

GRAND COUNTY CORPORATION
Tax Roll Master Record

September 3, 2020

1:39:11PM

Parcel: 02-OSMC-0017	Serial #:MCKNIGHT BCF-2	Entry: 444946
Name: MOAB INVESTMENT PARTNERS L C		
c/o Name:		Property Address
Address 1: 4453 LILY MEADOWS LN		RESOURCE BLVD 2277
Address 2:		MOAB 84532-0000
City State Zip: MILLCREEK UT 84124-0000	Acres: 3.81	
Mortgage Co:		
Status: Active	Year: 2020	District: 002 SPANISH VALLEY 0.011258

Owners	Interest	Entry	Date of Filing	Comment
MOAB INVESTMENT PARTNERS L C		444946	07/13/1998	(0519/0482)

Property Information	2020 Values & Taxes				2019 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BC03 COMMERCIAL BLDG	0.00	4,829,741	4,829,741	54,373.22	4,829,741	4,829,741	51,325.66
LC01 COMMERCIAL IMPROVED	3.81	383,377	383,377	4,316.06	383,377	383,377	4,074.15
Totals:	3.81	5,213,118	5,213,118	58,689.28	5,213,118	5,213,118	55,399.81

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2020 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2020 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	<p>2020 Taxes: 58,689.28</p> <p>Special Fees: 0.00</p> <p>Penalty: 0.00</p> <p>Abatements: (0.00)</p> <p>Payments: (0.00)</p> <p>Amount Due: 58,689.28</p>	<p>2019 Taxes: 55,399.81</p> <p>Review Date</p> <p style="text-align:center;">05/15/2018</p> <p>NO BACK TAXES!</p>
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Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2015	0.00	0.00	0.00	0.00	7.00%	34,704.39	0.00
Totals:	0.00	0.00	0.00	0.00		34,704.39	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 AT SW COR OF TRACT G MCKNIGHT PROPERTIES INDUSTRIAL SUBDIVISION; SAID POINT BEARS N 1069.4 FT THENCE E 1302.3 FT FROM S 1/4 COR SEC 17 T26S R22E SLB&M & PROC WITH THE S LINE OF SAID TRACT G S 71°17'03"E 306.20 FT TO A COR ON THE THE W R/W OF WEST RESOURCE BLVD; THENCE ALNG A 166 FT RADIUS CURVE TO LEFT 51.87 FT TO A POINT OF TANGENT (SAID CURVE HAS CHORD WHICH BEARS S 8°12'41"W 51.65 FT; REC=51.57 FT); THENCE WITH SAID R/W S 0°44'40"E (REC=S 0°43'28"E) 477 FT TO A PT OF CURVE; THENCE WITH R/W ALNG THE ARC OF A 100 FT RADIUS CURVE TO RIGHT 157.08 FT (SAID CURVE HAS A CHORD WHICH BEARS S 44°15'20"W RECORD=S 44°16'32"W 141.42 FT) TO A COR ON THE N R/W OF INDUSTRIAL WAY; THENCE WITH SAID R/W S 89°15'20"W (RECORD=S 89°16'32"W) 45 FT; N 0°44'40"W 166 FT; S 89°15'20"W 114.0 FT; N 0°44'40"W 37.90 FT; S 89°15'20"W 22.48 FT; N 0°39'10"W (REC=N 0°43'28"W) 526.13 FT TO POB (BEARINGS ARE BASED ON THE N LN OF THE MCKNIGHT PRPERTIES INDUSTRIAL SUBD BEARING OF RECORD=N 89°17'25"E) 3.81 AC