



Kevin Jacobs
Salt Lake County Assessor

Chris Stavros
Chief Deputy Assessor

June 14, 2018

The Salt Lake County Council
Attn: Aimee Winder Newton
2001 South State Street N2-200
Salt Lake City, UT 84190-1010

Re: 2012 & 2013 Delinquent taxes
Parcel No: 22-31-276-076 PS 102
Name: Garden Glen Homeowners

Honorable Council Chair Aimee Winder Newton,

We recommend that you reduce the following delinquent general property taxes; the 2012 taxes from \$181.62 to zero and the 2013 delinquent taxes \$183.48 to zero on the above named parcel.

This parcel was dedicated to the owners association on the plat entry number 1104842 recorded June 28, 2011 along with the declaration entry number 11204843 part E stating that the association shall own lot 21. This was missed by the Recorder's Office but has since been corrected.

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

cc: Salt Lake County Assessor's Office
Attn: Kimberley Hansen

DC/kh
enclosures

Kim Hansen

From: Rich Richmond
Sent: Monday, May 7, 2018 11:50 AM
To: Stuart Tsai
Cc: Lynn Walkenhurst; Karen Helfrich
Subject: AD #23 and AD #24 - VACANT

As a follow up here is some history regarding the original parcel 22-31-376-076 and the new parcels 22-31-376-076 (1) now -111 and 22-31-376-076 (102) now -112.

The plat for Garden Glen Subdivision recorded 6/28/2011 at entry #11204842 along with a Declaration at entry #11204843. In said Declaration Part E, Paragraph 4 states: "This association shall own lot 21..." While the Declaration does attempt to create an Association it appears this language was missed by the Recorder's Office while setting up assessments for this subdivision and therefore the Lot 21 in question .

Lot 21 was originally divided into two parcels 22-31-376-075 a small triangular parcel at the southwest corner of said lot then and now determined to be owned by Midvale City. Also, 22-31-376-076 comprising the rest of Lot 21 and thought at the time to be owned by and therefore assessed to SCP Garden Glen LLC.

On October 28, 2013 SCP Garden Glen LLC issues a Quit Claim Deed to Garden Glen Homeowners Association Inc. recorded at entry #11749511. At this time the Recorder's Office divided 22-31-376-076 into 2 new parcels. 22-31-376-111 as remnant parcel and 22-31-376-112 as a parcel now owned by the HOA. While I feel ad #24 parcel 22-31-376-076 (102) a.k.a. 22-31-376-112 reflects the correct ownership and is now properly assessed to the HOA there is question whether it should have originally been assessed to the HOA by virtue of the Declaration recorded 6/28/2011 at entry #11204843.

My findings for Ad #23 are detailed below.

Please feel free to share this information and to contact me with any questions or concerns.

Rich



Kenneth (Rich) Richmond
DIVISION ADMINISTRATOR

Salt Lake County Recorder

(385) 468-8155 ✉ krichmond@slco.org

2001 So. State Street #N1600, Salt Lake City, Utah 84190

PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)

05/08/2018
08:05:03

22-31-376-076-0000 PS 102 CATEGORY 202 GENERAL PROP

GARDEN GLEN HOMEOWNERS
%JUSTIN ATWATER
500 N MARKET PLACE DR #250
CENTERVILLE
UT 84014

TAX SALE CERTIFIED
MEMOS
RELATED PARCELS

ADDRESS SUPR
ID 21634812

LAST ACTION 08/18/2014 15.55.42 LAST PMT

		AMOUNTS DUE						
YEAR	DST	TAXES	PEN	+ FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2012	35	181.62		10.00	010113-050718	.0700	71.77	263.39
2013	35	183.48		10.00	010114-050718	.0700	58.92	252.40

INTEREST CREDIT
END OF YEAR DATA

RETURN CHECK FEE

ADMIN FEE 250.00
TOTAL AS OF 05/08/2018 765.79

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

REFERENCE PARCEL NUMBERS:
FROM TS/22-31-376-063-0000

2012 22-31-376-076-0000
SCP GARDEN GLEN LLC
500 N MARKETPLACE DR #201
CENTERVILLE UT 84014

LOT 21, GARDEN GLEN SUB; LESS & EXCEPT BEG N 823.84 FT &
1527.31 FT E & S 4 45'45" E 212.95 FT FR SW COR SEC 31 T2S,
R1E, SIM; E 40.87 FT; N 34 W 83.39 FT; S 04 45'45" E 69.37
FT TO BEG. 0.17 AC M OR L.

2012 22-31-376-076-0000
ID NUMBER: 0000
DISTRICT: 35
B OF E:
AMEND NOTICE:

TAX CLASS 1: ATT GARB: N
TAX CLASS 2: ATT PERS PROP: N
TAX CLASS 3: MTG HLDR: 0000
TAX SALE: Y 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

**** PRIOR TAX SALES ****
***** TAX SALE *****

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

LAND:	16,800		+	RETURNED CHECK:	0.00
+ BUILDINGS:	0		=	TOTAL CHARGES:	257.29
= FULL MARKET VAL:	16,800		-	TAX RELIEF:	0.00
- GREENBLT REDUCT:	0		-	PREPAYMENTS:	0.00
- EXEMPT REDUCTION:	0		=	TOTAL TAXES DUE:	257.29
- STATUTE REDUCT:	0		-	COLLECTIONS:	0.00
- RESIDENT EXEMPT:	0		=	BALANCE DUE:	257.29
= TAXABLE VALUE:	16,800				
- VETERAN EXEMPT:	0			PENALTY AMOUNT:	0.00
- BLIND EXEMPT:	0			RET CK FEE PD:	0.00
= RESIDUAL VALUE:	16,800				
* TAX RATE:	.0153150			REFUND CHECK AMT:	
= COMPUTED TAXES:	257.29				

COLLECTIONS

PREPAY: 0.00
PAYMENT: 0.00
REC/TRN:
REC DATE:
MACH/RUN:
PAID PROTEST: N

-----> END OF PARCEL: 22-31-376-076-0000 <----- END OF PARCEL

2013 22-31-376-076-0000

SCP GARDEN GLEN LLC
500 N MARKETPLACE DR #201
CENTERVILLE UT 84014

2013 22-31-376-076-0000

ID NUMBER: 0000
DISTRICT: 35
B OF E:
AMEND-NOTICE:
TAX CLASS 1: ATT GARB: N
TAX CLASS 2: ATT PERS PROP: N
TAX CLASS 3: MTG HLDR: 0000
TAX SALE: Y BANKRUPT YR:
APPENDIX YR:

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

LAND:	16,800		+	RETURNED CHECK:	0.00
+ BUILDINGS:	0		=	TOTAL CHARGES:	259.93
= FULL MARKET VAL:	16,800		-	TAX RELIEF:	0.00
- GREENBLT REDUCT:	0		-	PREPAYMENTS:	0.00
- EXEMPT REDUCT:	0		=	TOTAL TAXES DUE:	259.93
- STATUTE REDUCT:	0		-	COLLECTIONS:	0.00
- RESIDENT EXEMPT:	0		=	BALANCE DUE:	259.93
= TAXABLE VALUE:	16,800				
- VETERAN EXEMPT:	0			PENALTY AMOUNT:	0.00
- BLIND EXEMPT:	0			RET CK FEE PD:	0.00
= RESIDUAL VALUE:	16,800				
* TAX RATE:	.0154720			REFUND CHECK AMT:	
= COMPUTED TAXES:	259.93				

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

**** PRIOR TAX SALES ****
***** TAX SALE *****

-----> END OF PARCEL: 22-31-376-076-0000 <----- END OF PARCEL

11204842

11204842
06/28/2011 02:20 PM \$51.00
Book - 9933 Pg - 4284 A
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
HENRY WALKER HOMES LLC
500 N MARKETPLACE DR STE 201
CENTERVILLE UT 84014
BY: JON, DEPUTY - WI 1 P.

Name: GARDEN GLEN
SUBDIVISION

Desc: 22-31-32
22-31-376-011, -063

Fee: \$51.00

of Pages: ONE 2P.

PLAT

SEE ONLINE PLATS AT
[HTTP://REC.CO.SLC.UT.US](http://REC.CO.SLC.UT.US)

BK 9933 PG 4284

When recorded, mail to:
Justin Atwater
500 N. Market Place Drive, Suite 250
Centerville, Utah 84014

11749511
10/28/2013 4:17:00 PM \$10.00
Book - 10188 Pg - 3171
Gary W. Ott
Recorder, Salt Lake County, UT
HENRY WALKER HOMES
BY: eCASH, DEPUTY - EF 1 P.

Tax ID No.: 22-31-376-076-0000

QUIT CLAIM DEED

SCP Garden Glen, LLC, "Grantor", hereby Quit Claim to Garden Glen Homeowners Association, Inc., "Grantees", for the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the following described tract of land in Salt Lake County, State of Utah:

BEING A PORTION OF LOT 21 OF THE GARDEN GLEN SUBDIVISION AS RECORDED WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER BEING MORE FULLY DESCRIBED AS BEGINNING AT A POINT WHICH IS NORTH 611.63 FEET AND EAST 1625.67 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, T2S, R1E, SLB&M (BASIS OF BEARING IS THE STATE STREET MONUMENT LINE BETWEEN 8200 SOUTH AND 8600 SOUTH AND IS N00°21'18"E); THENCE N34°00'00"W 93.44 FEET; THENCE 8.85 FEET NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N73°05'44"E 8.72 FEET); THENCE EAST 83.76 FEET; THENCE SOUTH 80.00 FEET; THENCE WEST 39.86 FEET TO THE POINT OF BEGINNING

CONTAINS: 5338 +/- SQUARE FEET

WITNESS the hand of said Grantor, this 28th day of October 2013

SCP Garden Glen, LLC,
a Utah limited liability company

By: Strategic Capital Partners, LLC,
a Utah limited liability company,

By: Justin Atwater
Its: JCO

STATE OF UTAH }

COUNTY OF }

SS:



On the 28th day of October 2013, personally appeared before me, Justin Atwater who being duly sworn did say, for himself, that the foregoing instrument was signed by authority and duly acknowledged to me that he executed the same.

Megan Nicole De Leon Notary Public