



75 East Main Street, Room 102
P.O. Box 595
Castle Dale, UT 84513-0595
(435) 381-3530
emery.utah.gov/treasurer

2025 REAL PROPERTY TAX NOTICE

PROPERTY PARCEL NAME(S)

JOHANSEN,CRAIG E TRUSTEE

TAXING DISTRICT

001 - CASTLE DALE

PROPERTY PARCEL NUMBER

01-0001-0011

DELINQUENT BACK TAX STATUS

NO BACK TAXES OUTSTANDING

PROPERTY ADDRESS/LEGAL DESCRIPTION

PLEASE SEE REVERSE

MORTGAGE COMPANY REQUESTING COPY OF THIS TAX NOTICE

NO REQUESTING COMPANY

PROPERTY TYPE	ACRES/COUNT	MARKET VALUE	TAXABLE VALUE	TAX AMOUNT
RESIDENTIAL		310,988	171,043	2,851.63
RESIDENTIAL LAND	1.00	41,800	22,990	383.29
SECONDARY LAND	2.56	30,022	30,022	500.53
TOTALS	3.56	382,810	224,055	3,735.45
TAXING UNITS/ENTITIES		BUDGET HEARING DATE, TIME & LOCATION	TAX RATE	TAX AMOUNT
CASTLE DALE CITY		12/16/2025 6:00 PM 75 E MAIN ST, CASTLE DALE	0.000839	187.98
CO GENERAL FUND		12/16/2025 6:00 PM 75 E MAIN ST, CASTLE DALE	0.003698	828.56
CO RECREATION-SWIMMING POOL			0.000068	15.24
MULTI COUNTY ASSESSING & COLLECTION			0.000014	3.14
ASSESSING & COLLECTING COUNTY		12/16/2025 6:00 PM 75 E MAIN ST, CASTLE DALE	0.000463	103.74
EMERY SCHOOL DISTRICT			0.005055	1,132.60
STATE BASIC LEVY			0.001379	308.97
EMERY SCHOOL DEBT SERVICE			0.002211	495.39
CHARTER SCHOOL LEVY			0.000026	5.83
EMERY COUNTY LIBRARY		12/16/2025 6:00 PM 75 E MAIN ST, CASTLE DALE	0.000429	96.12
EMERY WATER CONSERVANCY DIST		12/08/2025 7:00 PM 10 S 100 E, CASTLE DALE	0.000411	92.09
CASTLE VALLEY SPEC SERV DIST		12/16/2025 6:00 PM 75 E MAIN ST, CASTLE DALE	0.001166	261.25
CASTLE VALLEY SSD DEBT SERVICE		12/16/2025 6:00 PM 75 E MAIN ST, CASTLE DALE	0.000913	204.56
TOTALS			0.016672	3,735.45
Scan this barcode with your mobile app to "visit" our website			PREPAYMENTS	0.00
			THRU DATE OF THIS NOTICE	
			ABATEMENTS/CREDITS	0.00
			BALANCE	3,735.45

Please see reverse side of this Notice for additional information, including payment procedures.

KEEP ABOVE PORTION FOR YOUR RECORDS. DETACH ENTIRE BOTTOM PORTION AND RETURN WITH PAYMENT. BRING COMPLETE NOTICE WHEN PAYING IN PERSON



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Check here ☐, if you want to make prepayments during 2026 toward your 2026 Real Property Taxes and would like to have prepayment coupons mailed to you OR visit our website (Online Tax Payment) to learn how to have your prepayments made automatically for you (Auto PrePay).

PARCEL NO: 01-0001-0011

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221

JOHANSEN,CRAIG E TRUSTEE
JOHANSEN,JONNIE W TRUSTEE
PO BOX 487
CASTLE DALE UT 84513-0487

TOTAL DUE BY December 1, 2025

MAKE CHECKS PAYABLE TO:

EMERY COUNTY TREASURER

3,735.45

PLEASE NOTE ANY CHANGE OF MAILING ADDRESS



PROPERTY ADDRESS/LEGAL DESCRIPTION

PARCEL NO: 01-0001-0011

E 1000 N: 15 - BEG SW COR NW/4 SEC 27 TWP 18 S R 8 E;N 200 FT;E 887 FT;S 200 FT;W 426.768 FT;N 170 FT;W 130 FT;S 17

The above property description may be abbreviated. Do not use for official documents. Contact Recorder's office for complete legal description.

DELINQUENCIES

If the statement "Outstanding Back Taxes Due" is printed near the top right of the Real Property Tax Notice (see reverse side of this form), there are delinquent taxes pending on the property. Please contact the Treasurer's office for the amount of the unpaid taxes, penalties and/or interest.

If this property was recently subdivided or combined, other delinquencies may apply which do not appear on this Notice.

By state statute, 2025 property taxes are due on or before December 1, 2025. If payment is postmarked or paid in person after the due date, the greater of a 2.5% or \$10.00 penalty per property parcel will be added to the tax amount. That penalty can be reduced to the greater of 1% or \$10 if all delinquent taxes and the 1% penalty are paid on or before January 31, 2026. A delinquent tax listing will be published on our website and/or in a local newspaper, specifying properties with unpaid current year tax assessments. There is a four-year redemption period to pay the taxes, penalties and interest owed. If payment is not made in full during that period, the property is offered to the public at a Tax Sale. The property is then deeded to the successful bidder after that sale.

RETURNED CHECKS

All checks returned by a financial institution will result in cancellation of payment, taxes will be considered delinquent and a returned check fee may apply. Returned checks will not be re-deposited.

THE COUNTY TREASURER ONLY COLLECTS TAXES, DOES NOT ASSESS PROPERTY, FIX VALUATIONS, SET RATES OR GRANT EXEMPTION AND HAS NO AUTHORITY TO MAKE CHANGES ON THE TAX ROLL.

THIS PROPERTY MAY BE SUBJECT TO A DETAIL REVIEW UNDER UTAH CODE SECTION 59-2-303.1

Pursuant to Utah Code § 59-2-1317, you have the right to direct allocation of a partial payment between amounts due for total property tax, assessments, delinquent local district fees, and any other amounts due on this notice.

Emery County is pleased to offer a Property Watch Program. This service is FREE to all landowners. To sign up, simply come in or call the Recorder's Office at (435) 381-3520.

Please forward this notice to new owner if property has been sold.

TAX PAYMENT PROCEDURES

If paying taxes in person, bring this complete notice to Treasurer's office between the hours of 8:30 a.m. and 5:00 p.m. weekdays, except holidays. The Treasurer's office will be closed November 11th, 27th, & 28th.

Payments made by mail must be postmarked by December 1, 2025. Please include the Property Parcel Number printed on the top left side of your Real Property Tax Notice (see reverse side of this form) on your check (do not send cash). Also include the payment stub located at the bottom of the Tax Notice. A return envelope is included herewith for your convenience in mailing your payment. No receipt or Tax Notice will be returned. Your canceled check will be your receipt. Make check payable to Emery County Treasurer. You may pay multiple properties with a single check.

To pay by Credit Card, Debit Card, or Electronic Check, visit our website emery.utah.gov/treasurer. Select "Online Tax Payment" from the left-hand menu.



Note: CORE, the service provider, charges a fee for this service. Payments made by credit card will be charged a 2.5% processing fee. Payments made by E-check will be charged \$.75 per transaction. No portion of that fee is paid to Emery County.

Utah Law allows Utah residents five types of property tax relief. To learn more, visit <http://tax.utah.gov/forms/pubs/pub-36.pdf>, call the Emery County Clerk/Auditor office at 435-381-3550 or simply scan this QR code with your mobile app.

