
BEFORE THE UTAH STATE TAX COMMISSION

UNION PACIFIC RAILROAD COMPANY,

Petitioner,

BEAVER COUNTY, BOX ELDER COUNTY,
CARBON COUNTY, EMERY COUNTY, GRAND
COUNTY, IRON COUNTY, MILLARD COUNTY,
MORGAN COUNTY, SALT LAKE COUNTY,
SUMMIT COUNTY, TOOELE COUNTY AND
WEBER COUNTY,

Cross-Petitioners,

vs.

PROPERTY TAX DIVISION OF THE
UTAH STATE TAX COMMISSION,

Respondent.

ORDER OF APPROVAL

Appeal No. 20-1514

Account No: 12055125-006-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 \$1,733,787,610 to \$1,595,200,000 for the 2020 tax year is necessary.

Each affected county had standing to object to the assessment of the subject property pursuant to Utah Code Ann. §59-2-1007, but elected not to do so.

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 \$1,595,200,000.

Appeal No. 20-1514

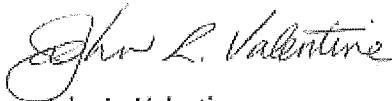
The Property Tax Division has calculated final adjustments to the values apportioned to each affected tax district resulting from this order. The attached copy of that information is made part of this order by this reference. County officials are to use the information provided to adjust their tax rolls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



Jan Marshall
Administrative Law Judge

BY ORDER OF THE COMMISSION:

DATED this **16** day of **February**, 2022.



John L. Valentine
Commission Chair

EXCUSED

Rebecca L. Rockwell
Commissioner



Michael J. Cragun
Commissioner



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 Petitioner Union Pacific Railroad Company

BEFORE THE UTAH STATE TAX COMMISSION

| | |
|--|---|
| <p>UNION PACIFIC RAILROAD COMPANY, Petitioner, v. BEAVER COUNTY, ET. AL., Cross Petitioners, v. PROPERTY TAX DIVISION OF THE UTAH STATE TAX COMMISSION, Respondent.</p> | <p>STIPULATION OF SETTLEMENT AND MOTION TO APPROVE</p> <p>Appeal No: 20-1514</p> <p>Tax Type: Property Tax</p> <p>Tax Year: 2020</p> <p>Case Type: Centrally Assessed Property</p> |
|--|---|

STIPULATION

Petitioner, Union Pacific Railroad Company (“UPRR”), Cross Petitioners, Utah Counties: Beaver, Box Elder, Carbon, Emery, Grand, Iron, Millard, Morgan, Salt Lake, Summit, Tooele, Washington, and Weber (“Counties”) and Respondent, the Property Tax Division of the Utah State Tax Commission (“Division”) hereby AGREE and STIPULATE as follows:

Recitals

A. This matter involves the valuation for property tax purposes of the tangible taxable property of UPRR located in the state of Utah for the 2020 Tax Year.

B. The Division issued an Indicated Utah Assessment of the subject property for the 2020 Tax Year equal to \$1,733,787,610 (“Original Assessment”).

C. UPRR timely appealed this assessment to the Utah State Tax Commission (“Commission”).

D. UPRR underpaid its property taxes for the 2020 tax year and only paid property taxes to the Counties on the portion of the Original Assessment it did not dispute.

E. The Counties timely filed cross petitions with the Commission.

F. UPRR, the Division and the Counties (collectively the “Parties”) have participated in settlement discussions and as a result of these discussions now desire to settle the above captioned matter as set forth herein.

Agreement

1. The Parties agree that the fair market value of UPRR’s property located in the State of Utah shall be set at \$1,595,200,000 for the 2020 tax year (the “Settlement Value”), and the Parties agree that the Settlement Value falls within a reasonable range of fair market value.

2. The Parties acknowledge that the Settlement Value represents a reduction from the Original Assessment but is higher than the undisputed value upon which UPRR paid its 2020 property taxes. Consequently, as a result of this settlement, the Parties agree that the Division will issue revised apportionment sheets to the Counties using the Settlement Value and the Counties will issue revised tax bills to UPRR based on the Settlement Value. UPRR agrees to pay the

Counties any unpaid 2020 property taxes that are based on the Settlement Value with 30 days of receipt of the revised tax bills from the respective Counties.

3. The Counties agree to waive any penalties and/or interest on UPRR's payments of 2020 property taxes based on the Settlement Value provided UPRR makes such payments within 30 days of receipt of the tax bills from the respective Counties.

4. The Parties acknowledge that by entering this Stipulation, none of the Parties concede the correctness of any issue advanced by the Parties in the arguments or pleadings related to this case and agree that each Party reserves the right to raise such issues in future valuation years as may be appropriate.

5. Each individual executing this Stipulation of Settlement ("Stipulation") hereby represents and warrants that he or she has been duly authorized to sign this Stipulation on behalf of their client Party.

6. The Parties understand that this Stipulation is subject to approval by the Commission and shall become final and conclusive among the Parties after a written order of approval is executed by the Commission approving this Stipulation.

7. Should the Commission decline to approve this Stipulation, this Stipulation shall be void and shall not be admissible as evidence against any Party in any future proceeding, and this case shall be reinstated before the Commission and proceed to a formal hearing.

8. This Stipulation shall be binding on the Parties and shall constitute a full resolution of this matter.

MOTION FOR APPROVAL

The Parties believe that the above Stipulation fairly resolves the issues presented in the above captioned case. Accordingly, the Parties respectfully request that the Commission issue an order resolving this case as set forth in the above Stipulation. For the convenience of the Commission, a proposed form of order is attached hereto as Exhibit A.

Dated this 21st day of December, 2021

CRAPO | DEEDS PLLC

/s/ David J. Crapo
DAVID J. CRAPO
JOHN T. DEEDS
*Attorneys for Union Pacific Railroad
Company*

WEBER COUNTY

/s/ Courtlan Erickson
By filer with permission from Mr. Erickson
COURTLAN ERICKSON
Weber County Attorney

WASHINGTON COUNTY

/s/ Steven M. Scott
By filer with permission from Mr. Scott
STEVEN M. SCOTT
Washington County Attorney

PETERS | SCOFIELD

/s/ Thomas W. Peters
By filer with permission from Mr. Peters
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Summit, and Tooele Counties*

SALT LAKE COUNTY

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OFFICE OF THE UTAH ATTORNEY
GENERAL

/s/ Laron J. Lind
By filer with permission from Mr. Lind
LARON J. LIND
JOSHUA R. NELSON
Attorneys for the Property Tax Division



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

Taxpayer: UNION PACIFIC RAILROAD COMPANY
Appeal Number: 20-1514 & 20-1514

Taxpayer Number: 12055125-006-PCA
Industry: Railroad

| County | Tax Area | Original Valuation | Revised Valuation | Change in Valuation |
|-----------|-------------------------------|----------------------|----------------------|----------------------|
| Beaver | | | | |
| | 002-0000 | \$26,235,114 | \$24,083,624 | -\$2,151,490 |
| | 002-0003 | \$2,513,142 | \$2,307,044 | -\$206,098 |
| | 005-0000 | \$8,590,918 | \$7,886,394 | -\$704,524 |
| | Beaver County Total | \$37,339,174 | \$34,277,062 | -\$3,062,112 |
| Box Elder | | | | |
| | 101-0000 | \$114,764,314 | \$106,500,832 | -\$8,263,482 |
| | 103-0000 | \$7,703,488 | \$7,071,741 | -\$631,747 |
| | 104-0000 | \$1,841,976 | \$1,690,920 | -\$151,056 |
| | 105-0000 | \$469,815 | \$431,287 | -\$38,528 |
| | 106-0000 | \$969,461 | \$889,958 | -\$79,503 |
| | 112-0000 | \$1,580,968 | \$1,451,316 | -\$129,652 |
| | 113-0000 | \$3,251,424 | \$2,984,781 | -\$266,643 |
| | 114-0000 | \$1,126,067 | \$1,033,720 | -\$92,347 |
| | 124-0000 | \$2,945,671 | \$2,704,102 | -\$241,569 |
| | 125-0000 | \$410,157 | \$376,521 | -\$33,636 |
| | 126-0000 | \$4,131,397 | \$3,792,589 | -\$338,808 |
| | 127-0000 | \$2,252,133 | \$2,067,440 | -\$184,693 |
| | 130-0000 | \$2,968,043 | \$2,724,640 | -\$243,403 |
| | 132-0000 | \$2,565,344 | \$2,354,965 | -\$210,379 |
| | 135-0000 | \$1,580,968 | \$1,451,316 | -\$129,652 |
| | 157-0000 | \$1,730,116 | \$1,588,232 | -\$141,884 |
| | 158-0000 | \$19,158,046 | \$17,586,933 | -\$1,571,113 |
| | 159-0000 | \$5,026,284 | \$4,614,088 | -\$412,196 |
| | 162-0000 | \$574,219 | \$527,129 | -\$47,090 |
| | 177-0000 | \$1,968,752 | \$1,807,299 | -\$161,453 |
| | 179-0000 | \$395,242 | \$362,829 | -\$32,413 |
| | 180-0000 | \$2,363,994 | \$2,170,128 | -\$193,866 |
| | 182-0000 | \$5,078,486 | \$4,662,009 | -\$416,477 |
| | 187-0000 | \$1,819,604 | \$1,670,382 | -\$149,222 |
| | 192-0000 | \$760,654 | \$698,274 | -\$62,380 |
| | 199-0000 | \$4,332,746 | \$3,977,426 | -\$355,320 |
| | Box Elder County Total | \$191,769,369 | \$177,190,857 | -\$14,578,512 |
| Cache | | | | |
| | 001-0000 | \$395,242 | \$362,829 | -\$32,413 |



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

Taxpayer: UNION PACIFIC RAILROAD COMPANY
Appeal Number: 20-1514 & 20-1514

Taxpayer Number: 12055125-006-PCA
Industry: Railroad

| <u>County</u> | <u>Tax Area</u> | <u>Original Valuation</u> | <u>Revised Valuation</u> | <u>Change in Valuation</u> |
|---------------|----------------------------|---------------------------|--------------------------|----------------------------|
| Cache | | | | |
| | 003-0000 | \$917,260 | \$842,037 | -\$75,223 |
| | 004-0000 | \$1,297,587 | \$1,191,174 | -\$106,413 |
| | 006-0000 | \$477,273 | \$438,133 | -\$39,140 |
| | 008-0000 | \$909,802 | \$835,191 | -\$74,611 |
| | 012-0000 | \$1,603,340 | \$1,471,853 | -\$131,487 |
| | 015-0000 | \$1,812,147 | \$1,663,536 | -\$148,611 |
| | 017-0000 | \$4,660,872 | \$4,278,643 | -\$382,229 |
| | 018-0000 | \$1,476,564 | \$1,355,474 | -\$121,090 |
| | 019-0000 | \$2,289,420 | \$2,101,669 | -\$187,751 |
| | 022-0000 | \$3,012,787 | \$2,765,715 | -\$247,072 |
| | 023-0000 | \$3,922,589 | \$3,600,906 | -\$321,683 |
| | 025-0000 | \$8,583,461 | \$7,879,548 | -\$703,913 |
| | 027-0000 | \$5,421,526 | \$4,976,918 | -\$444,608 |
| | 028-0000 | \$18,188,585 | \$16,696,975 | -\$1,491,610 |
| | 033-0000 | \$178,977 | \$164,300 | -\$14,677 |
| | 128-0000 | \$514,560 | \$472,362 | -\$42,198 |
| | 928-0000 | \$14,915 | \$13,692 | -\$1,223 |
| | Cache County Total | \$55,676,907 | \$51,110,955 | -\$4,565,952 |
| Carbon | | | | |
| | 001-0000 | \$2,259,591 | \$2,074,286 | -\$185,305 |
| | 002-0000 | \$15,585,954 | \$14,307,781 | -\$1,278,173 |
| | 003-0000 | \$1,909,093 | \$1,752,532 | -\$156,561 |
| | 006-0000 | \$1,521,308 | \$1,396,549 | -\$124,759 |
| | 007-0000 | \$10,239,003 | \$9,399,322 | -\$839,681 |
| | 008-0000 | \$31,596,980 | \$29,005,775 | -\$2,591,205 |
| | 009-0000 | \$35,400,251 | \$32,497,147 | -\$2,903,104 |
| | 012-0000 | \$3,378,200 | \$3,101,160 | -\$277,040 |
| | 098-0000 | \$44,744 | \$41,075 | -\$3,669 |
| | Carbon County Total | \$101,935,124 | \$93,575,627 | -\$8,359,497 |
| Davis | | | | |
| | 008-0000 | \$2,341,622 | \$2,149,590 | -\$192,032 |
| | 013-0000 | \$42,932,220 | \$39,411,434 | -\$3,520,786 |
| | 034-0000 | \$6,696,740 | \$6,147,554 | -\$549,186 |



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

Taxpayer: UNION PACIFIC RAILROAD COMPANY
Appeal Number: 20-1514 & 20-1514

Taxpayer Number: 12055125-006-PCA
Industry: Railroad

| County | Tax Area | Original Valuation | Revised Valuation | Change in Valuation |
|---------------|---------------------------|---------------------------|--------------------------|----------------------------|
| Davis | | | | |
| | 035-0000 | \$1,789,775 | \$1,642,999 | -\$146,776 |
| | 039-0000 | \$9,053,277 | \$8,310,836 | -\$742,441 |
| | 044-0000 | \$8,464,143 | \$7,770,015 | -\$694,128 |
| | 051-0000 | \$5,496,100 | \$5,045,375 | -\$450,725 |
| | 054-0000 | \$544,390 | \$499,745 | -\$44,645 |
| | 057-0000 | \$5,242,548 | \$4,812,617 | -\$429,931 |
| | 070-0000 | \$3,437,859 | \$3,155,927 | -\$281,932 |
| | 077-0000 | \$4,675,786 | \$4,292,334 | -\$383,452 |
| | 078-0000 | \$3,422,944 | \$3,142,235 | -\$280,709 |
| | 081-0000 | \$3,117,191 | \$2,861,556 | -\$255,635 |
| | 088-0000 | \$238,637 | \$219,067 | -\$19,570 |
| | 090-0000 | \$1,715,201 | \$1,574,541 | -\$140,660 |
| | 713-0000 | \$44,744 | \$41,075 | -\$3,669 |
| | Davis County Total | \$99,213,177 | \$91,076,900 | -\$8,136,277 |
| Emery | | | | |
| | 006-0000 | \$8,404,484 | \$7,715,249 | -\$689,235 |
| | 009-0000 | \$40,866,521 | \$37,515,139 | -\$3,351,382 |
| | 019-0000 | \$2,177,559 | \$1,998,982 | -\$178,577 |
| | 066-0000 | \$6,077,776 | \$5,579,350 | -\$498,426 |
| | Emery County Total | \$57,526,340 | \$52,808,720 | -\$4,717,620 |
| Grand | | | | |
| | 004-0000 | \$77,541,987 | \$71,182,923 | -\$6,359,064 |
| | 007-0000 | \$9,799,016 | \$8,995,418 | -\$803,598 |
| | Grand County Total | \$87,341,003 | \$80,178,341 | -\$7,162,662 |
| Iron | | | | |
| | 006-0000 | \$1,909,093 | \$1,752,532 | -\$156,561 |
| | 007-0000 | \$40,717,374 | \$37,378,223 | -\$3,339,151 |
| | 010-0001 | \$49,912,341 | \$45,819,129 | -\$4,093,212 |
| | 013-0000 | \$1,185,726 | \$1,088,487 | -\$97,239 |
| | 025-0000 | \$298,296 | \$273,833 | -\$24,463 |
| | Iron County Total | \$94,022,830 | \$86,312,204 | -\$7,710,626 |



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Taxpayer Number: 12055125-006-PCA

Appeal Number: 20-1514 & 20-1514

Industry: Railroad

| <u>County</u> | <u>Tax Area</u> | <u>Original Valuation</u> | <u>Revised Valuation</u> | <u>Change in Valuation</u> |
|---------------|-----------------------------|---------------------------|--------------------------|----------------------------|
| Juab | | | | |
| | 001-0000 | \$3,057,532 | \$2,806,790 | -\$250,742 |
| | 003-0000 | \$947,089 | \$869,420 | -\$77,669 |
| | 004-0000 | \$9,657,326 | \$8,865,348 | -\$791,978 |
| | 005-0000 | \$46,914,468 | \$43,067,106 | -\$3,847,362 |
| | 009-0000 | \$15,697,815 | \$14,410,469 | -\$1,287,346 |
| | 012-0000 | \$1,029,120 | \$944,724 | -\$84,396 |
| | Juab County Total | \$77,303,350 | \$70,963,857 | -\$6,339,493 |
| Millard | | | | |
| | 006-0000 | \$44,319,295 | \$40,684,758 | -\$3,634,537 |
| | 007-0000 | \$4,847,306 | \$4,449,788 | -\$397,518 |
| | 010-0000 | \$7,606,542 | \$6,982,745 | -\$623,797 |
| | 011-0000 | \$1,327,416 | \$1,218,557 | -\$108,859 |
| | 012-0000 | \$6,905,547 | \$6,339,237 | -\$566,310 |
| | 013-0000 | \$4,974,082 | \$4,566,167 | -\$407,915 |
| | 015-0000 | \$10,216,630 | \$9,378,785 | -\$837,845 |
| | 015-0002 | \$2,274,505 | \$2,087,978 | -\$186,527 |
| | Millard County Total | \$82,471,323 | \$75,708,015 | -\$6,763,308 |
| Morgan | | | | |
| | 001-0000 | \$29,978,726 | \$27,520,230 | -\$2,458,496 |
| | 004-0000 | \$6,308,956 | \$5,791,571 | -\$517,385 |
| | Morgan County Total | \$36,287,682 | \$33,311,801 | -\$2,975,881 |
| Salt Lake | | | | |
| | 013-0000 | \$126,281,367 | \$118,154,468 | -\$8,126,899 |
| | 014-0000 | \$3,158,595 | \$3,030,778 | -\$127,817 |
| | 01C-0000 | \$156,605 | \$143,762 | -\$12,843 |
| | 01E-0000 | \$305,753 | \$280,679 | -\$25,074 |
| | 01N-0000 | \$462,358 | \$424,441 | -\$37,917 |
| | 01P-0000 | \$44,744 | \$41,075 | -\$3,669 |
| | 020-0000 | \$8,113,645 | \$7,448,261 | -\$665,384 |
| | 021-0000 | \$6,816,059 | \$6,257,087 | -\$558,972 |
| | 027-0000 | \$16,913,371 | \$15,526,339 | -\$1,387,032 |
| | 02B-0000 | \$357,955 | \$328,600 | -\$29,355 |
| | 030-0000 | \$6,816,059 | \$6,257,087 | -\$558,972 |



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

Taxpayer: UNION PACIFIC RAILROAD COMPANY

Taxpayer Number: 12055125-006-PCA

Appeal Number: 20-1514 & 20-1514

Industry: Railroad

| <u>County</u> | <u>Tax Area</u> | <u>Original Valuation</u> | <u>Revised Valuation</u> | <u>Change in Valuation</u> |
|---------------|-------------------------------|---------------------------|--------------------------|----------------------------|
| Salt Lake | | | | |
| | 035-0000 | \$1,140,981 | \$1,047,412 | -\$93,569 |
| | 037-0000 | \$5,063,571 | \$4,648,317 | -\$415,254 |
| | 044-0000 | \$4,496,809 | \$4,128,034 | -\$368,775 |
| | 045-0000 | \$3,139,563 | \$2,882,094 | -\$257,469 |
| | 051-0000 | \$909,802 | \$835,191 | -\$74,611 |
| | 055-0000 | \$4,452,064 | \$4,086,960 | -\$365,104 |
| | 061-0000 | \$745,739 | \$684,583 | -\$61,156 |
| | 13A-0000 | \$820,313 | \$0 | -\$820,313 |
| | 13F-0000 | \$2,000,000 | \$2,000,000 | \$0 |
| | 14A-0000 | \$39,166,236 | \$35,954,290 | -\$3,211,946 |
| | 14B-0000 | \$372,870 | \$342,291 | -\$30,579 |
| | 15A-0000 | \$611,506 | \$561,358 | -\$50,148 |
| | 21G-0000 | \$164,063 | \$150,608 | -\$13,455 |
| | 21I-0000 | \$1,924,008 | \$1,766,224 | -\$157,784 |
| | 35F-0000 | \$104,404 | \$95,842 | -\$8,562 |
| | 39E-0000 | \$1,006,748 | \$924,187 | -\$82,561 |
| | 44G-0000 | \$2,938,213 | \$2,697,256 | -\$240,957 |
| | 55E-0000 | \$790,484 | \$725,658 | -\$64,826 |
| | AAM-0000 | \$417,614 | \$383,366 | -\$34,248 |
| | ACE-0000 | \$178,977 | \$164,300 | -\$14,677 |
| | Salt Lake County Total | \$239,870,476 | \$221,970,548 | -\$17,899,928 |
| Summit | | | | |
| | 003-0000 | \$1,223,013 | \$1,122,716 | -\$100,297 |
| | 009-0000 | \$1,558,595 | \$1,430,778 | -\$127,817 |
| | 015-0000 | \$857,600 | \$787,270 | -\$70,330 |
| | 017-0000 | \$43,006,794 | \$39,479,892 | -\$3,526,902 |
| | 019-0000 | \$447,444 | \$410,750 | -\$36,694 |
| | 025-0000 | \$2,177,559 | \$1,998,982 | -\$178,577 |
| | 031-0000 | \$1,827,062 | \$1,677,228 | -\$149,834 |
| | 037-0000 | \$4,839,849 | \$4,442,943 | -\$396,906 |
| | 039-0000 | \$3,340,913 | \$3,066,931 | -\$273,982 |
| | Summit County Total | \$59,278,829 | \$54,417,490 | -\$4,861,339 |
| Tooele | | | | |
| | 001-0000 | \$2,319,250 | \$2,129,053 | -\$190,197 |



Utah State Tax Commission
Property Tax Division - Centrally Assessed
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County Breakout Report

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Taxpayer Number: 12055125-006-PCA

Appeal Number: 20-1514 & 20-1514

Industry: Railroad

| County | Tax Area | Original Valuation | Revised Valuation | Change in Valuation |
|---------------|----------------------------|---------------------------|--------------------------|----------------------------|
| Tooele | | | | |
| | 003-0000 | \$5,160,517 | \$4,737,313 | -\$423,204 |
| | 004-0000 | \$2,050,783 | \$1,882,603 | -\$168,180 |
| | 010-0000 | \$67,452,133 | \$61,920,517 | -\$5,531,616 |
| | 011-0000 | \$65,669,815 | \$60,284,364 | -\$5,385,451 |
| | 017-0000 | \$33,424,042 | \$30,683,003 | -\$2,741,039 |
| | Tooele County Total | \$176,076,540 | \$161,636,853 | -\$14,439,687 |
| Utah | | | | |
| | 010-0000 | \$1,819,604 | \$1,670,382 | -\$149,222 |
| | 011-0000 | \$656,251 | \$602,433 | -\$53,818 |
| | 020-0002 | \$3,273,796 | \$3,005,319 | -\$268,477 |
| | 025-0000 | \$5,026,284 | \$4,614,088 | -\$412,196 |
| | 035-0001 | \$5,801,853 | \$5,326,054 | -\$475,799 |
| | 060-0001 | \$2,147,730 | \$1,971,599 | -\$176,131 |
| | 080-0000 | \$2,281,963 | \$2,094,823 | -\$187,140 |
| | 090-0000 | \$3,102,276 | \$2,847,865 | -\$254,411 |
| | 108-0000 | \$89,489 | \$82,150 | -\$7,339 |
| | 110-0000 | \$39,934,347 | \$36,659,411 | -\$3,274,936 |
| | 110-0013 | \$134,233 | \$123,225 | -\$11,008 |
| | 120-0000 | \$887,430 | \$814,654 | -\$72,776 |
| | 125-0000 | \$111,271,785 | \$102,146,599 | -\$9,125,186 |
| | 130-0000 | \$3,393,114 | \$3,114,852 | -\$278,262 |
| | 131-0000 | \$74,574 | \$68,458 | -\$6,116 |
| | 150-0000 | \$3,654,123 | \$3,354,456 | -\$299,667 |
| | 155-0000 | \$417,614 | \$383,366 | -\$34,248 |
| | 165-0000 | \$3,169,393 | \$2,909,477 | -\$259,916 |
| | 170-0000 | \$5,108,316 | \$4,689,393 | -\$418,923 |
| | 190-0000 | \$1,595,882 | \$1,465,007 | -\$130,875 |
| | 200-0000 | \$4,802,562 | \$4,408,713 | -\$393,849 |
| | 210-0000 | \$439,986 | \$403,904 | -\$36,082 |
| | Utah County Total | \$199,082,605 | \$182,756,228 | -\$16,326,377 |
| Wasatch | | | | |
| | 008-0000 | \$4,362,576 | \$4,004,810 | -\$357,766 |
| | 012-0003 | \$2,863,639 | \$2,628,798 | -\$234,841 |



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

Taxpayer: UNION PACIFIC RAILROAD COMPANY

Taxpayer Number: 12055125-006-PCA

Appeal Number: 20-1514 & 20-1514

Industry: Railroad

| County | Tax Area | Original Valuation | Revised Valuation | Change in Valuation |
|--------------------------------|-----------------|---------------------------|--------------------------|----------------------------|
| Wasatch County Total | | \$7,226,215 | \$6,633,608 | -\$592,607 |
| Washington | | | | |
| | 015-0003 | \$10,000 | \$10,000 | \$0 |
| Washington County Total | | \$10,000 | \$10,000 | \$0 |
| Weber | | | | |
| | 006-0000 | \$2,699,577 | \$2,478,190 | -\$221,387 |
| | 016-0000 | \$5,257,463 | \$4,826,309 | -\$431,154 |
| | 017-0000 | \$7,039,780 | \$6,462,462 | -\$577,318 |
| | 019-0000 | \$820,313 | \$753,041 | -\$67,272 |
| | 020-0000 | \$2,281,962 | \$2,094,824 | -\$187,138 |
| | 023-0000 | \$4,153,769 | \$3,813,126 | -\$340,643 |
| | 025-0000 | \$36,884,267 | \$34,290,004 | -\$2,594,263 |
| | 026-0000 | \$9,502,139 | \$8,886,903 | -\$615,236 |
| | 041-0000 | \$5,786,938 | \$5,312,363 | -\$474,575 |
| | 044-0000 | \$1,886,721 | \$1,731,995 | -\$154,726 |
| | 045-0000 | \$425,071 | \$390,212 | -\$34,859 |
| | 053-0000 | \$2,162,644 | \$1,985,290 | -\$177,354 |
| | 055-0000 | \$7,822,807 | \$7,181,274 | -\$641,533 |
| | 056-0000 | \$20,358,687 | \$18,689,111 | -\$1,669,576 |
| | 057-0000 | \$2,789,066 | \$2,560,340 | -\$228,726 |
| | 058-0000 | \$8,822,807 | \$8,181,274 | -\$641,533 |
| | 065-0000 | \$119,318 | \$109,533 | -\$9,785 |
| | 303-0000 | \$3,258,881 | \$2,991,627 | -\$267,254 |
| | 353-0000 | \$566,762 | \$520,283 | -\$46,479 |
| | 361-0000 | \$1,021,663 | \$937,878 | -\$83,785 |
| | 362-0000 | \$566,762 | \$520,283 | -\$46,479 |
| | 383-0000 | \$447,444 | \$410,750 | -\$36,694 |
| | 386-0000 | \$290,838 | \$266,987 | -\$23,851 |
| | 389-0000 | \$1,133,524 | \$1,040,566 | -\$92,958 |
| | 442-0000 | \$89,489 | \$82,150 | -\$7,339 |
| | 508-0000 | \$5,167,974 | \$4,744,159 | -\$423,815 |
| Weber County Total | | \$131,356,666 | \$121,260,934 | -\$10,095,732 |
| TOTAL VALUE | | \$1,733,787,610 | \$1,595,200,000 | -\$138,587,610 |

USTC – Appeal
Certificate of Mailing
Utah State Tax Commission

Union Pacific Railroad Company (Petitioner) vs Property Tax Division (Respondent)

20-1514

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

Respondent

Laron Lind
160 East 300 South, 5th Floor
Salt Lake City, UT 84114

Attorney for Respondent

Joshua Nelson
160 East 300 South, 5th Floor
PO Box 140874
Salt Lake City, UT 84114-0874

Attorney for Respondent

Carbon County Auditor
751 East 100 North Ste 1100
Price, UT 84501

Affected County / Petitioner

Iron County Auditor
P.O. Box 457
Parowan, UT 84761

Affected County / Petitioner

Juab County Auditor
160 N Main
Nephi, UT 84648

Affected County

Millard County Auditor
50 S Main
Fillmore, UT 84631

Affected County / Petitioner

Davis County Auditor
P.O. Box 618
Farmington, UT 84025

Affected County

Morgan County Auditor
P.O. Box 886
Morgan, UT 84050

Affected County / Petitioner

**** CERTIFICATION ****

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

February 16, 2022



Date

Signature

USTC – Appeal
Certificate of Mailing
Utah State Tax Commission

Union Pacific Railroad Company (Petitioner) vs Property Tax Division (Respondent)

20-1514

Summit County Auditor
PO Box 128
Coalville, UT 84017

Affected County / Petitioner

Tooele County Auditor
47 South Main
Tooele, UT 84074

Affected County / Petitioner

Beaver County Auditor
PO Box 392
Beaver, UT 84501

Affected County / Petitioner

Emery County Auditor
P.O. Box 907
Castle Dale, UT 84513

Affected County / Petitioner

Box Elder County Auditor
1 South Main
Brigham City, UT 84302

Affected County / Petitioner

Cache County Auditor
179 North Main #102
Logan, UT 84321

Affected County

Grand County Auditor
125 East Center
Moab, UT 84532

Affected County / Petitioner

Utah County Auditor
111 S University Ave
Provo, UT 84601

Affected County

Wasatch County Auditor
25 North Main
Heber, UT 84032

Affected County

Washington County Auditor
197 East Tabernacle
St George, UT 84770

Affected County

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February 16, 2022



Date

Signature

USTC – Appeal
Certificate of Mailing
Utah State Tax Commission

Union Pacific Railroad Company (Petitioner) vs Property Tax Division (Respondent)

20-1514

Weber County Auditor
2380 Washington Blvd.
Ogden, UT 84401

Affected County / Petitioner

Salt Lake County Auditor
2001 South State Street, S3-600
Salt Lake City, UT 84190

Affected County / Petitioner

Steven Scott
33 North 100 West Ste 200
St George, UT 84770

Attorney for Petitioner

Timothy A Bodily
Deputy Salt Lake County District Attorney
35 East 500 South
Salt Lake City, UT 84111

Attorney for Petitioner

Courtlan Erickson
Weber County Attorney's Office
2380 Washington Blvd., Suite 230
Ogden, UT 84401

Attorney for Petitioner

David J Crapo & John T Deeds
106 West 500 South #100
Bountiful, UT 84010

Representative

Union Pacific Railroad Company
Allyson Slobotski
1400 Douglas St, Stop 1650
Omaha, NE 68179

Petitioner

Thomas Peters
7430 Creek Road #303
Sandy, UT 84093

Attorney for Petitioner

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February 16, 2022



Date

Signature