
BEFORE THE UTAH STATE TAX COMMISSION

DELHI-TRADING LLC,

Petitioner,

SAN JUAN COUNTY AND UINTAH COUNTY,

Cross-Petitioners,

v.

PROPERTY TAX DIVISION OF THE
UTAH STATE TAX COMMISSION,

Respondent.

ORDER OF APPROVAL

Appeal No. 20-1445

Account No: 14364199-005 PCA

Tax Type: Property Tax/Centrally Assessed

Tax Year: 2020

Judge: Marshall

STATEMENT OF THE CASE

This matter came before the Utah State Tax Commission on Petitioner's and Cross-Petitioners' appeal of the property tax assessment on the subject property. Petitioner, Cross-Petitioners and Respondent have agreed that an adjustment to Respondent's initial valuation from \$949,410 to \$665,039 for the 2020 tax year is necessary.

ORDER

Based on the foregoing, the Utah State Tax Commission hereby finds the market value of the subject property for the tax year 2020 is \$665,039.

The Property Tax Division has calculated final adjustments to the values apportioned to each affected tax district resulting from this order. The attached copy of that information is made part of this order by this reference. County officials are to use the information provided to adjust their tax rolls in accordance with the revised assessment and to calculate refunds as appropriate.



Jan Marshall
Administrative Law Judge

Appeal No. 20-1445

BY ORDER OF THE COMMISSION:

DATED this 28 day of October, 2021.

John L. Valentine

John L. Valentine
Commission Chair

Rebecca L. Rockwell

Rebecca L. Rockwell
Commissioner



Michael J. Cragun

Michael J. Cragun
Commissioner

EXCUSED

Jennifer N. Fresques
Commissioner

NOTICE: An order approving a stipulated agreement constitutes final agency action subject to judicial review pursuant to Utah Code Ann. §§59-1-601 and 63-46b-13 et.seq. Any action to enforce the agreement may be brought pursuant to Utah Code Ann. §63-46b-19.

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Attorneys for Property Tax Division of the Utah State Tax Commission

BEFORE THE UTAH STATE TAX COMMISSION

DELHI-TRADING LLC

Petitioner,

vs.

PROPERTY TAX DIVISION OF THE
UTAH STATE TAX COMMISSION,

Respondent.

SETTLEMENT STIPULATION

Taxpayer No. 14364199-005-PCA

Appeal No. 20-1445

Centrally Assessed Property Tax

1. This Stipulation is entered into by and between the Property Tax Division of the Utah State Tax Commission (the "Division"), Delhi Trading, LLC ("Delhi Trading"), and any counties signing below.

2. The parties have discussed and considered their respective positions concerning the assessed values determined by the Division for the related tax years and recognize the considerable costs and risks inherent in the potential litigation of these matters.

3. The parties mutually desire to avoid these costs and risks and fully settle and resolve Delhi Trading’s appeal for the property tax year in question without further litigation, in a fair, reasonable and economic fashion.

4. The parties agree to resolve and settle the above-captioned appeal by stipulating to the following "Stipulated Taxable Value" for the property tax year in question:

<u>Tax Year</u>	<u>Original Assessment</u>	<u>Stipulated Taxable Value</u>
2020	\$949,410	\$665,039

5. The Stipulated Taxable Value breaks out between counties and tax areas as follows:

<u>County/Tax Area</u>	<u>Original Assessment</u>	<u>Stipulated Taxable Value</u>
San Juan County tax area 001-0000	\$460,674	\$290,510
Uintah County tax area 001-0000	\$488,736	\$374,529

6. The parties further stipulate that the amounts identified as "Stipulated Taxable Value" reflect the parties' reasonable approximation of the fair market value of Delhi Trading’s taxable property under Utah law for the 2020 tax year.

7. Upon the issuance of a Commission order approving this Stipulation, any counties that have signed the stipulation agree to use the above apportionment to revise their assessment rolls and then timely refund any taxes that may have been collected on taxable values in excess of the Stipulated Taxable Value.

8. The Division made a clerical error in the initial assessment of Delhi Trading. Delhi Trading provided information regarding the expenses of their natural gas and oil production. While reviewing this information, the Division discovered that the expenses were incorrectly accounted for. This correction was made to the original assessment.

9. The appraisal methods applied in this stipulation pertain to the lien dates listed above only and the use of such methods cannot be used as evidence or as an admission against any party in another lien date or matter.

10. The parties understand that this Stipulation is subject to approval by the Utah State Tax Commission and shall become final and conclusive between the parties upon approval by the Utah State Tax Commission, as evidenced by a written order executed by the Tax Commissioners.

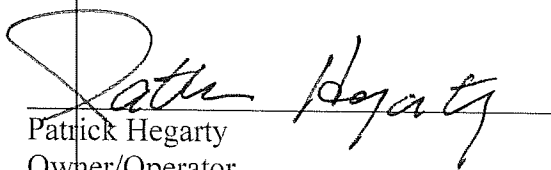
11. Should the Tax Commission decline to approve this Stipulation, it shall be null and void and shall not be admissible as evidence against any party in any future proceedings.

12. In the event this Stipulation is not signed by each of the county parties, the undersigned parties to this Stipulation agree that the Commission should issue an order to show cause to such affected counties as to why the stipulation set forth herein should not be accepted.

13. The parties further stipulate that Delhi Trading's above-captioned Utah property tax appeal shall be dismissed when the Tax Commission's Order of Approval becomes final.

STIPULATED this 1 day of October, 2021 by:

DELHI TRADING, LLC



Patrick Hegarty
Owner/Operator
Delhi-Trading, LLC

PROPERTY TAX DIVISION

Michelle A. Lombardi
Joshua R. Nelson
Assistant Utah Attorneys General
Attorneys for Property Tax Division

SAN JUAN COUNTY

Thomas W. Peters
Peters | Scofield
Attorney for San Juan County

UINTAH COUNTY

Bart Kunz
Goebel Anderson PC
Attorney for Uintah County

13. The parties further stipulate that Delhi Trading's above-captioned Utah property tax appeal shall be dismissed when the Tax Commission's Order of Approval becomes final.

STIPULATED this ____ day of _____, 2021 by:

DELHI TRADING, LLC

PROPERTY TAX DIVISION

Patrick Hegarty
Owner/Operator
Delhi-Trading, LLC

/s/ Michelle A. Lombardi 10/12/2021
Michelle A. Lombardi
Joshua R. Nelson
Assistant Utah Attorneys General
Attorneys for Property Tax Division

SAN JUAN COUNTY

UINTAH COUNTY

/s/ Thomas W. Peters (with permission) 10/12/2021
Thomas W. Peters
Peters | Scofield
Attorney for San Juan County

/s/Barton H. Kunz II 28 September 2021
Bart Kunz
Goebel Anderson PC
Attorney for Uintah County



Utah State Tax Commission
Property Tax Division - Centrally Assessed
2020 Revised Notice of Valuation
County Breakout Report

Taxpayer: DELHI TRADING LLC
Appeal Number: 20-1445 & 20-1445

Taxpayer Number: 14364199-005-PCA
Industry: Oil & Gas Production

County	Tax Area	Original Valuation	Revised Valuation	Change in Valuation
San Juan				
	001-0000	\$460,674	\$290,510	-\$170,164
San Juan County Total		\$460,674	\$290,510	-\$170,164
Uintah				
	001-0000	\$488,736	\$374,529	-\$114,207
Uintah County Total		\$488,736	\$374,529	-\$114,207
TOTAL VALUE		\$949,410	\$665,039	-\$284,371

USTC – Appeal
Certificate of Mailing
Utah State Tax Commission

Delhi-Trading LLC (Petitioner) vs Property Tax Division (Respondent)

20-1445

Property Tax Division
210 North 1950 West
Salt Lake City, UT 84134

Respondent

Uintah County Auditor
147 E Main
Vernal, UT 84078

Affected County / Petitioner

San Juan County Auditor
P.O. Box 338
Monticello, UT 84535

Affected County / Petitioner

Michelle Alig Lombardi
160 East 300 South, 5th Floor
Salt Lake City, UT 84114-0874

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Attorney for Respondent

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Attorney for Petitioner

Delhi-Trading LLC
Patrick Hegarty
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Flora Vista, NM 87415

Petitioner

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405 South Main Street Ste 200
Salt Lake City, UT 84111

Attorney for Petitioner

Barton H. Kunz II
Goebel Anderson PC
405 South Main Street Ste 200
Salt Lake City, UT 84111

Attorney for Petitioner

**** CERTIFICATION ****

I certify on this date I mailed a copy of the foregoing document addressed to each of the above named parties.



October 28, 2021

Date

Signature