



7505 S. Holden Street
Midvale, UT 84047
Office: 801-567-7200
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Parcel#: 22304030490000

13901289 B: 11311 P: 6715 Total Pages: 2
03/01/2022 01:58 PM By: salvarado Fees: \$0.00
CERTNC - CERTIFICATE OF NON-COMPLIANCE
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: MIDVALE CITY
7505 S HOLDEN ST MIDVALE, UT 84047



NOTICE OF NONCOMPLIANCE

I, Josh Smith, Midvale City Code Compliance Officer, do hereby record notice that the property located at 455 E Greenwood Ave., Midvale, UT is **NOT** in compliance with Midvale City's Control and Removal of Weeds ordinance. The property owners of record have been notified that a bill for property abatement must be paid and if said bill is not paid a lien will be placed upon the tax rolls of Salt Lake County. This property is described as follows:

Reference attached property description



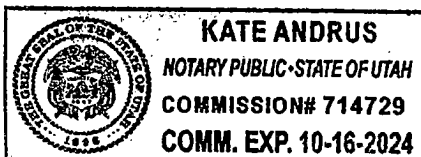
Josh Smith
Code Compliance Officer

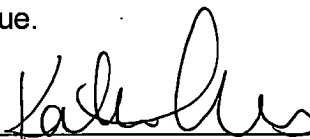
Dated This 22nd day of February, 2022

**PLEASE RECORD FOR THE MIDVALE CITY CODE ENFORCEMENT DIVISION OF
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**

STATE OF UTAH)
 :ss
COUNTY OF SALT LAKE)

On this 22nd day of February, 2022, personally appeared before me, Josh Smith, Code Compliance Officer for Midvale City, who acknowledged that he signed the above certificate and the statements contained therein are true.





Notary Public,

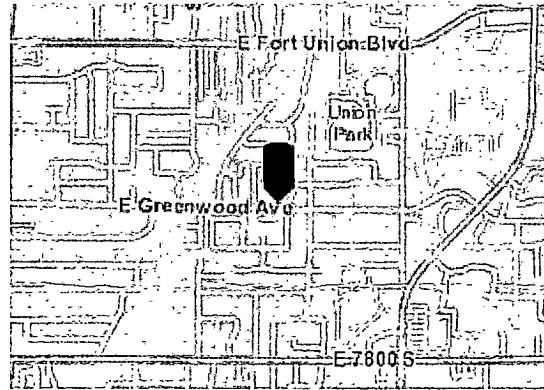
My commission expires: 10/16/24

SLCo -> Assessor -> Parcel Search -> Valuation Summary -> Printable Version

Parcel 22-30-403-049-0000
Owner OQUENDO INVESTMENTS LLC
Address 455 E GREENWOOD AVE
Total Acreage 0.64
Above Ground sqft. 1710
Property Type 111 - SNGL FAM RES
Tax District 30A

Value History

| Record | Land Value | Building Value | Market Value | Tax Rate |
|--------|------------|----------------|--------------|----------|
| 2021 | \$ 219,500 | \$ 79,600 | \$ 299,100 | |
| 2020 1 | \$ 191,700 | \$ 83,200 | \$ 274,900 | .0141400 |
| 2019 1 | \$ 180,800 | \$ 80,600 | \$ 261,400 | .0145140 |
| 2018 1 | \$ 180,800 | \$ 60,700 | \$ 241,500 | .0143510 |
| 2017 1 | \$ 180,800 | \$ 38,700 | \$ 219,500 | .0149320 |
| 2016 1 | \$ 180,800 | \$ 43,800 | \$ 224,600 | .0153970 |



Land Record

| Record ID 1 | RESIDENTIAL | Influence Effect | RES-PRIMARY | Lot Shape | REGULAR | Traffic | MEDIUM |
|----------------|-------------|------------------|-------------|--------------|----------|-------------------|----------|
| Lot Use | PRIMARY-LOT | Assmt. Class | | Lot Location | INTERIOR | Traffic Influence | NEGATIVE |
| Lot Type | | Lot Depth | | Neighborhood | 434 | Street type | TWO-WAY |
| Land Class | | Acres | 0.64 | Nbhd Type | STATIC | Street Finish | PAVED |
| Income Flag | | Zone | 1205 | Nbhd Effect | TYPICAL | Curb Gutter | Y |
| Seasonal use | | Sewer | PUBLIC | Topography | LEVEL | Sidewalk | Y |
| Influence Type | | Number Lots | 1 | | | | |

Residence Record

| Building Style | CB | Full Baths | 2 | Interior Condition | A | Main Floor Area | 1260 |
|---------------------------|-----|----------------------|------|-------------------------|-----|-----------------------------------|------|
| Assessment Classification | P | 3/4 Baths | | Exterior Condition | F | Upper Floor Area | |
| Exterior Wall Type | AL | Half Baths | | Overall Condition | A | Finished Attic Area | 450 |
| Roofing | AS | Number of Kitchens | 1 | Visual Appeal | A | Above Ground Area | 1710 |
| Central AC | N | Finished Fire places | 1 | Maintenance | A | Basement Area | 378 |
| Heating | C | Year Built | 1945 | Conformity | E | Finished Basement Area | |
| Owner Occupied | | Effective Year Built | 1996 | Livability | A | Finished Basement Grade | |
| Number of Stories | 1.0 | Interior Grade | A | Primary Kitchen Quality | O | Carport Surface Area | |
| Total Rooms | 8 | Exterior Grade | F | Primary Bath Quality | O | Attached Garage S. Area | |
| Bedrooms | 3 | Overall Grade | F | Percent Complete | 100 | Builtin Garage S. Area | |
| | | | | | | Basement Garage S. Area | |
| | | | | | | Above Grade Area + Basement Area: | 2088 |

Detached Structures

| Record ID | 1 | 2 |
|---|-------------|-------------|
| Structure | GARAGE | CARPORT |
| Description | | |
| Assessment Class | RES-PRIMARY | RES-PRIMARY |
| Units | SQUARE-FEET | SQUARE-FEET |
| Measure 1 | 20 | 19 |
| Measure 2 | 23 | 23 |
| Effective Year Built | 2002 | 2003 |
| Actual Year Built | 1985 | 1980 |
| Quality | AVERAGE | AVERAGE |
| Condition | AVERAGE | AVERAGE |
| Income Flag | | |
| Replacement Cost New | \$ 17,333 | \$ 13,154 |
| Replacement Cost New, Less Depreciation | \$ 14,040 | \$ 5,130 |
| Sound Value | \$ 0 | \$ 0 |
| Building Number | 1 | 1 |

Legal Description

BEG S 89°34'07" E 1003.69 FT & S 452.48 FT FR CEN SEC 30, T 2S, R 1E, SLM; S 89°11'52" E 137.58 FT; S 0°30'23" E 204.26 FT; N 88°37'09" W 138.32 FT; N 0°41'05" E 203.76 FT TO BEG. 0.64 AC M OR L. 8247-0104 09027-1167

Click here for Classic Parcel Details Page Search Again?

This page shows the assessor's CAMA data, as it was, on May 22, 2021.