

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



2022 Real Property Tax Notice
Due November 30, 2022
Pay Online or by phone, see back for details.
Onetime eCheck payments are FREE



Property Information

Owner Name(s): PIPEDREAM HILLS LLC	Street Address: E 0300 S: 72
Mortgage Co. That May Pay Your Taxes: No Requesting Company	Back Tax Status: No Back Taxes Outstanding
Parcel Number: 01-0001-0020	Taxing District: 001 - Moab City District

Tax Information

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
Commercial Land	0.41	259,430	259,430	2,726.87
<i>See back for: Primary Residential Exemption</i>				
Totals	0.41	259,430	259,430	2,726.87
Taxing Units/Entities	Budget Hearing Date, Time, Location	Tax Rate	Tax Amount	
Grand County General	12/6/2022 6:00 pm 125 E Center Street	0.001791	464.64	
School - General	8/17/2022 6:00 pm 264 S 400 E	0.005339	1,385.10	
School - State Basic Levy		0.001652	428.58	
Multicounty Assessing & Collecting		0.000015	3.89	
County A&C	12/6/2022 6:00 pm 125 E Center Street	0.000309	80.16	
Library	12/6/2022 6:00 pm 125 E Center Street	0.000408	105.85	
Grand County Cemetery	12/13/2022 6:00 pm 2651 Spanish Valley Dr	0.000151	39.17	
Moab Mosquito Abatement	12/5/2022 6:00 pm 1000 E Sand Flats Rd	0.000182	47.22	
Moab Valley Fire	12/8/2022 6:00 pm 45 S 100 E	0.000543	140.87	
Charter School State Levy		0.000059	15.31	
Library - Debt		0.000062	16.08	
Current Year Tax Totals >		0.010511	2,726.87	
Prepayments	0.00	Abatements/Credits	0.00	Current Year Tax Due
				2,726.87
Please forward this notice to new owner if property has sold.				Prior Year's Back Tax Due
This property may be subject to a reappraisal in 2023				0.00
under State Law 59-2-303.1				Total Tax Due All Years
				2,726.87

Return bottom portion with payment. Please fold on perforation BEFORE tearing.

Pay Online at grandcountyutah.net		Parcel Number: 01-0001-0020	Auto Bill Pay Status: Auto Bill Pay not enrolled.
FREE eChecks & other options, see back.			
OR make check payable to: Grand County Treasurer PO Box 1268, Moab UT 84532, (435) 259-1338	Total Due By Nov 30th		\$2,726.87

9-13-22_v3

2338*10**G50**1.443**3/8*****AUTO5-DIGIT 84532
PIPEDREAM HILLS LLC
775 HILLSIDE DR
MOAB UT 84532-0000

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

- ☐ Yes! I want to make monthly prepayments for 2023 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:

- **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 Nov 30th, 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, 24, 25).

General Information

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 November 30th, 2022. Interest is prorated and added daily at a rate of 9.00% 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 11/30/2022, all payments will be applied to the most current back tax year first. Starting 12/1/2022 payments will be applied to 2022 tax first and then the next most current back tax year. 12/1/2022 is also the date that unpaid 2022 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: 01-0001-0020	Serial Number: 26-21-1-22	May be abbreviated, not for legal use.
E 0300 S: 72 - BEG 847.5 FT E OF NW COR SW¼SE¼ SEC 1 T26S R21E; S 263 FT; W 81.8 FT; N 263 FT; E 81.8 FT; --/-- EXC		

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 th , 2022	Dec 1, 2022 to Jan 31, 2023	After Jan 31, 2023
Amount you owe	\$2,726.87	\$2,754.14*	Call our office for amount owed, 435-259-1338
Penalty/Interest added per parcel for 2022 Tax	No penalty or interest!	1% penalty (minimum \$10.00) and no interest.	2.5% penalty (minimum \$10.00) + interest from 1/1/23.

*This includes **\$0.00** owed in back tax with back tax calculated to 2/1/2023. 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 2023 Check the box on front of this stub to receive a free booklet of coupons that spread your 2023 tax payments out over 10 months in 2023. Prepayments are optional and can be made without coupons.	Address Changes List new address Email Receipt List email address to receive a receipt	PIPEDREAM HILLS LLC