



STAFF REPORT

TO: Summit County Council \ Board of Equalization
Open Session

DATE: January 15, 2020

FROM: Stephanie Larsen, County Assessor

SUBJECT: 1) Approval of BOE Changes of Value
2) Approval of Taxing Escaped Property CT-401-UP-1 for 2019
Discussion\Decision on Standard of Practice Moving Forward

- 1) The 2 remaining parcels that were reconvened per the STC orders have submitted their applications. The following stipulations have been agreed upon based on the evidence provided. It was determined that the county sales used in the valuation increase of these units were erroneous.

	Old Market Value	New Market Value	MV DIFFERENCE	TAXABLE VALUE DIFFERENCE
FGR-I-31	1,200,000	850,000	(350,000)	(350,000)
JW-AM-8	707,000	550,000	(157,000)	(86,350)

- 2) It came to our attention that a building permit had been missed on a Commercial property in Coalville City, Parcel CT-401-UP-1. Under previous management, the policy was to just add it to the upcoming year and to not recoup any prior year taxes. In this instance, as it is a new build, there would only be 2019 to recoup. The following is found in code for your reference.

59-2-217. Property escaping assessment -- Duties of assessing authority -- Property willfully concealed -- Penalties.

Any escaped property may be assessed by the original assessing authority at any time as far back as five years prior to the time of discovery, in which case the assessing authority shall enter the assessments on the tax rolls and follow the procedures established under Part 13, Collection of Taxes.

Feedback from the Board of Equalization is requested. The Assessor's office deems it appropriate to appraise and value all escaped property and to go back as far as allowed in code. However, this has not been a standard of practice in the Assessor's office and I wanted verification if this was due to any requests or suggestions by the BOE.

I have attached a copy of the letter of explanation and notice to the property owner in question for today's request. The taxpayer will receive 30 days to pay and/or submit an appeal of valuation in writing as directed in the letter.



January 16th, 2020

RE: CT-401-UP-1

Escaped Property Valuation

Dear Property Owner:

It has come to our attention that a building permit was missed, and the subsequent valuation of your commercial building located on Parcel CT-401-UP-1 was not placed on the tax roll for 2019.

This letter is to inform you of the valuation and taxation of a 6,000 square foot building which commenced construction in 2018 and was at full completion for 2019.

PREVIOUS MARKET VALUE	NEW 2019 MARKET VALUE	NEW 2019 TAXABLE VALUE	2019 TAX RATE	REMAINING TAXES OWING
\$49,135	\$252,000	\$252,000	.009694	\$1,966.58

The remaining taxes are due and payable 30 days from this notice to the Summit County Treasurer's office. You may contact them directly for any payment questions at (435) 336-3268.

If you choose to appeal the market value of your parcel, you must file a written appeal to the County Board of Equalization within 30 days of this notice. Please note that only the market value can be appealed to the Board of Equalization. Evidence supporting your estimation of market value must be included when filing your application.

Any appeal may be submitted via the following; by email to LoraLea McKnight at lmcknight@summitcounty.org or by mailing to the Summit County Auditor, % LoraLea McKnight, PO Box 128, Coalville, Utah 84018.

If you have any general questions on this notice you may contact Stephanie Larsen in the Summit County Assessor's office at 435-336-3253.

For further details regarding the methodology of your valuation, you may reach the Commercial Appraiser Jeremy Manning at jmanning@summitcounty.org or by phone at 435-336-3210.



2019 Notice of Correction

Summit County Utah Recorder

As Of: 12/17/2019

Account: 0489598 **Parcel:** CT-401-UP-1
 MOORE THOMAS WILLIAM TRUSTEE
 PO BOX 534
 COALVILLE, UT 84017-0534

Summit County Utah Recorder
 Steve Martin, Assessor or Recorder
 60 North Main
 PO Box 128
 Coalville, UT 84017
 435-336-3251 or 435-336-3238

Legal Summary

PARCEL 1: BEG AT THE NW COR OF BLK 78, COALVILLE TOWNSITE SURVEY AND RUNNING TH S 23°30'00" E 161.56 FT ALG THE W'LY R/W OF 50 WEST; TH S 76°58'44" W 144.92 FT; TH N 13°01'00" W 137.50 FT TO THE S'LY R/W LN OF W CENTER STREET; TH N 66°30'00" E ALG SAID S'LY R/W LN 117.48 FT TO THE PT OF BEG. CONT. 0.45 AC ALSO PARCEL 2: A PORTION OF LAND LOCATED IN BLK 99, COALVILLE TOWNSITE SURVEY, SITUATE IN THE SE1/4 OF THE SE1/4 OF SEC 8, T2N R5E SLBM & HAVING A BASIS OF BEARING TAKEN AS S 23°30'00" E BETWEEN THE INTERSECTION OF CENTER STREET, 50 NORTH STREET & COALVILLE MAIN STREET, DESC AS FOL: BEG AT A PT S 66°33'00" W 19.51 FT FROM THE SE COR OF BLK 99, COALVILLE TOWNSITE SURVEY & RUN TH S 66°30'00" W 85.76 FT ALG THE S'LY LINE OF SAID BLK 99 TO THE E'LY LINE OF STATE OF UTAH PARKS & RECREATION (RAIL TRAIL); TH N 13°01'00" W 10.67 FT ALG SAID LINE; TH ALG A CURVE TO THE LEFT 269.22 FT, HAVING A RADIUS OF 5779.65 FT; A CHORD OF 269.22 FT BEARING N 14°21'48" W; TH N 70°54'27" E 61.90 FT; TH S 19°51'20" E 18.80 FT TO THE E'LY LINE OF BLK 99; TH S 23°30'00" E 192.11 FT ALG SAID LINE; TH S 84°21'48" W 15.20 FT; TH S 19°05'12" E 65.52 FT TO THE PT OF BEG. CONT 0.49 AC 2308-799 PARCEL 2; BAL 0.94 AC 2401-101 2308-799 2420-1185 2537-556 (2537-558) THOMAS WILLIAM MOORE AND CHRISTY KAY MOORE TRUSTEES OF THE THOMAS WILLIAM MOORE REVOCABLE TRUST DATED MARCH 9 2015 UND 1/2 INT AND CHRISTY KAY MOORE AND THOMAS WILLIAM MOORE TRUSTEES OF THE CHRISTY KAY MOORE REVOCABLE TRUST DATED MARCH 9 2015 UND 1/2 INT 2537-556 AS TO PARCEL 1; THOMAS W MOORE AND CHRISTY K MOORE T/C AS TO PARCEL 2 2308-799;

Reason For Correction
 Other

Operator
 Nancy Shupe (nancys)

Additional Explanation
 ESCAPED PROPERTY OF 6,000 SQFT BUILDING
 STARTED IN 2018. VALUED AT \$202,865

Tax Roll
 2019.TRC.2302S2

Value Corrections

Tax Area	Property Code	Actual Value		Taxable Value	
		Original	Corrected	Original	Corrected
01	03A - COMMERCIAL IMPROVED	49,135	49,135	49,135	49,135
	ESC - ESCAPED PROPERTY		202,865		202,865
Total		49,135	252,000	49,135	252,000

Tax Corrections

Tax Area	Tax Type	Original	Corrected	Difference
01	TAXCHG	476.31	2,442.89	1,966.58
Total		476.31	2,442.89	1,966.58