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, 28, 29

2019 Real Property Tax Notice

Due December 2nd, 2019

Pay Online or by phone, see back for details
Onetime eCheck payments are FREE
Get your tax bill by EMAIL, see back for info

Property Information

Owner Name(s): **JAMES BANASKY RANCHES LLC**	Street Address: **GREEN RIVER 3 MI N OF** (legal on back)
Mortgage Company that May Pay Your Taxes: **NO REQUESTING COMPANY**	Back Tax Status: **NO BACK TAXES OUTSTANDING**
Parcel Number: **05-0032-0022**	Taxing District: **005 - ELGIN MOSQUITO ABATEMENT**

Tax Information

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
LAND GREENBELT	447.04	193,300	5,812	58.18
See back for: Primary Residential Exemption **Totals**	**447.04**	**193,300**	**5,812**	**58.18**

Taxing Units/Entities	Budget Hearing Date, Time, Location	Tax Rate	Tax Amount
GRAND COUNTY GENERAL	12/03/2019, 6:00 P.M., COUNCIL CHAMBERS - 125 E. CENTER ST.	0.001493	8.68
SCHOOL - GENERAL	8/6/2019, 6:00 PM, 264 S 400 E MOAB	0.005672	32.97
SCHOOL - STATE BASIC LEVY		0.001661	9.65
GRAND COUNTY - DEBT	12/03/2019, 6:00 P.M., COUNCIL CHAMBERS - 125 E. CENTER ST.	0.000101	0.59
MULTICOUNTY ASSESSING & COLLECTING	12/03/2019, 6:00 P.M., COUNCIL CHAMBERS - 125 E. CENTER ST.	0.000009	0.05
COUNTY A&C	12/03/2019, 6:00 P.M., COUNCIL CHAMBERS - 125 E. CENTER ST.	0.000377	2.19
LIBRARY	12/03/2019, 6:00 P.M., COUNCIL CHAMBERS - 125 E. CENTER ST.	0.000379	2.20
GRAND COUNTY CEMETERY	12/10/2019, 6:00 P.M., 2651 SPANISH VALLEY DR	0.000185	1.08
CHARTER SCHOOL STATE LEVY		0.000049	0.28
LIBRARY - DEBT	12/03/2019, 6:00 P.M., COUNCIL CHAMBERS - 125 E. CENTER ST.	0.000085	0.49
	Current Year Tax Totals ⇨	**0.010011**	**58.18**

Prepayments	0.00	Abatements/Credits	0.00	**Current Year Tax Due**	**58.18**

Please forward this notice to new owner if property has sold. *This property may be subject to a reappraisal in 2020 under State Law 59-2-303.1*

Prior Years' Back Tax Due	**0.00**
Total Tax Due All Years	**58.18**

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

Pay online at grandcountyutah.net		**Parcel Number:**	**Auto Bill Pay Status**
FREE eCheck & other options, see back.		**05-0032-0022**	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 Dec 2nd

$58.18

Paying late? Penalty is also owed! See back of this stub for amount.

☐ Yes! I want to make monthly prepayments for 2020 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.

LE 74 5/16-P T 863

JAMES BANASKY RANCHES LLC
2080 SPRING OAKS DR
SPRINGVILLE UT 84663-0000

Ways to Pay Electronically

Pay Online at grandcountyutah.net:

- **eCheck** – a secure and convenient transfer out of your bank account**. Onetime eChecks are free.** Recurring eChecks are charged 49¢ per payment by the service provider. You can pay multiple parcels with one eCheck. 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 onetime eChecks
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 on 1 check OK. Do not send cash. If postmarked after Dec 2nd, penalty will be owed.

Pay in Person: Pay by cash, check or debit/credit (fees apply) in the Courthouse, 125 E. Center St, Moab (closed Nov. 11, 28, 29).

Emailed Tax Bill Sign Up

Visit grandcountyutah.net and use your PIN number, [redacted], to sign up for an emailed tax notice (bill) instead of one by postal mail. **PIN expires 12/31/19.** By going paperless you will get your bill earlier, save resources and can send to multiple addresses.

Primary Residential Exemption: If your taxable value is less than your market value, then you are receiving the 45% exemption on the home and up to 1 acre of land. Contact the Assessor's Office, 435-259-1329, to apply, to report a change or for more information.
Tax relief: Programs are available for those who qualify, information is available by calling 435-259-1338 or at grandcountyutah.net.
Back Taxes (Delinquencies): The amount of back tax you owe is **$0.00**. This amount has interest calculated to December 2nd, 2019. Interest is prorated and added daily at a rate of 8.45% per year (rate is an estimate). If you are paying on any other date, you can call 435-259-1338 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. By 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 11:59 pm on 12/2/2019, all payments will be applied to the most current back tax year first. Starting 12/3/2019 payments will be applied to 2019 tax first and then the next most current back tax year. 12/3/2019 is also the date that unpaid 2019 taxes become delinquent. State law requires that payments are applied to interest first then penalty then principal in any given year.
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.
Additional Information: Failure to receive a tax notice does not relieve the owner's responsibility to pay taxes on time or from paying penalties and interest. Contact the Assessor's Office, 435-259-1329, for questions about property assessment, valuations, or exemptions. You are responsible if you pay on property other than your own. 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.

Property Address/Legal Description

Parcel Number: **05-0032-0022**	Serial Number: **20-16-32-4 & 21-16-3**	May be abbreviated, not for legal use.
GREEN RIVER 3 MI N OF - LOTS 1-23 ISLAND HOME ORCHARD SUB SEC 3 T21S R16E; SEC 32 T20S R16E & SEC 4 T21S R16E & CONT 207.17 AC - THE FOLLOWING DESC INCLUDES LAND TO THE C/L OLD RIVER BED: BEG AT THE SW COR OF ISLAND HOME ORC SUB AS RECORDED 1908; SAID PT BEING LOCATED APPROX 4365 FT S & 846 FT E (APPEARS THAT IS SHOULD BE W) OF THE N¼ COR SEC 3 T21S R16E SLM; S 71°30'W 573.35 FT ALONG THE RIVER MEANDER LN TO THE SW CO OF LOT 11 (1883 GOV'T SURVEY OF LOT 11); S 71°30'W 842.93 FT±; CONT ALNG MEANDER LN EXTENDED TO C/L OF		

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 Dec 2nd, 2019	Dec 3, 2019 to Jan 31, 2020	After Jan 31, 2020
Amount you owe	**$58.18**	**$68.18***	**Call our office for amount owed, 435-259-1338.**
Penalty/Interest added per parcel for 2019 Tax	No penalty or interest!	1% penalty (minimum $10.00) and no interest.	2.5% penalty (minimum $10.00) + interest from 1/1/20.

*This includes **$0.00** owed in back tax with back tax interest calculated to 1/31/2020. 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.

Pre-Payment Coupons for 2020
Check the box on front of this stub to receive a free booklet of coupons that spread your 2020 tax payments out over 10 months in 2020. Prepayments are optional and can be made without coupons.

Address Changes
Please list new address here.

JAMES BANASKY RANCHES LLC