

LOTS 6, 7, 8, 9, 10, 11, 12 & 13  
10 & LOTS 2, 3, 4, 5, 6, 7, 8 &  
11 MORNING-SIDE HEIGHTS S/D & VA

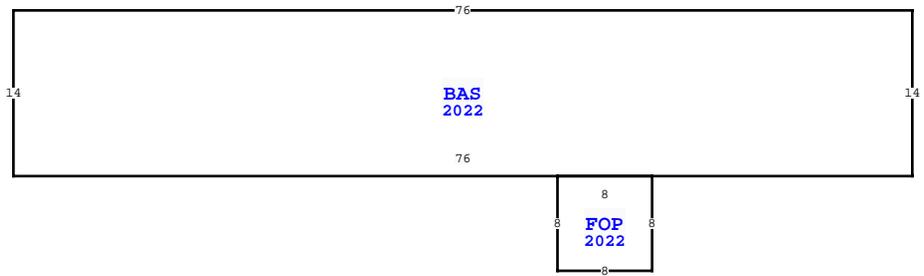
R & T DEVELOPMENT LLC  
2114 N CRESTWOOD BLVD  
PLEASANT GROVE, UT 84062

2026

33-3S-17-06432-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,064	100	2022
FOP	64	35	2022
TOTALS	1,128		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,086	110.9000	104.25	113,216	1980	1980	0	0	45.00	55.00		
1 MANUF 1 0% - 2022 Heated Area: 1064 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 24	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		1,242,112	
TOTAL MARKET OB/XF VALUE		114,462	
TOTAL LAND VALUE - MARKET		34,900	
TOTAL MARKET VALUE		1,391,474	
SOH/AGL Deduction		31,408	
ASSESSED VALUE		1,360,066	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,360,066	
TOTAL JUST VALUE		1,391,474	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,391,474	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043407	Roof Replacement	5,000	12/17/2021
40932	ELECTRICAL	0	11/24/2020
21047	M H	125	09/05/2003
21048	M H	125	09/05/2003
21049	M H	125	09/05/2003
21050	M H	125	09/05/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	GARAGE U	0	0	20	24	UT	14.40	14.40	100	0	0	3	100	6,912	
2	0259	MHP HOOKUP	0	0	0	0	UT	4,300.00	4,300.00	100	0	0	3	100	107,500	
3	0169	FENCE/WOOD	0	0	0	0	UT	0.00	0.00	100	2012	2012	3	100	50	

TOTAL OB/XF														114,462										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0210	C	TRLR PARK	0		RSF/MH	0.00	0.00	3.40	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,000							
2	0210	C	TRLR PARK	0		RSF/MH	25.00	312.00	0.90	AC		1.00	1.00	0.10	10,000.00	1,000.00	900							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=10,10] S14 E76 N14 W76 \$	
FOP=[YR=2022;ORIG=56,24] S8 E8 N8 W8 \$	

LOTS 6, 7, 8, 9, 10, 11, 12 & 13  
 10 & LOTS 2, 3, 4, 5, 6, 7, 8 &  
 11 MORNING-SIDE HEIGHTS S/D & VA

R & T DEVELOPMENT LLC  
 2114 N CRESTWOOD BLVD  
 PLEASANT GROVE, UT 84062

**2026**

33-3S-17-06432-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	700	100	2022
FOP	72	35	2022
TOTALS	772		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	0%	2022							
				Heated Area: 700			HX Base Yr				
TOTALS	772		725	43,444							

COLUMBIA COUNTY PROPERTY		PAGE 2 of 24	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,242,112		
TOTAL MARKET OB/XF VALUE	114,462		
TOTAL LAND VALUE - MARKET	34,900		
TOTAL MARKET VALUE	1,391,474		
SOH/AGL Deduction	31,408		
ASSESSED VALUE	1,360,066		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,360,066		
TOTAL JUST VALUE	1,391,474		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,391,474		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21051	M H	125	09/05/2003
20855	M H	125	07/11/2003
20061	M H	125	10/22/2002
20062	M H	125	10/22/2002
20063	M H	125	10/22/2002
20064	M H	125	10/22/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

EXTRA FEATURES																							
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON												
171 SE LIMB PL, LAKE CITY																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																					
XF DATE		LAND DATE																					
INC DATE		AG DATE																					
TOTALS 0																							

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2022;ORIG=10,10] S14 E50 N14 W50 \$			
FOP=[YR=2022;ORIG=43,24] S6 E12 N6 W12 \$			

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

LOTS 6, 7, 8, 9, 10, 11, 12 & 13  
 10 & LOTS 2, 3, 4, 5, 6, 7, 8 &  
 11 MORNING-SIDE HEIGHTS S/D & VA

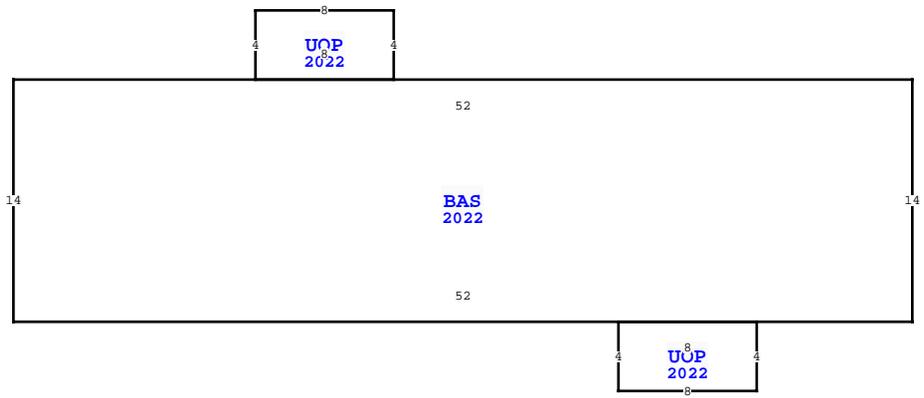
R & T DEVELOPMENT LLC  
 2114 N CRESTWOOD BLVD  
 PLEASANT GROVE, UT 84062

**2026**

33-3S-17-06432-000

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Stories	1.	1.	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	2802MH PARK				
MAP NUM		MKT AREA	07		
NEIGHBORHOOD/LOC	33317.060 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2022	728	41,742
UOP	32	25	2022	8	459
UOP	32	25	2022	8	459
TOTALS	792			744	42,659

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	744	110.9000	104.25	77,562	2000	2000	0	0	45.00	55.00
3 MANUF 1 0% - 2022 Heated Area: 728 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 3 of 24	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,242,112		
TOTAL MARKET OB/XF VALUE	114,462		
TOTAL LAND VALUE - MARKET	34,900		
TOTAL MARKET VALUE	1,391,474		
SOH/AGL Deduction	31,408		
ASSESSED VALUE	1,360,066		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,360,066		
TOTAL JUST VALUE	1,391,474		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,391,474		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20065	M H	125	10/22/2002
16707	M H	125	03/08/2000
16708	M H	125	03/08/2000
16709	M H	125	03/08/2000
16710	M H	125	03/08/2000
16711	M H	125	03/08/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
171 SE LIMB PL, LAKE CITY																

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

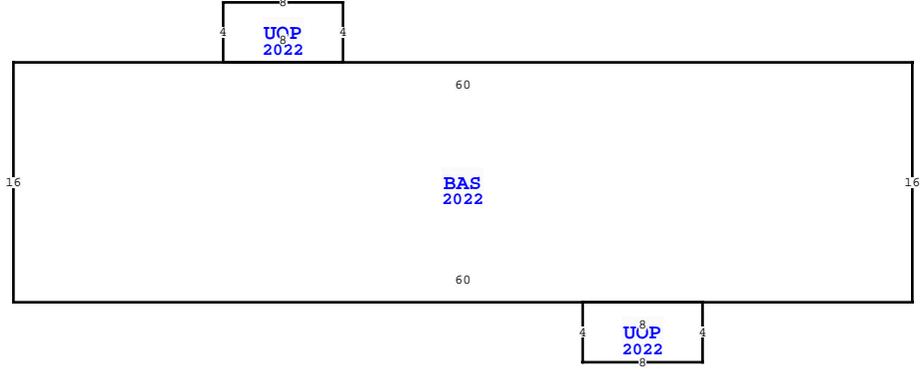
BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2022;ORIG=8,10] S14 E52 N14 W52 \$											
UOP=[YR=2022;ORIG=43,24] S4 E8 N4 W8 \$											
UOP=[YR=2022;ORIG=22,6] S4 E8 N4 W8 \$											

LAND DESCRIPTION												TOTAL OB/XF												0				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	960	100	2022
UOP	32	25	2022
UOP	32	25	2022
TOTALS	1,024		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	976	112.9000	106.13	103,583	2002	2002	0	0	45.00	55.00	
4 MANUF 1 0% - 2022 Heated Area: 960 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 4 of 24	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,242,112		
TOTAL MARKET OB/XF VALUE	114,462		
TOTAL LAND VALUE - MARKET	34,900		
TOTAL MARKET VALUE	1,391,474		
SOH/AGL Deduction	31,408		
ASSESSED VALUE	1,360,066		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,360,066		
TOTAL JUST VALUE	1,391,474		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,391,474		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6900	M H	60	03/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1956	12/28/2021	WD Q	Q	I	01	1,200,000
GRANTOR: BYRNES REALTY & DEVEL						
GRANTEE: R & T DEVELOPMENT L						
1456/1947	12/28/2021	WD U	U	I	11	100
GRANTOR: OAKVIEW LAND COMPANY						
GRANTEE: BYRNES REALTY & DEV						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=0,10] S16 E60 N16 W60 \$									
UOP=[YR=2022;ORIG=38,26] S4 E8 N4 W8 \$									
UOP=[YR=2022;ORIG=14,6] S4 E8 N4 W8 \$									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV







































