



June 29, 2022

Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

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

Re: Delinquent Property Tax
Parcel No: 32-03-179-008
Name: Boyd & Claudia Dansie

Honorable Council Chair Laurie Stringham,

We recommend reducing the 2017 through 2021 delinquent general property tax on the above-named parcel as indicated below.

	From	To
2017	\$833.56	\$1.48
2018	\$985.56	\$1.47
2019	\$970.50	\$1.44
2020	\$89.45	\$1.42
2021	\$97.70	\$1.34

This property (the subject) was incorrectly surveyed; see email from Brad Park, Chief Deputy Surveyor of Salt Lake County, and should have been under the ownership of Boyd and Claudia Dansie. The Dansie's own parcel 32-03-100-001 to the north of the subject property which has been Greenbelt assessed since 1975. Had the subject been correctly surveyed it would have been included with parcel -001 and would have been Greenbelt assessed. It is the recommendation of the Assessor's Office to assess the subject as Greenbelt for tax years 2017 to present.

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

SH/MK

Cc: Salt Lake County Assessor Greenbelt Dept
Attn: Melissa Kelly

Cc: Salt Lake County Treasurer

Boyd & Claudia Dansie
7041 W 13090 S
Herriman, UT 84096

Melissa Kelly

From: Brad Park
Sent: Tuesday, June 28, 2022 9:59 AM
To: Melissa Kelly
Subject: RE: Tax Sale (Almost) Dansie Property

Melissa,

I apologize for this taking me a little while to get to. Below is a paragraph that Reid D. and I prepared for the recorder's office:

Parcel # 3203179008 that is currently listed by the County in the ownership of Perelle Meadows of Saratoga LLC. Perelle LLC has not paid the taxes which is why the parcel is currently proposed for the tax sale. However and in my opinion, said parcel should in fact be listed as owned by Jesse H. Dansie & Ruth Dansie as Trustees (parcel # 3203100001 to the north). My opinion is based on the following: The Dansies were patented government lots 3 & 4 of Section 3, T4S-R2W in 1880. It was conveyed that way until 1960 when the legal description was changed to the N ½ of the NW ¼ of said section. The issue arises when surveyors, developers, the land-owner to the south, and the taxing entity (Salt Lake County in this case) have assumed the section is a perfect 160 acre ¼ section. Fact is, none of the PLSS Sections are a perfect one-mile square. Thus, as established by the rule of law and common survey practices, each property shares in the excess or deficiency of the section, based on the actual location of the PLSS survey corners on the ground.

After doing some research we have confirmed that the east and west line of the NW ¼ of section 3 is longer than the typical 40 chains (2640'). The distance is actually 2700' between the section corner monuments. This would put their southern boundary line along the southern line of parcel # 3203179008. These aforementioned section corner monuments control the property location on the ground and the acreage contained within the Northwest ¼ of the section. The fact that the section itself is considered "long or excess" confirms the Dansies ownership by description (the North Half of the Northwest ¼) is actually in excess of the 80 acres that has been assumed through the years. In other words, the North ½ of the Northwest ¼ contains in excess of 80 Acres. That fact leads me to submit that it would be inappropriate to place the parcel on the tax sale at this time. In a perfect world and all facts known, the property should have never been placed in the ownership of Perelle Meadows of Saratoga LLC. Additionally, the Dansies should pay the additional applicable taxes based on their true ownership. I suggest the Dansies be given the opportunity to pay the taxes going forward with the stipulation that failure to do so will cause the County to return the parcel to the tax sale. Further, because the actual verified Section 3 excess has not in the past been considered in the taxation process, it is my opinion that the Dansies are already the rightful owners. I recommend, the legal aspects of when it is appropriate to place the parcel on the tax sale and what should be taxed, be considered in consultation with the District Attorney before placing the parcel on the tax sale.

The previous paragraph explains why there is back taxes to begin with. The property should have never been put in the developer's name (Perelle Meadows of Saratoga LLC.). The Dansie's believed that they owned the ground (as it was connected to their parcel to the north) and were paying the greenbelt taxes on it. Because of this what ever back taxes are owed should be considered green belt.

Please let me know if you need anything further on this.

Thank you, Brad

From: Melissa Kelly <MKelly@slco.org>
Sent: Tuesday, June 21, 2022 11:10 AM

To: Brad Park <BPark@slco.org>

Subject: RE: Tax Sale (Almost) Dansie Property

Hi Brad,

I know we talked about this parcel (32-03-179-008) a week or so ago. I am working on writing a Board Letter to abate the past due property tax. Would it be possible to get a brief written explanation from you that I can include with my board letter?

Thanks,

Melissa Kelly
Salt Lake County Assessor's Office
Residential Quality Assurance Coordinator
Greenbelt/Exempt
(385) 468-8041

From: Tyler Andrus <TAndrus@slco.org>

Sent: Friday, June 10, 2022 12:19 PM

To: Brad Park <BPark@slco.org>; Melissa Kelly <MKelly@slco.org>

Cc: Chris Stavros <CStavros@slco.org>

Subject: Tax Sale (Almost) Dansie Property

Hi Brad,

I'm sorry for not getting back with you. Melissa Kelly is our other Greenbelt specialist and she will be able to help correct the FAA status so that we can work toward the property tax committee to have the values and taxes corrected.

[@Melissa Kelly](#) would you please give Brad a phone call so that he can better explain what needs to be accomplished?

Thanks to all of you.

Tyler Andrus
Chief Deputy Assessor
Salt Lake County
Office: (385) 468-8062

PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)

06/10/2022

16:31:56

32-03-179-008-0000 PS CATEGORY 202 GENERAL PROP

ALSO 214 227

DANSIE, BOYD; JT
DANSIE, CLAUDIA; JT
7041 W 13090 S
HERRIMAN
UT 84096MEMOS
RELATED PARCELS

ADDRESS SUPR

ID 21631075

LAST ACTION 09/17/2017 11.11.26 LAST PMT

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

YEAR	DST	TAXES	PEN	+	FEE	INT	PERIOD	RATE	INTEREST	YEAR	TOTAL
2017	70	833.56			20.83	010118-060922		.0725	275.10	1,129.49	
2018	70	985.56			24.64	010119-060922		.0845	293.74	1,303.94	
2019	70	970.50			24.26	010120-060922		.0775	188.19	1,182.95	
2020	70	89.45			10.00	010121-060922		.0700	10.01	109.46	
2021	70	97.70			10.00	010122-060922		.0700	3.30	111.00	

INTEREST CREDIT

RETURN CHECK FEE

ADMIN FEE

END OF YEAR DATA

TOTAL AS OF 06/10/2022

3,836.84

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



MAIL TAX NOTICE TO GRANTEE:

7041 W 13090 S.
Hemmon, UT 84096

13946473 B: 11336 P: 1341 Total Pages: 2
05/05/2022 11:32 AM By: jlucas Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: OLD REPUBLIC TITLE (SOUTH JORDAN)
9978 S REDWOOD RDSOUTH JORDAN, UT 840952315

WARRANTY DEED

Perelle Meadows of Saratoga, LLC

GRANTOR

for the sum of TEN DOLLARS and other good and valuable consideration hereby CONVEYS and WARRANTS to

Boyd Dansie and Claudia Dansie, as joint tenants

GRANTEE

the following tract of land in Salt Lake County, State of Utah, to-wit

BEG S 0°11'55" W 1320 FT & S 89°48'05" E 1320 FT FR NW COR OF SEC 3, T4S, R2W, SLM; S 89°48'05" E 132 FT; S 0°11'55" W 24.81 FT M OR L; S 89°59'58" W 132.34 FT N 00°11'55" W 24.81 E FT M OR L TO BEG. 0.07 AC M OR L. 5217-0315 5746-0742 6380-0223 7045-2009 7438-12048737-1672 8753-1657 8838-8380,8383 8921-4767 8924-3555 9292-0600 9322-8022 9377-3038 10244-3419

TAX ID NUMBER FOR PROPERTY: 32-03-179-008

Subject to any easements, restrictions and rights of way appearing of record and enforceable in law and subject to general property taxes for the year 2022 and thereafter.

Courtesy Recording
No assurances are given by the company either
express or implied for accuracy or content.

Effective as of this 5 day of May, 2022


Perrelle Meadows of Saratoga, LLC a Utah Limited
Liability Company


Larry Jacobson, Manager

STATE OF: UTAH

COUNTY OF: Salt Lake

The foregoing instrument was acknowledged before me this 5 day of May, 2022 by Larry Jacobson, which is the manager of Perrelle Meadows of Saratoga, LLC a Utah limited Liability company


Notary Public

Residing In:

Commission Expires:

