

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: 00-0003-9912
 Serial Number: 0VH-5107-0-029-035
 Entry Number: 510399
 Owner Name:
 Owner Name 2: -
 Mailing Address: - HEBER CITY, UT 84032-1124
 Tax District: 3
 Tax District Rate: *Based on 2021 Certified Rates, 2022 tax rates may be higher, [Proposed Tax Increase Information](#)* 1.2736 %
 Recorder's Office Acreage: 0.31

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](#)* \$40,000.00
 Taxable Value: *Based on Primary/Secondary Classification.* \$40,000.00
 Land Value: *As of January 1, 2022. Values may be updated.* \$40,000.00
 Improvements Value: *As of January 1, 2022. Values may be updated.* \$0.00

NEW VALUE AS OF JAN 1, 2022?!
 Same Price

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* None
 Property (Grid) Address:
 Square Footage: 0
 Year Built: 0
 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. LOT 107 VALLEY HILLS ESTATES SUB PLAT E

Recorder's Office

435-657-3210

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

Assessor's Office

435-657-3182

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

Clerk's Office

435-657-3190

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

Treasurer's Office

435-657-3217

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

Tax Year

2021

Parcel Number: 00-0003-9912

Serial Number: 0VH-5107-0-029-035

Entry Number: 492583

Owner Name: [REDACTED]

Owner Name 2: -

Mailing Address: [REDACTED] - HEBER CITY, UT 84032-1124

Tax District: 3

Tax District Rate: *Based on 2020 Certified Rates, 2021 tax rates may be higher.* 1.2736 %
Proposed Tax Increase Information

Recorder's Office Acreage: 0.31

Market Value: *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.* BOE Information \$40,000.00

Taxable Value: Based on Primary/Secondary Classification. \$40,000.00

Land Value: *As of January 1, 2021. Values may be updated.* \$40,000.00

Improvements Value: *As of January 1, 2021. Values may be updated.* \$0.00

Tax Charge: *Based on 2020 Certified Rates, 2021 tax rates may be higher.* Proposed Tax Increase Information \$509.44

Penalties Charged: \$0.00

Special Charged: \$0.00

Tax Payments: \$0.00

Taxes Abated: \$0.00

Taxes Balance Due: *Based on 2020 Certified Rates, 2021 tax rates may be higher.* Proposed Tax Increase Information \$509.44

Escrow Processing Company: *Mortgage company escrow processor* None

Property (Grid) Address: [REDACTED] LEY DR, HEBER

Square Footage: 0

Year Built: 0

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

Review Date: 8/23/2016 12:00:00 AM — NOT BEEN VALUED RE-

Brief Legal Taxing Description: DO NOT USE THIS TAXING DESCRIPTION LOT 107 VALLEY HILLS ESTATES SUB PLAT E FOR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Recorder's Office

435-657-3210

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

Assessor's Office

435-657-3182

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

Clerk's Office

435-657-3190

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

Treasurer's Office

435-657-3217

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

Tax Year

2021

Parcel Number: 00-0003-9904

Serial Number: 0VH-5106-0-029-035

Entry Number: 451632

Owner Name: [REDACTED]

Owner Name 2: -

Mailing Address: [REDACTED] HEBER CITY, UT 84032-3711

Tax District: 3

Tax District Rate: *Based on 2020 Certified Rates, 2021 tax rates may be higher.* [Proposed Tax Increase Information](#) 1.2736 %

Recorder's Office Acreage: 0.22

Market Value: *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.* [BOE Information](#) \$85,000.00 ←

Taxable Value: [Based on Primary/Secondary Classification.](#) \$85,000.00

Land Value: *As of January 1, 2021. Values may be updated.* \$85,000.00

Improvements Value: *As of January 1, 2021. Values may be updated.* \$0.00

Tax Charge: *Based on 2020 Certified Rates, 2021 tax rates may be higher.* [Proposed Tax Increase Information](#) \$1,082.56

Penalties Charged: \$0.00

Special Charged: \$0.00

Tax Payments: \$0.00

Taxes Abated: \$0.00

Taxes Balance Due: *Based on 2020 Certified Rates, 2021 tax rates may be higher.* [Proposed Tax Increase Information](#) \$1,082.56

Escrow Processing Company: *Mortgage company escrow processor* None

Property (Grid) Address: [REDACTED] VALLEY DR, HEBER

Square Footage: 0

Year Built: 0

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

Review Date: 8/23/2016 12:00:00 AM

Brief Legal Taxing Description: DO NOT USE THIS TAXING DESCRIPTION FOR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description. LOT 106 VALLEY HILLS ESTATES SUB PLAT E

THIS IS NEXT DOOR LOT TO OTHER PARCELS

MLS# 1787064

Sold Price: \$275,000
Original List Price: \$275,000
Lease Price: \$0
Address: 1022 E 1050 N
City: Heber City, UT 84032
Quadrant: NE

List Price: \$275,000
Price Per:

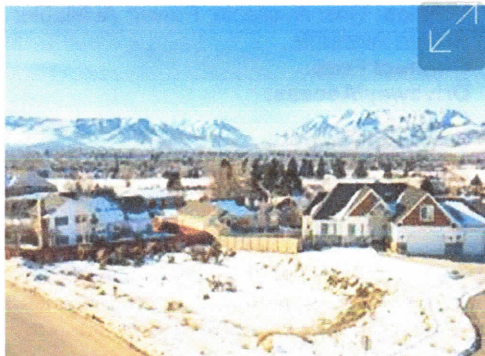
Sold Date: 02/03/2022
Status: Sold

Virtual Tour: View Tour

Coord: N / 1022 E

Lot Num:
Plat/Subdivision: VALLEY HEIGHTS SUBDI
Zoning: Single-Family

Type: Residential



Acres: 0.32
Frontage Faces:
Frontage: 0.0
Side Dim: 0.0
Back Dim: 0.0
Tax ID: 00-0021-2174
Est. Taxes: \$1,847

Water: Connected
Utilities: Gas: Available; Power: Available;
 Sewer: Available; Sewer: Public
Connect Fees:
Driveway/Access:
CCRs:

Land Use:
Terms: Cash; Conventional
Lot Facts: Corner Lot; Cul-de-Sac; Terrain: Flat; View: Mountain; View: Valley
Listing Courtesy of: Summit Sotheby's International Realty - Heber
Remarks: Build your dream home on this gorgeous lot with stunning views including Mt. Timpanogos! All utilities are already stubbed to the lot. Quick access to Highway 40 and all your favorite outdoor activities such as hiking, biking, boating, camping, and more. Minutes from downtown Heber, Midway City, local amenities, and outdoor recreation in the Uinta National Forest. Only 30 minutes from world-class recreations and dining in Park City and 60 minutes from Salt Lake International airport.

HOA Remarks:
Driving Dir:

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MLS# 1772827

Sold Price: \$280,000
Original List Price: \$299,900
Lease Price: \$0
Address: 1777 N Cove Springs Way
City: Heber City, UT 84032
Quadrant:

List Price: \$299,900
Price Per:

Sold Date: 01/10/2022
Status: Sold

Virtual Tour: None

Coord: 1777 /

Lot Num:
Plat/Subdivision: COVE ESTATES
Zoning: Single-Family

Type: Residential



Acres: 0.36
Frontage Faces:
Frontage: 0.0
Side Dim: 0.0
Back Dim: 0.0
Tax ID: 00-0020-4211
Est. Taxes: \$1,962

Water: Culinary Available
Utilities: Gas: Available; Power: Available;
 Sewer: Available; Sewer: Public
Connect Fees: Gas; Power; Sewer; Water
Driveway/Access: Asphalt
CCRs:

Land Use:
Terms: Cash; Conventional
Lot Facts: Curb & Gutter; Terrain: Hilly; View: Mountain; View: Valley
Listing Courtesy of: Equity Real Estate - Prosper Group
Remarks: 1/3 acre lot with exciting Timpanogos and Wasatch views. Downhill build on a quiet cul-de-sac with all utilities. Located in the Cove Estates at Valley Hills. Just around the corner from an awesome park. Easy seven minute drive to the Deer Valley Gondola!
HOA Remarks:

Driving Dir:

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MLS# 1768602

Sold Price: \$290,000
Original List Price: \$290,000
Lease Price: \$0
Address: 1731 N Cove Springs Way
City: Heber City, UT 84032
Quadrant:

List Price: \$290,000
Price Per:
Coord: 1741 /

Sold Date: 10/22/2021
Status: Sold
Lot Num:
Plat/Subdivision:
Zoning: Single-Family

Virtual Tour: None
Type: Residential



Acres: 0.69
Frontage Faces:
Frontage: 0.0
Side Dim: 0.0
Back Dim: 0.0
Tax ID: 20-4209
Est. Taxes: \$1,910
Land Use: Sage
Terms:

Water: Culinary Available
Utilities: Gas: Available; Power: Available;
Sewer: Available
Connect Fees:
Driveway/Access:
CCRs:

Lot Facts: Cul-de-Sac; Terrain: Hilly; Terrain: Mountain
Listing Courtesy of: United Real Estate Advantage
Remarks: Come build your dream home on this spectacular building lot! This is one of the last remaining building lots in the Cove Estates subdivision. Don't miss out on this one! Conveniently Located 15 minutes from Jordanelle Reservoir and the upcoming Mayflower Ski Resort. 20 minutes from Park City resorts and 40 minutes from Salt Lake City.

HOA Remarks:
Driving Dir:

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MLS# 1729206

Sold Price: \$230,000
Original List Price: \$225,000
Lease Price: \$0
Address: 1207 N Valley Cir
City: Heber City, UT 84032
Quadrant:

List Price: \$245,000
Price Per:
Coord: 1207 /

Sold Date: 08/27/2021
Status: Sold
Lot Num: 22
Plat/Subdivision: VALLEY HEIGHTS SUBDI
Zoning: Single-Family

Virtual Tour: View Tour
Type: Residential



Acres: 0.29
Frontage Faces:
Frontage: 0.0
Side Dim: 0.0
Back Dim: 0.0
Tax ID: 00-0021-2193
Est. Taxes: \$2,092

Water: See Remarks; Secondary
Utilities: Gas: Available; Power: Available;
Sewer: Available; Sewer: Public; Sewer:
 Stubbed
Connect Fees: See Remarks
Driveway/Access:
CCRs:

Land Use:
Terms: Cash; Conventional
Lot Facts: Terrain: Steep Slope; View: Mountain; View: Valley
Listing Courtesy of: Berkshire Hathaway HomeServices Utah - Heber
Remarks: This gorgeous lot is awaiting your dream home or much needed spec home. With a spectacular view of Mt Timpanogos for those epic sunrise and sunsets, the sky is your ever-changing piece of priceless artwork right out your window. You are just up the hill from the Coyote Trail Head for hiking or biking activities. This is a very intimate community, yet conveniently located to shopping and Hwy 40 without all the hubbub normally associated with that convenience. All utilities are stubbed to the lot, buyer shall be responsible for any connection fees. Buyer is advised to verify all information to Buyer's own satisfaction. See documents for HOA requirements.

HOA Remarks:
Driving Dir:

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MLS# 1784447

Sold Price: \$280,000
Original List Price: \$295,000
Lease Price: \$0
Address: 935 E 1240 S
City: Heber City, UT 84032
Quadrant: SE

List Price: \$295,000
Price Per:

Sold Date: 01/24/2022
Status: Sold

Virtual Tour: None

Lot Num: 8
Plat/Subdivision: BROOKSIDE
Zoning: Single-Family

Coord: 1240 S / 935 E

Acres: 0.22
Frontage Faces:
Frontage: 0.0
Side Dim: 0.0
Back Dim: 0.0
Tax ID: 00-0021-4498
Est. Taxes: \$1,910
Land Use:

Type: Residential
Water: Culinary Available; Stubbed
Utilities: Gas: Stubbed; Power: Stubbed;
 Sewer: Stubbed
Connect Fees:
Driveway/Access:
CCRs:



Terms: Cash; Conventional
Lot Facts: Terrain: Flat; View: Mountain
Listing Courtesy of: Equity Real Estate - Prosper Group
Remarks: Absolutely stunning hard-to-find piece of land in the heart of the Heber Valley! This is one of the few remaining lots in the coveted Cottages at Brookside neighborhood. All utilities are already stubbed to the property. If the buyer chooses to work with Mtn Sky Homes as their builder, they will receive a \$5,000 discount in price.

HOA Remarks: Monthly fee includes high speed internet and maintenance of common areas
Driving Dir:

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MLS# 1775757

Sold Price: \$179,000
Original List Price: \$179,000
Lease Price: \$0
Address: 448 E 200 S
City: Heber City, UT 84032
Quadrant: SE

List Price: \$179,000
Price Per:

Sold Date: 11/23/2021
Status: Sold

Virtual Tour: None

Lot Num:
Plat/Subdivision: HEBER
Zoning: Single-Family

Coord: 200 S / 448 E

Acres: 0.11
Frontage Faces:
Frontage: 0.0
Side Dim: 0.0
Back Dim: 0.0
Tax ID: 00-0004-5612
Est. Taxes: \$1,273
Land Use: Weeds

Type: Residential
Water: Culinary Available
Utilities: Power: Available; Sewer:
 Available
Connect Fees: See Remarks
Driveway/Access:
CCRs: No



Terms: Cash; Conventional
Lot Facts: Excl. Mineral Rights; Excl. Oil/Gas Rights; Fenced: Part; Terrain: Flat
Listing Courtesy of: Coldwell Banker Realty- Orem
Remarks: In the current market, this is a rare find to be able to purchase a lot in downtown Heber City. This lot had a home on it which was torn down years ago. On the lot is a connection to water, power, and sewer. This is a great location less than 5 blocks from downtown Heber City. Build your home here in the Wasatch Back and enjoy all that the Heber Valley has to offer

with both Summer and Winter activities. Free from the inversion and close to Park City, Provo, and less than an hour to the Salt Lake International Airport.

HOA Remarks:
Driving Dir:

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