

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



Due November 30, 2023

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 Building		12,746	12,745	116.64
Commercial Land	0.41	519,369	519,370	4,753.27

See back for: Primary Residential Exemption **Totals** **0.41** **532,115** **532,115** **4,869.91**

Taxing Units/Entities	Budget Hearing Date, Time, Location	Tax Rate	Tax Amount
Grand County General	12/05/2023 6:00 Pm 125 E Center St	0.001489	792.32
School - General	08/09/2023 6:00 Pm 264 S 400 E	0.004868	2,590.34
School - State Basic Levy		0.001406	748.15
Multicounty Assessing & Collecting		0.000015	7.98
County A&C	12/05/2023 6:00 Pm 125 E Center St	0.000257	136.75
Library	12/05/2023 6:00 Pm 125 E Center St	0.000339	180.39
Grand County Cemetery	12/12/2023 5:00 Pm 2651 Spanish Valley Dr	0.000126	67.05
Moab Mosquito Abatement	12/04/2023 6:00 Pm 1000 Sand Flats Rd	0.000142	75.56
Moab Valley Fire	12/07/2023 6:00 Pm 45 S 100 E	0.000423	225.08
Charter School State Levy		0.000041	21.82
Library - Debt	12/05/2023 6:00 Pm 125 E Center St	0.000046	24.48

Current Year Tax Totals > **0.009152** **4,869.91**

Prepayments **0.00** **Abatements/Credits** **0.00** **Current Year Tax Due** **4,869.91**

Please forward this notice to new owner if property has sold.
This property may be subject to a reappraisal in 2024
under State Law 59-2-303.1

Prior Year's Back Tax Due **0.00**

Total Tax Due All Years **4,869.91**

Pay Online at grandcountyutah.net

FREE eChecks & other options, see back.



Parcel Number:

01-0001-0020

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**



\$4,869.91

2339*11**G50**1.251**5/8*****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 2024 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.



9-22-23_v2

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. 10, 23, 24).

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, 2023. Interest is prorated and added daily at a rate of 10.00% 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 11/30/2023, all payments will be applied to the most current back tax year first. Starting 12/1/2023 payments will be applied to 2023 tax first and then the next most current back tax year. 12/1/2023 is also the date that unpaid 2023 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 , 2023	Dec 1, 2023 to Jan 31, 2024	After Jan 31, 2024
Amount you owe	\$4,869.91	\$4,918.61*	Call our office for amount owed, 435-259-1338
Penalty/Interest added per parcel for 2023 Tax	No penalty or interest!	1% penalty (minimum \$10.00) and no interest.	2.5% penalty (minimum \$10.00) + interest from 1/1/24.

*This includes **\$0.00** owed in back tax with back tax calculated to 2/1/2024. 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 2024 Check the box on front of this stub to receive a free booklet of coupons that spread your 2024 tax payments out over 10 months in 2024. 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