



Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

March 10, 2023

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

Re: General Property Tax
Parcel No: 27-29-353-017
Name: Utah Department of Transportation (UDOT)

Honorable Council Chair Amiee Winder Newton,

We recommend reducing the 2020 general property tax on the above-named parcel from \$31,588.15 to \$4,738.22.

This property was acquired by UDOT February 24, 2020 and should have been 85% exempt for 2020.

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

DC/MK

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

Cc: Salt Lake County Treasurer

UTAH DEPARTMENT OF TRANSPORTATION
C/O RIGHT OF WAY
PO BOX 148420 4TH FLR
SALT LAKE CITY, UT 84114-8420

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

13204914
2/28/2020 10:05:00 AM \$40.00
Book - 10902 Pg - 8067-8070
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MERIDIAN TITLE
BY: eCASH, DEPUTY - EF 4 P.

Warranty Deed

(CONTROLLED ACCESS)
(LIMITED LIABILITY COMPANY) Tax ID No. 27-29-353-009
Salt Lake County
MTC #279314
27-29-353-017
27-29-353-018
PIN No. 14415
Project No. S-0154(84)14
Parcel No. 0154:567:A

12556 South, LLC, a Utah Limited Liability Company, Grantor, hereby CONVEYS AND WARRANTS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Salt Lake County, State of Utah, to-wit:

A parcel of land in fee, for the widening of existing State Route 154 known as Project No. S-0154(84)14, being part of an entire tract of property situate in Lots 1 and 3 of the Riverton Meadows Comm 4 Subdivision, according to the official plat thereof recorded September 30, 2010 as Entry No. 11043727 in Book 2010P on Page 155, in the office of the Salt Lake County Recorder, a subdivision in the SW1/4 SW1/4 and the SE1/4 SW1/4 of Section 29, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the northwest corner of said Lot 1; being in the existing easterly highway right of way and limited access line of said SR-154 which point is 36.29 feet radially distant easterly from the right of way control line of SR-154 (Bangerter Highway), opposite approximate Engineers Station 1041+93.82; and running thence along the northerly boundary line of said lot S.89°46'23"E. 90.68 feet to a point 126.76 feet radially distant easterly from the right of way control line of SR-154 (Bangerter Highway), opposite approximate Engineers Station 1041+87.79; thence S.17°37'50"E. 13.32 feet to point 130.00 feet radially distant easterly from the right of way control line of SR-154 (Bangerter Highway), opposite Engineers Station 1041+75.00; thence S.02°46'12"E. 343.48 feet to point 130.00 feet radially distant easterly from the right of way control line of SR-154 (Bangerter Highway), opposite Engineers Station 1038+35.00; thence S36°58'13"E. 91.08 feet to point 70.00 feet perpendicularly distant northerly from the right of way control line of

Continued on Page 2
LIMITED LIABILITY COMPANY RW-04LL (12-01-03)

12600 South Street, opposite Engineers Station 513+65.00; thence S.89°44'08"E. 5.49 feet to a point in the east line of said Lot 3; thence along said east line S.00°16'58"W 6.19 feet to the southeast corner of said Lot 3; thence along the existing highway right of way and limited access line of 6200 South Street and Bangerter Highway the following three (3) courses and distances, (1) N.89°49'21"W. 146.29 feet; (2) thence N.34°26'31"W. 48.26 feet; (3) thence N.00°17'43"E. 394.87 feet to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 47,589 square feet in area or 1.093 acres.

(Note: Rotate above bearings 00°00'03" clockwise to equal Highway bearings).

To enable the Utah Department of Transportation to construct and maintain a public highway as a freeway as contemplated by Title 72, Chapter 6, Section 117, Utah Code Annotated, 1998, as amended, the Owners of said entire tract of property hereby release and relinquish to said Utah Department of Transportation any and all rights appurtenant to the remaining property of said Owners by reason of the location thereof with reference to said highway, including, without limiting the foregoing, all rights of ingress to or egress from said Owner's remaining property contiguous to the lands hereby conveyed to or from said highway.

PIN No. 14415
Project No. S-0154(84)14
Parcel No. 0154:567:A

IN WITNESS WHEREOF, said 12556 South, LLC, a Utah Limited Liability Company has caused this instrument to be executed by its proper officers thereunto duly authorized, this 24 day of February, A.D. 20 20.

STATE OF Utah)
) ss.
COUNTY OF Salt Lake)




12556 South, LLC

By _____
Manager

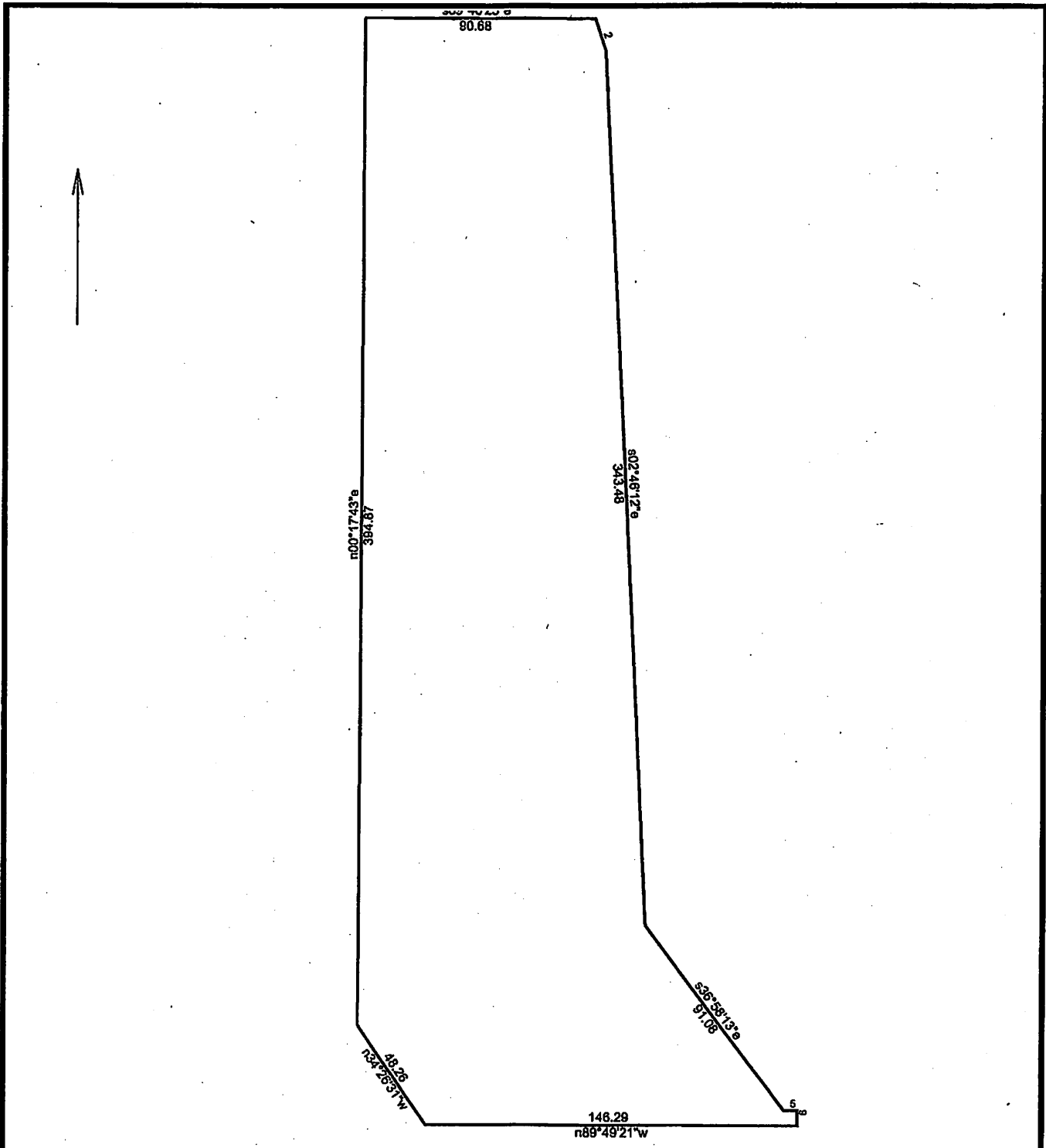
On this, the 24 day of February, 2020, personally appeared before me Ralph Riedel, the undersigned officer, who acknowledged herself/himself to be the manager/a member of said 12556 South, LLC, a Utah Limited Liability Company, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by herself/himself as the manager/a member.

In witness whereof, I hereunto set my hand and official seal.



Notary Public





14415_S-0154(84)14_11P_567_A_DeedPlot 3/21/2019

Scale: 1 inch= 51 feet | File: 14415_S-0154(84)14_11P_567_A_DeedPlot.ndp

Tract 1: 1.0925 Acres (47589 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/452058), Perimeter=1140 ft.

- | | |
|---------------------|---------------------|
| 01 s89.4623e 90.68 | 08 n34.2631w 48.26 |
| 02 s17.3750e 13.32 | 09 n00.1743e 394.87 |
| 03 s02.4812e 343.48 | |
| 04 s36.5813e 91.08 | |
| 05 s89.4408e 5.49 | |
| 06 s00.1658w 6.19 | |
| 07 n89.4921w 146.29 | |

PIRDM605

SALT LAKE COUNTY TREASURER
STATEMENT OF DELINQUENT TAXES (RS)

03/10/2023
13:49:10

27-29-353-017-0000 PS ___ CATEGORY 202 GENERAL PROP

UTAH DEPARTMENT OF
%ROW - 4TH FLOOR
PO BOX 148420
SALT LAKE CITY
UT 84114-8420-20

MEMOS
RELATED PARCELS

ADDRESS SUPR
ID 21634031

LAST ACTION 02/06/2021 15.42.35 LAST PMT

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

YEAR	DST	TAXES	PEN + FEE	INT PERIOD	RATE	INTEREST	YEAR TOTAL
2020	42	27,407.21	685.18	010121-030923	.0700	4,299.29	32,391.68

INTEREST CREDIT

RETURN CHECK FEE

ADMIN FEE

END OF YEAR DATA

TOTAL AS OF 03/10/2023

32,391.68

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

LRS PageCenterX: Prod - mkelly
Document Browse (2020RIGLB941.TXT)

/LEDGER/TAXLEDGR/2020RIGLB941.TXT

Page: 1 of 1 (Subset Browse)

1 (304522)

2020 PARCEL NUMBER 27-29-353-017-0000

T A X L E D G E R

RIGLB941

PAGE 304,522

2020 27-29-353-017-0000
12556 SOUTH, LLC
%RALPH RIEDEL
1225 E HARVARD AVE
SALT LAKE CITY UT 84105-1905-25

2020 27-29-353-017-0000
ID NUMBER: 0000
DISTRICT: 42
B OF E: 09/16/2014
AMEND NOTICE:

TAX CLASS 1:
TAX CLASS 2:
TAX CLASS 3:
TAX SALE: Y

ATT GARB: N
ATT PERS PROP: N
MTG HLDR: 0000
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
BOARD LTR: 0.00
C/B BRD LTR: 0.00

* DELQ BAL OUTSTANDING **
*** DELQ BAL TO PIRD ****

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

LAND: 471,700 | + RETURNED CHECK: 0.00
+ BUILDINGS: 1,836,700 | = TOTAL CHARGES: 31,588.15
= FULL MARKET VAL: 2,308,400 | - TAX RELIEF: 0.00
- GREENBLT REDUCT: 0 | - PREPAYMENTS: 4,180.94
- EXEMPT REDUCTION: 0 | = TOTAL TAXES DUE: 27,407.21
- STATUTE REDUCT: 0 | - COLLECTIONS: 0.00
- RESIDENT EXEMPT: 0 | = BALANCE DUE: 27,407.21
= TAXABLE VALUE: 2,308,400 |
- VETERAN EXEMPT: 0 | PENALTY AMOUNT: 0.00
- BLIND EXEMPT: 0 | RET CK FEE PD: 0.00
= RESIDUAL VALUE: 2,308,400 |
* TAX RATE: .0136840 | REFUND CHECK AMT:
= COMPUTED TAXES: 31,588.15 |

COLLECTIONS
PREPAY: 4,180.94
PAYMENT: 0.00
REC/TRN: 50990627 / 16
REC DATE: 02/28/2020
MACH/RUN: 40 / 4595
PAID PROTEST: N

-----> END OF PARCEL: 27-29-353-017-0000 <----- END OF PARCEL

DEAD-FILED FOR 2021

2020 PRORATION (LAND & BLDG)											
PARCEL NO.		27-29-353-017									
DAYS EXEMPT	DAYS IN YEAR	%	ACREAGE EXEMPT	PARCEL ACRES	%	% EXEMPT FOR 2020	ORIGINAL TAXABLE VALUE	EXEMPT AMOUNT	NEW TAXABLE VALUE	TAX RATE FOR 2020	ESTIMATED TAX FOR 2020 SUBJECT TO CHANGE
310	365	0.8493	0.71	0.71	1.0000	0.85	\$2,308,400	\$1,962,140	\$346,260	0.0136840	\$ 4,738.22