworn to before me this 18 day of June, 2020



Notary Public



Notary Stamp

TC # 8054

Entry 13158283
12/30/19

Book 10878 pg 1133

**SALT LAKE COUNTY
NOTICE OF ROLLBACK TAX LIEN**

On the 30 day of DECEMBER, 2019, this land was withdrawn from assessment under the Farmland Assessment Act (FAA) and became subject to rollback taxes imposed by Section 59-2-506, UCA 1953 by virtue of the original application recorded: 12/19/1974; continuance recorded: 4/19/1995, 3/19/2013, 8/22/2013.

Owner: TCFC PC LEASECO LP

Parcel Number(s): 18-27-400-001

Location: 3399 S LAMBS CYN

Number of Acres: 193.15

Complete Legal Description:

THAT PART OF SE 1/4 SEC 27 & THAT PART OF NE 1/4 SEC 34 T 1S
R 3E SL MER LYING IN SALT LAKE COUNTY & COM N 89-47' E
2543.22 FT FR W 1/4 COR SD SEC 27 S 4568.66 FT S 43-15' W
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COR SD SEC 34 E 2640 FT N 5280 FT M OR L S 89-47' W 96.78 FT
M OR L TO BEG 193.15 AC

Total rollback amount due \$ 28,152.44 SUBJECT TO PENALTY AND INTEREST IF NOT PAID WITHIN 30 DAYS FROM LIEN DATE.

Deputy County Assessor

NOTARY PUBLIC

Subscribed and sworn to before me this _____ day of _____, 2019.