

Questions concerning Deeds, Parcel Ownership, Legal Descriptions, Annexations, Plat Maps, and Mailing Addresses.

Questions concerning Land and Improvement Valuations, Green Belt Parcels, Primary Residential Status, and Appraisals.

Questions concerning Tax Rates, Board of Equalization, Property Valuation Appeals, and Tax Abatements.

Questions concerning Tax Payments, Mortgage Company Tax Services, Penalty, and Special Charges.

Tax Year

2022

Parcel Number: 00-0013-0562  
 Serial Number: OWC-1774-1-011-045  
 Entry Number: 484366  
 Owner Name:  
 Owner Name 2: -  
 Mailing Address: HEBER CITY, UT 84032-9665  
 Tax District: 14  
 Tax District Rate: *Based on 2021 Certified Rates, 2022 tax rates may be higher, [Proposed Tax Increase Information](#)* 1.1701 %  
 Recorder's Office Acreage: 1

**Assessment/ Valuation Data: Updated November 3, 2021**  
*(Next Update: June 2022)*

Market Value: *As of January 1, 2022. Values are subject to update until the Assessment Roll is approved, typically, in early June or via a Board of Equalization (BOE) judgment. [BOE Information](#)* \$206,582.00  
 Taxable Value: *Based on Primary/Secondary Classification.* \$113,620.00  
 Land Value: *As of January 1, 2022. Values may be updated.* \$90,100.00  
 Improvements Value: *As of January 1, 2022. Values may be updated.* \$116,482.00

*Same price?*  
*←*  
*← 1 acre \$*  
*lot in the county?*

Tax Charge Information will be added when the 2022 tax rates are approved.

To view 2021 tax charges, use the following link: [Prior Tax Year Lookup](#)

Escrow Processing Company: *Mortgage company escrow processor* WELLS FARGO REAL ESTATE TAX  
 Property (Grid) Address:  
 Square Footage: 1152  
 Year Built: 1984  
 Back Tax Approx Amount: *If you have back tax owing in the last 5 years. [Multi-year delinquent listing](#) available on Treasurer's webpage.* \$0.00  
 Brief Legal Taxing Description: DO NOT USE THIS TAXING DESCRIPTION FOR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description. CO-ORDINATE SURVEY: BEG N00°00'32"E 1059 FT & E 30 FT FR SW COR SEC 11 T4S R5E SLM; N00°00'32"E 200 FT; E 217.8 FT; S00°00'32"W 200 FT; W 217.8 FT TO BEG. AREA: 1.00 ACRE"

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Tax Year

2021

<b>Parcel Number:</b>	00-0013-0562	
<b>Serial Number:</b>	OWC-1774-1-011-045	
<b>Entry Number:</b>	484366	
<b>Owner Name:</b>		
<b>Owner Name 2:</b>	-	
<b>Mailing Address:</b>	- HEBER CITY, UT 84032-9665	
<b>Tax District:</b>	14	
<b>Tax District Rate:</b> <i>Based on 2020 Certified Rates, 2021 tax rates may be higher, <a href="#">Proposed Tax Increase Information</a></i>	1.2067 %	
<b>Recorder's Office Acreage:</b>	1	
<b>Market Value:</b> <i>As of January 1, 2021. Values subject to update until Assessment Roll is approved, typically, early June or via a Board of Equalization (BOE) judgement. <a href="#">BOE Information</a></i>		\$206,582.00
<b>Taxable Value:</b> <i>Based on Primary/Secondary Classification.</i>		\$113,620.00
<b>Land Value:</b> <i>As of January 1, 2021. Values may be updated.</i>		\$90,100.00
<b>Improvements Value:</b> <i>As of January 1, 2021. Values may be updated.</i>		\$116,482.00
<b>Tax Charge:</b> <i>Based on 2020 Certified Rates, 2021 tax rates may be higher, <a href="#">Proposed Tax Increase Information</a></i>		\$1,371.05
<b>Penalties Charged:</b>		\$0.00
<b>Special Charged:</b>		\$0.00
<b>Tax Payments:</b>		\$0.00
<b>Taxes Abated:</b>		\$0.00
<b>Taxes Balance Due:</b> <i>Based on 2020 Certified Rates, 2021 tax rates may be higher, <a href="#">Proposed Tax Increase Information</a></i>		\$1,371.05
<b>Escrow Processing Company:</b> <i>Mortgage company escrow processor</i>	WELLS FARGO REAL ESTATE TAX	
<b>Property (Grid) Address:</b>	2125 S 3600 E, HEBER	
<b>Square Footage:</b>	1152	
<b>Year Built:</b>	1984	
<b>Back Tax Approx Amount:</b> <i>If you have back tax owing in the last 5 years. <a href="#">Multi-year delinquent listing</a> available on Treasurer's webpage.</i>	\$0.00	
<b>Review Date:</b>	12/14/2011 12:00:00 AM	
<b>Brief Legal Taxing Description:</b> DO NOT USE THIS TAXING DESCRIPTION FOR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.	CO-ORDINATE SURVEY: BEG N00°00'32E 1059 FT & E 30 FT FR SW COR SEC 11 T4S R5E SLM; N00°00'32"E 200 FT; E 217.8 FT; S00°00'32"W 200 FT; W 217.8 FT TO BEG. AREA: 1.00 ACRE"	

LAST TIME IT WAS ASSESSED!

**MLS# 1771209**

**Sold Price:** \$915,000  
**Original List Price:** \$949,000  
**Address:** 3172 E Horse Thief Dr  
**City:** Heber City, UT 84032  
**Virtual Tour:** None

**Sold Date:** 11/16/2021  
**Status:** Sold  
**Project:** WILD MARE FARM  
**Type:** Single Family  
**NS / EW:** S / 3172 E

**Style:** Rambler/Ranch

**Total Sq Ft:** 3083  
**Total Beds:** 3  
**Total Baths:** 2.00  
**Family Rooms:** 1  
**Fireplace:** 1  
**Garage | Car Port:** 3 | 0

**Year Built:** 1999  
**Est. Taxes:** \$4,076  
**Acres:** 1.00  
**HOA?:** No  
**Construction Status:** Blt./Standing  
**Finished Basement:** 0%

**Exterior:** Asphalt Shingles; Stucco  
**Lot Facts:** Secluded Yard; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; Drip Irrigation: Auto-Part  
**Inclusions:** Ceiling Fan; Gas Grill/BBQ; Microwave; Range; Refrigerator; Satellite Dish; Window Coverings; Wood Stove; Workbench  
**Features & Info:** Bath: Master; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; French Doors; Great Room; Oven: Wall; Range: Gas; Vaulted Ceilings  
**Concessions:** \$0  
**Listing Courtesy of:** Coe Realty



**Remarks:** Back on the market and price reduced by \$50K. Schedule your showing! No showings available this weekend, 10/16 - 10/17. Come check out this rare 1 acre lot with a great view of Mt. Timpanogos! This home is beautifully landscaped with many trees, flowers beds, curbing, beautiful large redwood deck, a firepit & garden beds. Lots of RV parking & plenty of more room for your needs. Horse property as well! The inside features an open living area with vaulted ceilings, a wood burning stove, hickory hardwood flooring, tile in entry, kitchen, laundry & baths. 3 bedrooms & 2 baths. New fresh paint throughout, kitchen, living & master bedroom. Home has a new furnace, AC unit & water manablock system installed this year. Basement is not finished, so it's ready for you to design. Seller is offering a \$2500 carpet allowance for the bedrooms. Square footage figures are provided as a courtesy estimate only and were obtained from an appraisal . Buyer is advised to obtain an independent measurement. Buyer & buyers agent to verify all information. Home is being sold as-is.

**HOA Remarks:**  
**Driving Dir:**

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**MLS# 1761398**

**Sold Price:** \$980,000  
**Original List Price:** \$1,100,000  
**Address:** 1600 S 3600 E  
**City:** Heber City, UT 84032  
**Virtual Tour:** View Tour

**Sold Date:** 10/15/2021  
**Status:** Sold  
**Project:** HEBER CITY  
**Type:** Single Family  
**NS / EW:** 1600 S / 3600 E

**Style:** Rambler/Ranch

**Total Sq Ft:** 2599  
**Total Beds:** 5  
**Total Baths:** 3.00  
**Family Rooms:** 2  
**Fireplace:** 2  
**Garage | Car Port:** 2 | 0

**Year Built:** 1972 **i**  
**Est. Taxes:** \$3,410  
**Acres:** 1.36  
**HOA?:** No  
**Construction Status:** Blt./Standing  
**Finished Basement:** 100%

**Exterior:** Brick  
**Lot Facts:** Fenced: Full; View: Mountain  
**Inclusions:**  
**Features & Info:**  
**Concessions:** \$0

**Listing Courtesy of:** Summit Sotheby's International Realty - Park City  
**Remarks:** This 5 bedroom home in the Center Creek area of Heber City sits on 1.36 acres and was built in 1972 then remodeled in 2018. A main level master bedroom and guest bedroom makes single level living easy for a couple or small family, while the fully finished basement



offers 3 more bedrooms and space to spread out. The property has its own well for water, includes a huge barn/workshop, horse stable and dog runs along with planter boxes and areas for gardening. The outside of this home was meant to be enjoyed and these are the tools that will allow you to do just that.

**HOA Remarks:**  
**Driving Dir:**

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**MLS# 1746403**

**Sold Price:** \$1,100,000  
**Original List Price:** \$1,178,000  
**Address:** 2071 E Eagles Rest Rd  
**City:** Heber City, UT 84032  
**Virtual Tour:** None

**Sold Date:** 09/20/2021  
**Status:** Sold  
**Project:**  
**Type:** Single Family  
**NS / EW:** S / 2071 E

**Style:** Rambler/Ranch

**Total Sq Ft:** 3838  
**Total Beds:** 6  
**Total Baths:** 4.00  
**Family Rooms:** 2  
**Fireplace:** 2  
**Garage | Car Port:** 2 | 0  
**Exterior:** Asphalt Shingles; Brick  
**Lot Facts:** Fenced: Full; View: Mountain  
**Inclusions:** Dryer; Play Gym; Washer  
**Features & Info:** Bath: Sep. Tub/Shower; Closet: Walk-In; Gas Log; Kitchen: Second; Range/Oven: Free Stdng.  
**Concessions:** \$340

**Year Built:** 1999  
**Est. Taxes:** \$5,595  
**Acres:** 1.00  
**HOA?:** No  
**Construction Status:** Blt./Standing  
**Finished Basement:** 100%



**Listing Courtesy of:** NVS Real Estate, Inc.

**Remarks:** Must see home with an acre of land. There is also a 36x41 barn on the property with endless possibilities. Park your RV, boat(s), ATVs and other toys, make a workshop, (The barn is the white structure in the photos.) The home is fabulous featuring granite counter tops, hardwood floors and spacious rooms. Location can't be better, just outside downtown Heber, but has that highly sought after rural feel. Approximately 20 minutes from Park City and 50 minutes from Salt Lake City. Just minutes from national forests, hunting and fishing lakes and streams. Contact agents for showings. Square footage figures and all measurements are provided as a courtesy estimate only and were obtained from County Records or appraisal. Buyer is advised to obtain an independent measurements.

**HOA Remarks:**  
**Driving Dir:**

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**MLS# 1728541**

**Sold Price:** \$725,000  
**Original List Price:** \$745,000  
**Address:** 3475 E 1200 S  
**City:** Heber City, UT 84032  
**Virtual Tour:** None

**Sold Date:** 07/06/2021  
**Status:** Sold  
**Project:**  
**Type:** Single Family  
**NS / EW:** S / E

**Style:** Split-Entry/Bi-Level

**Total Sq Ft:** 2040  
**Total Beds:** 4  
**Total Baths:** 2.00  
**Family Rooms:** 2  
**Fireplace:** 1  
**Garage | Car Port:** 2 | 0  
**Exterior:** Stone; Stucco  
**Lot Facts:** See Remarks; Fenced: Part; Terrain, Flat; View: Mountain  
**Inclusions:** See Remarks; Ceiling Fan; Fireplace Equipment; Range; Refrigerator; Wood Stove  
**Features & Info:** See Remarks; Kitchen: Second  
**Concessions:** \$4,000

**Year Built:** 1980  
**Est. Taxes:** \$1,465  
**Acres:** 1.00  
**HOA?:** No  
**Construction Status:** Blt./Standing  
**Finished Basement:** 95%



**Listing Courtesy of:** NEXTHOME Experts

**Remarks:** Horse property- This rare find is located in the heart of the Heber Valley featuring 4 bed, 2 bath, extra large 2 car garage with large work space and offering tons of storage, updates throughout the home and much more. 60 x 16 foot barn for horses or livestock, large deck perfect for entertaining and enjoying the large 1 acre lot. Don't miss this one. Square footage figures are provided as a courtesy estimate only and were obtained from appraisal. Buyer is advised to obtain an independent measurement. Contact agent for all showings

**HOA Remarks:**  
**Driving Dir:**

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**MLS# 1779983**

**Sold Price:** \$445,000  
**Original List Price:** \$464,000  
**Lease Price:** \$0  
**Address:** 3822 E 2050 S  
**City:** Heber City, UT 84032  
**Quadrant:** SE

**List Price:** \$464,000  
**Price Per:**

**Sold Date:** 01/21/2022  
**Status:** Sold

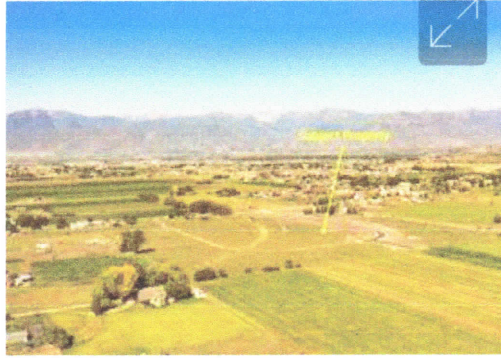
**Virtual Tour:** None

**Lot Num:**  
**Plat/Subdivision:**  
**Zoning:**

**Type:** Residential  
**Water:** Connected  
**Utilities:**  
**Connect Fees:** Gas; Power; Sewer  
**Driveway/Access:**  
**CCRs:**

**Coord:** 2050 S / 3822 E  
**Acres:** 1.13  
**Frontage Faces:**  
**Frontage:** 0.0  
**Side Dim:** 0.0  
**Back Dim:** 0.0  
**Tax ID:** 00-0021-6307  
**Est. Taxes:** \$2,000

**Land Use:**



**Terms:**  
**Lot Facts:**  
**Listing Courtesy of:** Innovative Real Estate  
**Remarks:** Spacious and serene property with views of Timpanogos, Guardsman Pass, Center Creek, and Greener Hills. This 1.13 acre lot is located perfectly between downtown Heber City and multiple access points to outdoor recreation areas. Jordanelle and Deer Creek Reservoirs, Sundance, Deer Valley and Park City ski resorts are all just a short drive away. There is plenty of space to build a custom home with the builder of your choice. The lot is improved and ready with

power, water, gas, and sewer.  
**HOA Remarks:**  
**Driving Dir:**

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**MLS# 1776917**

**Sold Price:** \$370,000  
**Original List Price:** \$375,000  
**Lease Price:** \$0  
**Address:** 210 Pole Dr  
**City:** Heber City, UT 84032  
**Quadrant:**

**List Price:** \$375,000  
**Price Per:**

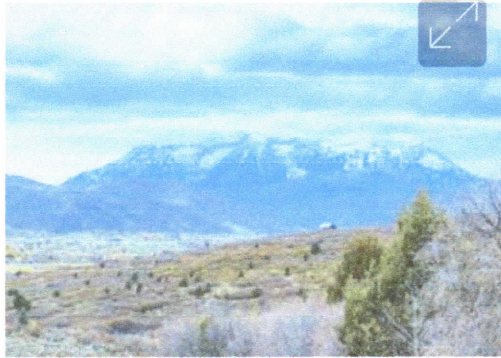
**Sold Date:** 01/03/2022  
**Status:** Sold

**Virtual Tour:** None

**Lot Num:** 15  
**Plat/Subdivision:** BIG POLE ESTATES  
**Zoning:** Single-Family

**Type:** Residential  
**Water:** Culinary Available; Not Connected  
**Utilities:** Sewer: Septic Tank; Gas: Stubbed; Power: Stubbed  
**Connect Fees:** Gas; Power; Water  
**Driveway/Access:**  
**CCRs:** Yes

**Coord:** /  
**Acres:** 1.00  
**Frontage Faces:** S  
**Frontage:** 162.0  
**Side Dim:** 219.0  
**Back Dim:** 233.0  
**Tax ID:** 00-0015-6245  
**Est. Taxes:** \$1,810



**Land Use:**  
**Terms:** Cash; Conventional  
**Lot Facts:** Curb & Gutter; Terrain: Grad Slope; View: Lake; View: Mountain; View: Valley  
**Listing Courtesy of:** Windermere Real Estate-Utah (Park City Branch)  
**Remarks:** Beautiful quiet setting with stunning view of Mt. Timpanogos. Fishing, water sports, world class ski resorts, equestrian, hiking & biking. Big Pole Estates offers a 6 mile hiking/biking trail within the subdivision. Convenient & quick access to SLC International, Park City & Sundance. Utilities are stubbed to edge of street.

**HOA Remarks:** refer to BigPole.org for more information  
**Driving Dir:**

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**MLS# 1769311**

**Sold Price:** \$415,000  
**Original List Price:** \$430,000  
**Lease Price:** \$0  
**Address:** 3778 E 2050 S  
**City:** Heber City, UT 84032  
**Quadrant:** SE

**List Price:** \$430,000  
**Price Per:** Other

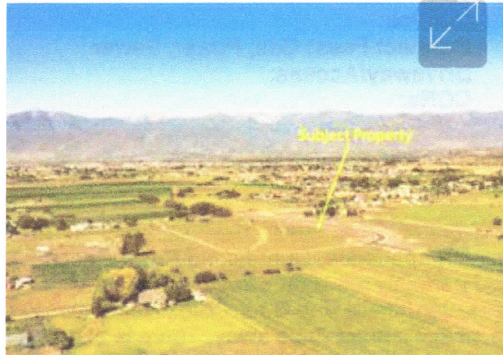
**Sold Date:** 11/17/2021  
**Status:** Sold

**Virtual Tour:** None

**Coord:** S / E

**Lot Num:**  
**Plat/Subdivision:**  
**Zoning:**

**Type:** Residential  
**Water:** Connected  
**Utilities:**  
**Connect Fees:** Gas; Power; Sewer  
**Driveway/Access:**  
**CCRs:**



**Acres:** 1.12  
**Frontage Faces:**  
**Frontage:** 0.0  
**Side Dim:** 0.0  
**Back Dim:** 0.0  
**Tax ID:** 00-0021-6308  
**Est. Taxes:** \$0

**Land Use:**

**Terms:**  
**Lot Facts:**  
**Listing Courtesy of:** Jupidoor LLC

**Remarks:** Beautiful property with views of Timpanogos, Center Creek, and Greener Hills. This rare 1.12 acre lot with a seasonal creek running through the back is ready for you to build your custom home with the builder of your choice. The location couldn't be better as this East Side lot is outside the core of Heber which provides for immediate access to national forest land via Center Creek or Lake Creek in under 5 minutes. However no sacrifices are needed as you are

just 5 minutes to Main Street Heber. The lot is improved and ready with power, water, gas, and sewer.

**HOA Remarks:**  
**Driving Dir:**

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**MLS# 1756111**

**Sold Price:** \$455,000  
**Original List Price:** \$450,000  
**Lease Price:** \$0  
**Address:** 2475 E 70 S  
**City:** Heber City, UT 84032  
**Quadrant:** SE

**List Price:** \$450,000  
**Price Per:** Acre

**Sold Date:** 08/27/2021  
**Status:** Sold

**Virtual Tour:** None

**Coord:** 70 S / 2475 E

**Lot Num:** 2  
**Plat/Subdivision:** THE VIEWS AT LINDSAY  
**Zoning:** Single-Family

**Type:** Residential  
**Water:** Culinary Available; Secondary; Stubbed  
**Utilities:** Gas: Stubbed; Power: Stubbed; Sewer: Stubbed  
**Connect Fees:** Gas; Irrigation; Power; Sewer; Water  
**Driveway/Access:** Asphalt  
**CCRs:** No



**Acres:** 1.18  
**Frontage Faces:** S  
**Frontage:** 215.3  
**Side Dim:** 245.9  
**Back Dim:** 210.2  
**Tax ID:** 00-0021-3546  
**Est. Taxes:** \$255

**Land Use:**  
**Terms:** Cash; Conventional; USDA Rural Development  
**Lot Facts:** See Remarks; Cul-de-Sac; Fenced: Part; Horse Property; Terrain: Flat; View: Lake; View: Mountain; View: Valley; Adjacent to Golf Course  
**Listing Courtesy of:** Equity Real Estate - Solid

**Remarks:** ALL MAPS FOR THIS PROPERTY ARE INACCURATE. PLEASE SEE THE SCREENSHOT IN PHOTOS FOR ACCURATE SUBDIVISION PLACEMENT. It is located in a culdesac right off 2400 E. and Lake Creek Rd. (aka Center St.). New and prestigious community with NO HOA located on the Eastside bench of Heber. Radiant views of Mount Timpanogos, Deer Creek, and the Heber Valley. Building in this unique community is a once-in-a-lifetime opportunity! This luxurious lot boasts 1.18 acres of horse property. Located directly across the street from the Red Ledges Golf Course. Check out the paved biking trails, hiking, rock climbing within walking distance. Ski resorts, snowmobiling, cross country skiing, boating, fishing, four-wheeling within minutes. Enjoy the quiet serenity of this secluded Heber living. \*There is no sign on the property yet. We will have the sign in place soon!

**HOA Remarks:**

**Driving Dir:** Corner of 2400 E. and Lake Creek Road (aka Center Street) in Heber

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