

EMERY COUNTY CORPORATION
Tax Roll Master Record

July 1, 2024

2:29:03PM

Parcel: 01-0002-0037	Entry: 421503
Name: MAGNUSON,CLYDE J TRUSTEE	
c/o Name: MAGNUSON,DARLENE TRUSTEE	
Address 1: PO BOX 394	Property Address
Address 2:	W STATE ROAD 29: 395
City State Zip: CASTLE DALE UT 84513-0394	CASTLE DALE
Mortgage Co:	Acres: 13.17
Status: Active	Year: 2024 District: 001 CASTLE DALE 0.016972

Owners	Interest	Entry	Date of Filing	Comment
MAGNUSON,CLYDE J TRUSTEE		421503	01/16/2020	
MAGNUSON,DARLENE TRUSTEE		421503	01/16/2020	
MAGNUSON,CLYDE J TRUST `20		421503	01/16/2020	
MAGNUSON,DARLENE TRUST `20		421503	01/16/2020	

Property Information	2024 Values & Taxes				2023 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BA01 AGRICULTURE	0.00	203,727	203,727	3,457.65	0	0	0.00
BA03 OTHER AGRICULTURAL	0.00	0	0	0.00	61,319	61,319	1,016.06
BR01 RESIDENTIAL	0.00	296,435	163,039	2,767.10	277,824	152,803	2,531.95
LG01 GREENBELT LAND	12.92	62,768	1,358	23.05	62,768	1,231	20.40
LH01 GREENBELT HOMESITE	0.25	41,800	22,990	390.19	41,800	22,990	380.94
Totals:	13.17	604,730	391,114	6,637.99	443,711	238,343	3,949.35

Greenbelt Class Code & Name	Zone Code & Name	Acres	Price/Acre	Market	Taxable	Status	Changed
GZ2 GRAZE II	0006 CASTLEDALE	7.88	4,000	31,520	158	Active	05/31/2024
IT3 IRRIGATE TILLABLE III	0006 CASTLEDALE	5.04	6,200	31,248	1,200	Active	05/31/2024
Greenbelt Totals		12.92		62,768	1,358		

Property Type	Year Built	Square Footage	Basement Size	Building Type
BR01 RESIDENTIAL	1975	2,499	1,200	PRI RES/HOME

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2024 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2024 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)</p>	<p>2024 Taxes: 6,637.99</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: 6,637.99</p>	<p>2023 Taxes: 3,949.35</p> <p>Review Date</p> <p>05/31/2024</p> <p>NO BACK TAXES!</p>
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NO BACK TAXES

EMERY COUNTY TREASURER / DEPUTY

signature

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Status: Active	Year: 2024
	District: 001 CASTLE DALE
	0.016972

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 20 RDS E,NW COR,NW/4 SE/4,SEC 28,TWP 18 S,R 8 E;E 22 RDS;S 1030.76 FT;W 47 FT;S 125 FT;E 47 FT;S 989.24 FT;W 363 FT;N 2145 FT TO BEG.LESS THAT DEEDED ENTRY 411580.LESS THAT DEEDED ENTRY #423413.BEG E 693.00 FT & S 1390.65 FT,NW COR,SE/4,SEC 28,TWP 18 S,R 8 E,SAID PT KNOWN AS NW COR,LOT 3,VALLEY VIEW SUBDIVISION #2,2ND AMENDMENT;W 48.50 FT & S 103.12 FT TO THE TRUE PT OF BEG,SAID PT OF BEG BEING ON SE/LY LINE OF PARCEL #01-0002-0069(ENTRY #415366);S 53.99 FT;E 48.50 FT TO W BNDRY OF VALLEY VIEW SUBDIVISION #2,2ND AMENDMENT;N 41°56'19"E 72.54 FT ALONG SE'LY LINE OF PARCEL #01-0002-0069 TO BEG.LESS THAT DEEDED ENTRY #423693.BEG 20 RDS E,SW COR,SW/4 SE/4,SEC 28,TWP 18 S,R 8 E;N 1008.53 FT TO AN EXISTING FENCE;E 22 RDS ALONG SAID FENCE;S 1008.53 FT,M/L TO S LINE,SEC 28;W ALONG SEC LINE 22 RDS,M/L TO BEG. 13.17 ACRES.

History

SEG TO 1-2-69(2017) / SEG TO 1-2-72(2021) / SEG TO 1-2-4(2021)