



Chris Stavros
Salt Lake County Assessor

Tyler Andrus
Chief Deputy Assessor

May 6, 2021

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

Re: Rollback Correction TC# 8334
Parcel No: 27-31-200-047
Name: RIVERTON BUSINESS PARK, LLC

Honorable Council Chair Steve DeBry,

We recommend amending Rollback Tax Notice TC #8334 from \$141,786.66 to \$133,918.36. The 2020 market value was appealed through the County Board of Equalization. The amended Rollback amount reflects the decision of the Board of Equalization to adjust the 2020 market value.

Upon approval, please authorize the Salt Lake County Treasurer's office to refund rollback taxes as indicated.

Respectfully,

Chris Stavros
Salt Lake County Assessor
Tyler Andrus
Chief Deputy Assessor

cc: Salt Lake County Assessor's Office
Attn: Melissa Kelly
cc: Salt Lake County Treasurer
cc: RIVERTON BUSINESS PARK
395 S MAIN ST #206
ALPINE, UT 84004

DC/MK
Rec: 05/6/2021
enclosures

ROLLBACK TAX NOTICE

Treasurer's Control # 8334
Parcel #: 27-31-200-047
Acreage: 5
Location: 3999 W 12600 S

Date of Inquiry:
Date Subject to Rollback: 04/16/21
Date Lien Recorded:
Recorder's Entry #:

Ownership: RIVERTON BUSINESS PARK, LLC
Address: 395 S MAIN ST #206
ALPINE, UT 84004

AMENDED ROLLBACK - 2020 MARKET VALUE WAS ADJUSTED THROUGH THE BOE

New Owner:
Address:

Current Parcel #:

SALT LAKE COUNTY ROLLBACK DETERMINATION												
Year	Parcel Number	Rollback Acres	Total Acres	%	Total Market Value	Taxable Market Value	Tax Dist.	Tax Rate	Market Tax	FAA Classification	Taxable FAA Value	FAA Tax Due and/or Paid
2016	27-31-200-047	5	5	1.000	\$1,677,100	\$1,677,100	42	0.0151180	\$25,354.40	IRR3	\$2,265	\$34.24
2017	27-31-200-047	5	5	1.000	\$1,829,500	\$1,829,500	42	0.0145060	\$26,538.73	IRR3	\$2,325	\$33.73
2018	27-31-200-047	5	5	1.000	\$1,867,600	\$1,867,600	42	0.0141370	\$26,402.26	IRR3	\$2,225	\$31.45
2019	27-31-200-047	5	5	1.000	\$2,286,900	\$2,286,900	42	0.0139190	\$31,831.36	IRR3	\$2,015	\$28.05
2020	27-31-200-047	5	5	1.000	\$1,750,000	\$1,750,000	42	0.0136840	\$23,947.00	IRR3	\$2,040	\$27.92
Totals:									\$134,073.75			\$155.39

Total Market Taxes Due: \$134,073.75
Total Greenbelt/FAA Taxes Due and /or Paid: \$155.39
TOTAL ROLLBACK TAXES DUE: \$133,918.36

MAKE CHECK PAYABLE TO SALT LAKE COUNTY TREASURER'S OFFICE ATTN: RAY LANCASTER 2001 SOUTH STATE STREET, SUITE N1-200 SALT LAKE CITY, UTAH 84114-4575

COMMENTS: Current year taxes are totally separate from this rollback and will be due in November of the current year. Under Utah Law, you may appeal through the Board of Equalization your current year property tax assessment. Any action taken by Salt Lake County may be appealed within 45 days of this notice, such as a challenge to the withdrawal of the land from the FAA (Greenbelt) or a challenge to the mathematical computation.

Received by Treasurer:	STATE OF UTAH COUNTY OF SALT LAKE SUBSCRIBED AND SWORN TO BEFORE ME BY
Date:	
By:	
ROLLBACK TAXES ARE DUE AND PAYABLE AS SHOWN ABOVE. ROLLBACK TAXES UNPAID BY _____ WILL BE SUBJECT TO INTEREST AT _____% UNTIL PAID.	Deputy County Assessor
PAYMENTS WITH LIEN WAIVERS WILL NOT BE ACCEPTED BY THE SALT LAKE COUNTY TREASURER.	Notary Public
UNDER UTAH LAW YOU MAY APPEAL THIS ROLLBACK NO LATER THAN 45 DAYS AFTER THE DAY ON WHICH THIS NOITCE WAS MAILED.	Seal
	Prepared by: MK

ROLLBACK TAX NOTICE

Treasurer's Control # 8334
Parcel #: 27-31-200-047
Acreage: 5
Location: 3999 W 12600 S

Date of Inquiry:
Date Subject to Rollback: 04/16/21
Date Lien Recorded: 4/20/21
Recorder's Entry #: 13636834

Ownership: RIVERTON BUSINESS PARK, LLC
Address: 395 S MAIN ST #206
ALPINE, UT 84004

New Owner:
Address:

Current Parcel #:

SALT LAKE COUNTY ROLLBACK DETERMINATION

Year	Parcel Number	Rollback Acres	Total Acres	%	Total Market Value	Taxable Market Value	Tax Dist.	Tax Rate	Market Tax	FAA Classification	Taxable FAA Value	FAA Tax Due and/or Paid
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2020	27-31-200-047	5	5	1.000	\$2,325,000	\$2,325,000	42	0.0136840	\$31,815.30	IRR3	\$2,040	\$27.92
Totals:									\$141,942.05			\$155.39

Total Market Taxes Due: \$141,942.05
Total Greenbelt/FAA Taxes Due and/or Paid: \$155.39
TOTAL ROLLBACK TAXES DUE: \$141,786.66

MAKE CHECK PAYABLE TO SALT LAKE COUNTY TREASURER'S OFFICE ATTN: RAY LANCASTER 2001 SOUTH STATE STREET, SUITE N1-200 SALT LAKE CITY, UTAH 84114-4575

COMMENTS: Current year taxes are totally separate from this rollback and will be due in November of the current year. Under Utah Law, you may appeal through the Board of Equalization your current year property tax assessment. Any action taken by Salt Lake County may be appealed within 45 days of this notice, such as a challenge to the withdrawal of the land from the FAA (Greenbelt) or a challenge to the mathematical computation.

Received by Treasurer:

Date: 4-21-21

By: *Ray*

ROLLBACK TAXES ARE DUE AND PAYABLE AS SHOWN ABOVE. ROLLBACK TAXES UNPAID BY 5-21-21 WILL BE SUBJECT TO INTEREST AT 7.0% UNTIL PAID.

PAYMENTS WITH LIEN WAIVERS WILL NOT BE ACCEPTED BY THE SALT LAKE COUNTY TREASURER.

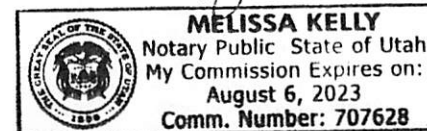
UNDER UTAH LAW YOU MAY APPEAL THIS ROLLBACK NO LATER THAN 45 DAYS AFTER THE DAY ON WHICH THIS NOITCE WAS MAILED.

STATE OF UTAH
COUNTY OF SALT LAKE
SUBSCRIBED AND SWORN TO BEFORE ME BY

[Signature]

Deputy County Assessor

[Signature]
Notary Public



Seal

Prepared by: MK

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DECISION LETTER



Scott Tingley
Salt Lake County Auditor
Clerk of the Board of Equalization
2001 South State Street N3-300 - PO Box 144575
Salt Lake City, Utah 84114-4575
Tel: 385-468-7200
Email: propertytaxappeals@slco.org

November 19, 2020

RIVERTON BUSINESS PARK, LLC
395 S MAIN ST 206
ALPINE UT 84004

RE: Notice of final decision on 2020 appeal - Parcel No. 27-31-200-047-0000

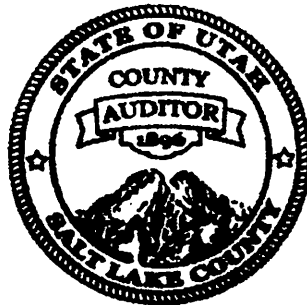
Dear Taxpayer:

The County Board of Equalization, after review and consideration of the appeal, accepted the stipulation between the County Assessor and the taxpayer at a resolution conference and ordered the market value and taxable status of the property adjusted as shown:

	Original valuation from valuation notice	Valuation as adjusted by the Board
Total GB land Value with Bldgs	\$ 2,040	\$ 2,040
Total Fair Market Value	\$ 2,325,000	\$ 1,750,000

The adjustment of value and/or taxable status is effective and final immediately. If the above facts are incorrect, contact us within 30 days of the mailing of this notice.

If you desire to review the findings and basis of this decision, the file related to this parcel is available for inspection at the above address.



The above decision results in the following amount of taxes due:

2020 Property Taxes		
Taxable Value	2,040	
Vet/Blind Exempt	0	
Residual Value	2,040	
Tax Rate	.0136840	
Computed Taxes		27.92
Attached Personal Property		0.00
Certifications		0.00
Total Charges		27.92
Tax Relief	0.00	
Prepayments	0.00	
Collections		0.00
Penalties		0.00
2020 Due =		27.92

Amount is due by the statutory date shown on the original tax notice.

PLEASE DETACH AND RETURN ONLY THE STUB WITH TAX PAYMENT

BEFORE THE SALT LAKE COUNTY BOARD OF EQUALIZATION

RIVERTON BUSINESS PARK, LLC

Appellant,

vs. SALT LAKE COUNTY ASSESSOR

Respondent,

) : STIPULATION

) : Appeal No. 917

) : Parcel No. 27-31-200-047-0000

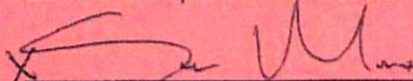
)


:

	Current Market Value		Proposed Market Value	
	Primary*	Secondary	Primary*	Secondary
Land	\$0	\$2,325,000	\$0	\$1,750,000
Building	\$0	\$0	\$0	\$0
Column Totals	\$0	\$2,325,000	\$0	\$1,750,000
TOTAL MARKET VALUE		\$2,325,000		\$1,750,000
GREENBELT VALUE				

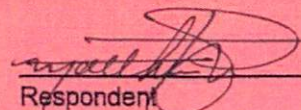
*receives residential exemption

We hereby stipulate and agree that all issues, known and unknown, relating to fair market value and taxability in the above captioned appeal be resolved as proposed above for the 2020 tax year. Both parties also acknowledge and agree that signing this stipulation waives any further appeal rights to the Salt Lake County Council, the Utah State Tax Commission, or any Court of Competent Jurisdiction.


 MANAGER 10/2/20
Appellant Date

 10/02/2020
Respondent Date

Appellant Date

 6 OCT 2020
Respondent Date

Approved by:

 11-10-2020
Hearing Officer Date

Conference Stipulation ☒Hearing Stipulation ☐

Comments:

An agreement was reached between the parties based on the sale of the subject property.

Please return this form to:

Salt Lake Co. Assessor, 2001 S. State St., Suite N2-600, P.O. Box 147421, Salt Lake City, Utah 84114-7421 or Fax: (385) 468-8092.
For any other questions call (385) 468-8000.