

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 10, 23, 24\*\*



2017 Real Property Tax Notice

Due November 30<sup>th</sup>, 2017

Pay Online: www.grandcountyutah.net

Pay by Phone: 1-800-764-0844

eCheck payments are FREE Oct 15- Dec 15

Property Information

Table with 2 columns: Property Information and Taxing District. Rows include Owner Name(s), Street Address, Mortgage Company, Back Tax Status, Parcel Number, and Taxing District.

Tax Information

Table with 5 columns: Property Type, Acres/Count, Market Value, Taxable Value, and Tax Amount. Rows include BR01 PRIMARY RES. BLDG, LR01 RES. IMPROVED LAND, LS03 LAND OVER 1 AC, and Totals.

Table with 4 columns: Taxing Units/Entities, Budget Hearing Location, Date, Time, Tax Rate, and Tax Amount. Lists various taxing entities like GRAND COUNTY GENERAL, SCHOOL, and LIBRARY.

Summary table with 4 columns: Prepayments, Abatements/Credits, Current Year Tax Due, and Current Year Tax Totals.

Table with 2 columns: Tax Due Information and Amount. Includes Prior Years' Back Tax Due and Total Tax Due All Years.

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

Payment instructions section including 'Pay online at grandcountyutah.net', QR code, 'Parcel Number: 02-0021-0011', 'Auto Bill Pay Status: Auto Bill Pay not enrolled', and 'Total Due by Nov 30th \$1,802.98'.

\*\*\*\*\*AUTO\*\*SCH 5-DIGIT 84532 AA 995 1/1-P3 T3
MOAB HOMESTEAD LLC
2971 DESERT RD
MOAB UT 84532-3648



Paying late? Penalty is also owed! See back of this stub for amount.
[ ] Yes! I want to make monthly prepayments for 2018 taxes. 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.

## Ways to Pay Electronically

### Pay Online at [grandcountyutah.net](http://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 49¢ 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, payments monthly or annually, fees apply.

**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. 10, 23, 24).

### Property Address/Legal Description

Parcel Number: <b>02-0021-0011</b>	Serial Number: <b>26-22-21-21</b>	May be abbreviated, not for legal use.
<b>DESERT RD 2971 S - LOT 21 SEC 21 T26S R22E SMALL TRACTS SUB-DIV 3.88 AC</b>		

**Back Taxes (Delinquencies):** The amount of back tax you owe is **\$0.00**. This amount has interest calculated to November 30th, 2017. 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](http://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 11:59pm on 11/30/2017, all payments will be applied to the most current back tax year first. Starting 12/1/2017 payments will be applied to 2017 tax first and then the next most current back tax year. 12/1/2017 is also the date that unpaid 2017 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](http://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, 2017	Dec 1, 2017 to Jan 31, 2018	After Jan 31, 2018
Amount you owe	<b>\$1,802.98</b>	<b>\$1,821.01*</b>	Call our office for amount owed, 435-259-1338.
Penalty/Interest added per parcel for 2017 Tax	No penalty or interest!	1% penalty (minimum \$10.00) and no interest.	2.5% penalty (minimum \$10.00) + interest from 1/1/18.

\*This includes **\$0.00** owed in back tax with back tax interest calculated to 1/31/2018. Back tax interest is prorated and added daily. If you are paying on a different date and owe back tax, then you can call 435-259-1338 for a more accurate amount due.

<p style="text-align: center;"><b>Pre-Payment Coupons for 2018</b></p> <p>Check the box on front of this stub to receive a free booklet of coupons that spread your 2018 tax payments out over 10 months in 2018. Prepayments are optional and can be made without coupons.</p>	<p style="text-align: center;"><b>Address Changes</b></p> <p style="text-align: center;">Please list new address here.</p> <div style="text-align: center; margin-top: 10px;"> </div>	<p>MOAB HOMESTEAD LLC</p> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 5px 0;"/>
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