

August 11, 2025

GRAND COUNTY CORPORATION
Tax Roll Master Record

9:27:08AM

Parcel: 01-0007-0076	Serial #:26-22-7-68.2.5	Entry: 474225
Name: MOUNTAIN AMERICA FEDERAL CREDIT UNION		
c/o Name:	Property Address	
Address 1: PO BOX 2331	S MAIN 1047	
Address 2:	MOAB	84532-0000
City State Zip: SANDY	UT 84091-0000	Acres: 1.04
Mortgage Co		
Status: Active	Year: 2025	District: 001 MOAB CITY DISTRICT 0.010540

Owners	Interest	Entry	Date of Filing	Comment
MOUNTAIN AMERICA FEDERAL CREDIT UNION		474225	09/12/2006	(0678/0116)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BC03 COMMERCIAL BLDG	0.00	1,337,463	1,337,465	14,096.88	1,569,731	1,569,730	17,075.52
LC01 COMMERCIAL IMPROVED	1.04	1,094,043	1,094,045	11,531.23	780,298	780,300	8,488.10
Totals:	1.04	2,431,506	2,431,510	25,628.11	2,350,029	2,350,030	25,563.62

Property Type	Year Built	Sq Feet	Basement Size	Building Type
BC03 COMMERCIAL BLDG	2007	4,786		0

**** ATTENTION !! **** 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:	25,628.11	2024 Taxes:	25,563.62
	Special Fees:	0.00	Review Date 05/24/2023	NO BACK TAXES!
	Penalty:	0.00		
	Abatements: (0.00)		
	Payments: (0.00)		
	Amount Due:	25,628.11		

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

BEGINNING ON THE N R-O-W OF US HWY 163 (191) WHICH BEARS N 2434 FT & EAST 246.7 FT FROM THE SW COR OF SEC 7 T26S R22E SLBM & PROCEEDING THENCE N 24°21'E 142.3 FT; S 89°23'E 286.7 FT; S 24°21'W 263.3 FT TO THE HWY'S N R-O-W THENCE S 63°29'W 260 FT TO BEG<> LESS A 10 FT SEWER ESMT ACROSS BITTLE LN THENCE S TO THE JOINING PROPERTY<<<>>>LESS A PARCEL OF LAND IN FEE FOR THE REALIGNMENT OF BITTLE LN: BEG 2434.21 FT N 0°02'09"E ALONG SEC LN & 245.20 FT S 89°57'51"E FROM THE SW COR SEC 7; THENCE N 24°21'E 142.23 FT; S 89°23'E 54.62 FT; S 24°21'W 168.25 FT;NW'LY ALONG THE ARC OF A 4851.2 FT RAD NON-TANGENT CHORD (CHD BRG= N 61°023'25"W 50.16 FT) TO POB <<<>>> ALSO LESS: BEG ON THE N'LY LN AT A PT WHICH IS 2563.28 FT N 0°09'E ALONG THE SEC LN & 358.38 FT S 89°57'51"E FROM THE SW COR OF SEC 7 : TH S 89°23'E 10.92 FT ALONG THE N'LY BNDRY LN IF SAID ENTIRE TRACT; THENCE S 24°21'W 20.00 FT; TH N 65°39'W 10.0 FT; TH N 24°21'E 15.60 FT TO POB