

Chris Kauffman
 Grand County Treasurer
 125 E Center St. Moab, UT 84532
 435-259-1338 ckauffman@grandcountyutah.gov
 Office Hours: Mon-Fri, 8am-5pm
 Office Closed November 11, 27, 28



2025 Real Property Tax Notice

Due December 1st, 2025

Pay Online or by phone, see back for details.
 Onetime eCheck payments are FREE

Property Information

Owner Name(s): DESERT ROSE APARTMENTS LLC	Street Address: E 0200 N: 133
Mortgage Co. That May Pay Your Taxes: No Requesting Company	Back Tax Status: No Back Taxes Outstanding
Parcel Number: 01-0001-0046	Taxing District: 001 - Moab City District

Tax Information

Property Type	Acres/Count	Market Value	Taxable Value	Tax Amount
Multiple Use Residential Apartments	1.40	2,871,237 1,300,179	1,579,180 715,100	16,644.56 7,537.15
<i>See back for: Primary Residential Exemption</i>		Totals	1.40	4,171,416
			2,294,280	24,181.71
Taxing Units/Entities	Budget Hearing Date, Time, Location	Tax Rate	Tax Amount	
Moab City	6/10/2025 6:00pm 217 E Center St (Hearing Held)	0.002167	4,971.70	
Grand County General	12/2/2025 6:00pm 125 E Center St	0.001332	3,055.98	
School - General	8/13/2025 6:00pm 264 S 400 E (Hearing Held)	0.003733	8,564.55	
School - State Basic Levy		0.001379	3,163.81	
Multicounty Assessing & Collecting		0.000014	32.12	
County A&C	12/2/2025 6:00pm 125 E Center St	0.000230	527.68	
Library	12/2/2025 6:00pm 125 E Center St	0.000426	977.36	
Grand County Cemetery	12/9/2025 6:00pm 2651 Spanish Valley Dr	0.000113	259.25	
Moab Mosquito Abatement	12/1/2025 6:00pm 1000 E Sand Flats Rd	0.000155	355.61	
Moab Valley Fire	12/8/2025 6:00pm Fire Station 1, 45 S 100 E	0.000390	894.77	
Charter School State Levy		0.000042	96.36	
School Go Bond	8/13/2025 6:00pm 264 S 400 E (Hearing Held)	0.000559	1,282.50	
Current Year Tax Totals >			0.010540	24,181.71
Prepayments	0.00	Abatements/Credits	0.00	Current Year Tax Due
				24,181.71
Please forward this notice to new owner if property has sold. <i>Changes from valuation appeals to the Board of Equalization may not be reflected on this bill (see back).</i>				Prior Years' Back Tax Due
				0.00
				Total Tax Due All Years
				24,181.71

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

Pay Online at grandcountyutah.gov		Parcel Number:	Auto Bill Pay not enrolled.
FREE eChecks & other options, see back.		01-0001-0046	
OR make check payable to: Grand County Treasurer PO Box 1268, Moab UT 84532, (435) 259-1338	Total Due By DEC 1st		\$24,181.71

62*2**G50**1.534**9/14*****AUTO**5-DIGIT 84532
 DESERT ROSE APARTMENTS LLC
 2940 EAST BENCH RD
 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 2026 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.gov:

- **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: 1-888-217-8350, 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.



9-24-25_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 Dec 1st, 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, 27, 28).

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.

Board of Equalization (BOE) Valuation Appeals: Appeals are not always finalized prior to the mailing of the tax bill and the bill may not reflect adjustments resulting from an appeal. Determination letters will be sent to all applicants along with a corrected tax notice if applicable. Appellants are responsible for paying taxes by the deadline. Refunds can be requested if an adjustment results in an overpayment.

Tax relief: Programs are available for those who qualify, information is available by calling 435-259-1338 or at grandcountyutah.gov.

Back Taxes (Delinquencies): Back tax shown on this bill has interest calculated to the deadline. Interest is prorated and added daily at a rate of 10.00% per year (rate is an estimate). If this property was recently subdivided or combined, other delinquencies may apply which do not appear on this 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**. Until the tax payment deadline, all payments will be applied to the most current back tax year first. After the deadline, payments will be applied to current year tax, which would then be delinquent, and then the next most current back tax year. 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. This property may be subject to a reappraisal in 2026 under State Law 59-2-303.1

Property Watch: Sign up for a free service to receive emails whenever there is a recorded change to your parcel by emailing the Recorder's Office at gnelson@grandcountyutah.gov. Please include the parcel numbers of the parcels for which you are requesting notification.

Property Address/Legal Description

Parcel Number: 01-0001-0046	Serial Number: 26-21-1-57.1 58 61	May be abbreviated, not for legal use.
E 0200 N: 133 - BEG AT A COR WHICH BEARS N 58°20'00"E 93.70 FT FROM THE INTERSECTION OF 200 N & 100 E ST MOAB TOWNSH		

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 1 st , 2025	Dec 2, 2025 to Feb 2 nd , 2026	After Feb 2 nd , 2026
Amount you owe	\$24,181.71	\$24,423.53*	Call our office for amount owed, 435-259-1338
Penalty/Interest added per parcel for 2025 Tax	No penalty or interest!	1% penalty (minimum \$10.00) and no interest.	2.5% penalty (minimum \$10.00) + interest from 1/1/26.

*This includes \$0.00 owed in back tax with back tax calculated to 1/31/2026. 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; margin: 0;">Pre-Payment Coupons for 2026</p> <p style="font-size: small; margin: 0;">Check the box on front of this stub to receive a free booklet of coupons that spread your 2026 tax payments out over 10 months in 2026. Prepayments are optional and can be made without coupons.</p>	<p style="text-align: center; margin: 0;">Address Changes</p> <p style="font-size: small; margin: 0;">List new address</p> <hr style="border: 0; border-top: 1px solid black; margin: 2px 0;"/> <p style="text-align: center; margin: 0;">Email Receipt</p> <p style="font-size: small; margin: 0;">List email address to receive a receipt</p> <hr style="border: 0; border-top: 1px solid black; margin: 2px 0;"/>	<p style="margin: 0;">DESERT ROSE APARTMENTS LLC</p> <hr style="border: 0; border-top: 1px solid black; margin: 2px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 2px 0;"/> <hr style="border: 0; border-top: 1px solid black; margin: 2px 0;"/>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------