

**Salt Lake County
Board of Equalization Meeting**

Tuesday, October 12, 2021

3:45 PM

Council Chambers N1-110

Upon request and with three working days' notice, Salt Lake County will provide free auxiliary aids and services to qualified individuals (including sign language interpreters, alternative formats, etc.). For assistance, please call (385) 468-7243 – TTY 711.

Members of the Board of Equalization may participate electronically. Meetings may be closed for reasons allowed by statute. Motions relating to any of the items listed below, including final action, may be taken.

During the current phase of COVID-19 response and recovery, members of the public may attend the Council's meetings in person on a limited basis. Members of the public who visit the Salt Lake County Government Center are required to use a face covering, regardless of vaccination status and practice social distancing. In addition, members of the public may also participate in Council meetings electronically as described below.

This meeting will be conducted electronically via Webex Events. Agendas, audio live-streams and recordings, can be accessed at slco.legistar.com. and through Cisco Webex, which may be accessed at:

<https://slco.webex.com/slco/onstage/g.php?MTID=e1d2cb01ac735a84942c551308d4e70e0>

Individuals wishing to comment electronically must access the meeting using the Webex link above by the beginning of the "Citizen Public Input" portion of the meeting. Comments will be limited to three minutes per individual unless otherwise approved by the Council. If an individual is unable to attend the meeting via Webex, they may email their comments to propertytaxappeals@slco.org by 10:00 AM the day of the meeting to have those comments distributed to the Council and read into the record at the appropriate time.

The first time you join via the link may take longer to get through the set-up steps. Please plan accordingly. Mobile phones must choose "Call-in" as the audio connection to support the Webex Event format.

Please include "Resident" ahead of your first name when you join the meeting or you will not be identified as wanting to give comment.

This website has helpful tips for using Webex for Events:
<https://help.webex.com/ld-7srjjs-CiscoWebexEvents/Webex-Events>

1. Citizen Public Input

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

2. Approval of BoE minutes

Acceptance of BoE minutes for September 21, 2021

3. Approval of Assessor and Hearing Officer Recommendations

C-133 Assessor recommendation to Adjust

J-12 Dismissal for lack of evidence

W-11 Withdrawn by appellant

S-4 Assessor Stipulation

Count 160

4. Approval of Significant Adjustments

- 14-32-201-086 Holmes Arbor Park, LLC 8285 W 3500 S
\$4,246,400 to \$2,241,800 Value Change: \$2,004,600 47% change Office C-1
- 16-06-205-027 Salt Lake City Corporation 165 S 300 E
\$836,000 to \$3,281,000 Value Change: \$2,445,000 292% change Govt.Bldg.-Land C-1
- 16-20-379-044 Heritage Lofts, LLC 2695 S 900 E
\$452,690 to \$3,431,200 Value Change: \$2,978,510 658% change Unit Apts. C-1
- 16-26-351-046 33 Views, LLC 2780 E 3300 S
\$178,000 to \$1,653,900 Value Change: \$1,475,900 829% change Unit Apts. C-1
- 21-35-277-031 Jordan Bluffs Holdings, LP 8095 S Seghini Dr
\$3,778,900 to \$25,000,000 Value Change: \$21,221,100 562% change Low Income Housing C-1
- 27-13-176-041 GMC Turtle Creek, LLC 10448 S Jordan Gateway
\$85,949,400 to \$49,051,100 Value Change: \$36,898,300 43% change Unit Apts. S-1
- 27-15-451-038 Colwyn Building, LLC 10929 S Redwood Road
\$366,700 to \$2,451,800 Value Change:\$2,085,100 569% change Vacant Land-Comm. C-1
- 27-19-154-075 DB Vet Clinic, LLC 4696 W Daybreak Rim Way
\$128,900 to \$2,146,600 Value Change: \$2,017,700 1,565% change Medical Office C-1
- 27-25-327-031 Price Lone Peak Matterhorn, LLC 357 W Life Science Way
\$1,394,100 to \$3,015,700 Value Change: \$1,621,600 116% change Storage Warehouse C-1
- 27-25-401-018 Price Lone Peak Fuji, LLC 301 W Life Science Way
\$1,397,800 to \$3,010,500 Value Change: \$1,612,700 115% change Storage Warehouse C-1
- 27-31-376-001 Riverton Centercal 2, LLC 4402 W 13400 S
\$20,759,100 to \$28,954,700 Value Change: \$8,195,600 39% change Office C-1
- 33-11-253-006 Holard Group, LLC 14505 S Center Point Way
\$567,900 to \$1,893,100 Value Change: \$1,325,200 233% change Condo-Industrial C-1

Count 12

5. Exempt Property – New Applications

See attached list for Parcel #'s and explanations.

Y-4 Exemption granted or Property Sold

Action Requested: Approve attached list – Count 4

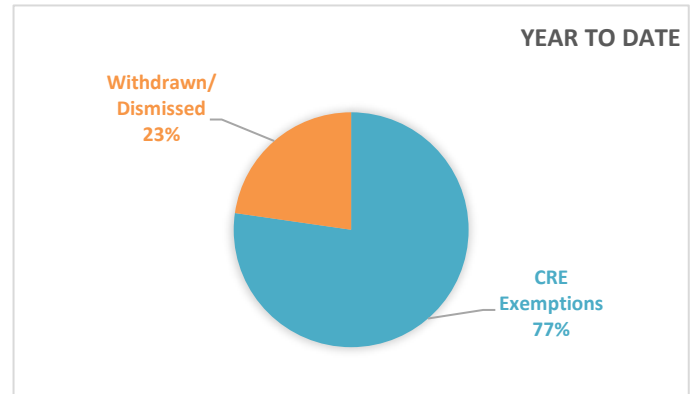
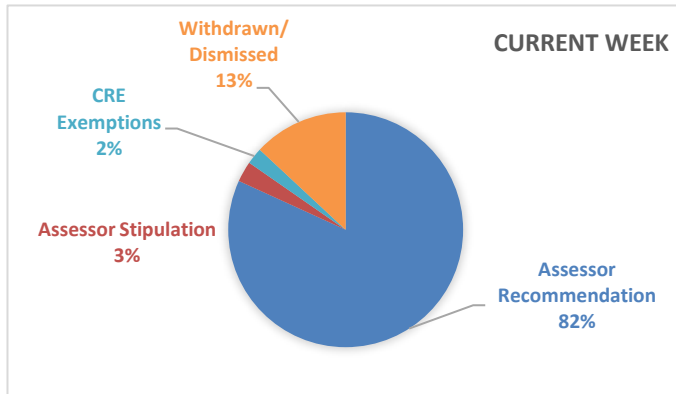


2021 Board of Equalization

Weekly Report

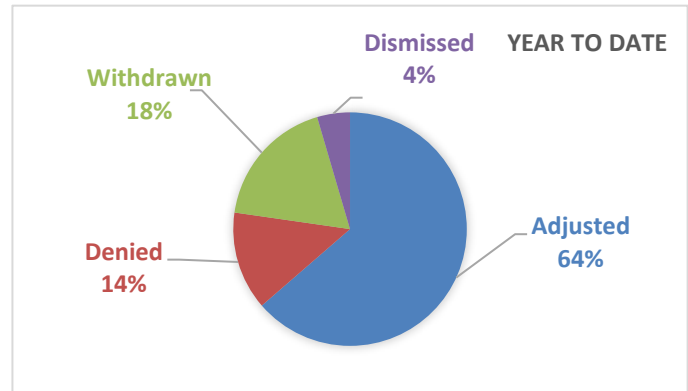
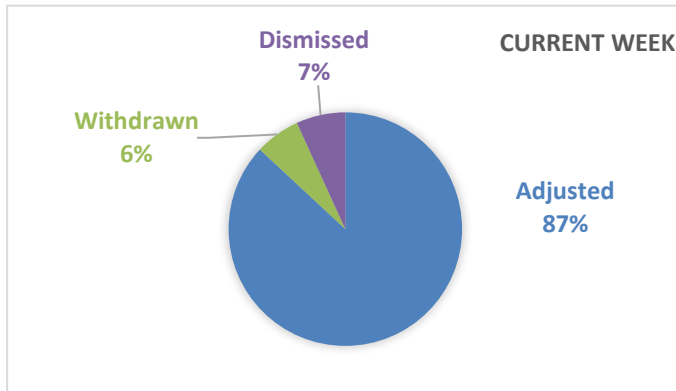
Tuesday, October 12, 2021

RECOMMENDATION SUMMARY



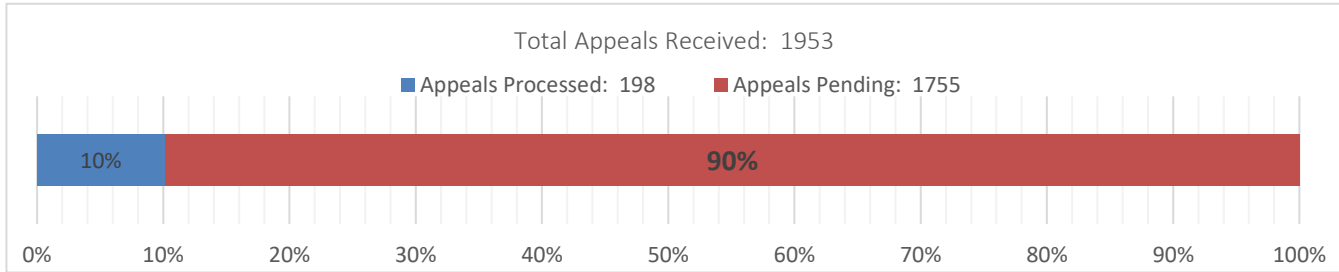
	Current Week	Year to Date
Assessor Recommendation	144	0
Assessor Stipulation	5	0
Hearing Recommendation	0	0
Hearing Stipulation	0	0
CRE Exemptions	4	17
Withdrawn/Dismissed	23	5
TOTAL APPEALS	176	22

ACTION SUMMARY

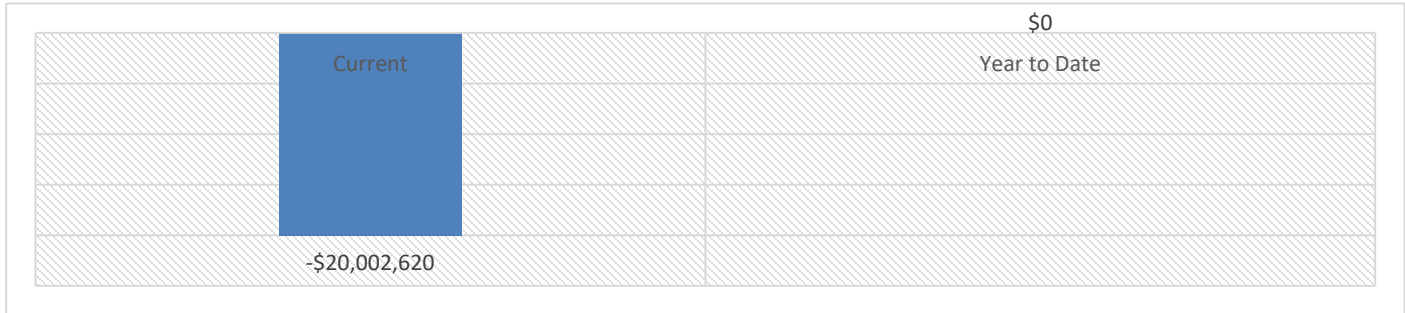


	Current Week	Year to Date
Adjusted	153	14
Denied	0	3
Withdrawn	11	4
Dismissed	12	1
TOTAL APPEALS	176	22

CURRENT STATUS



TOTAL MARKET VALUE CHANGED



NOTES

Data is as of: October 6, 2021 - 21:30:34

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 Full Market Value

Parcel	Owner Name	Location Address	Assessor Property Type	Approval Basis	Sum Current Full Market Value	Sum Proposed Full Market Value	Amount Changed	% Changed
27-13-176-041-0000	GMC TURTLE CREEK, LLC	10448 S JORDAN GATEWAY	199 - 99+ Unit Apt	S - Assessor Stipulation	\$ 85,949,400	\$ 49,051,100	\$ (36,898,300)	-43%
34-07-328-043-0000	DRAPER SOUTHPOINT APARTMENTS,	14747 S DRAPER POINTE WY	199 - 99+ Unit Apt	S - Assessor Stipulation	\$ 31,737,590	\$ 28,370,000	\$ (3,367,590)	-11%
14-32-201-086-0000	HOLMES ARBOR PARK, LLC	8285 W 3500 S	566 - Office	C - Assessor Recommendation	\$ 4,246,400	\$ 2,241,800	\$ (2,004,600)	-47%
16-05-252-018-0000	HARRY & TOM MEATS INC	221 S 1000 E	110 - Apt Conversion	C - Assessor Recommendation	\$ 288,800	\$ 546,800	\$ 258,000	89%
16-05-255-018-0000	HARRIS, RONALD A	222-226 S ELIZABETH ST	110 - Apt Conversion	C - Assessor Recommendation	\$ 157,100	\$ 429,700	\$ 272,600	174%
33-11-253-003-0000	TRUCK EQUIPMENT HOLDING LLC	14483 S CENTER POINT WY	695 - Condo Industrial	C - Assessor Recommendation	\$ 210,800	\$ 684,100	\$ 473,300	225%
33-11-253-004-0000	TRUCK EQUIPMENT HOLDINGS, LLC	14489 S CENTER POINT WY	695 - Condo Industrial	C - Assessor Recommendation	\$ 205,200	\$ 684,100	\$ 478,900	233%
33-11-254-005-0000	KARNAK, LLC	14466 S CENTER POINT WY	695 - Condo Industrial	C - Assessor Recommendation	\$ 205,200	\$ 684,100	\$ 478,900	233%
33-11-254-006-0000	KARNAK, LLC	14472 S CENTER POINT WY	695 - Condo Industrial	C - Assessor Recommendation	\$ 205,200	\$ 684,100	\$ 478,900	233%
33-11-254-003-0000	JACKIE CHILES, LLC	14454 S CENTER POINT WY	695 - Condo Industrial	C - Assessor Recommendation	\$ 223,300	\$ 744,400	\$ 521,100	233%
33-11-254-004-0000	JACKIE CHILES, LLC	14462 S CENTER POINT WY	695 - Condo Industrial	C - Assessor Recommendation	\$ 223,300	\$ 744,400	\$ 521,100	233%
15-09-177-016-0000	WMGM PROPERTIES, LLC	2775 W 900 S	902 - Vacant Lot - Ind	C - Assessor Recommendation	\$ 1,023,500	\$ 1,554,500	\$ 531,000	52%
33-11-253-002-0000	HOLARD GROUP LLC	14477 S CENTER POINT WY	695 - Condo Industrial	C - Assessor Recommendation	\$ 232,400	\$ 774,700	\$ 542,300	233%
33-11-253-005-0000	TRUCK EQUIPMENT HOLDINGS, LLC	14493 S CENTER POINT WY	695 - Condo Industrial	C - Assessor Recommendation	\$ 262,400	\$ 874,700	\$ 612,300	233%
33-11-254-007-0000	KARNAK, LLC	14474 S CENTER POINT WY	695 - Condo Industrial	C - Assessor Recommendation	\$ 266,900	\$ 889,800	\$ 622,900	233%
14-21-451-094-0000	MCCUBBINS FAM REV TR	7403 W LAXEY ST	113 - 3-4 Unit Apt	S - Assessor Stipulation	\$ 29,000	\$ 822,900	\$ 793,900	2738%
14-21-451-084-0000	MKRG, LLC	7533 W LAXEY ST	113 - 3-4 Unit Apt	C - Assessor Recommendation	\$ 29,000	\$ 970,600	\$ 941,600	3247%
14-21-451-085-0000	WERNER, JEREMY	7519 W LAXEY ST	113 - 3-4 Unit Apt	C - Assessor Recommendation	\$ 29,000	\$ 970,600	\$ 941,600	3247%
14-21-451-086-0000	ZIGZAG PARTNERS, LLC	7503 W LAXEY ST	113 - 3-4 Unit Apt	C - Assessor Recommendation	\$ 29,000	\$ 970,600	\$ 941,600	3247%
14-21-451-087-0000	TEHSHAR, LOBSANG G; JT	7493 W LAXEY ST	113 - 3-4 Unit Apt	C - Assessor Recommendation	\$ 29,000	\$ 970,600	\$ 941,600	3247%
14-21-451-088-0000	AJH HOLDINGS LLC	7483 W LAXEY ST	113 - 3-4 Unit Apt	C - Assessor Recommendation	\$ 29,000	\$ 970,600	\$ 941,600	3247%
14-21-451-089-0000	KIRKLAND PROPERTIES, LLC	7471 W LAXEY ST	113 - 3-4 Unit Apt	C - Assessor Recommendation	\$ 29,000	\$ 970,600	\$ 941,600	3247%
14-21-451-090-0000	FOTHERINGHAM, BLAKE	7461 W LAXEY ST	113 - 3-4 Unit Apt	C - Assessor Recommendation	\$ 29,000	\$ 970,600	\$ 941,600	3247%
14-21-451-091-0000	PUNTAMBEKAR FAM REV TR	7447 W LAXEY ST	113 - 3-4 Unit Apt	C - Assessor Recommendation	\$ 29,000	\$ 970,600	\$ 941,600	3247%
14-21-451-092-0000	ACADIA PROPERTIES LLC	7433 W LAXEY ST	113 - 3-4 Unit Apt	C - Assessor Recommendation	\$ 29,000	\$ 970,600	\$ 941,600	3247%
14-21-451-093-0000	MORRIS L STOEIBNER REV TR	7417 W LAXEY ST	113 - 3-4 Unit Apt	C - Assessor Recommendation	\$ 29,000	\$ 970,600	\$ 941,600	3247%
14-21-451-095-0000	NOB, MORN	7387 W LAXEY ST	113 - 3-4 Unit Apt	C - Assessor Recommendation	\$ 29,000	\$ 970,600	\$ 941,600	3247%
14-21-451-096-0000	COWARD, MICHAEL	7373 W LAXEY ST	113 - 3-4 Unit Apt	C - Assessor Recommendation	\$ 29,000	\$ 970,600	\$ 941,600	3247%
14-21-451-097-0000	SIERRA TWO INVESTMENTS, LLC	7353 W LAXEY ST	113 - 3-4 Unit Apt	C - Assessor Recommendation	\$ 29,000	\$ 970,600	\$ 941,600	3247%
14-21-451-098-0000	CLARK, SCOTT W	7333 W LAXEY ST	113 - 3-4 Unit Apt	C - Assessor Recommendation	\$ 29,000	\$ 970,600	\$ 941,600	3247%
14-21-451-099-0000	TURLEY, JACOB	7313 W LAXEY ST	113 - 3-4 Unit Apt	C - Assessor Recommendation	\$ 29,000	\$ 970,600	\$ 941,600	3247%
33-11-253-006-0000	HOLARD GROUP LLC	14505 S CENTER POINT WY	695 - Condo Industrial	C - Assessor Recommendation	\$ 567,900	\$ 1,893,100	\$ 1,325,200	233%
16-26-351-046-0000	33 VIEWS LLC	2780 E 3300 S	114 - 5-9 Unit Apt	C - Assessor Recommendation	\$ 178,000	\$ 1,653,900	\$ 1,475,900	829%
27-25-401-018-0000	LONE PEAK BIOTECH BUSINESS	301 W LIFE SCIENCE WY	594 - Storage Warehouse	C - Assessor Recommendation	\$ 1,397,800	\$ 3,010,500	\$ 1,612,700	115%
27-25-327-031-0000	LONE PEAK BIOTECH BUSINESS	357 W LIFE SCIENCE WY	594 - Storage Warehouse	C - Assessor Recommendation	\$ 1,394,100	\$ 3,015,700	\$ 1,621,600	116%

Parcel	Owner Name	Location Address	Assessor Property Type	Approval Basis	Sum Current Full Market Value	Sum Proposed Full Market Value	Amount Changed	% Changed
27-19-154-075-0000	DB VET CLINIC, LLC	4696 W DAYBREAK RIM WY	560 - Medical Office	C - Assessor Recommendation	\$ 128,900	\$ 2,146,600	\$ 2,017,700	1565%
27-15-451-038-0000	COLWYN BUILDING, LLC	10929 S REDWOOD RD	905 - Vacant Land - Comm	C - Assessor Recommendation	\$ 366,700	\$ 2,451,800	\$ 2,085,100	569%
16-06-205-027-0000	SALT LAKE CITY CORPORATION	165 S 300 E	953 - Gov Bldg / Land	C - Assessor Recommendation	\$ 836,000	\$ 3,281,000	\$ 2,445,000	292%
16-20-379-044-0000	HERITAGE LOFTS, LLC	2695 S 900 E	120 - 20-49 Unit Apt	C - Assessor Recommendation	\$ 452,690	\$ 3,431,200	\$ 2,978,510	658%
27-31-376-001-0000	RIVERTON CENTERCAL 2, LLC	4402 W 13400 S	566 - Office	C - Assessor Recommendation	\$ 20,759,100	\$ 28,954,700	\$ 8,195,600	39%
21-35-277-031-0000	JORDAN BLUFFS HOLDINGS, LP	8095 S SEGHINI DR	142 - Low-Inc-Hous-TC	C - Assessor Recommendation	\$ 3,778,900	\$ 25,000,000	\$ 21,221,100	562%

Total Parcels: 41