



Kevin Jacobs
Salt Lake County Assessor

Chris Stavros
Chief Deputy Assessor

April 2, 2020

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

Re: Abate delinquent taxes
Parcel No: 20-35-378-029 & 20-35-378-036
Name: Three Forks Phase 7 Owners Association

Honorable Council Chair Max Burdick,

We recommend that you reduce the 2016 & 2017 delinquent general property taxes on the above-named parcels to zero.

These parcels were dedicated for public use on the plat recorded August 25, 2015 as entry no. 12119095 known as Three Forks Subdivision Phase 7.

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

2016 PARCEL NUMBER 20-35-378-036-0000

T A X L E D G E R

RIGLB941

PAGE 147,489

REFERENCE PARCEL NUMBERS:
FROM TS/20-35-376-003-0000

2016 20-35-378-036-0000

PARCEL C, THREE FORKS SUB PH 7

FIELDSTONE HIGHLANDS, LLC
12896 S PONY EXPRESS RD
DRAPER UT 84020-9273-96

2016 20-35-378-036-0000

ID NUMBER: 0000 ATT GARB: N
DISTRICT: 37 TAX CLASS 1: MTG PERS PROP: N
B OF E: TAX CLASS 2: 0000
TAX CLASS 3: BANKRUPT YR:
AMEND NOTICE: TAX SALE: N APPENDIX YR:

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

LAND:	98,600	+	RETURNED CHECK:	0.00
+ BUILDINGS:	0	=	TOTAL CHARGES:	1,292.94
= FULL MARKET VAL:	98,600	-	TAX RELIEF:	0.00
- GREENBELT REDUCT:	0	-	PREPAYMENTS:	0.00
- EXEMPT REDUCTION:	0	=	TOTAL TAXES DUE:	1,292.94
- STATUTE REDUCT:	0	-	COLLECTIONS:	0.00
- RESIDENT EXEMPT:	0	=	BALANCE DUE:	1,292.94
= TAXABLE VALUE:	98,600			
- VETERAN EXEMPT:	0		PENALTY AMOUNT:	0.00
- BLIND EXEMPT:	0		RET CK FEE PD:	0.00
= RESIDUAL VALUE:	98,600			
* TAX RATE:	.013130		REFUND CHECK AMT:	
= COMPUTED TAXES:	1,292.94			

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

COLLECTIONS

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

-----> END OF PARCEL: 20-35-378-036-0000 <----- END OF PARCEL

2017 20-35-378-036-0000

PARCEL C, THREE FORKS SUB PH 7

FIELDSTONE HIGHLANDS, LLC
12896 S PONY EXPRESS RD

DRAPER UT 84020-9273-96

2017 20-35-378-036-0000

ID NUMBER: 0000 TAX CLASS 1: ATT GARB: N
DISTRICT: 37 TAX CLASS 2: MTG PERS PROP: N
B OF E: TAX CLASS 3: BANKRUPT YR: 0000
AMEND NOTICE: TAX SALE: Y APPENDIX YR:

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

LAND:	101,100	+	RETURNED CHECK:	0.00
+ BUILDINGS:	0	=	TOTAL CHARGES:	1,245.55
= FULL MARKET VAL:	101,100	-	TAX RELIEF:	0.00
- GREENBLT REDUCT:	0	=	PREPAYMENTS:	0.00
- EXEMPT REDUCTION:	0	=	TOTAL TAXES DUE:	1,245.55
- STATUTE REDUCT:	0	=	COLLECTIONS:	0.00
- RESIDENT EXEMPT:	0	=	BALANCE DUE:	1,245.55
= TAXABLE VALUE:	101,100			
- VETERAN EXEMPT:	0		PENALTY AMOUNT:	0.00
- BLIND EXEMPT:	0		RET CK FEE PD:	0.00
= RESIDUAL VALUE:	101,100			
* TAX RATE:	.0123200		REFUND CHECK AMT:	
= COMPUTED TAXES:	1,245.55			

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

COLLECTIONS

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

-----> END OF PARCEL: 20-35-378-036-0000 <----- END OF PARCEL

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

2016 PARCEL NUMBER 20-35-378-029-0000

T A X L E D G E R

RIGLB941

PAGE 147,482

REFERENCE PARCEL NUMBERS:
FROM TS/20-35-300-062-0000

2016 20-35-378-029-0000
FIELDSTONE HIGHLANDS, LLC
12896 S PONY EXPRESS RD
DRAPER UT 84020-9273-96

PARCEL A, THREE FORKS SUB PH 7

2016 20-35-378-029-0000
ID NUMBER: 0000 TAX CLASS 1: ATT GARB: N
DISTRICT: 37 TAX CLASS 2: ATT PERS PROP: N
B OF E: TAX CLASS 3: MTG HLDR: 0000
AMEND NOTICE: TAX SALE: N APPENDIX YR:

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

LAND:	122,200	+	RETURNED CHECK:	0.00
+ BUILDINGS:	0	=	TOTAL CHARGES:	1,602.41
= FULL MARKET VAL:	122,200	-	TAX RELIEF:	0.00
- GREENBLT REDUCT:	0	=	PREPAYMENTS:	0.00
- EXEMPT REDUCTION:	0	=	TOTAL TAXES DUE:	1,602.41
- STATUTE REDUCT:	0	=	COLLECTIONS:	0.00
- RESIDENT EXEMPT:	0	=	BALANCE DUE:	1,602.41
= TAXABLE VALUE:	122,200			
- VETERAN EXEMPT:	0		PENALTY AMOUNT:	0.00
- BLIND EXEMPT:	0		RET CK FEE PD:	0.00
= RESIDUAL VALUE:	122,200			
* TAX RATE:	.0131130		REFUND CHECK AMT:	
= COMPUTED TAXES:	1,602.41			

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

COLLECTIONS

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

-----> END OF PARCEL: 20-35-378-029-0000 <----- END OF PARCEL

***** TAX SALE *****

2017 20-35-378-029-0000

PARCEL A, THREE FORKS SUB PH 7

FIELDSTONE HIGHLANDS, LLC

12896 S PONY EXPRESS RD

DRAPER UT

84020-9273-96

2017 20-35-378-029-0000

ID NUMBER: 0000
 DISTRICT: 37
 B OF E:
 AMEND NOTICE:
 TAX CLASS 1:
 TAX CLASS 2:
 TAX CLASS 3:
 TAX SALE: Y
 ATT GARB: N
 ATT PERS PROP: N
 MTG HHDR: 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
 COLLECTIONS
 PREPAY: 0.00
 PAYMENT: 0.00
 REC/TRN:
 REC DATE:
 MACH/RUN:
 PAID PROTEST: N
 ***** PRIOR TAX SALES *****
 ***** TAX SALE *****

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

LAND:	21,600	+	RETURNED CHECK:	0.00
+ BUILDINGS:	0	=	TOTAL CHARGES:	266.11
= FULL MARKET VAL:	21,600	-	TAX RELIEF:	0.00
- GREENBLT REDUCT:	0	=	PREPAYMENTS:	0.00
- EXEMPT REDUCTION:	0	=	TOTAL TAXES DUE:	266.11
- STATE REDUCT:	0	=	COLLECTIONS:	0.00
- RESIDENT EXEMPT:	0	=	BALANCE DUE:	266.11
= TAXABLE VALUE:	21,600			
- VETERAN EXEMPT:	0		PENALTY AMOUNT:	0.00
- BLIND EXEMPT:	0		RET CK FEE PD:	0.00
= RESIDUAL VALUE:	21,600			
* TAX RATE:	.0123200		REFUND CHECK AMT:	
= COMPUTED TAXES:	266.11			

-----> END OF PARCEL: 20-35-378-029-0000 <----- END OF PARCEL

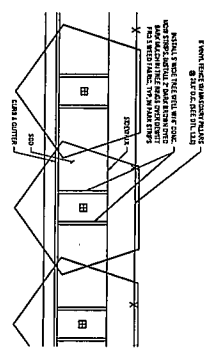
ENTR 12119095
 Plot Book 2015P
 page 191



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- A horizontal graphic scale bar is shown, with markings for 0, 10, 20, 30, 40, and 50 meters. Below the scale, the text "HORIZONTAL GRAPHIC SCALE" is written. To the right of the scale is a compass rose indicating North (N), South (S), East (E), and West (W).

Qty	Symbol	Material Name	Equivalent	Per Sq. Yd.
21		Crushed	Partial Depth Subgrade	3 Cubic Yds
7		Pre-Cast	Pre-Cast Concrete	3 Cubic Yds
48		Bituminous Concrete	Bituminous Concrete	3 Cubic Yds

City	Country	Regional Area	Player
USA	Italy	Northwest	1. Duke



ENSIGN

SALT LAKE CITY
 42 West 1000 South
 Salt Lake City, UT 84119
 Phone: 801/255-6259
 Fax: 801/255-4448

LATTON
 Phone: 871/947,1100

TOOELE
 P.O. Box 458,42059
 Tooele, UT 84074

CEARIN CITY
 P.O. Box 155,151,651
 WINTERS, CA 95691

NEW
 ATTENTION: STATE OF NEW YORK
 1000 N. 10TH STREET
 SUITE 200
 BULKHEAD CITY, CANADA H1
 1000 N. 10TH STREET
 SUITE 200
 BULKHEAD CITY, CANADA H1

CONTACT:
 LARRY WILKINSON
 800/255-6259
 FAX: 800/255-4448

OVERALL LANDSCAPE PLAN

FIELD #124414	AREA 1.28 A
27179	27014
ORANGE	5-12-12
JANUARY	8.10.12
124414-24	
B. JORDAN	

L-1.0



P.O. Box 1006
Orem, UT 84059-1006
Phone: 801.235.RENT
Fax: 801.235.1545
www.amres.co

24 March 2020

Salt Lake County Recorder
PO Box 144575
Salt Lake City, UT 84114-4575

Dear Sirs or Madams –

Please accept this email as an official request to waive the property taxes on the two above referenced parcels and permanently change these parcels to tax exempt. These parcels are common area of the Three Forks Phase 7 Homeowners Association (HOA) and as such are owned by each owner of the HOA with an undivided interest in the common areas of the homeowners association. Inasmuch these areas are owned through an undivided interest, the value of these common areas should be added to the property taxes of the 36 Owners in that community.

Please note the following:

- Parcels 20-35-378-036-0000 and 20-35-378-029-0000 of the Three Forks Phase 7 are HOA common area (detention, entry monuments, etc.)
- Fieldstone recorded the plat on August 25, 2015, recording number 121119059.
- The project has since been built out and turned over to the association
- Fieldstone appealed the taxes for 2018 and subsequent years have not been assessed.
- We are asking an appeal on all years prior to and including 2017
- Thank you, refer to HOA or Fieldstone for additional information if necessary
- Please contact one of the two following individuals for additional information:
 - Matthew Loveland
 - Land Development at Fieldstone Homes.
matthewl@fieldstonehomes.com or (801) 568-2335
 - Jason Sucher
 - HOA Manager. Jason@amres.co or 801-235-7368

Please see attached copies of the tax bills and the plat showing the common areas.

Sincerely,

Jason Sucher

DELINQUENT TAX NOTICE
(Including Property Tax, Certifications, Penalties, & Interest)
THROUGH
MARCH 16, 2020



2001 Soul
P.O. Box 1
Salt Lake
Hours 8A

Parcel #

20-35-378-029-

Proprietary

8079

CODE	DESCRIPTION / SERVICE PROVIDER	PHONE #	PROPERTY TAX / CERTIFICATION	LATE PENALTY	DIST. PENALTY INT. &
202	General Tax	385-468-6300	288.11	10.00	