



Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

February 26, 2021

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

Re: 2019 Delinquent taxes
Parcel No: 21-25-387-007
Name: Utah Department of Transportation

Honorable Council Chair Steve DeBry,

We recommend you reduce the 2019 delinquent general property tax on the above-named parcel from \$1580.40 to \$1311.73.

Utah Department of Transportation acquired this property by Order of Immediate Occupancy, Pendente Lite dated October 30, 2019. This parcel should have been 17% exempt for 2019.

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,

Chris Stavros
Salt Lake County Assessor
Tyler Andrus
Chief Deputy Assessor

cc: Salt Lake County Assessor's Office
Attn: Melissa Kelly
cc: Salt Lake County Treasurer
cc: Utah Department of Transportation
C/O Right of Way
PO BOX 148420 4th Floor
Salt Lake City, UT 84114

DC/MK
Rec: 02/26/2021
enclosures

PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)

02/26/2021
12:21:40

21-25-387-007-0000 PS _____ CATEGORY 202 GENERAL PROP

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

ADDRESS SUPR
ID 21633985

LAST ACTION 02/04/2012 17.29.10 LAST PMT 03/14/2012 71 2 1123001

----- AMOUNTS DUE -----

YEAR	DST	TAXES	PEN + FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2017	30			010118-022521	.0725		
2018	30			010119-022521	.0845		
2019	30	1,580.40	39.51	010120-022521	.0775	145.15	1,765.06
2020	30			010121-022521	.0700		

INTEREST CREDIT
END OF YEAR DATA

RETURN CHECK FEE

ADMIN FEE

TOTAL AS OF 02/26/2021

1,765.06

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

62/365 = 0.169

The Order of the Court is stated below:

Dated: October 30, 2019
02:39:34 PM

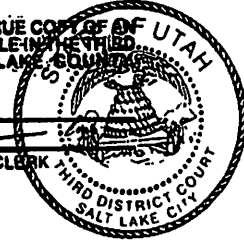
/s/ SU CHON
District Court Judge



I CERTIFY THAT THIS IS A TRUE COPY OF AN ORIGINAL DOCUMENT ON FILE IN THE THIRD DISTRICT COURT, SALT LAKE COUNTY, STATE OF UTAH.

DATE: 10-30-19

[Signature]
DEPUTY COURT CLERK



JUSTIN G. JENSEN (#8310)
JAMES L. WARLARUMONT (#3386)
Assistant Attorneys General
SEAN D. REYES (#7969)
UTAH ATTORNEY GENERAL
Attorneys for Plaintiff
160 East 300 South, 5th Floor
P.O. Box 140857
Salt Lake City, Utah 84114-0857
Telephone (801) 366-0353
justinjensen@agutah.gov
jwarlaumont@agutah.gov

13117458
11/06/2019 10:43 AM \$0.00
Book - 10856 Pg - 4534-4539
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH

UT ST-DEPT OF TRANSPORTATION
BOX 148420 ATT: NONE WARDLE
SLC UT 84114-8420
BY: BRH, DEPUTY - UT 6 P.

**IN THE THIRD JUDICIAL DISTRICT COURT
IN AND FOR SALT LAKE COUNTY, STATE OF UTAH**

UTAH DEPARTMENT OF
TRANSPORTATION,

Plaintiff

vs.

ISA, LLC, a Utah limited liability company;
HOUSE OF DRAPERY, a Utah corp.;
ARTISAN TITLE INSURANCE AGENCY, a
Utah corp.; MID VALLEY BUSINESS
CENTER, a Utah limited liability company.;
AMERICAN UNITED FAMILY OF CREDIT
UNIONS, a Utah corp.; GRANITE FEDERAL
CREDIT UNION, a Utah corp.; and JOHN
DOES 1 - 10,

Defendants.

**ORDER OF IMMEDIATE OCCUPANCY,
PENDENTE LITE**

Project No. S-I15-7(34)295
Parcel Nos. 344H:T

Affecting Tax Id. Nos. 21-25-387-007

Civil No. 190906985

Judge Su Chon

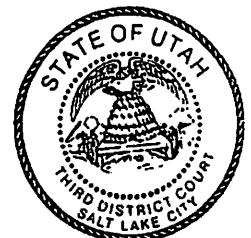
Tier 2

Plaintiff, the Utah Department of Transportation's ("UDOT"), unopposed Motion for
Order of Occupancy *Pendente Lite* having been submitted for decision and the Court having

reviewed the motion and exhibits including the Affidavit of Charles A. Stormont, and for good cause appearing,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that:

1. Plaintiff's Motion for Order of Occupancy *Pendente Lite* is granted.
2. The Plaintiff Utah Department of Transportation is an agency of the State of Utah with the power of eminent domain.
3. The Plaintiff Utah Department of Transportation is entitled to condemn the property which is the subject of this lawsuit.
4. The public use for which the power of eminent domain is being exercised in this matter is for highway and highway-related purposes authorized under Utah Code §§ 72-5-101 *et. seq.* and 78B-6-501 *et. seq.*
5. Pursuant to Utah Code § 78B-6-510(2), the Court has taken proof by affidavit that:
 - (a) UDOT's approved appraised value of the premises sought to be condemned is in the amount of \$205,500.00.
 - (b) the Property, being condemned, is necessary for the transportation needs of Salt Lake County to provide a safe means of travel and that UDOT requires speedy occupancy of the described premises to avoid the waste of public resources associated with project interruptions and delay.
6. After entry, this Order shall be effective when the Plaintiff deposits with the Clerk of the Court the appraised value of the Subject Property interests in the sum of \$205,500.00, pursuant to Utah Code § 78B-6-510.
7. The Plaintiff, its contractors, assignees and permittees are granted the right to



occupancy of the following premises on November 1, 2019, *pendente lite*, and to do whatever construction, relocation of utilities, and other work thereon as may be required in furtherance of the project described in Plaintiff's Complaint in Eminent Domain:

Tax Id No. 21-25-387-007

Parcel No. S-115-7:344H:T

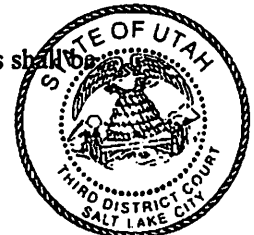
A Condominium Unit in fee, being all of Unit 7 of the Interstate Shops At Midvale Condominium, a Commercial Condominium Project recorded as Entry No. 9137417, in Book 2004P at Page 217 in the Salt Lake County Recorder's Office, situate in the SE1/4 SW1/4 of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, incident to the widening of I-15, known as Project No S-115-7(341)295. The boundaries of said Condominium Unit are described as follows:

Unit No. 7, contained within the INTERSTATE SHOPS AT MIDVALE CONDOMINIUM, a Commercial Condominium Project, as the same is identified in the Record of Survey Map recorded in Salt Lake County, Utah, as Entry No. 9137417 (as said Map may have heretofore been amended or supplemented) and in the Declaration of Condominium for Interstate Shops at Midvale Condominium recorded in Salt Lake County, Utah as Entry No. 9137418, in Book 9022, at Page 1762 (as said Declaration may have heretofore been amended or supplemented), of the Official Records.

Together with: (a) the undivided interest in said Condominium Project's Common Areas and Facilities which is appurtenant to said Unit; (b) the exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said Unit; and (c) the non-exclusive right to use and enjoy the Common Areas and Facilities included in said Condominium Project (as said Project may hereafter be expanded) in accordance with the aforesaid Declaration and Survey Map (as said Declaration and Map may hereafter be amended or supplemented) and the Utah Condominium Act.

The above described Condominium Unit 7 contains 1,304 square feet or 0.029 acre.

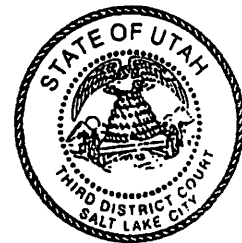
8. This Order is entered pursuant to Utah Code § 78B-6-510. Accordingly, consistent with § 78B-6-510(6): (a) upon the application of the parties in interest, the Court shall order that the money deposited in the Court be paid before judgment as an advance on the just compensation to be awarded in this proceeding; (b) the advance payment of the funds shall be



considered to be an abandonment by the Defendants of all defenses except a claim for greater compensation; (c) if the compensation finally awarded exceeds the advance, the Court shall enter judgment against UDOT for the amount of the deficiency; and, (d) if the advance received by the Defendants is greater than the amount finally awarded, the court shall enter judgment against the Defendants for the amount of the excess.

9. This Order is entered without prejudice to the Defendants right to contest the amount of just compensation to be paid to the Defendant for the Subject Property. Pursuant to Utah Code § 78B-6-510(5)(c)(i) and (ii), judgment shall include, as part of the compensation awarded to the Defendants, interest at an annual rate of 8% per annum on the amount finally awarded to the Defendants as the value of the property and damages, from the date of this order to the date of judgment, except that the Court may not awarded interest on the amount that is deposited with the Court.

**ENTERED BY THE COURT EFFECTIVE AS OF THE DATE THE
COURT'S STAMP IS AFFIXED TO THE FIRST PAGE OF THIS DOCUMENT.**



CERTIFICATE OF SERVICE

I certify that on October 17, a true and correct copy of the foregoing ORDER OF IMMEDIATE OCCUPANCY, *PENDENTE LITE* was served upon the following persons in the manner as indicated below:

James T. Dunn
1108 West South Jordan Parkway, Suite D
South Jordan, UT 84095
Attorney for ISA, LLC and House of Drapery

- Via U.S. Mail
- Via Hand Delivery
- Via e-mail transmission (w. docs.)
- E- Filing
- Other:

Bruce L. Richards
Dean A. Stuart
BRUCE L. RICHARDS & ASSOCIATES
455 East 500 South, Suite 401
Salt Lake City, UT 84111
Attorneys for Granite Federal Credit Union

- Via U.S. Mail
- Via Hand Delivery
- Via e-mail transmission (w. docs.)
- E- Filing
- Other:

David Delahunty
Registered Agent of Service for
ARTISAN TITLE INSURANCE AGENCY, INC.
6340 South 3000 East, #650
Cottonwood Heights, UT 84121

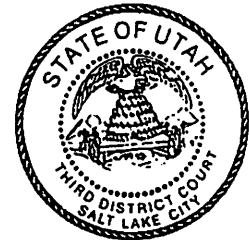
- Via U.S. Mail
- Via Hand Delivery
- Via e-mail transmission (w. docs.)
- E- Filing
- Other:

West D. Haradin
Registered Agent of Service for
MID VALLEY BUSINESS CENTER, LLC
2930 E Willow Creek Drive
Sandy, UT 84093

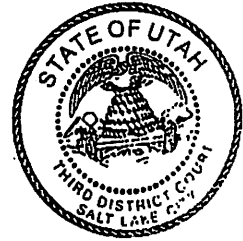
- Via U.S. Mail
- Via Hand Delivery
- Via e-mail transmission (w. docs.)
- E- Filing
- Other:

Michelle Thorne
Registered Agent of Service for
AMERICAN UNITED FAMILY OF CREDIT UNIONS
2687 West 7800 South
West Jordan, UT 84088

- Via U.S. Mail
- Via Hand Delivery
- Via e-mail transmission (w. docs.)
- E- Filing
- Other:



/s/ Amy Casterline



2019 PRORATION (LAND & BLDG)

PARCEL NO. 21-25-387-007-0000											
DAYS EXEMPT	DAYS IN YEAR	%	ACREAGE EXEMPT	PARCEL ACRES	%	% EXEMPT FOR 2019	ORIGINAL TAXABLE VALUE	EXEMPT AMOUNT	NEW TAXABLE VALUE	TAX RATE FOR 2019	ESTIMATED TAX FOR 2019 SUBJECT TO CHANGE
62	365	0.1699	0.02	0.02	1.0000	0.17	\$114,100	\$19,397	\$94,703	0.0138510	\$ 1,311.73