

EMERY COUNTY CORPORATION
Tax Roll Master Record

April 1, 2024

9:20:02AM

| | |
|---|--|
| 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 0.016570 |

| 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 | 61,319 | 61,319 | 1,016.06 | 0 | 0 | 0.00 |
| BA03 OTHER AGRICULTURAL | 0.00 | 0 | 0 | 0.00 | 61,319 | 61,319 | 1,016.06 |
| BR01 RESIDENTIAL | 0.00 | 277,824 | 152,803 | 2,531.95 | 277,824 | 152,803 | 2,531.95 |
| LG01 GREENBELT LAND | 12.92 | 62,768 | 1,231 | 20.40 | 62,768 | 1,231 | 20.40 |
| LH01 GREENBELT HOMESITE | 0.25 | 41,800 | 22,990 | 380.94 | 41,800 | 22,990 | 380.94 |
| Totals: | 13.17 | 443,711 | 238,343 | 3,949.35 | 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 | 142 | Active | 05/30/2023 |
| GZ3 GRAZE III | 0006 CASTLEDALE | 6.85 | 300 | 2,055 | 82 | Retained | 01/13/2021 |
| IT3 IRRIGATE TILLABLE III | 0006 CASTLEDALE | 5.04 | 6,200 | 31,248 | 1,089 | Active | 05/30/2023 |
| Greenbelt Totals | | 12.92 | | 62,768 | 1,231 | | |

| 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> | 2024 Taxes: | 3,949.35 | 2023 Taxes: | 3,949.35 |
| | Special Fees: | 0.00 | Review Date | |
| | Penalty: | 0.00 | 10/26/2023 | |
| | Abatements: (| 0.00) | | |
| | Payments: (| 0.00) | | |
| Amount Due: | 3,949.35 | NO BACK TAXES! | | |

NO BACK TAXES

EMERY COUNTY TREASURER / DEPUTY

signature

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| Address 2: | CASTLE DALE |
| City State Zip: CASTLE DALE UT 84513-0394 | Acres: 13.17 |
| Mortgage Co: | |
| Status: Active | Year: 2024 |
| | District: 001 CASTLE DALE |
| | 0.016570 |

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)