

November 9, 2020

**ADMINISTRATIVE INTERPRETATION
DECISION AND FINDINGS
PLNZAD2020-00718**



REQUEST:

This is a request from the property owner of 1200 S Oak Hills Way, regarding whether a shed located partially in the side yard of the property is considered to be a legal noncomplying structure. The property is currently under enforcement for the shed. The subject property is located in the R-1/12,000 (Residential Single-Family) zoning district.

DECISION:

The Zoning Administrator finds that the shed is not considered to be a legal noncomplying structure as no evidence could be found that the full accessory structure would have complied with the City's Zoning Ordinance at any time since its possible construction. No regulations could be found in prior City Zoning Ordinances (dating back to its possible construction) that would have allowed for the accessory shed structures in the required side yard and no historical special approvals or variances were found for the structure that would have allowed it.

Portions of the shed located within the required 8' side yard are noncomplying with City code, but do not have a legal "noncomplying structure" status and are not allowed. Portions of the structure outside of the 8' side yard comply with current zoning regulations for the location of structures and are considered legal complying.

FINDINGS:

The subject property is zoned R-1/12,000, which allows for accessory structures (see Residential Land Use Tables 21A.33.020). However, accessory structures are limited in their location on the property. The R-1/12,000 zone currently requires side yard setbacks of 8' and 10', one on each side of the property (see 21A.24.050.E.3.b). The ordinance does not specify which side must be the higher or lower of the two. The north side yard setback where the shed is located then must be a minimum of 8' wide. Based on those restrictions, the shed encroaches into the 8' side yard by approximately 7' at its point of greatest encroachment and overall, approximately half of the area of the structure encroaches into the side yard.

The ordinance defines yards as "On the same zoning lot with a use, building or structure, an open space which is unoccupied and unobstructed from its ground level to the sky, except as otherwise permitted herein. A yard extends along a lot line, and to a depth or width specified in the yard requirements for the zoning district in which such zoning lot is located." As such, yards are required to be unobstructed by any buildings unless specifically exempted by other language in the code.

Under yard requirements for the R-1/12,000 zone, City Code section 21A.24.050.E.5 specifically allows certain buildings to be allowed in the side yard by stating that "Accessory buildings and structures may be located in a required yard subject to section [21A.36.020](#), table [21A.36.020B](#) of this title." Table 21A.36.020.B lists specific types of elements and which yards (if any) they can encroach into. The listing for "accessory buildings" is below:

Type Of Structure Or Use Obstruction	Front And Corner Side Yards	Side Yard	Rear Yard
<i>Accessory buildings subject to the provisions of chapter 21A.40 of this title, and located at least 1 foot from the side property line except for the FP and FR Districts where no accessory building is permitted in any yard. Accessory buildings shall be at least 10 feet from a principal residential building on an adjacent lot</i>		X ³	X

(Foot)Note 3. The accessory structure shall be located wholly behind the primary structure on the property.

Although accessory buildings (sheds) are allowed within side yards, they must be “wholly behind the primary structure” as specified in the footnote. When a term is not defined in the City’s ordinance, the ordinance specifies that the definitions in the Websters Collegiate Dictionary be used (21A.62.010). Webster’s defines “behind” as “1a: in or to a place or situation in back of or to the rear of (look *behind* you) (put *behind* bars).”¹ Webster’s defines “wholly” as “to the full or entire extent : completely.”² In this case, while the shed is behind the front façade of the home (primary structure), it is not *wholly (or completely) behind (or in back of)* the structure. To be wholly behind would require that the entire shed be located behind the rear wall line of the home. The subject shed does not meet these criteria.

Although a structure may not meet current zoning location restrictions, it can still be considered a legal “noncomplying structure” if it would have complied with the zoning regulations in place at any time it has existed. The term (legal) noncomplying structure is defined in City code section 21A.62.040 as “Buildings and structures that serve complying land uses which were legally established on the effective date of any amendment to this title that makes the structure not comply with the applicable yard area, height and/or bulk regulations of this title.” It is also defined in City Code section 21A.38.010.A.2 regarding noncomplying structures, stating “Noncomplying structures and improvements include legally constructed principal and accessory buildings, structures and property improvements, that do not comply with the applicable bulk and/or yard area regulations and design standards of this title such as setbacks and parking in the zoning districts in which the buildings or structures are located.” In other words, if a structure was legally established/constructed (built and meeting the regulations of the code) and then the regulations subsequently changed to disallow it, the structure would be considered a legal noncomplying structure.

The current property owner is unaware of the date of the shed’s original construction. A memo from the property owner’s attorney submitted with the interpretation application noted that it was “built decades ago. Likely in the 1960s.” To determine when the shed was built and whether the shed was legally established at any one point in time, Planning staff researched and compiled any related City building permit records, commission or board records, County tax records, ordinances and historical photographs of the property. A list of related materials by date and the associated materials are located in Exhibits D through G.

¹ Behind *preposition* **1a**: in or to a place or situation in back of or to the rear of (look *behind* you) (put *behind* bars) **b**—used as a function word to indicate something that screens an observer (the sun went *behind* a cloud) **c**: following in order (marched *behind* the band) **2**—used as a function word to indicate backwardness, delay, or deficiency (*behind* the times) (*behind* schedule) (lagged *behind* last year’s sales) **3a**: in the background of (the conditions *behind* the strike) **b**: out of the mind or consideration of (put our troubles *behind* us) **c**: beyond in depth or time (the story *behind* the story) (go back *behind* St. Augustine) **4a**: in support of : on the side of (solidly *behind* the candidate) **b**: with the support of (won 1–0 *behind* brilliant pitching)

² Wholly *adverb* **1**: to the full or entire extent : COMPLETELY (a *wholly* owned subsidiary) **2**: to the exclusion of other things : SOLELY (a book dealing *wholly* with herbs)

Staff could not determine the exact date that the shed was constructed, except that it was constructed at some point after the home was constructed in 1952, and likely after 1965 based on available aerial photographs. Due to the uncertainty in the construction date, staff compiled the side yard restrictions and allowances for structures in those yards for past City zoning ordinances going back to those ordinances applicable in 1952. A table listing those years, side yard requirements, and any exceptions for accessory buildings within side yards is attached in Exhibit C.

Based on that research, although some types of accessory structures have been allowed to encroach into side yards since 1952 in certain circumstances, this type of accessory shed structure wasn't authorized to encroach into the side yard and did not receive any historical special approvals to allow its encroachment. Detached garages were for a period of time allowed in side yards but were defined as being "designed or used for the storage of automobiles," and the subject shed does not appear to meet that criteria based on size, paving, and door locations (see photographs and survey showing building size in Exhibit A and B and code summary in Exhibit C.). Additionally, no permits for the shed and no records of any variances or other special approvals from the City for a shed within the side yard could be found (See Exhibits D and E.) Unfortunately, as it did not at any one point in time comply with the zoning ("legally established"), it cannot be considered a legal noncomplying structure. More specifically, the portions of the shed located within the side yard are not considered legal noncomplying and are not allowed. Portions of the shed outside of the side yard are considered legal complying and are allowed.

APPEAL PROCESS:

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. Applications for appeals are located on the Planning Division website at <https://www.slc.gov/planning/applications/> along with information about the applicable fee. Appeals may be filed in person at the Planning Counter, 451 South State Street, Room 215 or by mail at Planning Counter PO BOX 145471, Salt Lake City, UT 84114-5471.



Daniel Echeverria
Senior Planner

CC:

Nick Norris, Planning Director
Joel Paterson, Zoning Administrator
Greg Mikolash, Development Review Supervisor
Posted to Web
File

Attachments:


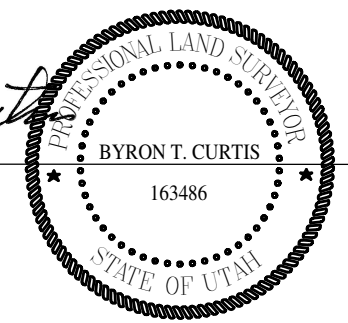
- A. Survey of property showing shed and required side yard setback
- B. Photos of shed (July 2020 and June 2019)
- C. Zoning history of side yard accessory structure allowances for the property
- D. Property and shed existence documentation list
- E. City permit card (1952) and additional city permit history documentation

F. County tax appraisal cards (Source: Salt Lake County Archives)
G. Aerial photographs



SURVEYORS CERTIFICATE

I, BYRON T. CURTIS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 163486, AS PRESCRIBED BY UTAH STATE LAW. I FURTHER CERTIFY, THAT BY AUTHORITY OF THE OWNER, OR HIS REPRESENTATIVE, THAT I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAT.



 DECEMBER 10, 2015
 SIGNATURE DATE

LEGAL DESCRIPTION

From title report, Order No. 55232, 2nd amended, prepared by Landmark Title Company

Lot 17, OAK HILLS PLAT A-1, according to the official plat thereof recorded in Book "M" of Plats, at Page 75, records of Salt Lake County, State of Utah.

Also:

The Southerly 10.0 feet of Lot 16, OAK HILLS PLAT A-1, more particularly described as follows: Beginning at the Northwest corner of Lot 17, OAK HILLS PLAT A-1, and running thence North 0°09'33" West 10 feet; thence North 89°50'27" East 145.39 feet; thence by a curve to the right (radius North 75°26'16" West 631.52 feet) a distance of 9.47 feet; thence South 89°28'34" West 142.93 feet to the point of beginning.

Also:

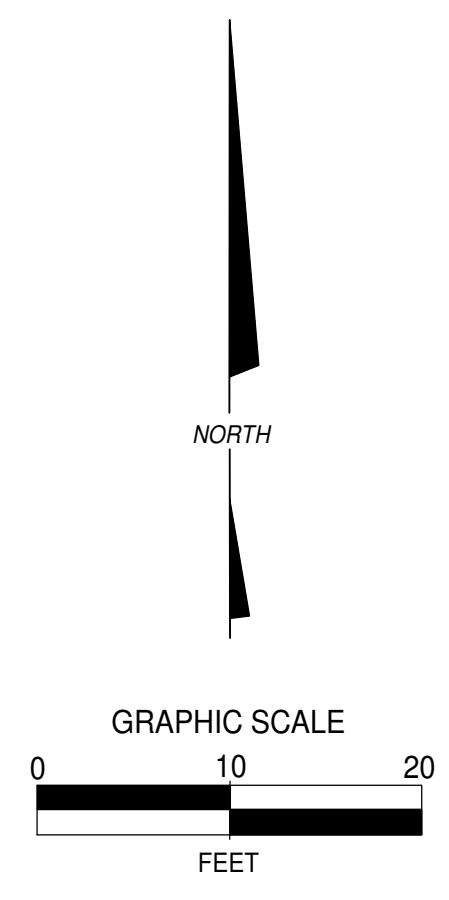
A portion of Lots 20 and 21, OAK HILLS PLAT A-1, more particularly described as follows: Beginning at the most Westerly point of Lot 17, OAK HILLS PLAT A-1, and running thence North 26°24'21" East 46.84 feet; thence North 0°09'33" West 10 feet; thence Southwesterly along a straight line to the point of beginning.

Parcel No. 1611303023







Said described tract contains, 15,479 square feet, or 0.36 acres, more or less, as surveyed.

NARRATIVE

PROPERTY SURVEYED AT THE REQUEST OF THE CLIENT FOR THE PURPOSE OF DEED VS OCCUPATION ISSUE. BASIS OF BEARINGS AS SHOWN BETWEEN FOUND MONUMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CORNERS SET WITH REBAR AND CAP STAMPED 163486, UNLESS NOTED OTHERWISE.



LEGEND

-  SECTION, QUARTER SECTION, STREET OR OTHER SURVEY MONUMENT
-  PROPERTY CORNER, NOT SET
-  BOUNDARY OR PROPERTY LINE, WITH CORNER, FOUND OR SET
-  RIGHT OF WAY LINE
-  CENTERLINE
-  FENCE LINE

TITLE		
RECORD OF SURVEY		
PREPARED FOR:	MARTIN SZEGEDI	
LOCATION AND ADDRESS		
1200 S OAK HILLS WAY, SALT LAKE CITY, UT		
LOCATED IN THE SW 1/4 OF SECTION 11, TWP 1 SOUTH, RANGE 1 EAST, SLB&M		
DATE: DECEMBER 9, 2015	SCALE: 1"=10'	FILENAME: SZEGEDI_M.PCS

CURTIS & ASSOCIATES
 LAND SURVEYORS
 LAND PLANNING
 9921 KRAMER CIR
 SANDY, UTAH 84092
 PHONE (801) 915-6003

B.1.Photos of Shed_2020 July Property Photos.pdf

July 2020 Photos of Shed



B.2_Photos of shed_2019 Street View Photo.pdf

2019 Google Street View Photo of Shed



C. Zoning history of side yard structure allowance for the property.pdf

Code Year	Map Year	Zone	Description	Side Yard/Setbacks	Obstructions/Yard Encroachment Code Section	Subject Shed Status	Side Yard Definition or Other Side Yard Specific Regulations	Side Yard Accessory Building Exceptions:	Additional Side Yard Accessory Building Exceptions:
2020	2020	R-1/12000	Single Family	8'/10' (21A.24.050.E.3)	Subject to Table 21A.36.020.B.	Not permitted	<p>Accessory buildings prohibited in side yards, except where specifically called out and allowed.</p> <p>21A.40.050:A.3 Side Yards: Accessory buildings are prohibited in any required interior side yard; however, hoop houses, greenhouses, and cold frame structures associated solely with growing food and/or plants are allowed in an interior side yard but no closer than one foot (1') to the corresponding lot line. If an addition to residential buildings results in an existing accessory building being located in a side yard, the existing accessory building shall be permitted to remain, subject to maintaining a four foot (4') separation from the side of the accessory building to the side of the residential building, as required in subsection A4b of this section.</p>	Hoop houses, green houses, cold frames	Permitted in side yard if wholly behind primary structure. See 21A.36.020.B "Obstructions in Required Yards" (Allowed Obstructions) which notes that any accessory buildings are permitted as an encroachment in the side yard (includes an X in Side Yard column with a footnote) in the following situation: Footnote 3. " The accessory structure shall be located wholly behind the primary structure on the property."
2010	2010	R-1/12000	Single Family	8'/10' (21A.24.050.E.3)	Subject to Table 21A.36.020.B.	Not permitted	Same language as 1999 code below.	None	Not permitted in side yards. Same exceptions as 1999 code below.
1999	1999	R-1/12000	Single Family	8'/10' (21A.24.050.E.3)	Subject to Table 21A.36.020.B.	Not permitted	<p>No specific section for side yard allowances in Accessory Building Chapter. Yards to be open/unobstructed otherwise. See 1995 definitions.</p> <p>See 21A.40.050.A.3.d . "Rear Yards: In the R-1 districts, R-2 district and SR districts accessory structures shall be located a maximum of five feet (5') from the rear property line subject to the following exceptions:</p> <p>(1) The maximum setback from the rear property line may be increased to meet the transportation division minimum required turning radius and other maneuvering standards.</p> <p>(2) The planning director or designee may authorize the issuance of building permits for an accessory structure with a maximum setback of more than five feet (5') from the rear property line if the property owner demonstrates that fifty percent (50%) or more of the properties on the block face have accessory structures located more than five feet (5') from the rear property line. In this case, the accessory structure may be set back from the rear property line a distance equal to the average setback of the other accessory structures on the block face. An appeal of this administrative decision shall be heard by an administrative hearing officer subject to the provision of chapter 21A.52 of this title.</p> <p>(3) The board of adjustment may approve an alternate location for an accessory structure as a special exception based on hardships created by topography or the location of mature vegetation."</p>	None	Not permitted in side yards. 21A.36.020.B Obstructions in Required Yards (Allowed Obstructions) lists "Accessory buildings..." (includes sheds) but does not include an X in Side Yards column.

C. Zoning history of side yard structure allowance for the property.pdf

1995 (New Code)	1995	R-1/12000	Single Family	8'/10' (21A.12-4.5(c))	Subject to 18-2.2, Table 18A	Not permitted	<p>Accessory chapter includes rules that require 1' setback if a structure is in a required side or rear yard. Yards to be unobstructed, except where exempted. Specifically allowed buildings/structures are listed in Table 18A. Sheds or accessory buildings not listed.</p> <p>Chapter 20-4.1(c) Side and Rear Yards: Accessory buildings in rear/side yard shall be as follows: In Residential Districts, no accessory building shall be closer than one (1) foot to a side or rear lot line except when sharing a common wall with an accessory structure on an adjacent lot.</p> <p>31-4 Definitions: Yard: On the same zoning lot with a use, building or structure, an open space which is unoccupied and unobstructed from its ground level to the sky, except as otherwise permitted herein..</p> <p>12-4.5(e) Accessory Buildings and Structures (R-1/12,000) Accessory buildings and structures may be located in a required yard subject to Part IV, Chapter 18, Section 18-2.2, Table 18-A, Obstructions in Yards.</p>	None	<p>Not permitted in side yards.</p> <p>Table 18A- Obstructions in Required Yards (Allowed Obstructions) does not list sheds or other "accessory buildings." The only similar building allowed listed is detached garages, but they are only allowed in rear yards.</p>
1990	1987	R1	Single Family	8'/12' (21.20.060, see formula)	See 21.80.120. "Side Yards- Permitted Projections and Obstructions"	Not permitted	<p>Side yard defined to be open and unoccupied, not allowing buildings unless specifically called out in ordinance.</p> <p>21.04.510 "Side Yard" means an open, unoccupied space, except as otherwise provided in this title, on the same lot with the building and between the side lot line of the building and the side lot line, and extending from the front yard to the rear yard.</p> <p>21.04.345 "Open unoccupied area or space" means any area of a lot which is completely free and unobstructed from any structure constructed on, over or below grade, such area also being free from any parking areas. Walkways, uncovered patio area light poles and other ornamental features, trees, shrubs, and other vegetation shall not be considered as occupying the area for the purpose of this title.</p>	Detached garages are allowed (21.80.120.I) (See 1964 definition)	<p>Not permitted in side yards.</p> <p>21.80.120: "The area of a required side yards shall be open and unobstructed except for the following:..." The only buildings listed are: "Detached Garages: A detached garage may be located in a side yard, provided said garage is at least fifteen feet from a dwelling on a an adjoining lot and at least ten feet from a dwelling measured laterally from the dwelling to which it is accessory, and at least sixty (60') feet back from the front property line. If the garage is placed in such a position, the area between the garage and the dwelling shall be open to the sky, with no type of covering being allowed."</p>
1988	1987	R1	Single Family	8'/12' (21.20.060, see formula)	See above 1990 ordinance.	Not permitted	<p>Side yard defined to be open and unoccupied, not allowing buildings unless specifically called out in ordinance</p> <p>See 1990 ordinance above.</p>	Detached garages are allowed (21.80.120.H) (See 1964 definition)	<p>Not permitted in side yards.</p> <p>See 1990 ordinance above.</p>
1987	1987	R1	Single Family	8'/12' (51-13-3, see formula)	See 51-5-5(9)	Not permitted	<p>Side yard defined to be open and unoccupied, not allowing buildings unless specifically called out in ordinance</p> <p>See 1990 ordinance above.</p>	Detached garages are allowed (51-5-5(9)) (See 1964 definition)	<p>Not permitted in side yards.</p> <p>See language from 1990 ordinance above (located in Sec. 51-5-5 in 1987 ordinance)</p>
1978	1977	R1	Single Family	8'/12' (51-13-3, see formula)	See 51-5-5(9)	Not permitted	<p>Side yard defined to be open and unoccupied, not allowing buildings unless specifically called out in ordinance</p> <p>See 1990 ordinance above.</p>	Detached garages are allowed (51-5-5(9)) (See 1964 definition)	<p>Not permitted in side yards.</p> <p>See language from 1990 ordinance above (located in Sec. 51-5-5 in 1978 ordinance)</p>

C. Zoning history of side yard structure allowance for the property.pdf

1964	1958/1963	R2	Two family	8'/12' (51-13-3 for R-2, same as R-1 in 51-12-13, see formula)	See 51-4-5	Not permitted	Side yard defined to be open and unoccupied, not allowing buildings unless specifically called out in ordinance 51-1-5(63) Yard, Side. An open, unoccupied space, except as hereinafter provided, on the same lot with the building and between the side line of the building and the side lot line, and extending from the front yard to the rear yard. (38) Open Unoccupied area or space: Any area of lot which is completely free and unobstructed from any structure constructed on, over or below grade, said area also being free from any parking areas. Walkways, uncovered patio areas, light poles and other ornamental features, trees, shrubs, and other vegetation shall not be considered as occupying the area for the purpose of this ordinance,	Detached garages are allowed (51-4-5.9) "Private garages" defined as "An accessory building designed or used for the storage of automobiles owned and used by the occupant of the building to which it is accessory, and in which no occupation or business is carried on."	Not permitted in side yards. See language from 1990 ordinance above (located in Sec 51-4-5 in 1964 ordinance)
1956 ("Revised ord. of 1955")	1955/1958	All Residential A zones changed to R2	Two family	See above.	See above.	Not permitted	See above.	No exceptions for detached garages.	Not permitted in side yards. 51-4-5. "Side and Rear exceptions: The area of a side or rear yard shall be open and unobstructed, except for..." No exceptions for accessory structures in side yards listed.
1944 w/ 1950 amendment	1955	Residential A	1 and 2 family	8'/12' (Sec. 6725, see formula: The least dimension of any such yard shall be 35 percent of the building height, but in no case less than (8) feet for Residential "a" and "A-3"... and the total width of the two side yards for any one lot shall be 70 per cent of the building height, but in no case less than 20 feet for Residential "A" and "A-3"...))	See Sec. 6727	Not permitted	Side yard not specifically defined, except that "side or rear yard shall be open and unobstructed" in Sec 6727.	Sideyard may be reduced (to min. 8') if garage is within dwelling, min. sideyard is maintained on both sides of dwelling (8' per 6725). See 6727.	Not permitted in side yards. Sec 6727. "Side and rear yard exceptions. (a) The area of a side or rear yard shall be open and unobstructed, except for..." Sec 6727(g) was Amended with 1950 Ord 77) to: Where the garage is attached to or located within a dwelling and provided that no accessory building is located within the rear yard, the total sideyard requirement may be reduced, provided the minimum sideyard is maintained on both sides of such dwellings.

C. Zoning history of side yard structure allowance for the property.pdf

1944 w/ 1950 amendment	1951	Residential A	1 and 2 family	8'/12' (Sec. 6725, see formula above.)	See above.	Not permitted	See above.	See above.	Not permitted in side yards. See above.
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2020 Definitions:

COLD FRAME: An unheated outdoor accessory structure typically consisting of, but not limited to, a wooden or concrete frame and a top of glass or clear plastic, used for protecting seedlings and plants from the cold.

GREENHOUSE: A temporary or permanent accessory structure typically made of, but not limited to, glass, plastic, or fiberglass in which plants are cultivated.

HOOP HOUSE: A temporary or permanent accessory structure typically made of, but not limited to, piping or other material covered with translucent plastic, constructed in a "half round" or "hoop" shape, for the purposes of growing plants.

A hoop house is considered more temporary than a greenhouse.

D. Property and Shed Existence Documentation.pdf

Year	Evidence of Shed?	Documentation	Shed existence or other note
2015	NA	Home Remodel Permit BLD2015-06930	Shed not shown on site plan
2012	Yes	Aerial from Utah AGRC	Shed visible
2006	Yes	Aerial from Utah AGRC	Shed visible
2000	Yes	2020 County Tax Record	Shed noted as having an "actual year built" of 2000, suggesting it was built around 2000. However, 2000 may have just been the first year identified and assessed as it appears in 1999 aerial.
1999	Yes	Aerial from SLC GIS/Engineering	Shed visible
1994	No	Building permit 86573 for remodel	"Interior remodel, new patio, drive replacement." No shed noted in description. Permit followed enforcement for work without permits for "tile work or plumbing," "installing furnace and central air," and "building a concrete patio without permits."
1993	No	Aerial from USGS	Unclear, blurry image
1985	No	Aerial from Utah Geological Survey	Shed not visible/may be obscured by vegetation
1983	No	Aerial from Utah Geological Survey	Shed not visible/may be obscured by vegetation
1973	No	Aerial from USGS	Unclear, blurry image
1969	No	Tax Appraisal Card	No shed identified.
1965	No	Historicaerials.com (USDA FSA APFO aerial)	Shed not visible
1958	No	Tax Appraisal Card	No shed identified.
1958	No	Aerial from Utah Geological Survey	Shed not visible
Nov-53	No	Tax Appraisal Card	No shed identified.
Sep-52	No	Deed	10' added to property along north side (10'x145'), see survey for area. Shed is currently partially located in this area.
Jul-52	No	Permit Card	No shed referenced in permit. Permit for "Res. And Gar."

INSPECTOR OF BUILDINGS AND REGISTER OF PERMITS

MONTH OF July 1952

DEBERT NEWS PRESS, SALT LAKE

DATE	PERMIT NUMBER	OWNER	ARCHITECT	BUILDER	LOCATION	NUMBER OF STORIES AND KIND OF BUILDING	TO BE USED FOR	NO. OF ROOMS	RESIDENTIAL BUILDINGS				
									BRICK, IRON AND CONCRETE BUILDINGS	FRAME BUILDINGS	ADDITIONS, ALTS. & REPAIRS TO BRICK, IRON & CONCRETE BUILDINGS	ADDITIONS, ALTS. & REPAIRS TO FRAME BUILDINGS	
		BROUGHT FORWARD											
1	35671	W. A. Hayscofe		same	324-26 So. 12 East	Repair & remodel front porch							50000
	35672	Raymond Snarr		L. P. Snarr	2175 Texas St.	Brick & blk. garage - 423"					100000		
	35673	Viola M. Kencie		same	110 West Girard Ave.	Finish room in basement							
	35674	P. J. Kilpatrick		same	2248 Fairfield Ave.	Frame garage 12' x 20'							80000
	35676	Lynn Dickey		same	1612 So. 7th West	Frame add. to blk. 12' x 17'					700000		
	35677	John H. Sellito		Lester Allen	1612 Jefferson St.	1 story frame Res. no garage	4						
	35680	Surinors Hospital	Scott & Bacher	Olson Const. Co.	370 Virginia St.	Remodel basement - new apt							
2	35686	Walker Bank Bldg.		James A. White	179 So. Main - Room 903	Lower ceiling							
	35687	Medical Arts Bldg.		James A. White	54 East 40 Temple	Ext. remodeling							10000
	35688	Arthur J. Wan		same	1303 Claybourne	Add. patio to side of garage							
	35691	John T. Hau ghm		Goldberg & Brown	224 - 4th Street	Frame garage 12' x 20'							
	35694	F. M. Olson		Fred Johnson	1928 East 2nd South	Blk. garage 14' x 20' - Patio 8' x 20'					100000		
	35695	E. W. Evans		Fred Weeden	220 North 9 West	Enlarge basement - new windows							30000
	35697	E. A. Sackett		same	1312 Emery St.	Frame add. to Res. - 8' x 10'							
	35703	Richard Heath		same	1833 So. 17th East	Blk garage 18' x 20'						250000	
3	35708	Chas Clay		same	2532 East 17th South	Convert att. garage to den. - double garage							
	35709	Edell Vinson		same	526 Fulton St.	Frame garage 12' x 20'							
	35710	Bruce E. Hughes		same	1350 West 3rd North	Blk. garage 20' x 24'							7500
	35713	Geo. B. Cuzly		same	1880 Redondo Ave.	Replace wood porch with concrete							50000
	35724	Shadrach J. Schaeffer		same	764 East 8th South	Remodel Res. - Exp. for basement							20000
5	35729	Elwood Eggen		same	1281 Lafayette Dr.	Outside stairway to basement							
	35730	W. Sherman Dean		same	1209 West 7th South	Frame garage 15' x 25'							100000
	35731	Mrs. Leo C. McDonald		Parker	1818 Euclid Ave.	Blk. add. at rear of Res. for bath							
7	35738	Frank O. Brooks		Fred Jensen	904 Diestel Road	1 story brick Res. & garage	4			1200000			160000
	35739	H. E. Johnson		same	932-36 East 6th South	Remodel basement for 3rd apt							
	35740	Lidney Mulcock		same	1265 Emerson Ave	Frame garage - 600"							
	35741	Kenneth Stewart		same	2177 Durrington	Frame garage 14' x 22'							
	35742	A. E. Fleming	Richard Wood	L. E. Dalton	1521 Preston St.	1 story brick Res. att. garage	5			1500000			
	35743	Lene D. Olson	Olson & Davis	same	2044 Aldo Circle	1 story brick Res. att. garage	5			1650000			
	35745	C. D. Connor		same	1621 West 8th South	Frame garage 20' x 22'							780000
	35746	Steenblik Const.	Self.	same	466 North 9th West	1 story frame Res. no garage	5						780000
	35747	"	"	"	961 West 4th North	1 story frame Res. att. garage	5						750000
	35748	"	"	"	967 West 4th North	1 story frame Res. att. garage	4						750000
	35749	"	"	"	172 North 9th West	1 story frame Res. att. garage	4						750000
	35750	Vern W. Bowdle	A. B. Paulson	James Alfred	1220 Oak Hills Way	1 story brick Res. att. garage	6			2300000			
	35752	Zions Security Corp.		Shoe. Y. Jout gomery	26 So. 1st Main St.	Interior remodeling							
	35756	H. W. Beninger	Self.	same	1482 Green Street	1 story brick 4 play att. garage	12						1900000
8-	35760	Thelma Vetterle		Nelson Bros.	956 East 2nd South	Frame garage 600"							
	35766	John R. Jones		same	208 South 13th East	Remodel bldg. into garage							
	35768	Chas. A. Maxwell		same	2988 So. 10 East	single frame garage 12' x 20'							
	35771	Curtis R. Pigby		same	264 So. 13 West	Frame garage 14' x 20'							
	35775	Wilmer Norton		John Stroch	470 East 9th South	Add to bldg. - 526"							
	35776	Wallace M. Götter		New Way Lumber Co.	2904 Imperial St.	Frame garage 12' x 20'							66000 X
	35782	Ray Longalis		John Hanks	983 Washington St.	Repair flood damage to Res.							
	35783	M. N. Wells		same	1810 Westminster	double garage 20' x 20'							
	35785	F. D. Thompson		F. Arwill Disinger	1611 Wilson Ave.	Blk. garage 12' x 24'							
	35786	Donald A. Wagstaff	Wm. Haugness	W. B. Bertha	1737 Beck St.	Blk. add. for Cafe & Canteen							60000
9	35789	Clair W. Hanks		Fred Southwick	2615 Wellington	Enclose messenbay							15000
	35796	Garry H. Moriarty		same	1884 So. Main	Rebuild rear porch							
	35806	Dr. Gunnar A. Jensen		same	1894 So. Main	Brick add. for Dr. office							450000
10	35808	Willard Earls		same	1286 California Ave.	Add. to Res. for 2 bedrooms & bath							
	35810	Petty Motor Co.		Ellis Barker Co.	749 East 21st South	Ext. remodeling for office							20000
	35811	Geo. C. McDonald		same	154 Lawrence St.	Frame add. to Res.							300000
	35813	Willard Knox	self.	Frank McDowell	430 No. Redwood Rd.	Frame add. to Res.						600000	
	35815	Ralph Haslam	self.	Henry Duhlmeier	826 Murray Ave.	1 story frame Res. no garage	4			8550000	4420000	627500	1421600 X

55
TOTAL
CARRIED FORWARD
GRAND TOTAL

5 6 7 11

ESTIMATED COSTS

BUSINESS BUILDINGS				PUBLIC BUILDINGS				MISCELLANEOUS		ADDITIONS, ALTS. & REPRS. TO NON-RESIDENTIAL BUILDINGS		AMOUNT OF FEES	REMARKS
STORES	OFFICE BUILDINGS	FACTORIES SHOPS WAREHOUSES	PUBLIC GARAGES SERVICE STATIONS	CHURCHES	SCHOOLS	THEATRES	AMUSEMENT HALLS	PRIVATE GARAGES	BRICK, IRON AND CONCRETE BUILDINGS	FRAME BUILDINGS			
											300		
								75000			400		
											400		
								50000			300		
											400		
											1600		
									1480000		3200		
									200000		600		
									200000		600	Room 1001	
											100		
								60000			300		
								75000			400	Var. #2580.	
											400	No Cpt.	
											200		
								65000			300	Var. #2504.	
											800		
								28500			200		
								120000			600		
											100		
											300		
											200		
								30000			200		
											400		
											2600		
											600		
								80000			400		
								65000			500		
											3200		
											3400		
								80000			400		
											1800		
											1800		
											1800		
											1000		
											4000		
									1150000		600		
											3600		
								100000			400		
										10000	100		
								89500			400	Double fee.	
								50000			300		
									220000		800		
								46500			300		
											300		
								70000			300		
								50000			300		
									600000		1400		
											300		
											200		
									120000		600		
									200000		600		
											600		
											800		
											1400		
								1084500	3150000	10000	48900		
								17	8	1			

E.2 Permit Card and history 1952 to 1980 Building Permit Tr

Address 2000 So. Oak Hills Dr 7-7 1952

Owner Vern Bowdle

Building Permit No. 35750 - Res. & Gar.

Electrical Permit No. 36140 - 7-19-52 - ^{Temp.} 37152-5-6-53

Plumbing Permit No. 36923-8-7-53 - 39923-8-7-53

Building Permit No.

Electrical Permit No. 45365-5-6-54-52 -

Plumbing Permit No.

Building Permit No.

Electrical Permit No.

Plumbing Permit No.

Electrical Permit No.

Electrical Permit No.

E.3 Permit Card and history_Building Permit System History 1980 to 2008_.pdf

Building Permit System History 1980 to 2008

Permit List

House	1200	Dir:		Street:	OAK HILLS	Suffix:								
Address Id	H. No	Dir	Street	Suffix	Permit	Stat	Job	Issue Dt	Zone	Type	Zone Cert			
66860	1200	S	OAK HILLS	WAY	14153	F	FL	03/29/1994	0	fla				
66860	1200	S	OAK HILLS	WAY	14154	F	FL	03/29/1994	0	fla				
66860	1200	S	OAK HILLS	WAY	14155	F	FL	03/29/1994	0	fla				
66860	1200	S	OAK HILLS	WAY	207098	A	EL	09/22/2005	0	gen				
66860	1200	S	OAK HILLS	WAY	206731	F	EL	09/09/2005	0	gen				
66860	1200	S	OAK HILLS	WAY	86576	F	ME	03/30/1994	0	gen				
66860	1200	S	OAK HILLS	WAY	86575	V	PL	03/30/1994	0	gen				
66860	1200	S	OAK HILLS	WAY	86574	V	EL	03/30/1994	0	gen				
66860	1200	S	OAK HILLS	WAY	86573	F	BL	03/30/1994	0	bld				

E.3 Permit Card and history_Building Permit System History 1980 to 2008_.pdf

Building Permit 86573 – March 30, 1994

Building Permit

Permit Number: 86573 Issue Date: 03/30/1994

Permit: 86573 Issue Date: 03/30/1994 Est Cost: 50,000.00

Construction Kind: REMODEL Building Type: 1 FAMILY RESIDENT

Sq Ft: 4600 Nbr Stories: 2 Nbr Buildings: 1

Res Units: 0 Garage Carport: Attach Detach: Garage Sq Ft: 0

Certificate Occ: Cert Type: Inspect Every: 120

Frame: Brick Var: Brick Asphalt: Block: Concrete: Steel: Stucco:

Permits

Permit ID: 86573 Issue Date: 03/30/1994 Number of Permits: 1

Permit: 86573 Issued: 3/30/1994 Address Id: 66860 Suite/Office:

House No: 1200 Dir: S Street: OAK HILLS Suffix: WAY Override:

Job Type: BUILDING PERMIT Job Status: FINAL Contr. Phone: () -

Inspector: RICHARD NIELSEN Contractor: OWNER 47645

Owner Name: FRANKLIN D. JOHNSON Fee: \$460.45 Valuation: 50,000.00

Owner Addr: 1200 OAKHILLS Owner City: WAY Owner Phone: 581-99-88

Fee Flag: 0 Orig Amt: 0 Credit Amt: \$.00 Paymt Type:

Record Type: bld Last Upd: 2/7/1996 By:

Contact: Phone: Fax:

Email List: <-- Add/Edit Email List

Sign City Prop Sign On Off Acct Number Inspect Every 120

Permit Comments

Permit: 86573 Issue Date: 03/30/1994

INTERIOR REMODEL, NEW PATIO & DRIVE REPLACEMENT

E.3 Permit Card and history_Building Permit System History 1980 to 2008_.pdf

Permit Type "Flags" (Enforcement Actions) 14153, 14154, 14155 from 1994

Permit Comments

Permit: 14153 Issue Date: 03/29/1994

NO PERMIT FOR TILE WORK OR PLUMBING - CONTRACTOR IS RANDY DOWLAND CERAMIC TILE - D/F

Permit Comments

Permit: 14154 Issue Date: 03/29/1994

INSTALLING FURNACE & CENTRAL AIR WITHOUT PERMIT - AMERICAN HEATING IS CONTRACTOR - D/F

Permit Comments

Permit: 14155 Issue Date: 03/29/1994

BUILDING CONCRETE PATIO WITHOUT PERMITS - OWNER IN FRANKLIN JOHNSTON NO D/F

Permit Type "Mechanical, Plumbing, Electrical" 86574, 86575, 86576 from 1994

Permit Comments

Permit: 86574 Issue Date: 03/30/1994

ELECTRICAL REMODEL - S/F

Permit Comments

Permit: 86575 Issue Date: 03/30/1994

REPLACE 8 PLUMBING FIXTURES

Permit Comments

Permit: 86576 Issue Date: 03/30/1994

INSTALL 120,000 & 80,000 BTU FURNACES & 5T A/C

Permit Type Electrical – 206731, 2005

Permit Comments

Permit: 206731 Issue Date: 09/09/2005

STREET LIGHT. AUTH FORM FAXED IN BY JENN CUNNINGHAM.

E.3 Permit Card and history_Building Permit System History 1980 to 2008_.pdf

Permit Type Electrical – 207098 - 2005

Permit	86576	Issue Date:	03/30/1994
INSTALL 120,000 & 80,000 BTU FURNACES & 5T A/C			
Permit Comments			
Permit	207098	Issue Date:	09/22/2005
ELECT. SERVICE UPGRADE FOR SFD ONLY.			

E.4 Permit Card and history_2008 to 2020 Permit History.pdf

2008 to 2020 Permit System - Permit and Enforcement History

Permit #	Permit Type	Opened	Status	Owner Name	Description
BLD2020-08811	Residential Fencing	9/14/2020	Inspections	SZEGEDI, MARTIN W	Continuation of existing fence to a bush.
BLD2020-08755	Residential Building Permit	9/14/2020	In For Review	SZEGEDI, MARTIN W	Existing legal non-conforming shed repair, floor, sides, roof.
BCE2020-07046	Building Code Enforcement	7/22/2020	SWO Issued	SZEGEDI, MARTIN W	Building accessory dwelling without permits 28 ft long 10 ft wide
BLD2017-06637	Residential SolarPV	8/1/2017	Closed	SZEGEDI, MARTIN W & RASSIAHM PREMAVATHY; JT	grid-tied residential solar PV installation
BLD2016-07618	Residential Electrical	8/14/2016	Closed	SZEGEDI, MARTIN W & RASSIAHM PREMAVATHY; JT	first and second floor remodel
BLD2016-07197	Residential Mechanical	8/2/2016	Closed	SZEGEDI, MARTIN W & RASSIAHM PREMAVATHY; JT	Radiant heating
BLD2016-06300	Residential Mechanical	7/5/2016	Closed	SZEGEDI, MARTIN W & RASSIAHM PREMAVATHY; JT	Run new gas line
BLD2016-06248	Residential Mechanical	6/30/2016	Closed	SZEGEDI, MARTIN W & RASSIAHM PREMAVATHY; JT	Relocate furnace and install new duct work
BLD2016-05470	Residential Plumbing	6/8/2016	Closed	SZEGEDI, MARTIN W & RASSIAHM PREMAVATHY; JT	Remodel of house.19 FIXTURES.
BLD2016-05331	Residential Mechanical	6/3/2016	Closed	SZEGEDI, MARTIN W & RASSIAHM PREMAVATHY; JT	INSTALLING 3 FIREPLACES
BLD2015-06930	Residential Building Permit	8/28/2015	Closed	SZEGEDI, MARTIN W & RASSIAHM PREMAVATHY; JT	Upper Floor Addition - Master Suite Main floor Remodel - New kitchen and bathroom redesign.

BLT

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DESC. 1

RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name Vern W. Bowdle

Owner's Address _____

Location Lot 17 Oak Hill Plat #1 Sec. 11-15-1E

Kind of Building Ros Street No. 1200 Oak Hill Way

Schedule 1 Class 11+ Type 1-2-3-4 Cost \$ 11,248 X 106%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		2226	\$	\$ 11,923
	Attached Garage		768	\$ 03	\$ 1066
	x x			\$	\$ 12,989

No. of Rooms 6 + 3/4 Baths Condition New

Description of Building	Add	Deduct
Foundation—Stone <u>Conc.</u> <input checked="" type="checkbox"/> None		
Ext. Walls <u>Tap. Brick, Stone & Frame</u>	154	
Insulated—Floors _____ Walls _____ Clgs. <input checked="" type="checkbox"/>		
Roof—Type <u>Gable + Hip</u> Mat. <u>Asbestos</u>	449	
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>194" @ 150</u>	291	
Rear <u>376" @ 150</u>	564	
Cellar—Bas'm't— <u>1/4 1/2 3/4</u> full-floor <u>None</u>		
Basement Apts.—Rooms Fin. <u>3</u> <u>15 beds</u>	626	
Attic Rooms—Fin. _____ Unfin. _____		
Plumbing— <u>2 Pullman</u> Class <u>3</u> Tub _____ Trays _____ Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u> Urns _____ Ftns. _____ Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	505	
Heat—Stove <u>H. A. 2</u> Steam _____ S. Blr. <u>2</u>	870	962 + SV
Oil Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Con. _____		
Finish— <u>Hd. Wd. Birch + Val</u> Floors— <u>Hd. Wd. 3</u> <u>Fir. Knam.</u> <u>Fin. 3</u> Conc. _____		40
Cabinets <u>1</u> Mantels <u>41 Base</u>	150	
Tile—Walls _____ Wainscot. <u>2</u> Floors <u>2</u>	180	
Lighting—Lamp _____ Drops _____ Fix. <input checked="" type="checkbox"/>		
<u>1 Tile Shower Stall (Glass D)</u>	250	
<u>21' Cut Stone Planter Wall @ 250</u>	53	
<u>39 1/2' Cut Stone Wall @ 225</u>	89	
Total Additions and Deductions	4181	1002

Net Additions or Deductions -1002 \$ + 3179

Age _____ Yrs. by 1952+53 Est. Owner Tenant _____ Neighbors _____ Records _____

REPRODUCTION VALUE \$ 16,168

Depr. 1-2-3-4-5-6 0/100 % \$ _____

Reproduction Val. Minus Depr. \$ 16,168

Remodeled _____ Est. Cost _____ Out Bldgs. _____ \$ _____

Garage—S-8-C _____ Depr. 2% 3% _____ \$ _____

Cars _____ Walls _____ \$ _____

Roof _____ Size x Age _____ \$ _____

Floor _____ Cost _____ Depr. Value Garage _____ \$ _____

Remarks _____ Total _____ \$ _____

Obsolence _____ \$ _____

Total Building Value _____ \$ _____

Appraised 11/2/53 1st By CAW

~~3000 out 1953 under paint. Rough plaster 10/24/52 BR 1954~~

Fld.

14-11-303-023

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9-1813-21-68

F. County Tax Appraisal Cards.pdf

643

10-654

766-20

9-1813-21-68

Brussels

Bob-Kee Rosta 1

Ref 14

Out Buildings

1953

1954

1955

1956

REMARKS

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GARAGE

RESIDENCE
VALUE (NET)

~~16168 15845 15521~~

TOTAL
BUILDING VALUE

ASSESSED
VALUE

~~6465 6340 6210~~

RECORD OF ASSESSMENT OF IMPROVEMENTS

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S. L. COUNTY SERIAL NO. _____

OWNER'S NAME _____

OWNER'S ADDRESS _____

LOCATION _____

FORM TC-74B
STATE TAX COMMISSION
OF UTAH

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RECORD OF ASSESSMENT OF IMPROVEMENTS

S. L.

COUNTY

SERIAL NO. 10-654

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class 8-?

Location _____
 Kind of Bldg. RES St. No. 1200 DAK HILLS WAY
 Class 9 Type 1 2 3 (4) Cost \$ 993 + 9840 ^{use} X 110 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
	x x		<u>2100</u>		\$ <u>10924</u>
	x x		<u>2075</u>		<u>10,824</u>
	x x				

Gar.—Carpport 24 x 32 Flr. Peric Walls Brick Cl. 768 250 1920

Description of Buildings	Additions	
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____		
Ext. Walls <u>Top Brick Stoda + Frame</u>		
Insulation—Floors _____ Walls _____ Clgs. <input checked="" type="checkbox"/>	<u>210</u>	<u>311</u>
Roof Type <u>Cable + Hip</u> Mtl. <u>Asph-Sky</u> 15	<u>430</u>	<u>INC-BARAGE</u>
Dormers—Small _____ Med. _____ Large _____	<u>426</u>	<u>AND BREEZWAY</u>
Bays—Small _____ Med. _____ Large _____		
Porches—Front <u>194° Concrete slab</u> @ <u>3.00</u>	<u>582</u>	<u>BREEZWAY</u>
Rear <u>376° Breezway</u> @ <u>2.00</u>	<u>752</u>	<u>BASED STR</u>
Porch <u>No</u> @ _____		<u>MTL-RAIL</u>
Metal Awnings <u>No</u> Mtl. Rail _____		
Basement Entr. <u>No</u> @ _____		
Planters <u>21°</u> @ <u>250</u>	<u>53</u>	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{3}{4}$ (Full) Floor <u>Code</u>	<u>1070</u>	<u>1060</u>
Bsmt. Apt. <u>2</u> Rooms Fin. _____ Unfin. _____	<u>1025</u>	
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>3</u> Tub <u>1</u> Trays <u>1</u>	<u>580</u>
	Basin <u>2</u> Sink <u>1</u> Toilet <u>2</u>	<u>385</u>
	Wtr. Sfr. _____ Shr. St. <u>1</u> O.T. <u>1</u>	<u>50</u>
	Dishwasher <u>1</u> Garbage Disp. <u>1</u>	<u>350</u>
Built-in-Appliances <u>NO</u>		
Heat—Stove _____ H.A. _____ Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/>	<u>638</u>	<u>633</u>
Oil _____ Gas _____ Coal _____ Pipeless _____ Radiant _____	<u>638</u>	<u>633</u>
Air Cond. <u>NO</u>		
Finish—Fir <u>1</u> Hd. Wd. <u>1</u>	<u>70</u>	
Floor—Fir <u>1</u> Hd. Wd. <u>3</u> Other _____	<u>120</u>	
Cabinets _____ Mantels <u>2</u>	<u>300</u>	
Tile—Walls _____ Wainscot <u>2</u> Floors <u>2</u>	<u>370</u>	
Storm Sash—Wood D. <u>4</u> S. _____; Metal D. _____ S. _____	<u>100</u>	
<u>39 1/2 Cut Stone Wall @ 2.25</u>	<u>89</u>	

Total Additions 7889 7812

Year Built <u>1953</u>	Avg. Age <u>5</u>	Current Value	\$ <u>20656</u>
		Commission Adj. _____ %	<u>20,633</u>
Inf. by {	Owner - Tenant _____	Bldg. Value	
	Neighbor - Record - Est. _____	Depr. Col. 1 2 3 4 5 6 <u>90</u> %	
Remodel Year _____	Est. Cost _____	Current Value Minus Depr.	\$ <u>18590</u>
Garage—Class _____	Depr. 2% 3% _____	Carpport—Factor _____	<u>18,570</u>
Cars _____	Floor _____ Walls _____	Roof _____ Doors _____	
Size—x _____	Age _____	Cost _____ x _____ %	
Other _____			

Total Building Value \$ _____

Appraised 3/3 1958 By #1319 1332

10-654

OF Card Number

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Serial Number

Owners Name ELAINE V. POWELL

Location LOT 17, OAK HILLS "A-1"

Kind of Bldg. Res St. No. 1200 OAK HILLS WAY

Class. 101 9+ Type 1 2 3 4 4 Cost \$ 21,515 18143 X 115.5%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	2085 ⁰		\$ 24,850	\$
	x x			20955	
	x x				

Att. Gar. — C.P. 24 x 32 1/2 Flr. CONC Walls BRK Cl. 4 2766

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>TAP BRICK STONE & FRAM</u>		
Roof Type <u>HIP & GARBL</u> + GARAGE Mtl. <u>ASB</u> 3-82 1675		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ 339 ⁰ @ 2.50 848		
Rear <u>BRICKWAY</u> 385 ⁰ @ 3.25 1251		
Porch _____ @ _____		
Planters <u>CUT STONE USE</u> 73 @ 6.25 456		
Ext. Base. Entry _____ 48 @ 5.00 240		
Cellar-Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full <input checked="" type="checkbox"/> Floor <u>CONC</u> 2660		
Bsmt. Gar. _____ 5925		
Basement-Apt. <u>1</u> Rms. <u>4+2</u> Fin. Rms. _____ 4135		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>3</u> Tub. <u>1</u> Trays _____ 840	
	Basin <u>12</u> Sink <u>1</u> Toilet <u>12</u> 595	
	Wtr. Sfr. <u>1</u> Shr. St. <u>1</u> O.T. <u>1</u> 60	
	Dishwasher <u>1</u> Garbage Disp. <u>1</u> 595	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____		
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____ 1954		
Air Cond. — Full <u>REFRIG</u> Zone _____ 1692		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel <u>4-RMS</u> 680		
Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. <u>3</u> Other _____ 225		
Cabinets <u>1</u> Mantels. <u>1 & 1 SAME</u> 1240		
Tile—Walls _____ Wainscot <u>2</u> Floors <u>2</u> 930		
Storm Sash—Wood D. <u>4</u> S. _____; Metal D. _____ S. _____ 100		
Awnings — Metal _____ Fiberglass _____		
<u>AUTOMATIC GARAGE DOOR</u> 310		

Total Additions 20574
19831

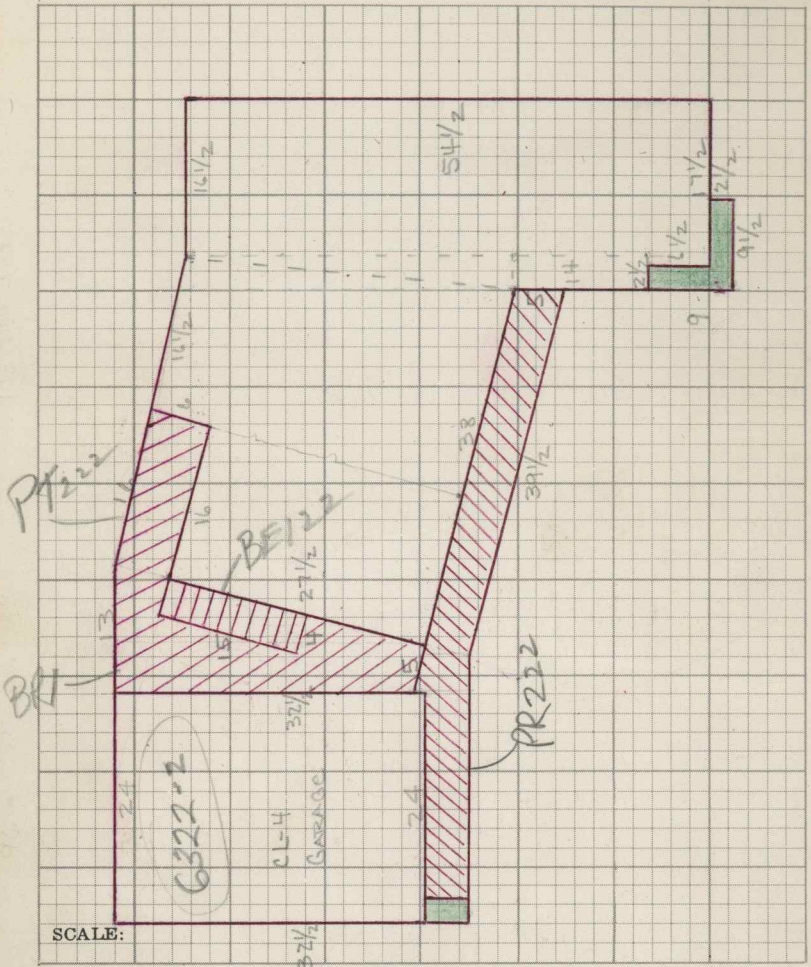
Year Built <u>1953</u>	Avg. 1. <u>1.12</u>	Replacement Cost <u>47,449</u>
	Age <u>2.16</u>	Obsolescence <u>44,295</u>
Inf. by {	Owner - Tenant - _____	Adj. Bld. Value _____
	Neighbor - Record - Est. _____	Conv. Factor <u>x.47</u>

Replacement Cost—1940 Base _____
Depreciation Column 1 2 3 4 5 6 .96
1940 Base Cost, Less Depreciation _____

Total Value from reverse side _____
Total Building Value \$ _____

Appraised ① 10/21/53 19 1534 By _____
Appraised ② 6 19 69 By ORB-RV

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RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
18-33		2 Bed						.47
22-22		x						.47
3 Bed		x						.47
1 3/4		x	3/4					.47
		x	3/4					.47

Garage — Class Depr. 2% 3%

Cars Floor 18 Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47%

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS - SAID HER DAUGHTER WAS SLEEPING DOWN IN BASE & WOULD NOT PERMIT INSPECTION. SHE DID ANSWER ALL QUESTIONS.

2/2/40

Elaine V. Bowdle
 1200 So. Oak Hills
 City 84108

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Lot 17, Oak Hills Plat A-1 & com at
 most W'ly cor sd Lot 17, N 26°24'21" E
 46.84 ft to NW cor sd lot; N 89°28'34"
 E 142.93 ft to street; NE'ly alg sd
 street 9.47 ft; S 89°50'27" W 145.39 ft

SW'ly alg straight line to beg.

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLUENCE	RATE	VALUE
	118.95'					
	x 136.91	1.069	100			12,916
	10.'					
	x 30.'	.500	100			500
	10.'					
	x 144.16	1.095	100			1095
						14311
	Net		10500			10500

Value Adjusted by
 Board of Equalization

5-31-67
 NB

06/31/67

TOTAL +25%

ASSESSED VALUE

3-13-67 CC

New Appraisal Base

2625
2100
<u>2860</u>

Elaine V. Bowdle

F. County Tax Appraisal Cards.pdf

1200 S. ...

City 8

Lot 17, Oak Hills Plat A-1 & com at NW cor sd Lot 17, N 0°09'33" W 10 ft; N 89°50'27" E 145.39 ft to street; SW'ly alg street 9.47 ft; S 89°28'34" W 142.93 ft to beg

PARCEL NO.	FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLU-ENCE	RATE	VALUE
	10' x 144.16'	1.095	100			1095
	118.95' x 136.47'	1.065	100			12668
	10' x 30'	.508	100			508
						14271

New Appraisal Base TOTAL

ASSESSED VALUE

2855

JAN. 30 1967 See New Card

Elaine V. Bowdle
 1200 So. Oakhills Way
 City 5

10-654

County Tax Appraisal Cards.pdf

Lot 17, Oak Hills Plat A-1 & com at NW
 cor sd Lot 17, N 0°09'33" W 10 ft; N
 89°50'27" E 145.39 ft to street; SW'ly
 alg street 9.47 ft; S 89°28'34" W
 142.93 ft to beg

770

PARCEL NO.	FRONTAGE	DEPTH		CORNER		
	OR AREA	FACTOR	RATE	INFLU- ENCE	RATE	VALUE
				<i>See Plat</i>		7000
	10' x 40'	.577	65			375
	10' x 144.16'	1.095	65			712
	46.84' x 147.94'	1.110	65			3380
	72.1' x 140'	1.080	65			5062
						<u>9529</u>

TOTAL
 9/8/61
 ASSESSED VALUE

1905
~~1400~~

VOID - See New Card

10-654
10-657

BLOTTER No.	LOT	BLOCK	PLAT	SEC	TOWNSHIP	RANGE	DES. No.	SER. No.
85			OAK HILLS PLAT A-1					10-654

~~Elaine V. Bowdle - Donald F. & Esther A. Orr - (1974) --~~
 Thomas W. diZerega (1975)

Lot 17, Oak Hills Plat A-1 & com at most W'ly cor sd Lot 17, N
 26°24'21" E 46.84 ft to NW cor sd lot; N 89°28'34" E 142.93 ft
 to street; NE'ly alg sd street 9.47 ft; S 89°50'27" W 145.39 ft;
 SW'ly alg straight line to beg.

BLOTTER No.	LOT	BLOCK	PLAT	SEC.	TOWNSHIP	RANGE	DES. No.	SER. No.
<p style="text-align: center;">F. County Tax Appraisal Cards.pdf</p>								10-654

Elaine V. Bowdle

Lot 17, Oak Hills Plat A-1 & Com at NW Cor sd lot 17, N 0°09'33" W 10 ft; N 89°50'27" E 145.39 ft to street; SW'ly alg street 9.47 ft; S 89°28'34" W 142.93 ft to beg.

~~435-1958~~

7430 error

B 55000

7055-61

6935-62

8005-64 ok

9205-66 ok

1966-for-1967 (3)

9490 1968

~~9680~~ 1969 1970

9035 B. of E.

1971
1972
1973

010

~~500~~ 104
65 31053
OK
1904

G. Aerial photographs.pdf

Aerial Photographs 1200 S Oak Hills Way

1958 (Utah Geological Survey)



1965 (Historicaerials.com/USDA FSA APFO Aerial)



G. Aerial photographs.pdf

1973 (USGS)



1983 (Utah Geological Survey)



G. Aerial photographs.pdf

1985 (Utah Geological Survey)



1993 (USGS)

G. Aerial photographs.pdf



1999 (UAO SLC GIS/Engineering)



2003 (Utah AGRC)

G. Aerial photographs.pdf



2012 (Utah AGRC HRO)

