

**BOARD OF EQUALIZATION MEETING
TUESDAY DECEMBER 10, 2019
3:45 PM
COUNCIL CONFERENCE ROOM N2-800**

Reasonable accommodations (including auxiliary communicative aids and services) for individuals with disabilities may be provided upon receipt of a request with three working days notice. For assistance, please call (385) 468-7200; TTY 711
Members of the BOE may participate electronically.

1. Citizen Public Input

(Comments are limited to 3 minutes unless otherwise approved by the Council).

2. Approval of Assessor and Hearing Officer Recommendations

2.1 BOE Appeals

- C-42 Assessor recommendation to Adjust
- D-7 Assessor recommendation to Deny
- E-123 Hearing Officer recommendation to Deny
- H-7 Hearing Officer recommendation to Adjust
- J-40 Dismissal for lack of evidence
- S-40 Assessor Stipulation
- U-50 Hearing Officer recommendation to Adjust using Assessor's recommended value
- W-30 Withdrawn by appellant
- Y-16 Exemption Granted or Property Sold

Count 355

2.2 BOE Appeal with Tax Relief

- H-1 Hearing Officer recommendation to Adjust

Count 1 (See attached sheet)

3. Approval of Significant Adjustments

- 21-35-201-004-4001 Gardner Jordan Bluffs, LC 8170 S Bingham Junction
\$29,848,600 to \$7,556,000 Value Change: \$22,292,600 75% change Vacant Land-Comm S-1
- 21-35-426-001 Gardner Jordan Bluffs, LC 795 W Ivy Dr
\$10,861,300 to \$2,257,000 Value Change: \$8,604,300 79% change Vacant Land-Comm S-1

Count 2

4. Exempt Property – New Applications

See attached list for Parcel #'s and explanations.

- Y-2 Exemption granted or Property Sold

Action Requested: Approve attached list – Count 2

Possible Closed Session Discussion of Commercial Information pursuant to
Section 59-1-404, 52-4-5 and State Tax Commission Rule R861-1A-37.
Attachments available upon request

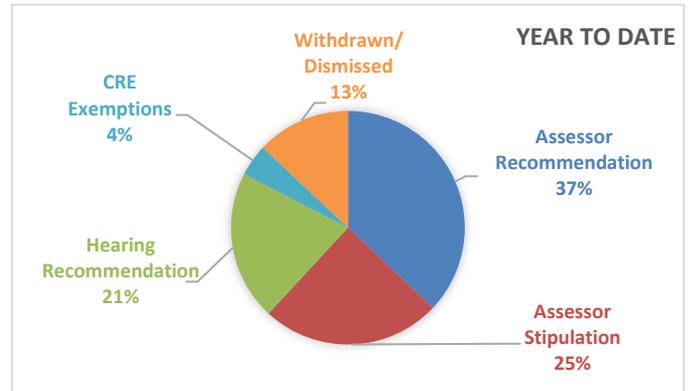
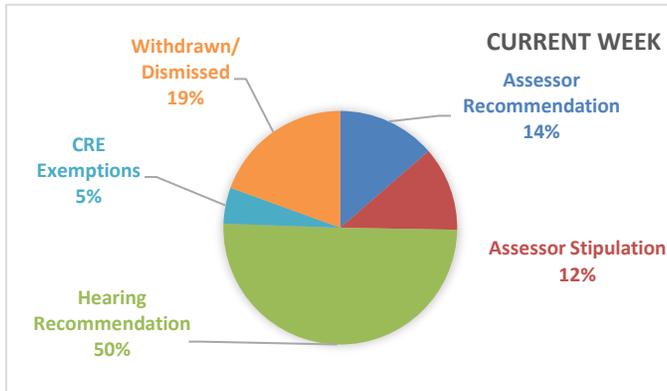


2019 Board of Equalization

Weekly Report

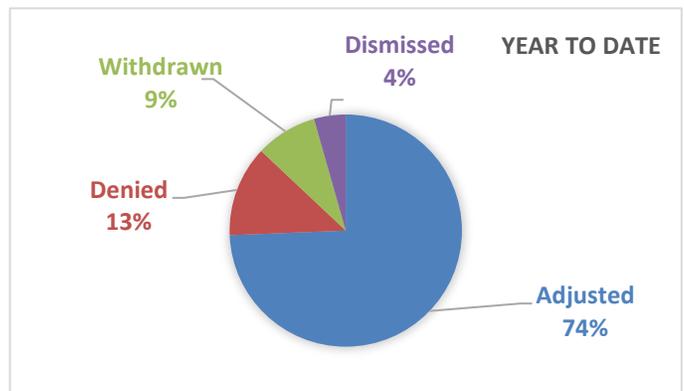
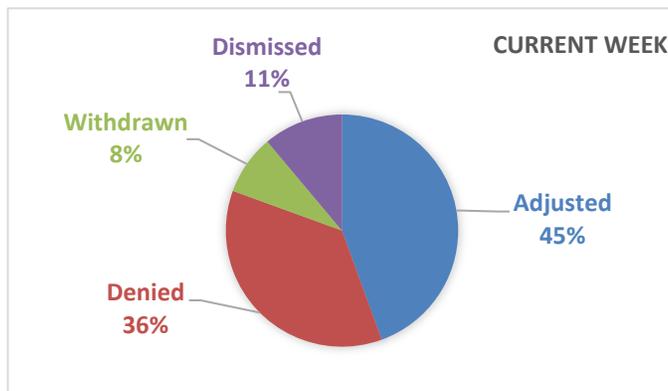
Tuesday, December 10, 2019

RECOMMENDATION SUMMARY



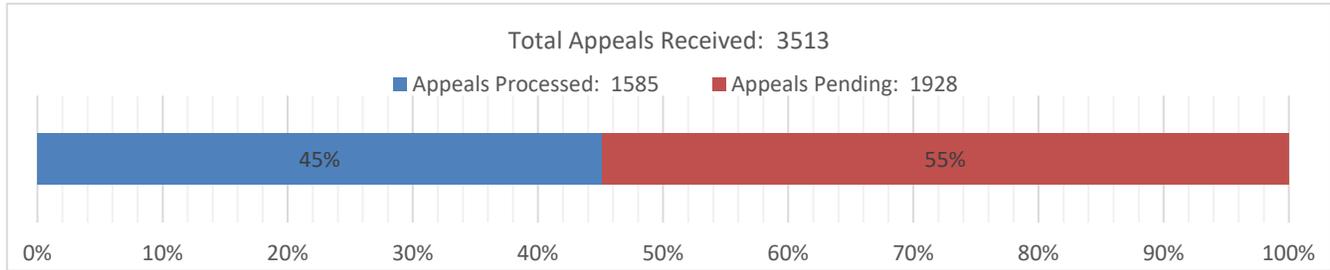
	Current Week	Year to Date
Assessor Recommendation	49	454
Assessor Stipulation	42	304
Hearing Recommendation	181	254
Hearing Stipulation	0	0
CRE Exemptions	18	54
Withdrawn/Dismissed	70	159
TOTAL APPEALS	360	1225

ACTION SUMMARY

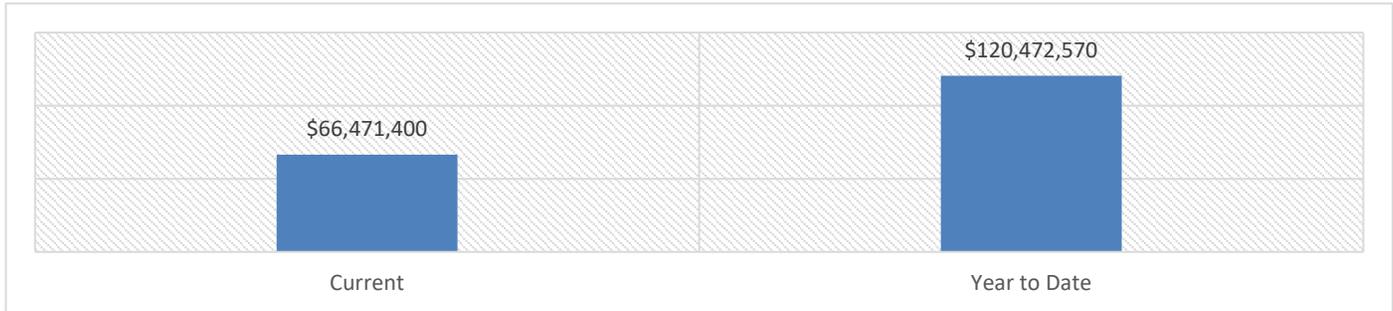


	Current Week	Year to Date
Adjusted	160	911
Denied	130	155
Withdrawn	30	105
Dismissed	40	54
TOTAL APPEALS	360	1225

CURRENT STATUS



TOTAL MARKET VALUE CHANGED



NOTES

Data is as of: December 4, 2019 - 22:01:24

Changes in taxpayer names, property location & mailing addresses are updated by other Salt Lake County offices upon proper filing by taxpayers.

MARKET VALUE CHANGES > +/- \$250,000

Parcel	Owner Name	Location Address	Assessor Property Type	Approval Basis	Sum Current Value	Sum Proposed Value	Amount Changed	% Changed
21-35-201-004-4001	GARDNER JORDAN BLUFFS, LC	8170 S BINGHAM JUNCTION	905 - Vacant Land - Comm	S - Assessor Stipulation	\$ 29,848,600	\$ 7,556,000	\$ (22,292,600)	-75%
21-35-426-001-0000	GARDNER JORDAN BLUFFS, LC	795 W IVY DR	905 - Vacant Land - Comm	S - Assessor Stipulation	\$ 10,861,300	\$ 2,257,000	\$ (8,604,300)	-79%
22-29-483-051-4001	THE RIDGE APARTMENT AT SANDY,	7601 S UNION PARK AVE	199 - 99+ Unit Apt	S - Assessor Stipulation	\$ 67,417,300	\$ 59,809,000	\$ (7,608,300)	-11%
22-29-483-051-4002	THE RIDGE APARTMENT AT SANDY,	7601 S UNION PARK AVE	199 - 99+ Unit Apt	S - Assessor Stipulation	\$ 67,417,300	\$ 59,809,000	\$ (7,608,300)	-11%
20-35-226-007-0000	EASTGATE AT GREYHAWK, LLC	8086 S 5600 W	199 - 99+ Unit Apt	S - Assessor Stipulation	\$ 39,851,200	\$ 34,635,200	\$ (5,216,000)	-13%
15-36-477-040-0000	JF MEADOWBROOK PARTNERS, LLC	27 W 3900 S	150 - 50-98 Unit Apt	S - Assessor Stipulation	\$ 18,339,100	\$ 15,686,800	\$ (2,652,300)	-14%
14-02-326-009-0000	WESTERN B NORTHWEST UT, LLC	6195 W 300 S	592 - Distribution Whse	C - Assessor Recommendation	\$ 26,189,100	\$ 24,131,200	\$ (2,057,900)	-8%
15-23-154-017-0000	METRO 9 LLC	1193 W 2400 S # A-C	552 - Ind - RE	U - Hearing Recommendation	\$ 3,576,700	\$ 2,747,700	\$ (829,000)	-23%
21-17-101-057-0000	BRE-PEAK MF AUTUMN GLEN UT	5490 S AUTUMN GLEN CT	199 - 99+ Unit Apt	S - Assessor Stipulation	\$ 14,034,500	\$ 13,250,000	\$ (784,500)	-6%
16-07-103-002-0000	SUBURBAN LAND RESERVE, INC	36 E 700 S	561 - Mortuary	S - Assessor Stipulation	\$ 1,613,380	\$ 889,900	\$ (723,480)	-45%
28-28-304-004-0000	NIELSEN, STEVEN L; JT	1462 E DRAPER PKWY	581 - Neighborhood Ctr	S - Assessor Stipulation	\$ 1,553,200	\$ 950,000	\$ (603,200)	-39%
27-13-427-052-4001	COTTONTREE HOSPITALITY	10671 S AUTOMALL DR	548 - Hotel - Limited	H - Hearing Recommendation	\$ 9,000,900	\$ 8,464,300	\$ (536,600)	-6%
15-36-427-029-0000	MONTGOMERY PROPERTIES, LLC	40 W 3900 S	590 - Office / Warehouse	S - Assessor Stipulation	\$ 2,378,600	\$ 1,896,000	\$ (482,600)	-20%
15-23-154-019-0000	METRO 12, LLC	1105 W 2400 S	566 - Office	U - Hearing Recommendation	\$ 3,083,300	\$ 2,651,000	\$ (432,300)	-14%
15-29-254-014-0000	THORUP AND ASSOCIATES INC.	3048 S THORUP CIR # REAR	510 - Comm Imps in Res Zone	S - Assessor Stipulation	\$ 697,200	\$ 290,800	\$ (406,400)	-58%
15-36-402-016-0000	THIRD WEST SQUARE LLC	3789 S 300 W	594 - Storage Warehouse	S - Assessor Stipulation	\$ 2,409,400	\$ 2,054,850	\$ (354,550)	-15%
22-17-302-034-0000	BARNARD, C THOMAS	5856 S COVE CREEK LN	119 - PUD	S - Assessor Stipulation	\$ 1,907,600	\$ 1,560,000	\$ (347,600)	-18%
21-01-451-026-0000	REYNOLDS STONE, LLC	4640 S COMMERCE DR	203 - Industrial Mixed	H - Hearing Recommendation	\$ 1,243,280	\$ 939,000	\$ (304,280)	-24%
16-31-351-014-0000	MH & HH INVESTMENTS LLC	4051 S MAIN ST	594 - Storage Warehouse	C - Assessor Recommendation	\$ 984,500	\$ 699,500	\$ (285,000)	-29%
28-22-251-003-0000	REED, MATHEW L &	14 S APPLE HILL	119 - PUD	U - Hearing Recommendation	\$ 1,523,590	\$ 1,254,500	\$ (269,090)	-18%
15-36-402-031-0000	3800 SQUARE LLC	3793 S 300 W	594 - Storage Warehouse	S - Assessor Stipulation	\$ 1,202,300	\$ 945,000	\$ (257,300)	-21%
27-01-429-043-0000	TWAB12, LLC	35 W 9000 S	953 - Gov Bldg / Land	S - Assessor Stipulation	\$ 376,100	\$ 125,000	\$ (251,100)	-67%

Total Parcels: 22