



Kevin Jacobs
Salt Lake County Assessor

Chris Stavros
Chief Deputy Assessor

January 23, 2020

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

Re: Real Property Tax
Parcel No: 33-07-277-016
Name: Edge Shadow Run, LLC
% Shadow Run Owners Assoc 11

Honorable Council Chair Max Burdick,

We recommend that you reduce the 2018 taxes from \$1,668.99 to zero on the above referenced parcel. This parcel was dedicated as common area March 30, 2017 entry 12505712.

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

enclosures

PFKEYS : 1=RXPH 4=VTAU 6=NEXT 7=RTRN VTA5 8=RXMU 10=VTBK 11=RXPN 12=PREV

VTDI 33-07-277-016-0000 DIST 70B TAX CLASS UPDATE LEGAL PRINT p TOTAL ACRES 1.58 REAL ESTATE 120100 BUILDINGS 0 TOTAL VALUE 0

% SHADOW RUN OWNERS ASSOC.II NO: DRAPER UT 840202055 EDIT 1 FACTOR BYPASS

LOC: 14538 SENTINEL RIDGE BLVD EDIT 0 BOOK 10517 PAGE 1225 DATE 04/05/2017

SUB: SHADOW RUN II PH 5 TYPE SUBD PLAT

01/23/2020 PROPERTY DESCRIPTION FOR TAXATION PURPOSES ONLY

BEG S 0°26'18" W 2285.04 FT & S 89°33'42" E 1388.77 FT FR N
 1/4 COR SEC 7, T4S, R1W, SLM; N 17°42'57" E 80.82 FT; N
 39°34'16" E 251.91 FT; S 51°35'55" E 355.15 FT; S 38°24' M
 231.55 FT; S 73°39'23" W 42.82 FT; S 46°47'29" W 49.31 FT; N
 67°32'31" W 65.44 FT; N 50°11'36" W 236.99 FT TO BEG. LESS
 UNITS (BEING COMMON AREA & PRIVATE STREETS, SHADOW RUN II
 SUB PH 5): 1.580 AC W OR L.

TAX CLASS 1	---	SIGMA TRANSFER	05/16/2018	* LAND	113,800	*
TAX CLASS 2	---	EXEMPT TYPE	PCT 0	* BLDG	0	*
TAX CLASS 3	---	NEW GROWTH YR	---	* TOTAL	113,800	*
NEIGHBORHOOD	894	NEW GROWTH PCT	---	* EXEMPT	0	*
PROPERTY TYPE	901	NEW GROWTH VAL	---	*		*
APPENDIX YEAR	0	DETAILED REVIEW	2018	*****		*****

	P A R C E L		G R E E N B E L T	
	PRIMARY	SECONDARY	PRIMARY	SECONDARY
ACREAGE				
RESIDENTIAL	0	113,800	0	0
COMMERCIAL	0	0	0	0
AGRICULTURAL	0	0	0	0
TOTAL	0	113,800	0	0

	B U I L D I N G S		A T T A C H E D
	PRIMARY	SECONDARY	PP ATTACH
RESIDENTIAL	0	0	GARBAGE
COMMERCIAL	0	0	---
AGRICULTURAL	0	0	---
TOTAL	0	0	

VALUE MODIFY 05/16/2018 BY VAST3552 OFF BTCH REASON U

EDGE SHADOW RUN, LLC DIST 70B TAX CALCULATIONS 373

LOC 14538 SENTINEL RIDGE BLVD NEXT + LAND 113,800

MTG HOLDER 0000 + BUILDINGS 0

ATT GARBAGE ALTERNATE 0000 = FULL MARKET VAL 113,800

WEED/DEMO - APPENDIX YR 0000 - GREENBLT REDUCT 0

SPEC IMP - BNKRPT YEAR 0000 - EXEMPT REDUCTN 0

ATT PERS PROP - BNKRPT CHAP - STATUTE REDUCT 0

TX SALE X BOFE - BKRPT CASE - RESIDENT EXEMPT 0

PRINT P PUP - MH BNK CASE = TAXABLE VALUE 113,800

T A X R E L I E F - VET/BLND EXEMPT 0

LOC CB 0.00 VETERN 0 = RESIDUAL VALUE 113,800

ST CB 0.00 BLIND 0 * TAX RATE .0146660

INDGNT 0.00 BRD LT 0.00 = COMPUTED TAXES 1,668.99

DISABL 0.00 C/B BL 0.00 + RETURNED CHECK 0.00

HRDSHP 0.00 BL DATE 00/00/0000 = TOTAL CHARGES 1,668.99

C O L L E C T I O N S

PREPAY 0.00 MPP - TAX RELIEF 0.00

PAYMNT 0.00 RUN 0000 = PREPAYMENTS 0.00

PENALTY 0.00 MACH 000 = TOTAL DUE 1,668.99

RET CK FEE PAID 0.00 TRAN 0 - COLLECTIONS 0.00

RECEIPT DATE 00/00/0000 NUMBR 0 = BALANCE DUE 1,668.99

COLLECTION MODIFICATION 00/00/0000

BY OFFICE REASON

SHADOW RUN II SUBDIVISION PHASE 5, AMENDING PART OF LOT B, MEADOW ROSE DRIVE PHASE 2, AMENDING PART OF LOT C, SOUTH HERRIMAN

1 1/4" = 100'
 1" = 100'
 1/4" = 100'
 1/8" = 100'
 1/16" = 100'
 1/32" = 100'
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 1/29

Kim Hansen

From: Jeff Garner <jeffg@hoaliving.com>
Sent: Friday, November 15, 2019 12:47 PM
To: Kim Hansen
Subject: HOA Parcel Property Tax Exemption Request - Shadow Run II
Attachments: 2019_11_01_09_50_06.pdf; SHADOW RUN II PH 5 PLAT RECORDED.pdf

Good Afternoon, Kim.

It's that time of year again. We received a notice for Shadow Run II HOA stating that the below parcel has property taxes due. However, as can be seen from the attached plat map, the parcel is owned and maintained by the HOA and IS clearly designated as "Open Space," which is defined as common area in the community governing documents (see excerpt below). If you could please waive the taxes for 2018 and 2019 and update your records to reflect this, we would greatly appreciate it.

EDGE SHADOW RUN, LLC
33-07-277-016-0000
14538 SENTIENEL RIDGE BLVD

Board letter for 2018

Recorded 3/30/2017 Entry 12505712



Legal Description

33-07-277-016-0000

BEG S 0;26'18" W 2285.04 FT & S 89;33'42" E 1388.77 FT FR N 1/4 COR SEC 7, T4S, R1W, SLM; N 17;42'57" E 80.82 FT; N 39;34'16" E 251.91 FT; S 51;35'55" E 355.15 FT; S 38;24' W 231.55 FT; S 73;39'23" W 42.82 FT; S 46;47'29" W 49.31 FT; N67;32'31" W 65.44 FT; N 50;11'36" W 236.99 FT TO BEG. LESS UNITS (BEING COMMON AREA & PRIVATE STREETS, SHADOW RUN II SUB PH 5). 1.580 AC M OR L.