

Chris Kauffman

Grand County Treasurer

125 E Center St, Moab, UT 84532

435-259-1338, ckauffman@grandcountyutah.net

Office Hours: Mon – Fri, 8am – 5pm

Office Closed November 11, 24, 25



2016 Real Property Tax Notice

Due November 30th, 2016

Pay Online: www.grandcountyutah.net

Pay by Phone: 1-800-764-0844

eCheck payments are FREE Oct 15- Dec 15

Property Information

Owner Name(s): REDCLIFF DEVELOPERS 5 LLC	Street Address: REDCLIFF RD 2511 E (legal on back)
Mortgage Company that May Pay Your Taxes: NO REQUESTING COMPANY	Back Tax Status: NO BACK TAXES OUTSTANDING
Parcel Number: 02-0RDC-0058	Taxing District: 002 - SPANISH VALLEY

Tax Information

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
LV01 LAND VACANT	0.00	20,000	20,000	215.96
Totals	0.00	20,000	20,000	215.96

Taxing Units/Entities	Budget Hearing Location ,Date, Time	Tax Rate	Tax Amount
GRAND COUNTY GENERAL	COUNCIL CHAMBERS DEC 6, 2016 @ 6:00 P.M.	0.001809	36.18
SCHOOL - GENERAL	264 S. 400 E. AUG 3, 2016 @ 6:00 P.M.	0.005003	100.06
SCHOOL - STATE BASIC LEVY	264 S. 400 E. AUG 3, 2016 @ 6:00 P.M.	0.001675	33.50
GRAND COUNTY - DEBT	COUNCIL CHAMBERS-DEC 6, 2016 @ 6:00 P.M.	0.000130	2.60
STATE A&C	COUNCIL CHAMBERS-DEC 6, 2016 @ 6:00 P.M.	0.000011	0.22
COUNTY A&C	COUNCIL CHAMBERS-DEC 6, 2016 @ 6:00 P.M.	0.000457	9.14
LIBRARY	COUNCIL CHAMBERS DEC 6, 2016 @ 6:00 P.M.	0.000459	9.18
GRAND COUNTY CEMETERY	2651 SPANISH VALLEY DR DEC 13, 2016 @ 6:00 PM	0.000224	4.48
WATER CONSERVANCY	3025 SPANISH TRL RD-DEC 8, 2016 @ 7:00 P.M.	0.000149	2.98
MOAB MOSQUITO ABATEMENT	1000 SAND FLATS RD-DEC 8, 2016 @ 6:00 P.M.	0.000222	4.44
MOAB VALLEY FIRE	45 S 100 E - DEC 14, 2016 @ 6:00 P.M.	0.000547	10.94
LIBRARY - DEBT	COUNCIL CHAMBERS-DEC 6, 2016 @ 6:00 P.M.	0.000112	2.24

Current Year Tax Totals ➡

Prepayments	0.00	Abatements/Credits	0.00	Current Year Tax Due	215.96
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Please forward this notice to new owner if property has sold. This property may be subject to a reappraisal in 2017 under State Law 59-2-303.1

Prior Years' Back Tax Due **0.00**

Total Tax Due All Years 215.96

Keep above portion for your records. Detach entire bottom portion and return with payment.

Pay online at grandcountyutah.net

FREE eCheck & other options, see back.



Parcel Number:

02-0RDC-0058

Auto Bill Pay Status:

Auto Bill Pay not enrolled

OR make check payable to:

Grand County Treasurer

PO Box 1268, Moab, UT 84532, (435)-259-1338

**Total Due
by Nov 30th**



\$215.96

Paying late? Penalty is also owed!

See back of this stub for amount.

☐ Yes! I want to make monthly prepayments in 2017. Please mark box and see back of this stub for more about coupons.

☐ My address has changed! Please mark box and enter new address on back of this stub.

REDCLIFF DEVELOPERS 5 LLC
P O BOX 95923
SOUTH JORDAN UT 84095-0000



Ways to Pay Electronically

Pay Online at grandcountyutah.net:

- **eCheck** – a secure and convenient transfer out of your bank account. **eChecks are free Oct 15-Dec 15.** The rest of the year, a 75¢ fee is charged per payment by the service provider. Separate payments are needed for each parcel. No fees go to the County.
- **Credit or Debit Card** – a 2.5% fee is charged by Instant Payments, the service provider.
- **Auto Bill Pay** – Set up automatic, recurring, monthly eCheck payments for 49¢/month.

Pay by Phone: 1-800-764-0844, use eCheck, credit or debit card. Same fees as above.

Why Pay Electronically?

Easy – no mail to send or check to write. Anyone can do it!
Free – for eChecks 10/15 - 12/15
Fast – payment arrives exactly when you schedule it.
Safe – reduces chance of ID theft.



Other Ways to Pay

Pay by Mail: PO Box 1268, Moab, UT 84532, please use enclosed envelope and include bottom portion of this notice. Write parcel number(s) on check, multiple parcels per check is OK. Do not send cash. If postmarked after Nov 30, penalty will be owed.

Pay in Person: Pay by cash or check at our office in the County Courthouse, 125 E. Center St, Moab (closed Nov. 11, 24, 25).

Property Address/Legal Description

Parcel Number: 02-0RDC-0058	Serial Number: REDCLIFF COND 5-J	May be abbreviated, not for legal use.
REDCLIFF RD 2511 E 5-J - UNIT 5-J REDCLIFF CONDOMINIUMS		

Back Taxes (Delinquencies): The amount of back tax you owe is **\$0.00**. This amount has interest calculated to November 30th, 2016. Interest is prorated and added daily at a rate of 7% per year (rate is an estimate). If you are paying on any other date, you can call 435-259-1388 for a more accurate amount owed. If this property was recently subdivided or combined, other delinquencies may apply which do not appear on this notice. During the last week of December each year, a delinquent tax listing will be posted at grandcountyutah.net and a post card will be sent to the delinquent property owners. These are the only notifications required by law until the following year's Property Tax Notice. Unpaid tax, penalty and interest are assessed as a lien and if not paid in-full within the 4 year redemption period, the property will be offered to the public at **TAX SALE**. The property is then deeded to the successful bidder. Any amount in excess of taxes and fees will be remitted to the original owner. Until 5pm on 11/30/2016, all payments will be applied to the most current back tax year first. Starting 12/1/2016 payments will be applied to 2016 tax first and then the next most current back tax year. 12/1/2016 is also the date that unpaid 2016 taxes become delinquent. Payments are also applied to interest first then penalty then principal in any given year. These payment procedures are set by State law and cannot be changed by the County Treasurer.

Returned Payments: If payment is returned by a financial institution for any reason, the payment will be canceled without notice to the property owner, and a **returned payment fee of \$25.00** will be added to the tax amount.

Bankruptcy: If you have filed for bankruptcy, this notice is not a demand for payment and is intended for informational purposes only. Please discuss your obligations for post petition taxes with your legal counsel.

Important Additional Tax Information: Tax bills are mailed to the latest address on the County Recorder's Roles. Failure to receive a tax notice does not relieve the owner's responsibility to pay taxes on time or relieve them from paying the penalties and interest due. The County Treasurer only collects taxes. Contact the Assessor's Office, 435-259-1329, for questions about property assessment, valuations, or exemptions. This office will not be responsible if you pay on property other than your own. Tax relief programs are available for those who qualify, information is available by calling 435-259-1338 or at grandcountyutah.net. Pursuant to Utah Code 59-2-1317, you have the right to allocate partial payments between total amount due for property tax, assessments, delinquent local district fees, and any other amounts due on this notice.

Paying Late? – Penalty is also due depending on when you are paying. Use the chart below to see what you owe.

Date of Payment/Postmark	On or before Nov 30, 2016	Dec 1, 2016 to Jan 31, 2017	After Jan 31, 2017
Amount you owe	\$215.96	\$225.96*	Call our office for amount owed, 435-259-1338.
Penalty/Interest added per parcel for 2016 Tax	No penalty or interest!	1% penalty (minimum \$10.00) and no interest.	2.5% penalty (minimum \$10.00) + interest from 1/1/17.

*This includes **\$0.00** owed in back tax with back tax interest calculated to 1/31/2017. Back tax interest is prorated and added daily. If you are paying on a different date and owe back tax, then you call 435-259-1338 for a more accurate amount due.

Pre-Payment Coupons for 2017 Check the box on front of this stub to receive a free booklet of coupons that spread your 2017 tax payments out over 10 months in 2017. Prepayments are optional and can be made without coupons.	Address Changes Please list new address here. 	REDCLIFF DEVELOPERS 5 LLC
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