

July 17, 2025

# GRAND COUNTY CORPORATION Tax Roll Master Record

4:41:10PM

|                            |                     |   |
|----------------------------|---------------------|---|
| Parcel: 01-0001-0020       | Serial #:26-21-1-22 | Entry: 536923   |
| Name: PIPEDREAM HILLS LLC  |                     |   |
| c/o Name:                  | Property Address    |   |
| Address 1: 775 HILLSIDE DR | E 0300 S: 72        |   |
| Address 2:                 | MOAB                | 84532-0000  |
| City State Zip: MOAB       | UT 84532-0000       | Acres: 0.41   |
| Mortgage Co                |                     |   |
| Status: <b>Active</b>      | Year: <b>2025</b>   | District: <b>001 MOAB CITY DISTRICT</b> <b>0.010540</b> |

| Owners              | Interest | Entry  | Date of Filing | Comment     |
|---------------------|----------|--------|----------------|-------------|
| PIPEDREAM HILLS LLC |          | 536923 | 02/24/2020     | (0894/0641) |

| Property Information     | 2025 Values & Taxes |         |         |          | 2024 Values & Taxes |         |          |
|--------------------------|---------------------|---------|---------|----------|---------------------|---------|----------|
|                          | Units/Acres         | Market  | Taxable | Taxes    | Market              | Taxable | Taxes    |
| BC06 COMMERCIAL BUILDING | 0.00                | 0       | 0       | 0.00     | 12,746              | 12,745  | 138.64   |
| BS06 STANDBY VALUE       | 0.00                | 5,882   | 5,880   | 61.98    | 0                   | 0       | 0.00     |
| LC03 COMMERCIAL LAND     | 0.41                | 687,164 | 687,165 | 7,242.72 | 519,369             | 519,370 | 5,649.71 |
| Totals:                  | 0.41                | 693,046 | 693,045 | 7,304.70 | 532,115             | 532,115 | 5,788.35 |

|  |               |          |   |                       |
|--|---------------|----------|---|-----------------------|
| <b>**** ATTENTION !! ****</b><br>Tax Rates for 2025 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2025 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate) | 2025 Taxes:   | 7,304.70 | 2024 Taxes:                             | 5,788.35              |
|  | Special Fees: | 0.00     | <b>Review Date</b><br><b>05/27/2025</b> | <b>NO BACK TAXES!</b> |
|  | Penalty:      | 0.00     |   |                       |
|  | Abatements: ( | 0.00)    |   |                       |
|  | Payments: (   | 0.00)    |   |                       |
|  | Amount Due:   | 7,304.70 |   |                       |

| Back Tax Summary |           |                |         |              |               |                |           |
|------------------|-----------|----------------|---------|--------------|---------------|----------------|-----------|
| Year             | Principal | Specials Total | Penalty | Interest Due | Interest Rate | Total Payments | Total Due |
| 2011             | 0.00      | 0.00           | 0.00    | 0.00         | 7.00%         | 1,836.54       | 0.00      |
| 2010             | 0.00      | 0.00           | 0.00    | 0.00         | 7.00%         | 1,959.06       | 0.00      |
| 2009             | 0.00      | 0.00           | 0.00    | 0.00         | 6.25%         | 2,003.75       | 0.00      |
| 2008             | 0.00      | 0.00           | 0.00    | 0.00         | 6.25%         | 1,630.69       | 0.00      |
| 2006             | 0.00      | 0.00           | 0.00    | 0.00         | 11.25%        | 730.71         | 0.00      |
| Totals:          | 0.00      | 0.00           | 0.00    | 0.00         |               | 8,160.75       | 0.00      |

**NO BACK TAXES**

GRAND COUNTY TREASURER / DEPUTY

signature

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

## Taxing Description

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; --/-- EXCEPTING ROW; BEG AT A POINT WHICH LIES S0°17'W 299.3 FT FROM THE INTERSECTION OF THE C/L OF MAIN ST & 300 S ST; MOAB TOWNSITE WHICH LIES N 89°47'W 49.5 FT AND S0°17'W 348.8 FT FROM SW COR BLOCK 4 MOAB TOWNSITE; S 89°47'E 606 FT TO THE INTERSECTION OF THE C/L OF 100 E ST EXTENSION & GRAND AVE; TOGETHER WITH 30 FT ON EACH SIDE OF DESCRIPTION