

OFFICE OF THE ASSESSOR

Annual Assessment Summary Report

James Ivie, Assessor



2010

DAVIS COUNTY UTAH

Davis County Assessor’s Office Mission Statement

The mission of the Davis County Assessor's Office is to ensure that all properties in our County, real and personal are valued at Fair Market Value; to comply with all laws and statutes in a responsible and reasonable manner and to maintain a high standard of assessment for each taxpayer.

We will accomplish our objectives on behalf of the public of Davis County in the following ways:

- By administering our duties as public servants in partnership with those we serve
- By demonstrating fairness and equity for each taxpayer in our County
- By utilizing effective methods of communication
- By continuing an open door policy with our citizens
- By incorporating technology to ensure accuracy and timeliness
- By educating ourselves and the public about our respective duties and responsibilities
- By managing our resources in an efficient and responsible manner
- By planning for the future



The Davis County Assessor’s Office is required by the Utah Constitution to list and annually value all property subject to ad valorem taxation ("according to value") as of January 1st of each year. This includes appraising real property, personal property, and motor vehicles at "fair market value".



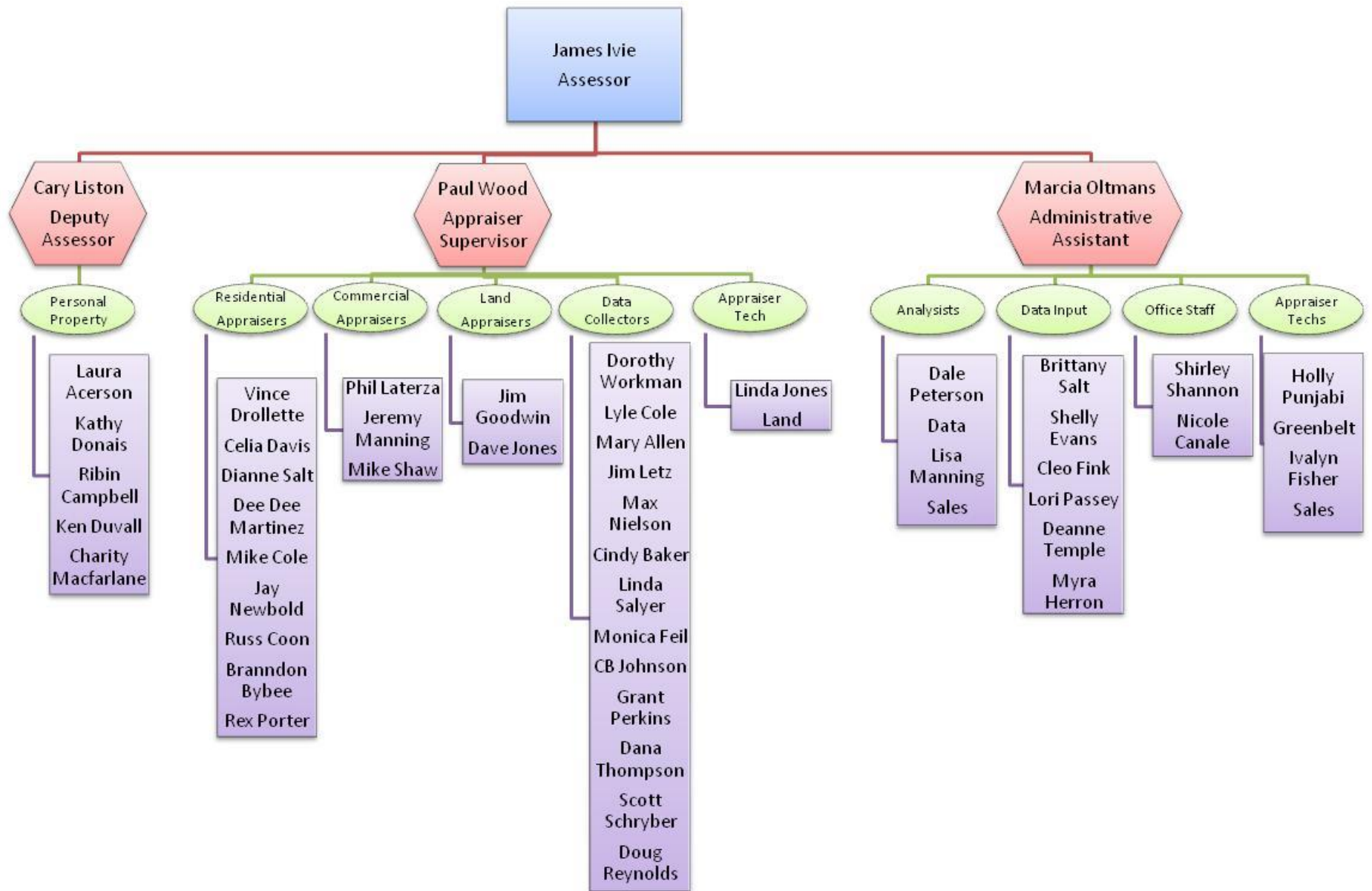
Thank you for taking the time to review the annual report of the Davis County Assessor's Office. My office is responsible by state law for the re-appraisal of all properties in Davis County on an annual basis. We have approximately 97,000 parcels in 2010 that need to be appraised each year by state law. By reappraising every property every year, we ensure that taxes remain stable.

I have put together a professional staff that has worked hard to ensure that the reappraisal is as accurate as possible and that all properties are equitable with respect to surround properties, so that everyone pays their fair share of taxes, but not more.

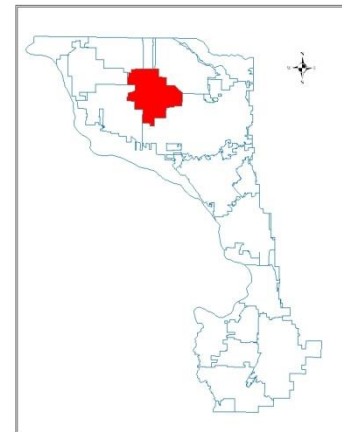
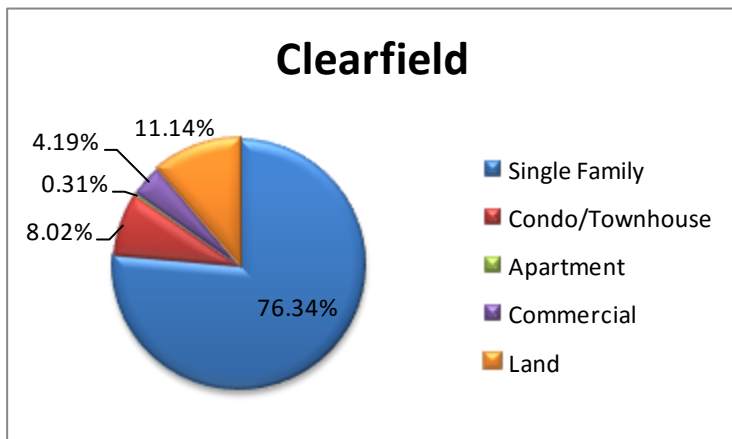
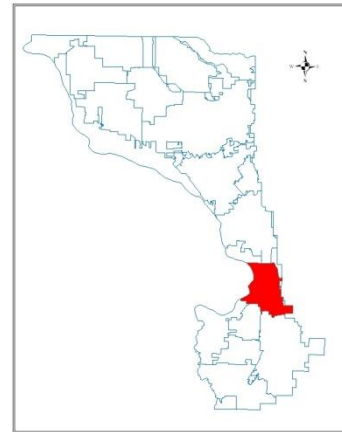
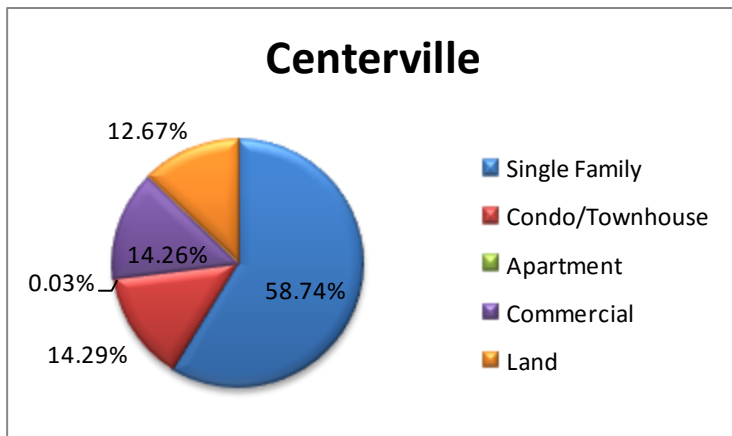
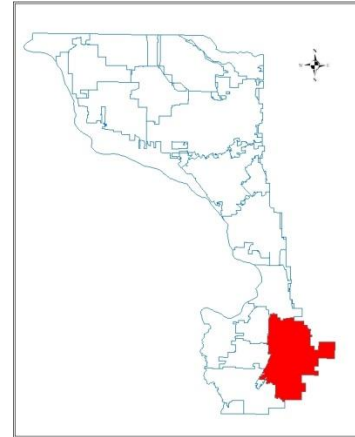
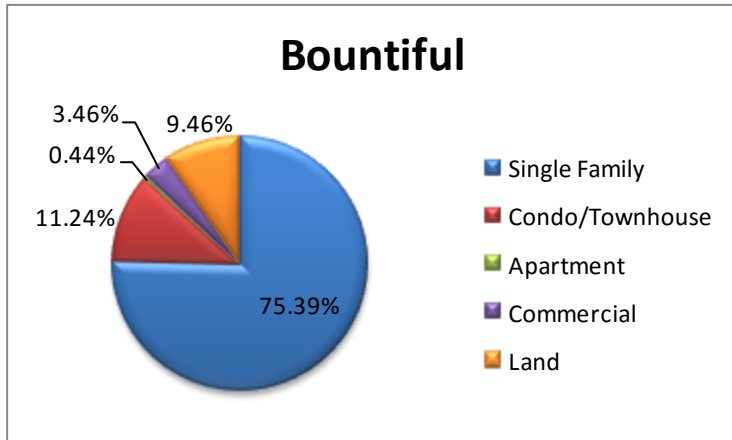
We have acquired state of the art technology to help us perform our function as efficiently and accurately as possible.

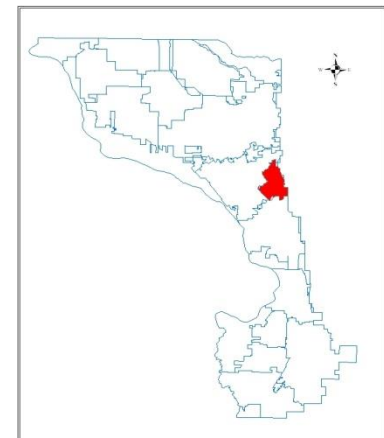
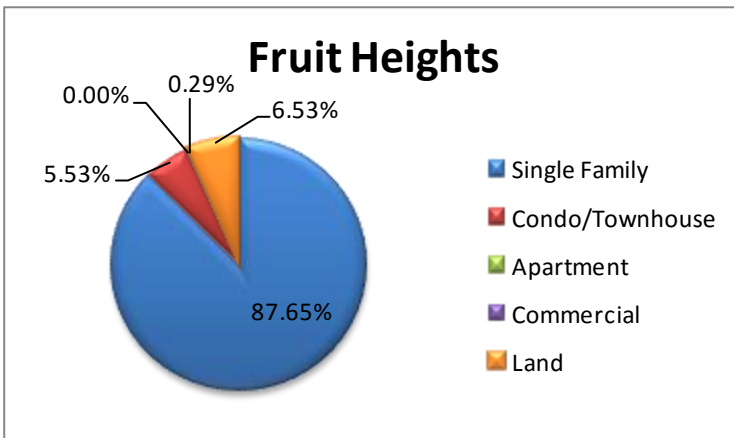
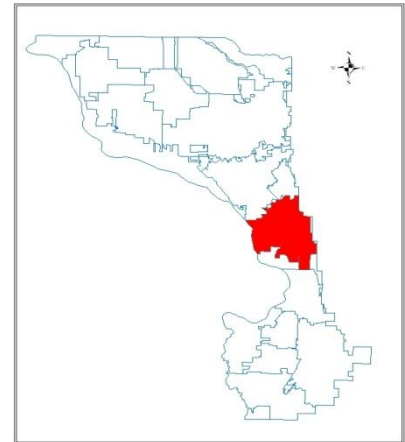
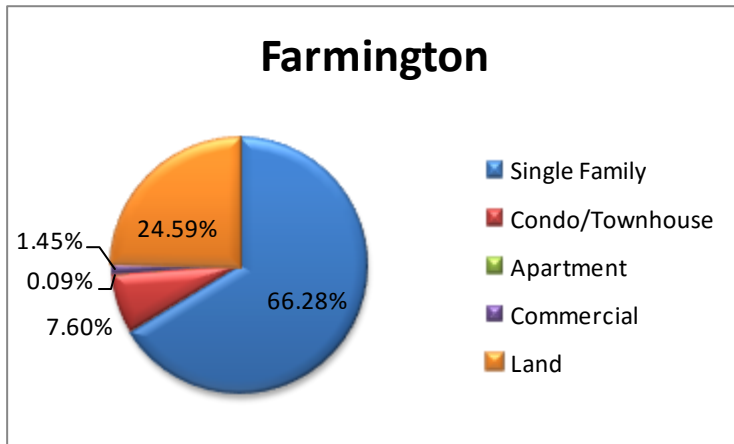
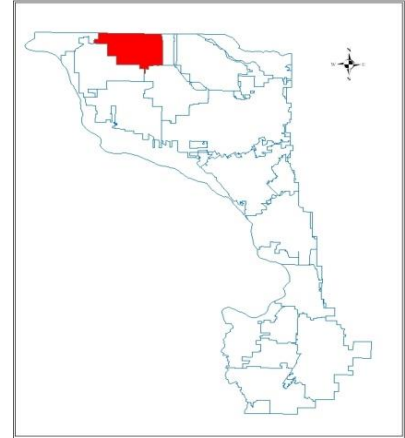
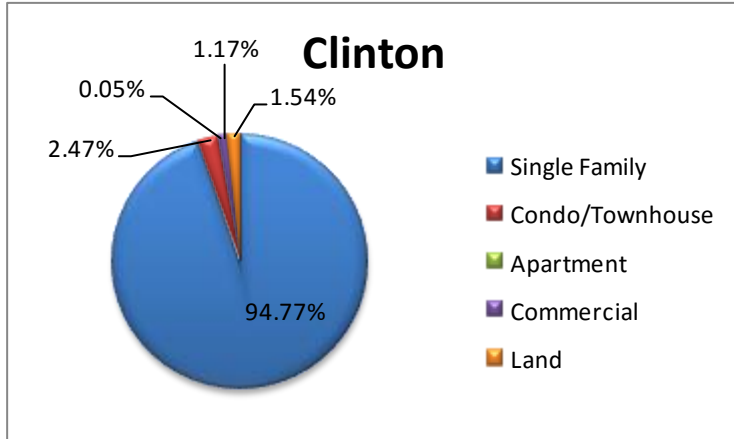
The annual report shows you how our office operates and how the valuations are applied to each city within the county. I am indebted to Lisa Manning for producing this report and for the staff that works hard to ensure that the work is done properly and meets the May 22nd deadline for closing the assessment roll.

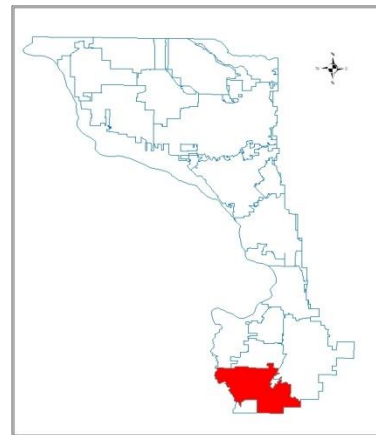
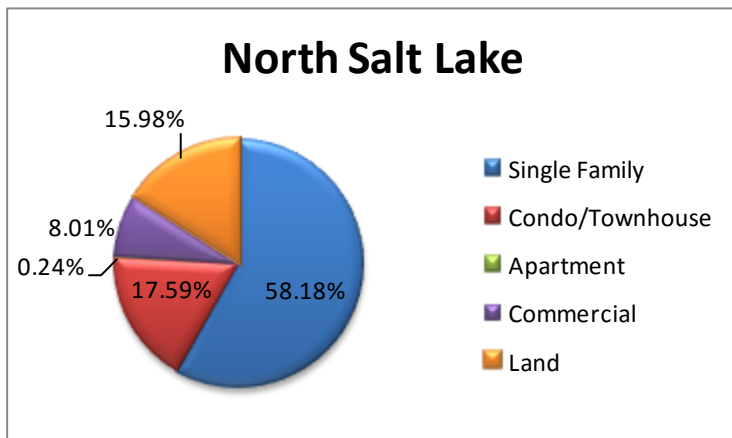
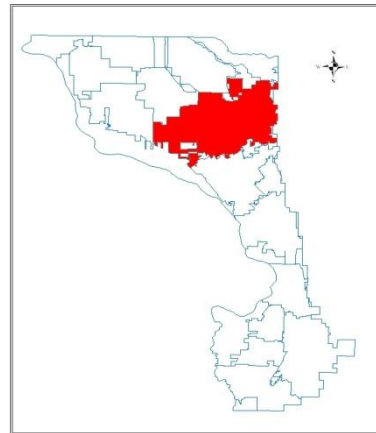
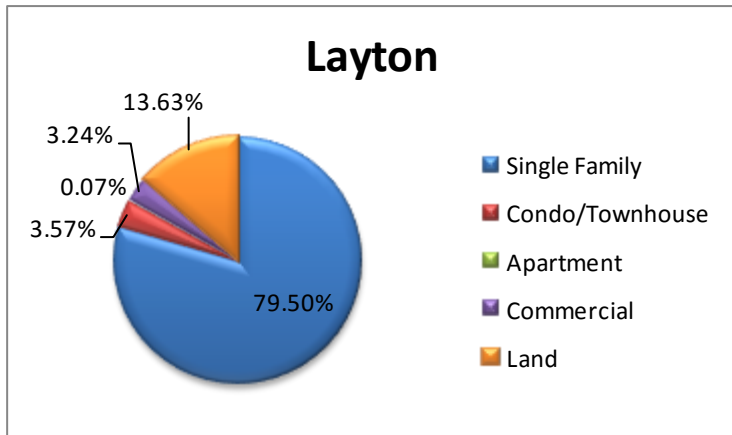
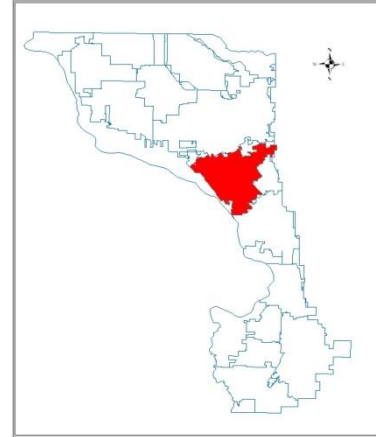
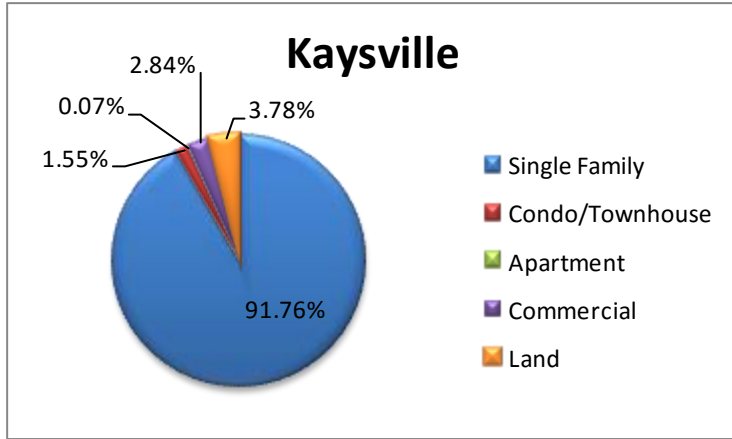
--James Ivie, Assessor



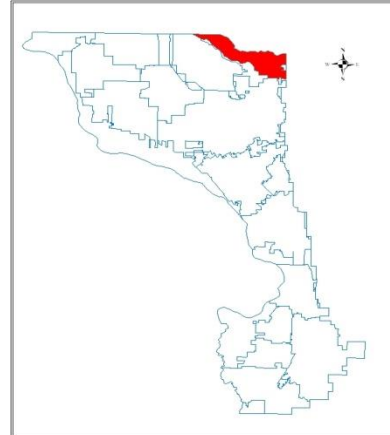
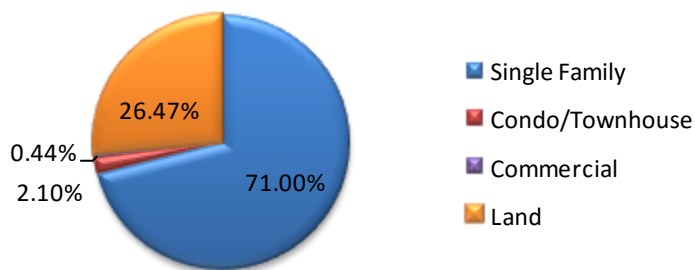
The following charts show the breakdown of real property, by parcel count, between Single Family, Condo/Townhouses, Apartments, Commercial, and Land.



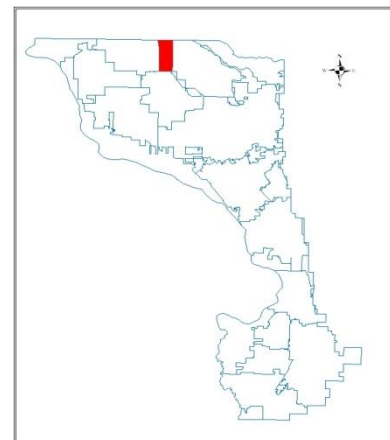
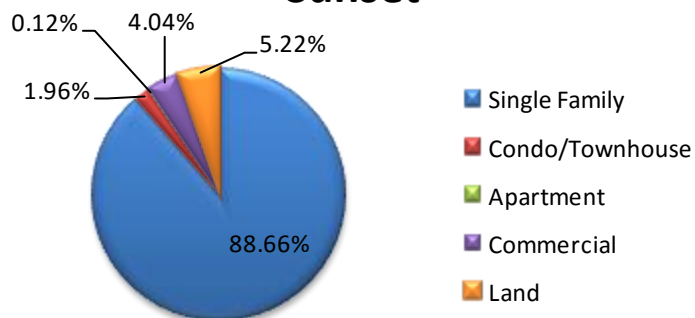




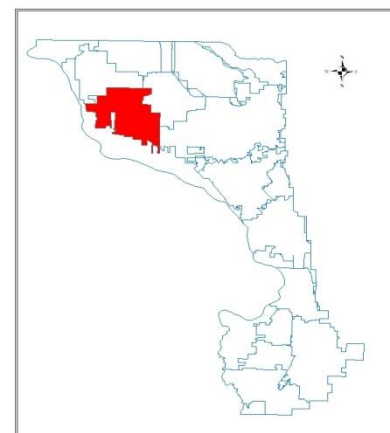
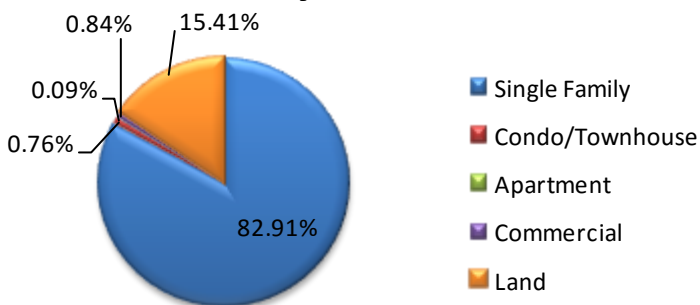
South Weber



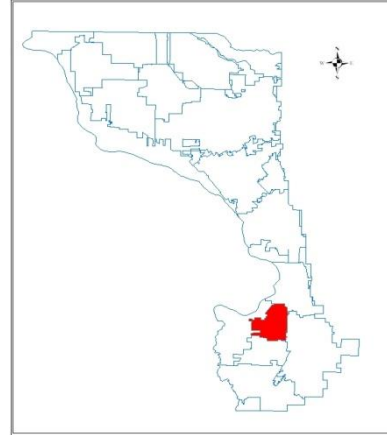
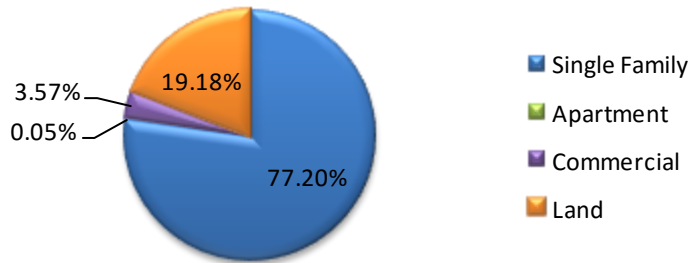
Sunset



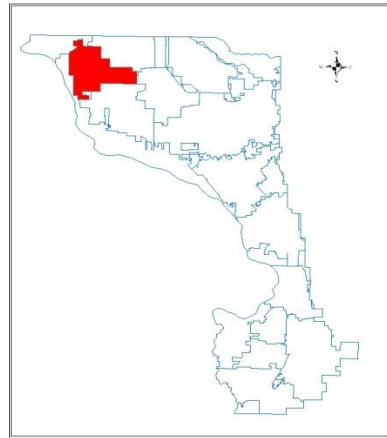
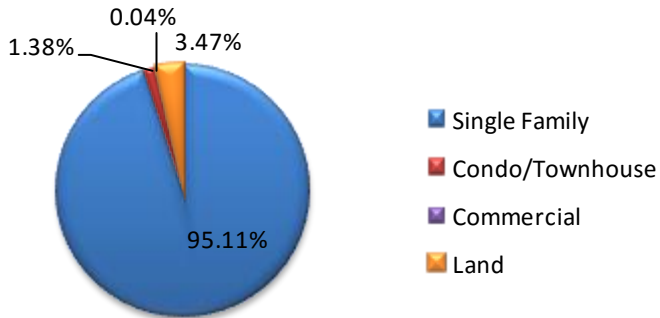
Syracuse



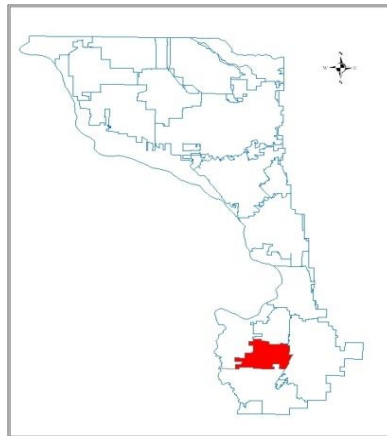
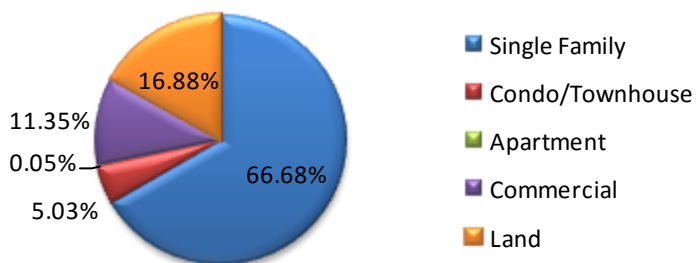
West Bountiful



West Point



Woods Cross



Utah is the ninth most urban state in the nation with more than 88% of Utahns living in urban areas. Davis County is the smallest in land area but the third most populous in Utah. Davis County has 11% of Utah's population. The 2009 population was approximately 307,656.¹

In 2009 there were 136,426 persons employed in Davis County, and 8,614 persons unemployed. The unemployment rate was 5.9. This number increased significantly from 3.5 in 2008.

Year	Employment	Unemployment	Unemployment Rate
2009	136,426	8,614	5.9
2008	140,076	5,125	3.5
2007	140,520	3,813	2.6
2006	136,725	4,114	2.9
2005	131,189	5,489	4

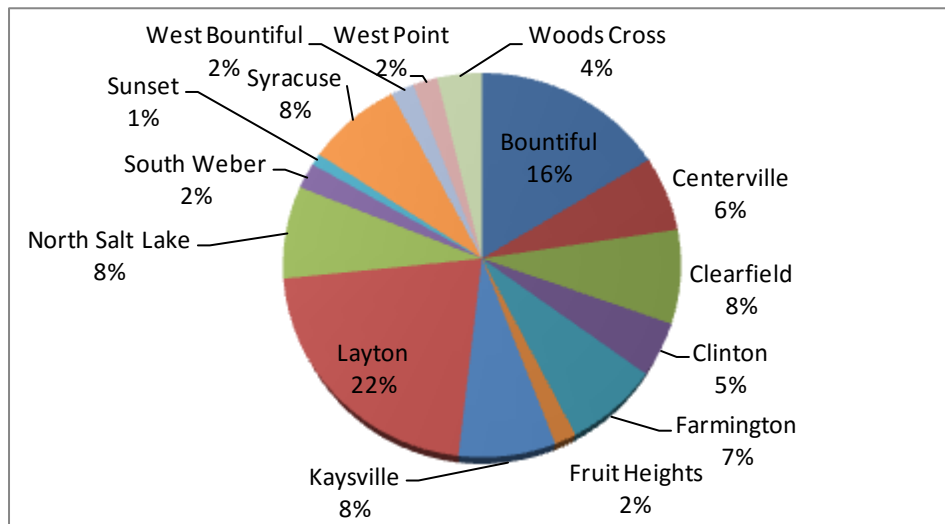
The 2009 major employers in Davis County were:

Business	Employees
Hill Air Force Base	23,000-25,000
Davis County School District	5,000-7,000
Lifetime Products	1,000-2,000
Davis County Government	800-900
Lagoon Inc	700-1,000
Smith's Distribution Services	700-1,000
Utility Trailer and Manufacturing	700-1,000
Davis Hospital and Medical Center	650-700
Lakeview Hospital	650-700
Albertson's	500-700
Amusement Services	500-700
Associates Commerce Solutions	500-700
Pioneer Adult Rehabilitation	500-700

¹ Information from Utah's Department of Workforce Services

The following information is total city assessments. These values include Residential, Commercial, Industrial, and Vacant Land.

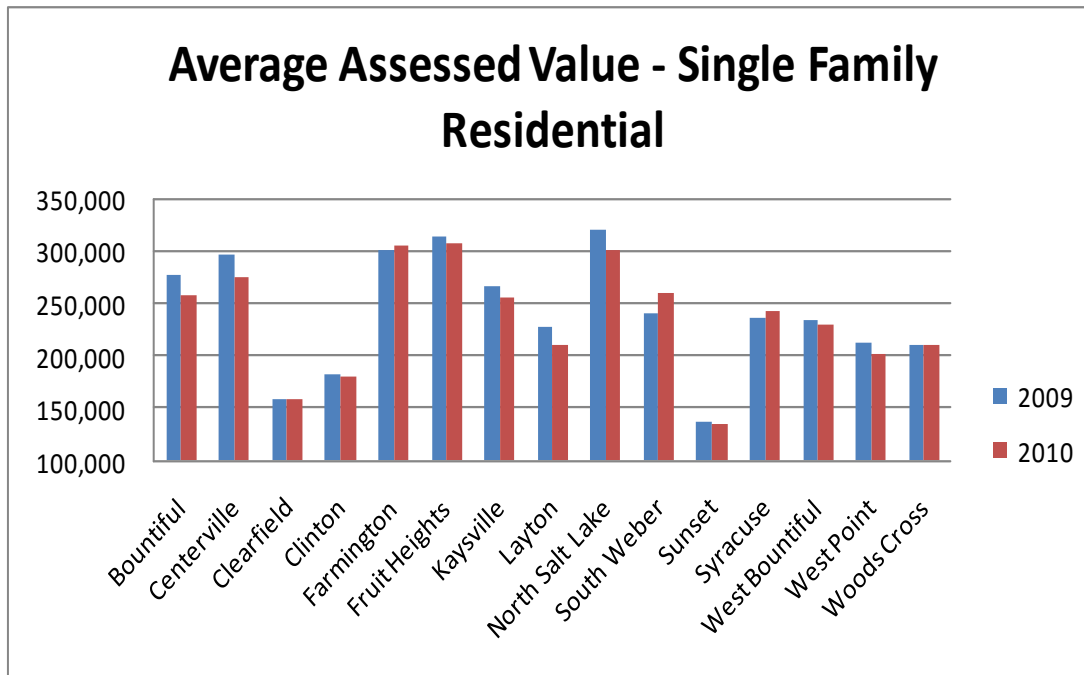
City	2009	2010	% Change	% of Total County Tax Roll
Bountiful	3,986,312,123	3,788,919,304	-4.95%	16%
Centerville	1,583,621,067	1,480,542,300	-6.51%	6%
Clearfield	1,617,246,973	1,841,984,400	13.90%	8%
Clinton	1,068,819,332	1,068,157,500	-0.06%	5%
Farmington	1,700,218,174	1,737,408,000	2.19%	7%
Fruit Heights	408,373,248	402,383,000	-1.47%	2%
Kaysville	1,866,747,592	1,782,840,700	-4.49%	8%
Layton	5,180,067,790	5,020,307,319	-3.08%	22%
North Salt Lake	1,941,935,270	1,822,899,300	-6.13%	8%
South Weber	486,412,289	507,392,600	4.31%	2%
Sunset	233,499,543	232,561,900	-0.40%	1%
Syracuse	1,739,046,622	1,853,805,150	6.60%	8%
West Bountiful	450,964,496	455,124,100	0.92%	2%
West Point	502,157,216	479,885,075	-4.44%	2%
Woods Cross	902,148,535	875,392,100	-2.97%	4%
Total	23,667,570,270	23,349,602,748	-1.34%	100%



The large increase in Clearfield is due in part to the reappraisal of Commercial properties such as the Freeport Center.

The following information represents the Single Family Residential breakdown per city. These values exclude vacant land but do include duplex, triplex and fourplex properties.

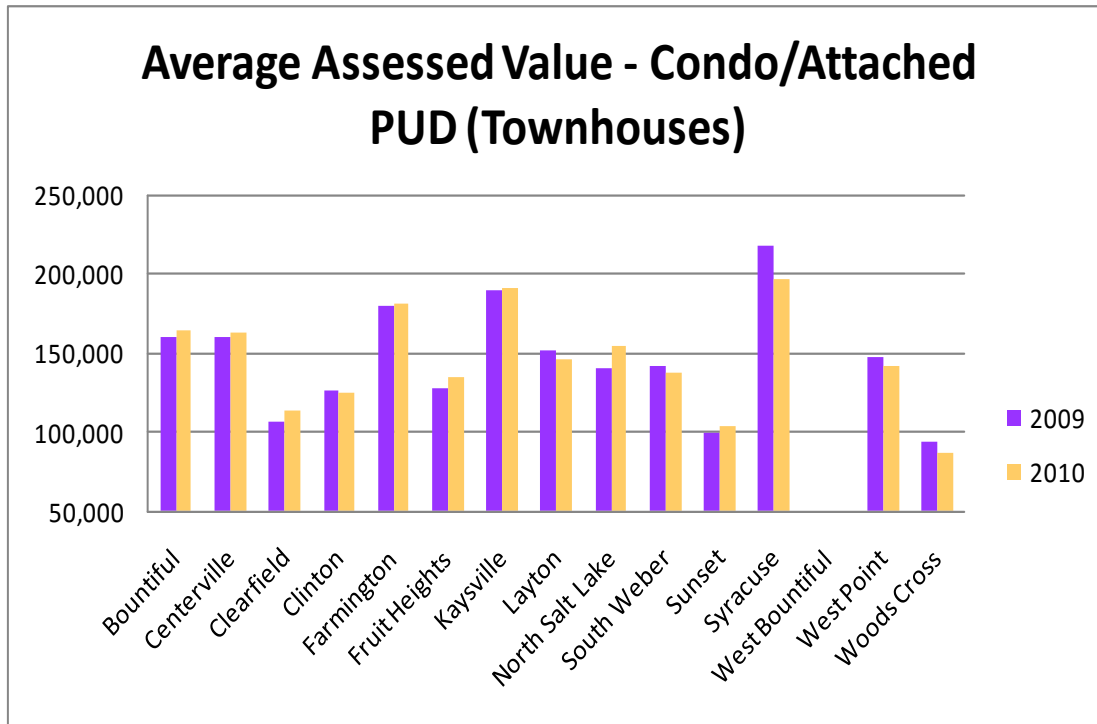
This information shows general trends in the market. However, these trends should not be compared to the percentage change in individual January 1 assessed values.



City	2009	2010	% Change	Unit Count
Bountiful	277,797	259,019	-6.76%	11271
Centerville	297,516	275,490	-7.40%	3695
Clearfield	158,210	159,303	0.69%	5599
Clinton	181,811	180,166	-0.90%	5368
Farmington	301,495	304,977	1.15%	4345
Fruit Heights	314,784	308,699	-1.93%	1221
Kaysville	267,512	255,540	-4.48%	6210
Layton	228,597	210,760	-7.80%	16635
North Salt Lake	320,390	301,101	-6.02%	3383
South Weber	241,668	259,314	7.30%	1623
Sunset	136,896	135,806	-0.80%	1494
Syracuse	237,089	243,562	2.73%	6350
West Bountiful	234,704	230,244	-1.90%	1493
West Point	211,763	201,949	-4.63%	2278
Woods Cross	210,512	209,851	-0.31%	2437

The following information represents the Condo/Attached PUD (Townhouses) breakdown per city. These values exclude vacant land. Not all cities have Condos/Attached PUD (Townhouses).

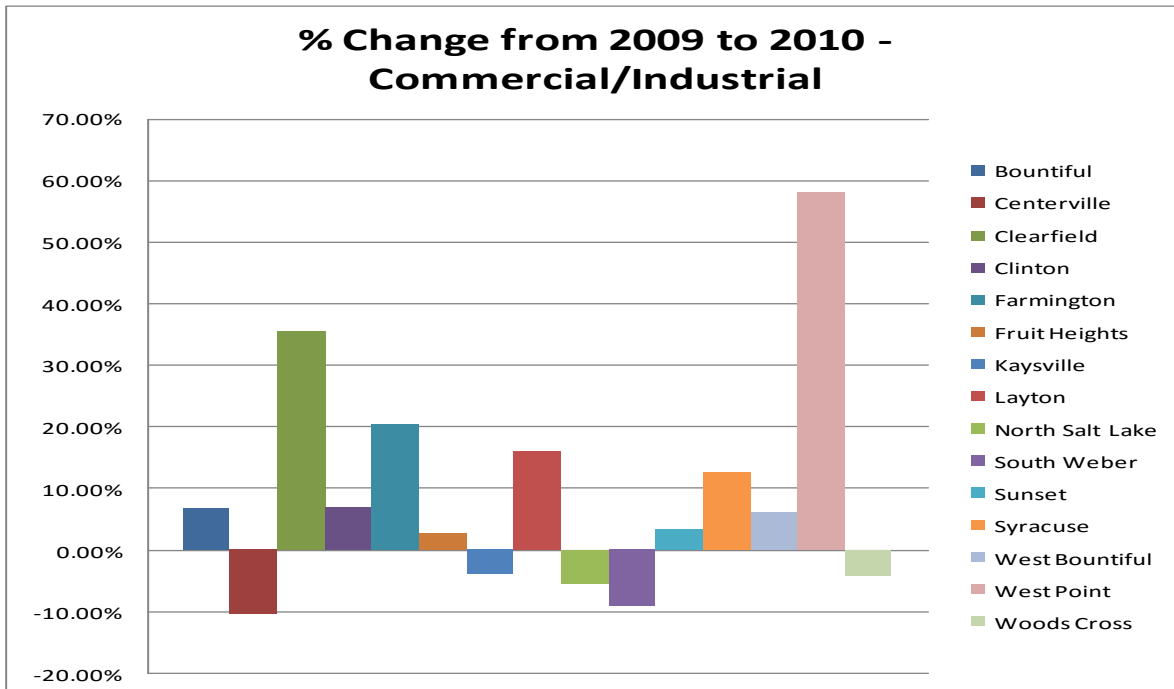
This information shows general trends in the market. However, these trends should not be compared to the percentage change in individual January 1 assessed values.



City	2009	2010	% Change	Unit Count
Bountiful	160,146	164,367	2.64%	1681
Centerville	159,927	162,464	1.59%	899
Clearfield	106,544	113,077	6.13%	588
Clinton	125,990	124,332	-1.32%	140
Farmington	179,787	181,219	0.80%	498
Fruit Heights	127,230	135,051	6.15%	77
Kaysville	189,957	191,523	0.82%	105
Layton	152,226	146,640	-3.67%	746
North Salt Lake	139,782	153,894	10.10%	1023
South Weber	141,847	137,406	-3.13%	48
Sunset	98,878	103,500	4.67%	33
Syracuse	217,934	196,581	-9.80%	58
West Bountiful	N/A	N/A	N/A	N/A
West Point	147,921	142,151	-3.90%	33
Woods Cross	94,599	87,096	-7.93%	184

The following information represents the Commercial/Industrial breakdown per city. These values include vacant land and apartments.

This information shows general trends in the market. However, these trends should not be compared to the percentage change in individual January 1 assessed values.



City	2009	2010	% Change	Unit Count
Bountiful	500,283,558	534,164,284	6.77%	914
Centerville	193,460,659	173,401,127	-10.37%	158
Clearfield	655,052,482	887,466,822	35.48%	628
Clinton	126,697,391	135,500,446	6.95%	128
Farmington	111,338,040	133,946,706	20.31%	195
Fruit Heights	11,887,277	12,206,451	2.69%	29
Kaysville	501,212,422	482,185,670	-3.80%	489
Layton	1,047,706,109	1,215,155,895	15.98%	1187
North Salt Lake	607,516,965	574,865,848	-5.37%	712
South Weber	37,845,922	34,392,126	-9.13%	85
Sunset	120,519,954	124,476,091	3.28%	262
Syracuse	1,761,567,447	1,982,504,827	12.54%	165
West Bountiful	113,067,212	119,940,195	6.08%	133
West Point	13,881,224	21,962,000	58.21%	27
Woods Cross	367,163,562	351,723,462	-4.21%	706

The Assessor's Office tracks the new growth in the county.

New Homes Built, 2009

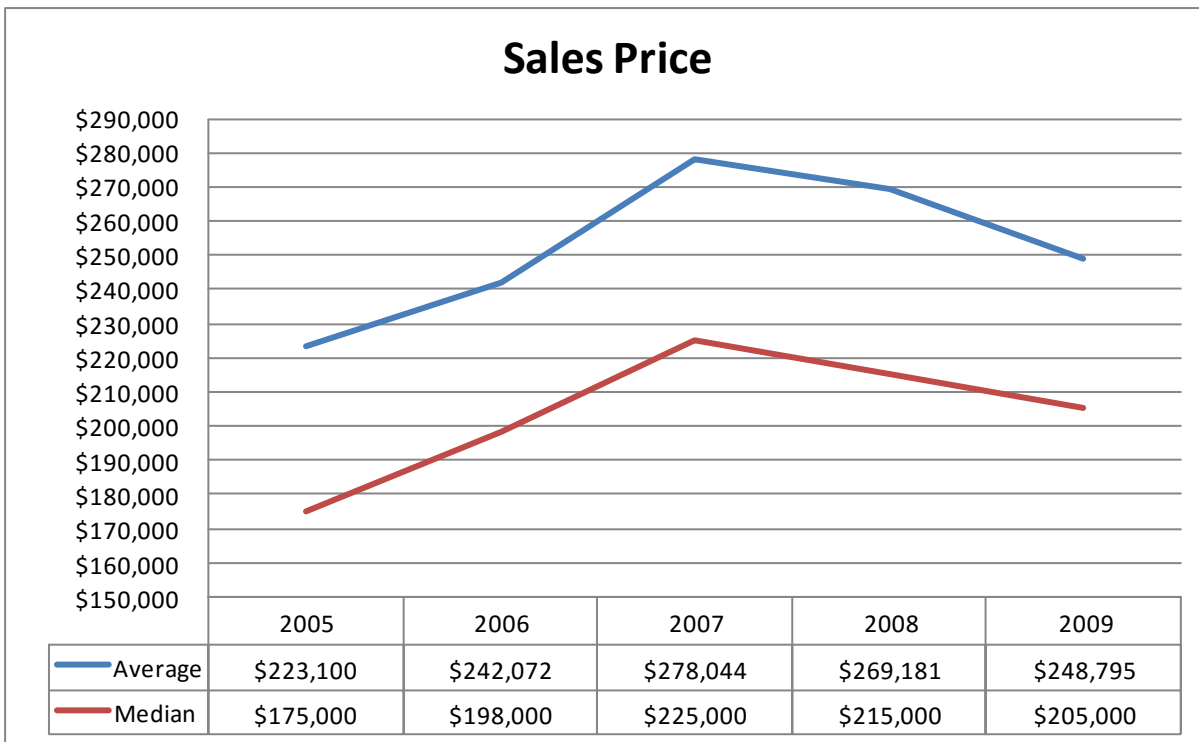
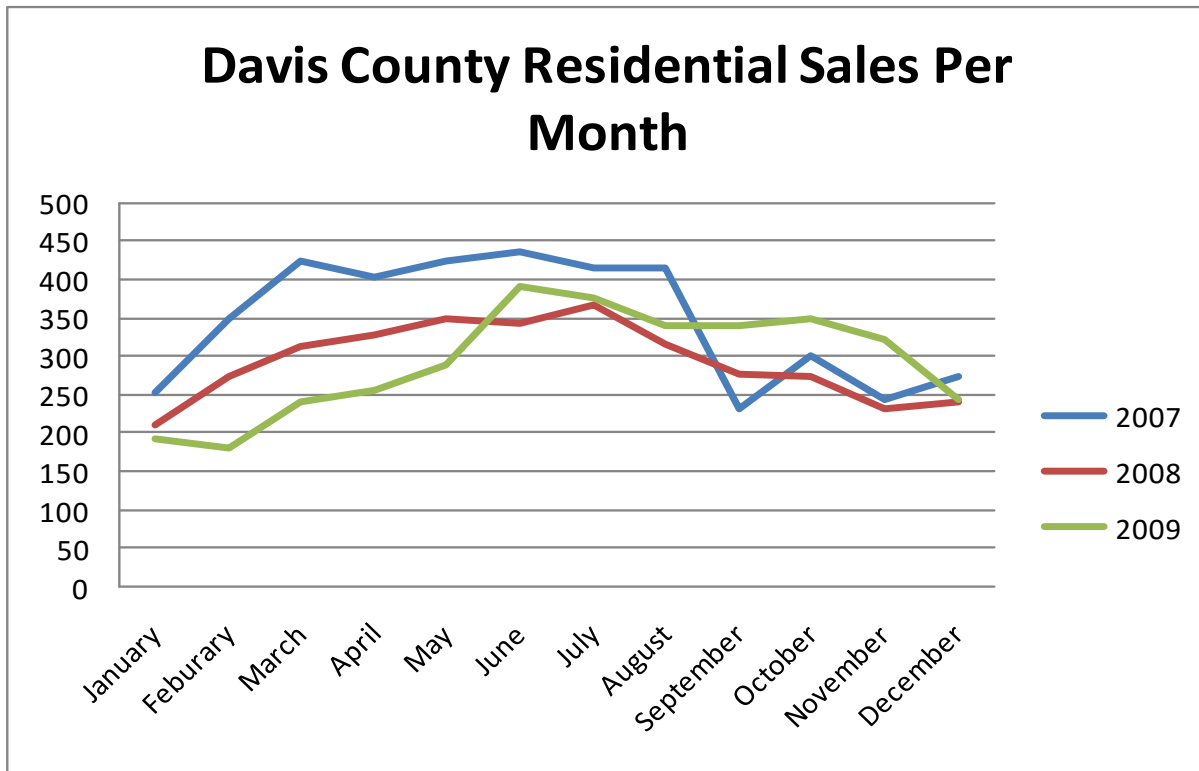
City	Total Built	Single Family Residential	Condo/Attached PUD (Townhouse)	Duplex-Fourplex
Bountiful	42	31	10	1
Centerville	26	8	18	0
Clearfield	32	32	0	0
Clinton	50	50	0	0
Farmington	163	123	40	0
Fruit Heights	14	14	0	0
Kaysville	85	85	0	0
Layton	160	94	66	0
North Salt Lake	174	104	70	0
South Weber	18	13	5	0
Sunset	0	0	0	0
Syracuse	96	96	0	0
West Bountiful	4	4	0	0
West Point	39	20	19	0
Woods Cross	60	42	18	0
Total	963	535	246	1

In addition to new homes built in 2009, new growth includes improvements made to existing homes. These improvements include additions, finished basements, decks, etc.

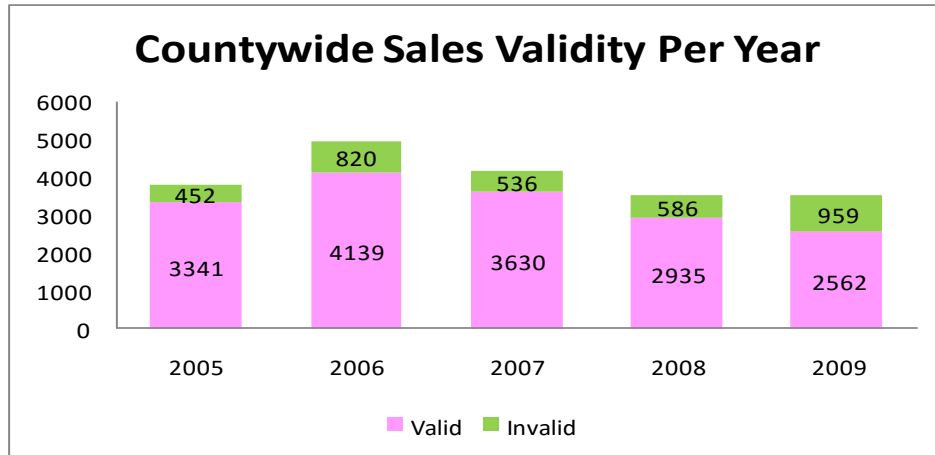
The following chart is the dollar amount of commercial/industrial new growth.

City	Dollar Amount of Commercial/Industrial New Growth
Bountiful	8,559,040
Centerville	1,822,820
Clearfield	1,740,840
Clinton	8,994,145
Farmington	0
Fruit Heights	0
Kaysville	6,397,424
Layton	38,110,056
North Salt Lake	8,099,443
South Weber	0
Sunset	71,572
Syracuse	12,016,289
West Bountiful	279,293
West Point	5,605,162
Woods Cross	12,797,738
Total	\$104,493,822

The following chart shows a comparison of the number of residences (not vacant land) sold in Davis County over the past 3 years.

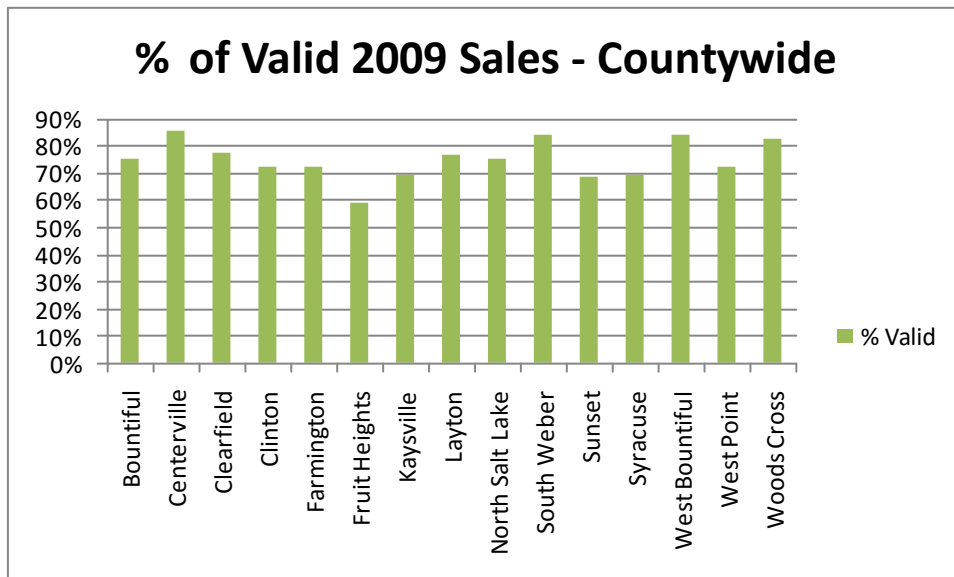


Assessed values are derived from the market. This is accomplished by analyzing sales from the previous year. Each month, the sales are reviewed and verified. Homes that sold under distress are non-arm's length transactions and coded as "invalid" sales. There are many reasons for distress, the most common being: foreclosure, short sale, and government sales. Other reasons may include: divorce, death, selling personal property with the home, family selling to family, etc.



The following chart shows the 2009 sales per city broken down by validity. Government sales are any sales where the government was involved in the transaction, like a HUD home. Short sales are sales that have a notice of default filed, but foreclosure proceedings have not begun. Bank Owned sales are foreclosed properties now owned by the bank. Other sales include homes sold under market value due to divorce, death or other reasons, ie. personal property in the sales, sale between family members, etc.

NBHD	# Sales	# Valid	# Gov.	# Short	# Bank Own	# Other
Bountiful	352	266	5	27	26	28
Centerville	130	111	1	10	3	5
Clearfield	315	244	15	36	16	4
Clinton	343	248	15	44	15	21
Farmington	184	133	2	29	13	7
Fruit Heights	39	23	0	7	4	5
Kaysville	284	198	10	39	19	18
Layton	750	578	34	66	50	22
North Salt Lake	247	186	11	24	15	11
South Weber	58	49	1	3	5	0
Sunset	58	40	7	4	7	0
Syracuse	305	212	21	39	21	12
West Bountiful	25	21	0	0	4	0
West Point	83	60	3	7	7	6
Woods Cross	119	98	6	8	5	2



When an appeal is filed, only the property value can be appealed, the actual tax on the property cannot be appealed. These rates are set by the different taxing entities (school board, county, city, water district, etc).

Valuation notices are mailed around July 23. The deadline to file an appeal is either 45 days after the notice is mailed or September 15th, whichever is later. The deadline is displayed on the valuation notice.

Evidence of value is needed, along with an application, when submitting an appeal. There are several items of evidence that can be submitted.

Comparable Sales – Sales dated near the lien date of January 1st that are located near the subject property with similar characteristics are best. Submitting 3 homes that sold 2 years ago, located 5 miles away, which were bank owned properties are not considered good evidence. The question that should be asked when looking for sales is, “Would the comparable properties compete against my property if both were for sale.”

Purchase/Refinance – If a home was purchased or refinanced within 12 months of the lien date, January 1st, a settlement statement or appraisal is acceptable evidence.

Income – If the property in question is an income producing property, income and expense records would be appropriate evidence.

Factual Error – If the information on the property is incorrect, for example, a home is stated in the county records as larger than actual size, or noted that it has finished basement when in actuality it does not, supply evidence of the error. NOTE: Single family residences are measured by the outside walls not the inside. Though you can't live inside the walls they are necessary for the structure to stand. National appraisal standards direct appraisers to measure from the outside. Condo's are measured by interior measurements.

When the county receives an appeal, it is reviewed by the Tax Administration Department. If there isn't enough evidence or the evidence isn't applicable, the taxpayer has 20 days to respond with sufficient evidence. If the evidence justifies a change to the market value a change will be made. Either way, a letter is sent to the taxpayer.

If the taxpayer is unsatisfied with the result, a hearing can be scheduled with the Board of Equalization (BOE). There is a 20 day window from the date of the market review letter to file for a hearing. A hearing is an informal meeting where both the taxpayer and an appraiser from the Assessor's Office present their evidence. The hearings are presided over by an independent hearing officer. This is usually a local appraiser who is not a full time employee of Davis County; they are hired by the Tax Administration on a contract basis.

If both the appellant and the county accept the BOE decision, the process ends. If either the appellant or the county disagrees with the decision from the BOE, a request can be made for the process to go to the Utah State Tax Commission. This request must be made within 30 days from the date of the BOE decision letter.

Year	Total Appeals	County Hearings	State Hearings
2007	2656	341	18
2008	5996	679	75
2009	4144	690*	117

*In 2009, there was an increase in developers appealing whole subdivisions. Though multiple lots are appealed, only one hearing is conducted for the whole subdivision. The county hearing total of 690 is the total number of parcels appealed not the total number of hearings.

Year	Total Appeals	Approved Reduction	Appeal Denied	Appeal Withdrawn	Waiting on State Hearing
2007	2656	2088	559	9	
2008	5996	4598	1367	24	7
2009	4144	3134	864	29	117

Due to the complexity of some appeals and the backlog at the State, it may take several months to get a decision back from the State.

The Utah Farmland Assessment Act (FAA, also called the Greenbelt Act) allows qualifying agricultural property to be assessed and taxed based upon its productive capability instead of the prevailing market value. This unique method of assessment is vital to agricultural operations in close proximity to expanding urban areas, where taxing agricultural property at market value could make farming operations economically prohibitive.

FAA land is classified according to its capability of producing crops or forage. Capability is dependent upon soil type, topography, availability of irrigation water, growing season, and other factors. All agricultural land in the county is based on SCS Soil Surveys and guidelines provided by the Tax Commission. The general classifications of agricultural land are Irrigated, Dry land, Grazing land, Orchard, and Meadow. If you disagree with your land classification, you can appeal to your county board of equalization for reclassification.

For the 2010 assessment, there were 1787 parcels in Greenbelt, equaling 22,944.42 acres.

The following chart shows the difference between Greenbelt value and market value broken down by land class.

Land Class	Greenbelt Value	Market Value	Greenbelt Value as a % of Market Value
Irrigation	6,674,648	351,910,801	1.90%
Orchard	102,419	6,547,463	1.56%
Meadow	97,657	10,534,996	0.93%
Dry	6,802	12,700,174	0.05%
Grazing	181,904	203,637,149	0.09%
Non-Production	4,926	9,989,344	0.05%
Total	\$7,068,356	\$595,319,927	1.19%

When land becomes ineligible for farmland assessment (such as when it is developed or goes into non-use), the owner becomes subject to what is known as a “rollback” tax. The rollback tax is the difference between the taxes paid while in greenbelt and the taxes which would have been paid had the property been assessed at market value. In determining the amount of rollback tax due, a maximum of five years will be applied to determine the tax amount.

According to the Utah Constitution, by May 1 the following properties are to be assessed at 100% of Fair Market Value, as valued on January 1:

- Property operating as a unit across state and county boundaries
- All properties of public utilities
- All operating property of an airline, air charter service and air contract services
- All geothermal fluids and geothermal resources
- All mines and mining claims
- All machinery used in mining, all property or surface improvements upon or appurtenant to mining claims

Because of the complexity of these properties, and the fact that some cross county or state lines, the Utah State Property Tax Division values these properties. After the State assesses these properties, the County Treasure bills and collects the taxes.

The following chart shows the dollar amount that was assessed for Centrally Assessed properties.

Tax Year	Values Before Appeals	Values After Appeals
2007	322.920.433	315.256.143
2008	372.610.692	366.649.840
2009	412.551.226	*
2010	493.463.739	*

*The State is still processing 2009 appeals. The 2009 values after appeals will be updated in next year's annual report.

The Personal Property Division of the Assessor's Office consists of one Supervisor/Personal Property Appraiser, three Personal Property Appraisers and two Office Specialists. They work to make sure that all non-exempt tangible personal property is valued and assessed annually.

Taxable personal property is primarily that which is used in the operation of a business, mobile and manufactured (Mfg) homes in communities where the land beneath the Mfg/mobile home has different ownership than the home, and motor vehicles registered with the Department of Motor Vehicles.

The Personal Property Division is responsible to value all motor homes, boats 31 feet or longer in length, and commercial trucks and trailers. They also manage inventory lists for dealerships that have value-based vehicles. The DMV collects the County's portion of all motor vehicle fees/taxes and forwards those funds to the County.

All Personal Property tax is collected and apportioned to the county, cities, school districts, and other taxing entities to pay for local governmental services in the same manner as real property tax.

Personal Property values, like Real Property values, are based on a January 1 tax lien date. The chart below represents the 2009 Personal Property Tax values as 2010 totals are not yet available.

City	Tax Charge Value	Tax	Tax Paid
Bountiful	65,388,683	718,827	702,215
Centerville	42,970,110	469,506	440,795
Clearfield	236,769,220	3,042,958	2,958,417
Clinton	18,239,955	214,283	211,880
Farmington	34,657,637	413,781	411,905
Fruit Heights	2,742,860	31,539	30,229
Kaysville	34,333,525	359,237	347,879
Layton	177,386,231	2,110,227	2,081,605
North Salt Lake	209,629,314	2,354,840	2,319,553
South Weber	4,101,870	45,312	45,248
Sunset	3,069,700	34,927	34,419
Syracuse	21,451,207	249,373	244,040
West Bountiful	129,741,839	1,451,538	1,442,211
West Point	2,448,780	29,883	28,250
Woods Cross	53,564,299	570,525	556,086
Unincorporated	281,878,897	3,032,552	3,030,735
Total	\$1,318,374,127	\$15,129,308	\$14,885,467

January 1 – All property is valued as it existed on January 1, including motor vehicles, personal property, and real property.

First week in January – Motor vehicle inventory lists are due from automobile dealers.

February – Personal Property statements are mailed out. There is a 60 day appeal period from date of mailing.

February – Mobile Home/Mfg Home bills are mailed out. Taxes are due 30 days after mailing. There is a 30 day appeal period from date of mailing.

May 1 – FAA/Greenbelt applications must be filed.

May 15 – Personal Property Statements are due.

May 22 – Real Property rolls close.

July 22-31 – Real Property Valuation notices are mailed.

August – Appeals to the Board of Equalization for real property are accepted for 30 days from the original date of mailing of Property Value notices, or September 15, which ever date is later.

October 30 – Real Property tax notices are mailed.

November 30 – Real Property taxes are due to the County Treasurer and become delinquent after November 30. Partial payments may be made anytime throughout the year.