



Bonneville Research

170 South Main Street Suite 775
Salt Lake City • Utah • 84101
801-364-5300

August 12, 2010

Mr. Keith Snarr
Redevelopment Agency of Taylorsville City
2600 West Taylorsville Boulevard
Taylorsville, UT 84118

Re: Blight Study for Taylorsville 6200 South and Redwood Road Urban Renewal Survey Area and Proposed Project Area

This information is intended to provide the Redevelopment Agency of Taylorsville City (the “Agency”) the information to assist the Agency in making a technically sound determination of whether or not blighted conditions are present in the Taylorsville 6200 South and Redwood Road Urban Renewal Survey Area (“Survey Area”) and the proposed Taylorsville 6200 South and Redwood Road Urban Renewal Project Area (Project Area”).

Taylorsville 6200 South and Redwood Road Urban Renewal Survey Area Findings:

The proposed Taylorsville 6200 South and Redwood Road Urban Renewal Project Area contains 75.41 acres +/- of private real property divided into 120 parcels.

The proposed Taylorsville 6200 South and Redwood Road Urban Renewal Project Area does meet the following tests:

1. The proposed Project Area consists predominantly of non-greenfield parcels;
2. The proposed Project Area is currently zoned for urban purposes and generally served by utilities; zoned for urban purposes - Restricted to certain uses and development, such as industrial, commercial and residential.
3. At least 50% of the parcels within the proposed Project Area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses.
4. The present condition or use of the proposed Project Area substantially impairs the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic liability or is detrimental to the public health, safety or welfare, as shown by the existence of at least four of the statutory factors of blight, leading to the cumulative conclusion of blighted conditions in the Survey Area and proposed Project Area. One hundred twenty (120) of the total of one hundred twenty (120) or 100% of the number of

private parcels for a total of 75.41 +/- acres or 100% of the total proposed Taylorsville 6200 South and Redwood Road Urban Renewal Project Area exhibit four or more of the legislated "blight" factors.

As a result of our survey, and the additional information presented it is our opinion that the proposed Taylorsville 6200 South and Redwood Road Urban Renewal Project Area is a "blighted area" in conformity with Sections 17C-2-301 and 17C-2-303 Utah Code Annotated 1953, as amended, the renewal of which is necessary to effectuate a public purpose.

We have enjoyed the challenge of this assignment and look forward to a continued working relationship with the Redevelopment Agency of Taylorsville City.

Sincerely,

Jonathan L. Springmeyer
Bonneville Research

BLIGHT ANALYSIS SURVEY OBJECTIVES AND SUMMARY

The term "blight" describes a wide range of problems ranging from the physical deterioration of buildings to the presence of health and social problems of the survey population. The Utah **"Community Development and Renewal Agencies Act"** requires the collection of technical documentation, which could be considered by the legislative body in supporting a legislative finding of blight. The Redevelopment Agency of Taylorsville City makes this determination before an Urban Renewal Project Area is established.

To examine this requirement, Bonneville Research undertook the collection of technical documentation which could be considered by the Redevelopment Agency and the legislative body in supporting a finding of blight, as defined and determined by Sections 17C-2-301 and 17C-2-303 Utah Code Annotated 1953, as amended.

For this report the definition of "blight", and the technical process followed to determine the presence of blight, is specific to Sections 17C-2-301 and particularly 17C-2-303 Utah Code Annotated 1953, as amended, which defines the existence of blight and the "factors" which contribute to blight.

Legislative "Blight" Factors:

- ✓ (a) (i) the proposed project area consists predominantly of non-greenfield parcels;
- (ii) the proposed project area is currently zoned for urban purposes and generally served by utilities;
- (iii) at least 50% of the parcels within the proposed project area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses;
- (iv) the present condition or use of the proposed project area
 - ✓ substantially impairs the sound growth of the municipality,
 - ✓ retards the provision of housing accommodations, or
 - ✓ constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the proposed project area of at least four of the following factors:
 1. One of the following, although sometimes interspersed with well maintained buildings and infrastructure:
 - a. substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or
 - b. significant noncompliance with current building code, safety code, health code or fire code requirements or local ordinances;
 2. Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community;
 3. Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;
 4. Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;
 5. Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;
 6. Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county;
 7. Defective or unusual conditions of title rendering the title non-marketable;
- (v) (A) at least 50% of the parcels within the proposed project area are affected by at least one of the factors, but not necessarily the same factor, listed in Subsection (1)(a)(iv); and

(B) the affected parcels comprise at least 66% of the acreage of the proposed project area;

Key Elements of “Community Development and Renewal Agencies Act”:

The “Community Development and Renewal Agencies Act” requires the assembly of a substantial body of information on a wide range of physical conditions in the Survey Area. The data must exhibit the characteristics of detail and reliability in measuring the characteristics enumerated in the before quoted statutes. Further, the data collected must be supported by a methodologically sound procedure, carried out by experienced professionals.

It is important to note the finding of blight is a cumulative conclusion attributable to the presence of a number of blighting factors.

- ✓ No single factor may be authoritatively cited as a "cause" of blight.
- ✓ It is a function of the presence of several physical or environmental factors, which, in combination produce the phenomenon known as blight.

The goal of the proven Bonneville Research approach has been to formulate a broad range of measurable indices capable of measuring the presence or lack of presence of the physical and environmental factors set forth in the “Community Development and Renewal Agencies Act”, as amended.

Legislative Criteria - Methodology or Index

- (a) (i) the proposed project area consists predominantly of non-greenfield parcels;
- (ii) the proposed project area is currently zoned for urban purposes and generally served by utilities;
- (iii) at least 50% of the parcels within the proposed project area contain nonagricultural or nonaccessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses;
- (iv) the present condition or use of the proposed project area substantially impairs the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the proposed project area of at least four of the following factors:

(1-a) Substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure

- Detailed survey of the building conditions, environmental deficiencies, and land use.
 - Needs maintenance
 - Needs rehab
 - Needs major repair
 - Needs removal

- Building, Electrical, Fire, Energy, Seismic, and ADA Codes; Structural deficiencies, significant lack of code compliance, the nature and quality of landscaping, building facade conditions, the condition of paving, street and sidewalk conditions.
- Infrastructure - Aging, obsolete, broken infrastructure.
- Land Use Configurations - The design, layout and use of areas including access, parking, visibility, and other factors which impact on vacant and underutilized buildings. Poor, awkward or now illegal plot plans and property dimensions. Inability to create workable land assemblies or reuses without intervention. Inadequate public r-o-w and public purpose easements.

OR

(1-b) Significant noncompliance with current building code, safety code, health code or fire code requirements or local ordinances.

- Building, Electrical, Fire, Energy, Seismic, and ADA Codes; Structural deficiencies, significant lack of code compliance, the nature and quality of landscaping, building facade conditions, the condition of paving, street and sidewalk conditions.

(2) Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community;

- Detailed survey of public health, social, facilities and economic problems.
- Excessive Fire Danger
- FEMA flood zone
- Geocoding of public health, social, facilities and economic problems.

(3) Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;

Detailed survey of environmental deficiencies, and land use.

- CERCLIS, LUST & UST computer search of Utah State files.
- Field survey of potential environmental problems, including asbestos construction, petroleum storage, and other hazardous waste problems.

(4) Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;

- Location of vacant, boarded or empty structures, properties for sale, and non-owner occupied residences and properties.
- Detailed survey of trash and debris, overgrown weeds, vacant and boarded structures.
- Economic trends as indicated by retail sales, number and quality of retail establishments, and employment.
- Declines in property values.

- (5) Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;**
- Lack of adequate public infrastructure.
 - Building built prior to the state enactment of a Seismic code.
 - Obsolete, vacant, structures, properties for sale, and non-owner occupied residences and properties.
 - Detailed survey of the building conditions, environmental deficiencies, land use, age, incompatibility, and assessed valuation.
 - Geocoding of environmental and economic problems.
 - Detailed survey of trash and debris, overgrown weeds, vacant and boarded structures.
 - Economic trends as indicated by retail sales, number and quality of retail establishments, and employment.
 - Declines in property values.
- (6) Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county;**
- Geocoding of calls for service, criminal activity, social and economic problems.
- (7) Defective or unusual conditions of title rendering the title non-marketable;**
- Ongoing foreclosures, lease defaults, tax defaults, multiple liens
 - Improper, dangerous site access or accessibility.

The finding of blight is a cumulative conclusion attributable to not one, but several physical and environmental factors. No single factor should be cited as a cause of blight. Indeed, blight is attributable to a multiplicity of influences, which, in combination, produce the phenomenon of "Blight".

SURVEY AREA FINDINGS

Under terms of the contract with the Agency, the Bonneville Research project team performed a field survey and analysis of conditions relating to blight in the 6200 South and Redwood Road Urban Renewal Survey Area, as defined by the "Community Development and Renewal Agencies Act", and specifically Sections 17C-2-301 and 17C-2-303 Utah Code Annotated, 1953, as amended. The survey and analysis was performed from January 5, 2009 to current to collect the physical data pertaining to conditions enumerated in the completed blight study.

The 6200 South and Redwood Road Urban Renewal Survey Area comprises the following:

✓ Total Non Public Acreage in the Survey Area:	74.41
✓ Number of Private Parcels in the Survey Area:	117
✓ Total Public Acreage in the Area:	13.05
✓ Number of Public Parcels in the Area:	8
✓ Privately owned acreage in the Survey Area with Buildings or Improvements	74.41
✓ Number of Private Parcels with Buildings or Improvements:	117

Therefore, as a result of the field survey and analysis of conditions relating to blight in the 6200 South and Redwood Road Urban Renewal Survey Area and recommendations by Bonneville Research, the following 6200 South and Redwood Road Urban Renewal Project Area is proposed:

Proposed Taylorsville 6200 South and Redwood Road Urban Renewal Project Area:

Total Non Public Acreage in proposed Project Area:	74.41
Number of Private Parcels in Proposed Project Area:	117
Private Acreage in Proposed Project Area with Buildings or Improvements	74.41
Number of Private Parcels with Buildings or Improvements:	117
% of the number of Private Parcels with Buildings or Improvements:	100%
% of the total Private Acreage with Buildings or Improvements:	100%

Blight Findings:

Proposed Taylorsville 6200 South and Redwood Road Urban Renewal Project Area:

1. The proposed Project Area consists predominantly of non-greenfield parcels.
 - "Greenfield" means land not developed beyond agricultural or forestry use
 - The proposed Project Area contains no greenfield parcels.
2. The proposed Project Area is currently zoned for urban purposes and generally served by utilities; zoned for urban purposes - Restricted to certain uses and development, such as industrial, commercial and residential:
 - The proposed Project Area is served by Electric, Water/Sewer, and Gas utilities, and is served by roads.
 - The proposed Project Area is zoned MD-1, MD-3, O-P, C-2, C-1, R-M, or A-1 in its entirety.
3. At least 50% of the parcels within the proposed Project Area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses:
 - 117 of the 117 parcels in the proposed Project Area contain buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes.
 - The parcels containing buildings or improvements represent 100% of the total parcels in the Project Area
 - The parcels containing buildings or improvements represent 100% of the acreage in the Project Area.
4. The present condition or use of the Survey Area:
 - ✓ substantially impairs the sound growth of the municipality,
 - ✓ retards the provision of housing accommodations, or
 - ✓ constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the proposed Project Area of at least four of the following factors:
 - A. One of the following, although sometimes interspersed with well maintained buildings and infrastructure:
 1. substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or
 2. Significant noncompliance with current building code, safety code, health code ,or fire code requirements or local ordinances;
 - B. Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community;
 - C. Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;
 - D. Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;
 - E. Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;
 - F. Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county; and
 - G. Defective or unusual conditions of title rendering the title non-marketable;

Proposed Taylorsville 6200 South and Redwood Road Urban Renewal Project Area:

FINDING A.

1. The Proposed Taylorsville 6200 South and Redwood Road Urban Renewal Project Area contains 74.41 acres +/- of private real property.
2. The Proposed Taylorsville 6200 South and Redwood Road Urban Renewal Project Area does meet the following tests:
 - The proposed Project Area consists predominantly of non-greenfield parcels;
 - The proposed Project Area is currently zoned for urban purposes and generally served by utilities.
 - At least 50% of the parcels within the proposed Project Area contain nonagricultural or nonaccessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses
 - At least 50% of the parcels within the proposed Project Area are affected by at least one of the blight factors, but not necessarily the same factor.
 - The affected parcels comprise at least 66% of the acreage of the proposed Project Area

FINDING B.

One hundred seventeen (117) of the total of one hundred seventeen (117) or 100% of the number of private parcels for a total of 74.41+/- acres or 100% of the total proposed Taylorsville 6200 South and Redwood Road Urban Renewal Project Area exhibit four or more of the legislated "blight" factors.

FINDING C.

The proposed Taylorsville 6200 South and Redwood Road Urban Renewal Project Area is a blighted area, the renewal of which is necessary to effectuate a public purpose. Evidence of "blight" conditions or indicators was found in the proposed Project Area, sufficient to be determined to be present area wide, and therefore leads to the cumulative conclusion of blighted conditions in the proposed Taylorsville 6200 South and Redwood Road Urban Renewal Project Area.

**TAYLORSVILLE URBAN RENEWAL AREA - 6200 South Redwood Road
2009 Valuations**

PROPERTY	PARCEL NUMBER	OWNERSHIP	PROPERTY ADDRESS	PROPERTY TYPE	EFFECTIVE YEAR BUILT	PARCEL SIZE		BUILDING SIZE (sf)	VALUE			2009 TAX AMOUNT	TAX DISTRICT
						ACRES	SQ. FT.		LAND	IMPROVEMENTS	TOTAL		
1	2115326004	SWAIN, FLORENCE K &	1832 W 6020 S	VACANT RESIDENTIAL LAND		0.17	7,405.20	0	\$ 12,500	\$ -	\$ 12,500	\$ 80	61
2	2115326005	BRINGHURST, HUGH C &	1814 W 6020 S	UNDERDEVELOPED PROPERTY		0.1	4,356.00	0	\$ 7,300	\$ -	\$ 7,300	\$ 46	61
3	2115326007	SWAIN, WALTER R; JT ET AL	6008 S REDWOOD RD	VACANT INDUSTRIAL LAND		0.44	19,166.40	0	\$ 168,600	\$ 14,400	\$ 183,000	\$ 1,950	61
4	2115326010	SWAIN, FLORENCE K &	1850 W 6020 S	VACANT RESIDENTIAL LAND		0.21	9,147.60	0	\$ 15,400	\$ -	\$ 15,400	\$ 98	61
5	2115326011	SWAIN, FLORENCE K &	1832 W 6020 S	VACANT RESIDENTIAL LAND		0.12	5,227.20	0	\$ 8,800	\$ -	\$ 8,800	\$ 102	61
6	2115326012	BANK OF UTAH; CUSTODIAN ET AL	1740 W 6020 S	IMPROVED COMMERCIAL	1997	6.44	280,526.40	10475	\$ 942,590	\$ 3,551,690	\$ 4,494,280	\$ 51,648	61
7	2115326013	GARDER, STEPHEN R &	1844 W 6020 S	VACANT INDUSTRIAL LAND		0.12	5,227.20	0	\$ 17,600	\$ -	\$ 17,600	\$ 204	61
8	2115376001	KEIL, PETER E &	1860 W 6020 S	SINGLE FAMILY RESIDENTIAL	1985	0.21	9,147.60	2408	\$ 81,700	\$ 86,700	\$ 168,400	\$ 1,071	61
9	2115376002	SWAIN, FLORENCE K &	1840 W 6020 S	SINGLE FAMILY RESIDENTIAL	1985	0.24	10,454.40	3024	\$ 83,600	\$ 108,100	\$ 191,700	\$ 1,219	61
10	2115376003	SWAIN, FLORENCE K &	1840 W 6020 S	IMPROVED RESIDENTIAL LOT		0.24	10,454.40	0	\$ 35,300	\$ -	\$ 35,300	\$ 225	61
11	2115376004	BRINGHURST, HUGH C., JR. & GAY	1814 W 6020 S	SINGLE FAMILY RESIDENTIAL	1985	0.24	10,454.40	2478	\$ 83,600	\$ 75,300	\$ 158,900	\$ 1,011	61
12	2115376005	COULTER, MATTHEW T	1798 W 6020 S	SINGLE FAMILY RESIDENTIAL	1985	0.24	10,454.40	2220	\$ 83,600	\$ 77,100	\$ 160,700	\$ 1,022	61
13	2115376006	PAPASTAMOS, NICK &	1782 W 6020 S	DUPLEX	1978	0.24	10,454.40	1624	\$ 83,600	\$ 65,400	\$ 149,000	\$ 948	61
14	2115376007	THOMAS, BYRON G & FRANCES L	1766 W 6020 S	SINGLE FAMILY RESIDENTIAL	1985	0.24	10,454.40	2880	\$ 83,600	\$ 69,300	\$ 152,900	\$ 972	61
15	2115376008	KEIL, PAUL & KONRA (JT)	1750 W 6020 S	SINGLE FAMILY RESIDENTIAL	1985	0.24	10,454.40	2400	\$ 83,600	\$ 51,500	\$ 135,100	\$ 859	61
16	2115376013	SWAIN, W ROBERT &	6008 S REDWOOD RD	OTHER IMPROVEMENTS		0.35	15,246.00		\$ 161,300	\$ 6,700	\$ 168,000	\$ 1,943	61
17	2115378002	BENNION WARD CORP OF CH OF JC	6041 S JORDAN CANAL RD	CHURCH OR PUBLIC		9.72	423,403.20	0	\$ 1,427,900	\$ 30,300	\$ 1,458,200	\$ -	61
18	2115378003	SALT LAKE COUNTY	6101 S JORDAN CANAL RD	CHURCH OR PUBLIC		0.03	1,306.80	0	\$ 500	\$ -	\$ 500	\$ -	61
19	2115378004	FROST, DAVID L	1855 W 6020 S	SINGLE FAMILY RESIDENTIAL	1977	0.24	10,454.40	2108	\$ 83,600	\$ 58,100	\$ 141,700	\$ 901	61
20	2115378005	HANNEMAN, ELIZABETH; TR	1833 W 6020 S	SINGLE FAMILY RESIDENTIAL	1985	0.23	10,018.80	2108	\$ 83,600	\$ 68,600	\$ 152,200	\$ 968	61
21	2115378006	SWAIN, JEFFREY L & KIM	6050 S 1820 W	SINGLE FAMILY RESIDENTIAL	1990	1.27	55,321.20	4648	\$ 205,690	\$ 159,700	\$ 365,390	\$ 2,524	61
22	2115379001	PLAYER, JACK H. & GAYLE Y.	1805 W 6020 S	SINGLE FAMILY RESIDENTIAL	1985	0.23	10,018.80	2280	\$ 83,600	\$ 70,300	\$ 153,900	\$ 979	61
23	2115379002	TRUONG, EDISON	1789-1791 W 6020 S	DUPLEX	1971	0.23	10,018.80	3632	\$ 83,600	\$ 73,800	\$ 157,400	\$ 1,001	61
24	2115379003	EMPEY, PRESTON J &	1773 W 6020 S	DUPLEX	1985	0.23	10,018.80	1948	\$ 83,600	\$ 60,800	\$ 144,400	\$ 918	61
25	2115379005	SWAIN, JEFF	1735 W 6020 S	SINGLE FAMILY RESIDENTIAL	1985	0.21	9,147.60	2198	\$ 81,700	\$ 65,200	\$ 146,900	\$ 934	61
26	2115379015	GOLD MEDALLION CUSTOMHOMES LC	6140 S REDWOOD RD	VACANT RESIDENTIAL LAND	1970	0.17	7,405.20	2190	\$ 88,900	\$ -	\$ 88,900	\$ 1,028	61
27	2115379016	GOLD MEDALLION CUSTOMHOMES LC	6140 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	1985	0.17	7,405.20	1834	\$ 87,900	\$ -	\$ 87,900	\$ 1,016	61
28	2115379021	KEIL, CHARLES M	6092 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	1963	0.56	24,393.60	1060	\$ 107,700	\$ 15,000	\$ 122,700	\$ 780	61
29	2115379022	BEDONT, ROBERT M &	6092 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	1963	0.46	20,037.60	1600	\$ 96,100	\$ 9,700	\$ 105,800	\$ 673	61
30	2115379023	GRIEGO, JAMES L	1743 W 6020 S	SINGLE FAMILY RESIDENTIAL	1997	0.15	6,534.00	1664	\$ 72,200	\$ 91,100	\$ 163,300	\$ 1,039	61
31	2115379024	SMITH, KAYLYN	1741 W 6020 S	SINGLE FAMILY RESIDENTIAL	1995	0.13	5,662.80	1664	\$ 68,000	\$ 76,000	\$ 144,000	\$ 916	61
32	2115379025	KEIL, CHARLES M	6092 S REDWOOD RD	UNDERDEVELOPED PROPERTY		0.03	1,306.80		\$ 500	\$ -	\$ 500	\$ 6	61
33	2115379027	SWAIN, W ROBERT &	6068 S REDWOOD RD	null		4.44	193,406.40		\$ 1,309,600	\$ 77,400	\$ 1,387,000	\$ 16,039	61
34	2115379028	BLACK, ANNETTE &	6116 S 1820 W	SINGLE FAMILY RESIDENTIAL	1985	0.99	43,124.40	0	\$ 166,900	\$ 98,400	\$ 265,300	\$ 1,687	61
35	2115379029	GM OFFICE BUILDING LLC	6140 S REDWOOD RD	OFFICE		0.97	42,253.20		\$ 337,300	\$ 1,019,400	\$ 1,356,700	\$ 15,689	61
36	2115380003	UTAH DEPT OF TRANSPORTATION	6196 S REDWOOD RD	CHURCH OR PUBLIC		0.21	9,147.60	0	\$ 21,400	\$ 700	\$ 22,100	\$ -	61
37	2115380006	UTAH DEPT OF TRANSPORTATION	1824 W 6200 S	CHURCH OR PUBLIC	1981	0.34	14,810.40	1974	\$ 176,300	\$ 65,800	\$ 242,100	\$ 1,540	61
38	2115380008	SESSIONS, JOHN W	1796 W 6200 S	CHURCH OR PUBLIC	1980	0.34	14,810.40	2262	\$ 176,300	\$ 30,000	\$ 206,300	\$ 1,312	61
39	2115380009	UTAH DEPT OF TRANSPORTATION	1780 W 6200 S	CHURCH OR PUBLIC	1968	0.32	13,939.20	2770	\$ 171,100	\$ 50,500	\$ 221,600	\$ 1,409	61
40	2115380010	GM OFFICE BUILDING LLC	6140 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	1983	0.5	21,780.00	2952	\$ 104,400	\$ 81,700	\$ 186,100	\$ 1,184	61
41	2115380011	NEW PILGRIM BAPTIST CHURCH	6196 S REDWOOD RD	CHURCH OR PUBLIC		1.93	84,070.80	0	\$ 283,500	\$ 750,000	\$ 1,033,500	\$ -	61
42	2115380015	SHUPE, DOUGLAS D	1846 W DOVE HOLLOW CIR	SINGLE FAMILY RESIDENTIAL	2000	0.5	21,780.00	4847	\$ 322,500	\$ 201,900	\$ 524,400	\$ 3,335	61
43	2115380016	BILLINGSLEY, DANIEL M &	1830 W DOVE HOLLOW CIR	SINGLE FAMILY RESIDENTIAL	2001	0.5	21,780.00	4742	\$ 322,500	\$ 238,000	\$ 560,500	\$ 3,565	61
44	2115380017	VU, KHOI NGOC &	1802 W DOVE HOLLOW CIR	SINGLE FAMILY RESIDENTIAL	1998	0.5	21,780.00	5022	\$ 322,500	\$ 220,900	\$ 543,400	\$ 3,456	61
45	2115380018	HARRIS, SEAN R &	1786 W DOVE HOLLOW CIR	SINGLE FAMILY RESIDENTIAL	1997	0.5	21,780.00	4981	\$ 309,400	\$ 206,700	\$ 516,100	\$ 3,283	61
46	2115380019	NGUYEN, TAM V &	1772 W DOVE HOLLOW CIR	SINGLE FAMILY RESIDENTIAL	1998	0.5	21,780.00	4813	\$ 322,500	\$ 204,600	\$ 527,100	\$ 3,352	61
47	2115380020	ROGERS, BRIAN K &	1760 W DOVE HOLLOW CIR	SINGLE FAMILY RESIDENTIAL	1998	0.5	21,780.00	4172	\$ 322,500	\$ 195,100	\$ 517,600	\$ 3,292	61
48	2115380021	ROGERS, BRIAN K &	6139 S JORDAN CANAL RD	VACANT RESIDENTIAL LAND		0.02	871.20	0	\$ 500	\$ -	\$ 500	\$ 3	61
49	2115380022	MARTINEZ, JOE A &	1839 W DOVE HOLLOW CIR	SINGLE FAMILY RESIDENTIAL	1998	0.35	15,246.00	3732	\$ 205,500	\$ 150,900	\$ 356,400	\$ 2,267	61
50	2115380023	BUGNET, MICHAEL R &	1825 W DOVE HOLLOW CIR	SINGLE FAMILY RESIDENTIAL	2001	0.3	13,068.00	3994	\$ 229,500	\$ 164,800	\$ 394,300	\$ 2,508	61
51	2115380024	TURPIN, ERLAND J	1810-1814 W 6200 S	DUPLEX	1991	0.32	13,939.20	2240	\$ 171,100	\$ 93,900	\$ 265,000	\$ 1,685	61
52	2115403004	BRINGHURST, HUGH C JR &	5924 S 1650 W	SINGLE FAMILY RESIDENTIAL	1965	0.97	42,253.20	1480	\$ 163,400	\$ 48,800	\$ 212,200	\$ 1,350	61
53	2115403011	STORAGEPLUS PROPERTIES I LLC	5937 S 1650 W	INDUSTRIAL OTHER	1987	4.1	178,596.00	760	\$ 600,090	\$ 1,788,890	\$ 2,388,980	\$ 27,328	61
54	2115403012	STORAGEPLUS PROPERTIES I LLC	1526 W 5945 S	INDUSTRIAL OTHER	1986	2.75	119,790.00	8700	\$ 395,190	\$ 1,682,390	\$ 2,077,580	\$ 23,603	61
55	2115404019	LEXINGTON SQUARE OFFICE CONDO	5931 S REDWOOD RD # COM	IMPROVED COMMERCIAL	1998	3.16	137,649.60	3840	\$ 1,053,500	\$ 5,427,000	\$ 6,480,500	\$ -	61
56	2115410009	TRADITIONS HOMEOWNERS	6039 S REDWOOD RD	VACANT RESIDENTIAL LAND		0.42	18,295.20	0	\$ 30,900	\$ -	\$ 30,900	\$ -	61
57	2115451001	MILLIGAN/SUSONG, INC	6047 S REDWOOD RD	VACANT INDUSTRIAL LAND	1973	0.13	5,662.80	2772	\$ 70,900	\$ -	\$ 70,900	\$ 820	61
58	2115451002	MILLIGAN/SUSONG, INC	6047 S REDWOOD RD # REAR	IMPROVED COMMERCIAL	1969	0.39	16,988.40	1122	\$ 143,100	\$ 216,300	\$ 359,400	\$ 4,156	61
59	2115451003	ARK REAL ESTATE LLC	6065 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	1974	0.32	13,939.20	1155	\$ 77,800	\$ 77,400	\$ 155,200	\$ 987	61
60	2115451004	ARK REAL ESTATE LLC	6081 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	1976	0.43	18,730.80	1838	\$ 101,500	\$ 80,700	\$ 182,200	\$ 1,159	61
61	2115451019	ROWBERRY, VELOY	6161 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	1979	0.74	32,234.40	2193	\$ 117,000	\$ 117,800	\$ 234,800	\$ 1,493	61
62	2115451023	NEY, STEVEN L; TR	6099 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	1979	0.56	24,393.60	2338	\$ 105,900	\$ 108,700	\$ 214,600	\$ 1,365	61
63	2115451024	REDWOOD HOLDINGS CABAJ	6087 S REDWOOD RD	VACANT MULTI-HOUSING LAND		0.63	27,442.80	0	\$ 294,700	\$ 491,100	\$ 785,800	\$ 9,087	61
64	2115451025	NEY, STEVEN L	6093 S REDWOOD RD	VACANT MULTI-HOUSING LAND		0.01	435.60	0	\$ 500	\$ -	\$ 500	\$ 6	61
65	2115451039	WOOD, ROENE M; TR	6141 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	1979	1.7	74,052.00	2516	\$ 181,590	\$ 118,200	\$ 299,790	\$ 2,167	61

66	2115451052	WORLD ENTERPRISES	6061 S REDWOOD RD	IMPROVED RESIDENTIAL LOT		0.43	18,730.80	0	\$	123,600	\$	-	\$	123,600	\$	1,429	61
67	2115451054	WORLD ENTERPRISES	6071 S REDWOOD RD	VACANT RESIDENTIAL LAND		0.1	4,356.00	0	\$	3,700	\$	-	\$	3,700	\$	43	61
68	2115451055	KINGSTON, LEON	1630 W ELSIE DR	SINGLE FAMILY RESIDENTIAL	1986	0.23	10,018.80	1822	\$	82,300	\$	75,300	\$	157,600	\$	1,002	61
69	2115451061	TRANSWEST CREDIT UNION	6189 S REDWOOD RD	IMPROVED COMMERCIAL	1999	1.31	57,063.60	3563	\$	319,600	\$	354,100	\$	673,700	\$	7,791	61
70	2115451063	MILLIGAN/SUSONG, INC	6039 S REDWOOD RD	UNDERDEVELOPED PROPERTY		0.02	871.20	0	\$	1,500	\$	-	\$	1,500	\$	10	61
71	2115451066	S & A OFFICE LLC	1638 W 6235 S	OFFICE		1	43,560.00		\$	348,500	\$	411,700	\$	760,200	\$	8,791	61
72	2122129008	TWO SISTERS ENTERPRISES, LLC	6380 S REDWOOD RD	VACANT INDUSTRIAL LAND		0.13	5,662.80	0	\$	36,700	\$	-	\$	36,700	\$	370	61
73	2122129009	TWO SISTERS ENTERPRISES, LLC	6386 S REDWOOD RD	VACANT INDUSTRIAL LAND		0.18	7,840.80	0	\$	50,800	\$	-	\$	50,800	\$	587	61
74	2122129010	TWO SISTERS ENTERPRISES, LLC	6390 S REDWOOD RD	VACANT INDUSTRIAL LAND		0.02	871.20	0	\$	5,600	\$	-	\$	5,600	\$	65	61
75	2122129011	NELSON & HERRING INVESTMENTS	6388 S REDWOOD RD	null		1.38	60,112.80		\$	392,100	\$	-	\$	392,100	\$	4,534	61
76	2122129012	TWO SISTERS ENTERPRISES, LLC	6388 S REDWOOD RD	RECEPTION CENTER	2002	0.87	37,897.20	3880	\$	245,400	\$	740,400	\$	985,800	\$	11,400	61
77	2122130002	SOTIRIOU INVESTMENT GROUP LC	1831 W 6200 S	SINGLE FAMILY RESIDENTIAL	1984	0.33	14,374.80	2498	\$	87,000	\$	119,400	\$	206,400	\$	1,146	61
78	2122130006	ARENS, JOHN L &	1743 W 6200 S	IMPROVED COMMERCIAL	1981	0.61	26,571.60	1930	\$	320,500	\$	351,000	\$	671,500	\$	7,765	61
79	2122130007	SOTIRIOU INVESTMENT GROUP	6246 S REDWOOD RD	IMPROVED COMMERCIAL	1985	2.79	121,532.40	28169	\$	845,190	\$	2,054,190	\$	2,899,380	\$	22,750	61
80	2122130011	MCDONALD NELSON, LC	6276 S REDWOOD RD	VACANT INDUSTRIAL LAND		0.61	26,571.60	0	\$	211,800	\$	-	\$	211,800	\$	2,449	61
81	2122130012	NELSON & HERRING INVESTMENTS	6298 S REDWOOD RD	MOBILE HOME	1987	0.76	33,105.60	945	\$	264,900	\$	20,000	\$	284,900	\$	3,063	61
82	2122130015	SOTIRIOU INVESTMENT GROUP LC	1831 W 6200 S	VACANT RESIDENTIAL LAND		1.41	61,419.60	0	\$	147,300	\$	-	\$	147,300	\$	1,703	61
83	2122130016	NELSON-HERRING INVESTMENTS LLC	1823 W 6200 S	CHURCH OR PUBLIC		0.16	6,969.60	0	\$	8,400	\$	-	\$	8,400	\$	97	61
84	2122130017	MCDONALD NELSON, LC	6280 S REDWOOD RD	IMPROVED COMMERCIAL	1995	2.03	88,426.80	24218	\$	707,400	\$	6,513,000	\$	7,220,400	\$	83,497	61
85	2122130018	NELSON-HERRING INVESTMENTS LLC	6290 S REDWOOD RD	IMPROVED COMMERCIAL	1988	0.57	24,829.20	1024	\$	210,800	\$	-	\$	210,800	\$	2,438	61
86	2122130022	SOTIRIOU INVESTMENT GROUP	1811 W 6200 S	SINGLE FAMILY RESIDENTIAL	1989	0.76	33,105.60	2750	\$	114,100	\$	70,200	\$	184,300	\$	1,172	61
87	2122130023	ARENS, JOHN L &	6216 S REDWOOD RD	VACANT INDUSTRIAL LAND		0.09	3,920.40	0	\$	76,200	\$	-	\$	76,200	\$	881	61
88	2122130024	BIG DOG LLC	6310 S REDWOOD RD	RETAIL STORE		0.7	30,492.00		\$	410,900	\$	623,800	\$	1,034,700	\$	11,965	61
89	2122202036	REMINGTON, DANNY &	1648 W 6235 S	SINGLE FAMILY RESIDENTIAL	1978	0.23	10,018.80	2603	\$	97,500	\$	82,600	\$	180,100	\$	2,083	61
90	2122202037	REMINGTON, DANNY &	1648 W 6200 S	IMPROVED RESIDENTIAL LOT		0.35	15,246.00	0	\$	122,000	\$	22,500	\$	144,500	\$	1,671	61
91	2122202038	METRO REDWOOD PROPERTIES LLC	6235 S REDWOOD RD	INDUSTRIAL OTHER	1996	1.35	58,806.00	5980	\$	361,500	\$	85,500	\$	447,000	\$	5,169	61
92	2122202039	ROBERTS, ARVEN Z	1633 W 6235 S	SINGLE FAMILY RESIDENTIAL	1978	0.67	29,185.20	1650	\$	134,000	\$	66,000	\$	200,000	\$	1,272	61
93	2122202043	NUTRATECH INC	6243 S REDWOOD RD	IMPROVED COMMERCIAL	1997	1.78	77,536.80	12480	\$	547,600	\$	2,355,900	\$	2,903,500	\$	33,576	61
94	2122202056	RASBAND, CODY J	1611 W 6235 S	VACANT RESIDENTIAL LAND		0.12	5,227.20	0	\$	17,800	\$	-	\$	17,800	\$	113	61
95	2122202057	BEADLEY, GRANT L & JUDY L; TC	1611 W 6235 S	SINGLE FAMILY RESIDENTIAL	1980	0.32	13,939.20	1760	\$	113,200	\$	82,800	\$	196,000	\$	1,247	61
96	2122202062	REDWOOD DENTAL SPECIALISTS LC	6287 S REDWOOD RD	OFFICE		1.87	81,457.20		\$	592,400	\$	1,962,500	\$	2,554,900	\$	29,545	61
97	2122202064	Parcel no longer exists															
98	2122206016	BAILEY-GIBSON VENTURES LC	6321 S REDWOOD RD	CONDOMINIUM OFFICE		0.01	435.60		\$	61,900	\$	525,000	\$	586,900	\$	6,787	61
99	2122206017	BAILEY-GIBSON VENTURES LC	6321 S REDWOOD RD	CONDOMINIUM OFFICE		0.01	435.60		\$	11,300	\$	105,500	\$	116,800	\$	1,351	61
100	2122206018	BAILEY-GIBSON VENTURES LC	6321 S REDWOOD RD	CONDOMINIUM OFFICE		0.01	435.60		\$	161,500	\$	1,321,800	\$	1,483,300	\$	17,153	61
101	2122206019	BAILEY-GIBSON VENTURES LC	6321 S REDWOOD RD	CONDOMINIUM OFFICE		0.01	435.60		\$	32,800	\$	288,100	\$	320,900	\$	3,711	61
102	2122206020	BAILEY-GIBSON VENTURES LC	6321 S REDWOOD RD	CONDOMINIUM OFFICE		0.01	435.60		\$	28,000	\$	248,100	\$	276,100	\$	3,193	61
103	2122206021	BAILEY-GIBSON VENTURES LC	6321 S REDWOOD RD	CONDOMINIUM OFFICE		0.01	435.60		\$	30,700	\$	269,700	\$	300,400	\$	3,474	61
104	2022206022	BAILEY-GIBSON VENTURES LC	6321 S REDWOOD RD	CONDOMINIUM OFFICE		0.01	435.60		\$	30,600	\$	270,500	\$	301,100	\$	3,482	61
105	2122206023	BAILEY-GIBSON VENTURES LC	6321 S REDWOOD RD	CONDOMINIUM OFFICE		0.01	435.60		\$	29,300	\$	259,100	\$	288,400	\$	3,335	61
106	2122206024	BAILEY-GIBSON VENTURES LC	6321 S REDWOOD RD	CONDOMINIUM OFFICE		0.01	435.60		\$	50,100	\$	428,600	\$	478,700	\$	5,536	61
107	2122206025	BAILEY-GIBSON VENTURES LC	6321 S REDWOOD RD	CONDOMINIUM OFFICE		0.01	435.60		\$	61,800	\$	524,400	\$	586,200	\$	6,779	61
108	2122206026	BAILEY-GIBSON VENTURES LC	6321 S REDWOOD RD	CONDOMINIUM OFFICE		0.01	435.60		\$	48,800	\$	417,400	\$	466,200	\$	5,391	61
109	2122206027	BAILEY-GIBSON VENTURES LC	6321 S REDWOOD RD	CONDOMINIUM OFFICE		0.01	435.60		\$	58,300	\$	493,800	\$	552,100	\$	6,384	61
110	2122206028	BAILEY-GIBSON VENTURES LC	6321 S REDWOOD RD	CONDOMINIUM OFFICE		0.01	435.60		\$	22,200	\$	198,600	\$	220,800	\$	2,553	61
111	2122206029	BAILEY-GIBSON VENTURES LC	6321 S REDWOOD RD	CONDOMINIUM OFFICE		0.01	435.60		\$	24,300	\$	215,100	\$	239,400	\$	2,768	61
112	2122206030	6300 MEDICAL PLAZA OWNERS ASSOCIATION IN	6321 S REDWOOD RD	CONDOMINIUM OFFICE MASTER		1.87	81,457.20		\$	651,700	\$	4,469,500	\$	5,121,200	\$	-	61
113	2122251013	RV LV LLC	6401 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	1973	0.46	20,037.60	1302	\$	99,800	\$	39,800	\$	139,600	\$	888	61
114	2122257010	WILSON, DAVID J & DEBBIE; JT	6579 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	2000	0.57	24,829.20	4144	\$	133,200	\$	281,700	\$	414,900	\$	2,639	61
115	2122257012	WILSON, DAVID J &	6579 S REDWOOD RD	VACANT RESIDENTIAL LAND		0.06	2,613.60	0	\$	4,400	\$	-	\$	4,400	\$	28	61
116	2122257013	ALD OFFICES LLC	6587 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	1983	0.41	17,859.60	2704	\$	218,600	\$	-	\$	218,600	\$	2,493	67
117	2122257016	WILSON, DELORES W	6573 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	2001	0.27	11,761.20	3531	\$	84,300	\$	188,500	\$	272,800	\$	1,735	61
118	2122257017	ALD OFFICES LLC	6577 S REDWOOD RD	null		1.79	77,972.40		\$	837,900	\$	2,462,100	\$	3,300,000	\$	38,161	61
119	2122257018	WILSON, DELORES W	6577 S REDWOOD RD	null		1.8	78,408.00		\$	126,000	\$	-	\$	126,000	\$	1,457	61
120	2122401002	DAHLE, ALLAN L; TR &	6617 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	1977	0.44	19,166.40	2100	\$	230,300	\$	-	\$	230,300	\$	3,246	65
121	2122401006	WILSON, DAVID J &	6579 S REDWOOD RD	VACANT RESIDENTIAL LAND		1.14	49,658.40	0	\$	44,700	\$	-	\$	44,700	\$	630	65
122	2122401007	PARK, TERRY L & SANDRA W; JT	6577 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	1998	0.44	19,166.40	4788	\$	86,200	\$	219,900	\$	306,100	\$	2,373	65
123	2122401008	WILSON, DELORES W	6581 S REDWOOD RD	SINGLE FAMILY RESIDENTIAL	1987	0.65	28,314.00	3192	\$	102,100	\$	114,500	\$	216,600	\$	1,679	65
124	2122401011	DAHLE, ALLEN L; TR &	6621 S REDWOOD RD	null		0	-		\$	213,000	\$	-	\$	213,000	\$	3,002	65
125	2122401012	WILSON, DELORES W	6621 S REDWOOD RD	null		0	-		\$	500	\$	-	\$	500	\$	7	65

Private	117	74.41	3,809,758	250,691	23,703,740	48,225,360	\$	71,929,100	596,068
Public	8	13.05	-	-	-	-	\$	-	-
Total	125	87.46	3,809,758	250,691	23,703,740	48,225,360		71,929,100	596,068