

[Recorder's Office](#)

435-657-3210

Questions concerning Deeds, Parcel Ownership, Legal Descriptions, Annexations, Plat Maps, and 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, and Tax Abatements.

[Treasurer's Office](#)

435-657-3217

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

Tax Year

2022

Parcel Number: 00-0020-5670

Serial Number: OCH-0153-0-013-044

Entry Number: 506278

Owner Name:

Owner Name 2: -

Mailing Address: 2344 W 3000 S - HEBER CITY, UT 84032-3633

Tax District: 1

Tax District Rate: *Based on 2021 Certified Rates, 2022 tax rates may be higher.* 1.3099 %
[Proposed Tax Increase Information](#)

Recorder's Office Acreage: 27.86

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

Same price ←

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](#) \$6,141,662.00

Taxable Value: [Based on Primary/Secondary Classification.](#) \$5,305,708.00

Land Value: *As of January 1, 2022. Values may be updated.* \$1,811,600.00

Improvements Value: *As of January 1, 2022. Values may be updated.* \$4,330,062.00

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: 7200

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.

BEGINNING N.0°0'54"W.628.31FT FROM W1/4 SEC 13 T4S R4E
SLM: N.0°0'39"E.856.66FT; N.90°0'0"E.1154.987FT; S.22°30'0"W.758.989FT; S.24°29'56"W.861.593FT; N.89°55'07"W.485.696FT; N.0°17'04"W.627.928FT; S.89°53'56"W.18.602FT TO THE BEGINNING. AREA: 27.86 ACRES

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Mortgage Company Tax Services, Penalty and
Special Charges.

Tax Year

2021

Parcel Number: 00-0020-5670

Serial Number: OCH-0153-0-013-044

Entry Number: 503170

Owner Name:

Owner Name 2:

Mailing Address: 2344 W 3000 S - HEBER CITY, UT 84049-3633

Tax District: 1

Tax District Rate: *Based on 2020 Certified Rates, 2021 tax rates may be higher, [Proposed Tax Increase Information](#)* 1.3099 %

Recorder's Office Acreage: 27.86

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](#)* \$6,141,662.00 ←

Taxable Value: *Based on Primary/Secondary Classification.* \$5,305,708.00

Land Value: *As of January 1, 2021. Values may be updated.* \$1,811,600.00

Improvements Value: *As of January 1, 2021. Values may be updated.* \$4,330,062.00

Tax Charge: *Based on 2020 Certified Rates, 2021 tax rates may be higher, [Proposed Tax Increase Information](#)* \$83,711.57

Penalties Charged: \$0.00

Special Charged: \$0.00

Tax Payments: \$14,212.11

Taxes Abated: \$0.00

Taxes Balance Due: *Based on 2020 Certified Rates, 2021 tax rates may be higher, [Proposed Tax Increase Information](#)* \$69,499.46

Escrow Processing Company: *Mortgage company escrow processor* None

Property (Grid) Address:

Square Footage: 7200

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: 5/18/2021 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. BEGINNING N.0°0'54"W.628.31FT FROM W1/4 SEC 13 T4S R4E SLM: N.0°0'39"E.856.66FT; N.90°0'0"E.1154.987FT; S. 22°30'0"W.758.989FT; S.24°29'56"W.861.593FT; N.89°55'07"W.485.696FT; N.0°17'04"W.627.928FT; S.89°53'56"W.18.602FT TO THE BEGINNING. AREA: 27.86 ACRES

MLS# 1698387

Sold Price: \$14,900,000
Original List Price: \$16,000,000
Price Per: \$615
CDOM: 630
DOM: 269

Tour/Open: None
Status: Sold

Contract Date: 05/26/2021

Sold Date: 07/02/2021
Sold Terms: Cash

Concessions: \$0

Address: 2344 W 3000 S
NS/EW: 3000 S / 2344 W
City: Charleston, UT 84032
County: Wasatch

Restrictions: No

Proj/Subdiv:

Tax ID: 00-0020-5670 • History
Zoning:
Est. Taxes: \$36,811
HOA?: No



Pre-Market:

School Dist: Wasatch
Sr High: Wasatch

Elem:
Other Schl:

Jr High: Wasatch

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T H				K	B	F S		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	6526	4	3	1	-	2	-	-	-	1	6	-
1	12094	1	1	1	-	-	1	1	1	1	1	6
B	5594	-	-	2	1	-	-	-	-	-	-	-
Tot	24214	5	4	4	1	2	1	1	1	1	2	12

Type: Single Family
Style: 2-Story
Year Built: 2012
Acres: 27.86
Deck | Pat: 0 | 0
Garage: 9
Carpport: 0
Prkg Sp: 0
Fin Bsmt: 95%

Const Status: Blt./Standing

Frontage: 0.0
Side: 0.0
Back: 0.0
Irregular: No

Roof: Asphalt Shingles

Heating:

Electric; Forced Air; Gas: Central; Steam

Air Cond: Central Air; Electric; Central Air; Gas; Natural Ventilation

Floor: Carpet; Hardwood; Marble; Travertine

Window Cov: Blinds; Draperies

Pool?: Yes

Pool Feat: See Remarks; Concrete/Gunite; Heated; In Ground; Indoor; With Spa

Possession:

Exterior: Asphalt Shingles; Brick; Concrete

Has Solar?: No

Landscape: Landscaping: Full; Mature Trees; Vegetable Garden; Waterfall

Lot Facts: Fenced: Full; Road: Paved; Secluded Yard; Sidewalks; Sprinkler: Auto-Full; Terrain, Flat; View: Mountain; View: Valley; Drip Irrigation: Auto-Full; Private

Exterior Feat: Atrium; Awnings; Balcony; Barn; Basement Entrance; Bay Box Windows; Deck; Covered; Double Pane Windows; Entry (Foyer); Horse Property; Out Buildings; Outdoor Lighting; Patio: Covered; Porch: Open; Secured Building; Secured Parking; Storm Doors; Storm Windows; Walkout; Patio: Open

Interior Feat: Alarm: Fire; Alarm: Security; Bar: Dry; Bath: Master; Bath: Sep. Tub/Shower; Central Vacuum; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Floor Drains; French Doors; Gas Log; Great Room; Intercom; Jetted Tub; Oven: Double; Oven: Gas; Oven: Wall; Range: Countertop; Range: Down Vent; Range: Gas; Range/Oven: Built-In; Range/Oven: Free Stndg.; Vaulted Ceilings; Instantaneous Hot Water; Granite Countertops; Theater Room

Amenities: Cable Tv Available; Cable Tv Wired; Clubhouse; Electric Dryer Hookup; Exercise Room; Gas Dryer Hookup; Park/Playground; Tennis Court; Workshop

Inclusions: Alarm System; Basketball Standard; Dog Run; Dryer; Electric Air Cleaner; Fireplace Equipment; Fireplace Insert; Freezer; Gas Grill/BBQ; Gazebo; Hot Tub; Humidifier; Microwave; Play Gym; Range; Range Hood; Refrigerator; Satellite Equipment; Satellite Dish; Storage Shed(s); Swing Set; Tv Antenna; Washer; Water Softener: Own; Window Coverings; Workbench; Trampoline

Terms: Cash; Conventional

Storage: Garage; Basement

Tel Comm: Broadband Cable; Ethernet; Wired; Multiple Phone Lines; Wireless Broadband

Access Feat: 36" Wide Hallways; Access To Elec. Outlets; Elevator; No-Step Entry

Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Septic Tank; Water: Connected

Zoning: Commercial; Agricultural

Listing

Courtesy of: Berkshire Hathaway HomeServices Utah - Salt Lake

Remarks: Imagine your very own sprawling, pristine and gated private Charleston retreat just a 15 minutes drive to World Class Park City and Sundance Ski Resorts, fly fishing on the Provo river, boating on the several nearby lakes and 3 short minutes to an airport runway. This astonishing property features 27 meticulously manicured landscaped acres with walking and riding trails, indoor