

DAVIS COUNTY ANNUAL REPORT

Davis County Assessor's Office
2025



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OUR OFFICE

Davis County Assessor's Office Mission Statement

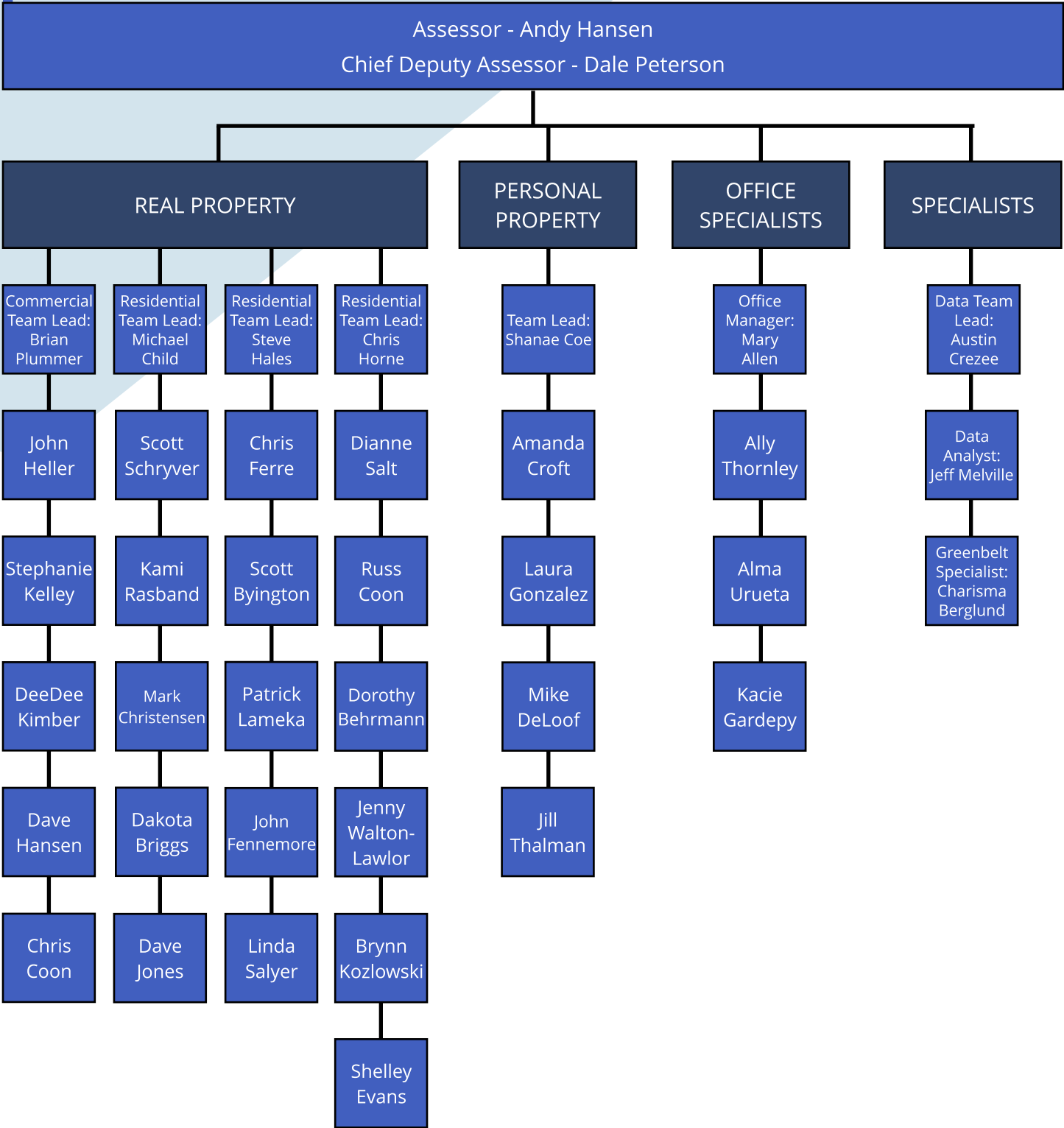
Ensure that all properties in our county, real and personal, are valued at 'fair market value,' comply with all laws and statutes in a responsible and reasonable manner, and maintain a high standard of assessment and equity for each taxpayer.



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 some motor vehicles at 'fair market value.'



Davis County Assessor's Office Staff



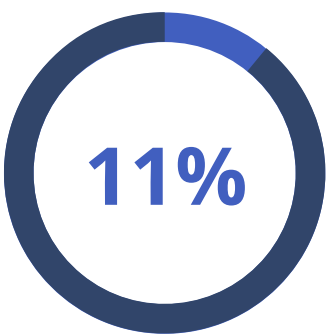
MARKET CONDITIONS

An Overview of the Davis County Economy

Utah is the ninth most urban state in the nation with approximately 90% of Utahns living in urban areas. Davis County is the smallest county in terms of land area, but the third most populated county, containing approximately 11% of Utah's total population. The 2024 population was estimated to be 378,470 by the United States Census.

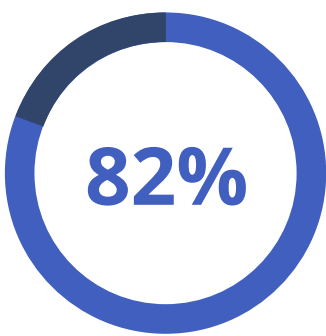
Per the Utah Department of Workforce Services, Davis County continues to maintain a strong economy with regard to employment. In April 2025 the unemployment rate was estimated to be 2.8%. This rate held steady when compared to the previous year and unemployment in Davis County is still below the national average of 4.2%.

The local housing market saw turbulence in 2022 following interest rate hikes by the Federal Reserve. The Federal Reserve Economic Data shows that the national average for 30-year fixed-rate mortgages went from 3.22% to 6.48% from Jan 2022 to Jan 2023. These increased rates influence buyer decision-making by impacting the purchasing power of prospective buyers. As of Jan 2025, the housing market has seen more stability, but the national average for 30-year mortgages remains around 6.91% per Freddie Mac.



Population

Davis County's population as a proportion of Utah's total.



Labor Force

Davis County's labor force participation rate for ages 20 - 64.



Unemployment

Davis County's unemployment rate as of April 2025.



Davis County is positioned in a location that allows for many different employment opportunities both within the county and outside of it. A majority of the jobs in Davis County are associated with federal and local governments. Of those jobs, Hill Air Force Base is the largest employer. Below is a list of the top ten employers in the county and estimates of the number of employees at each location (Data obtained from the Utah Division of Workforce Services - Updated 11/2024).

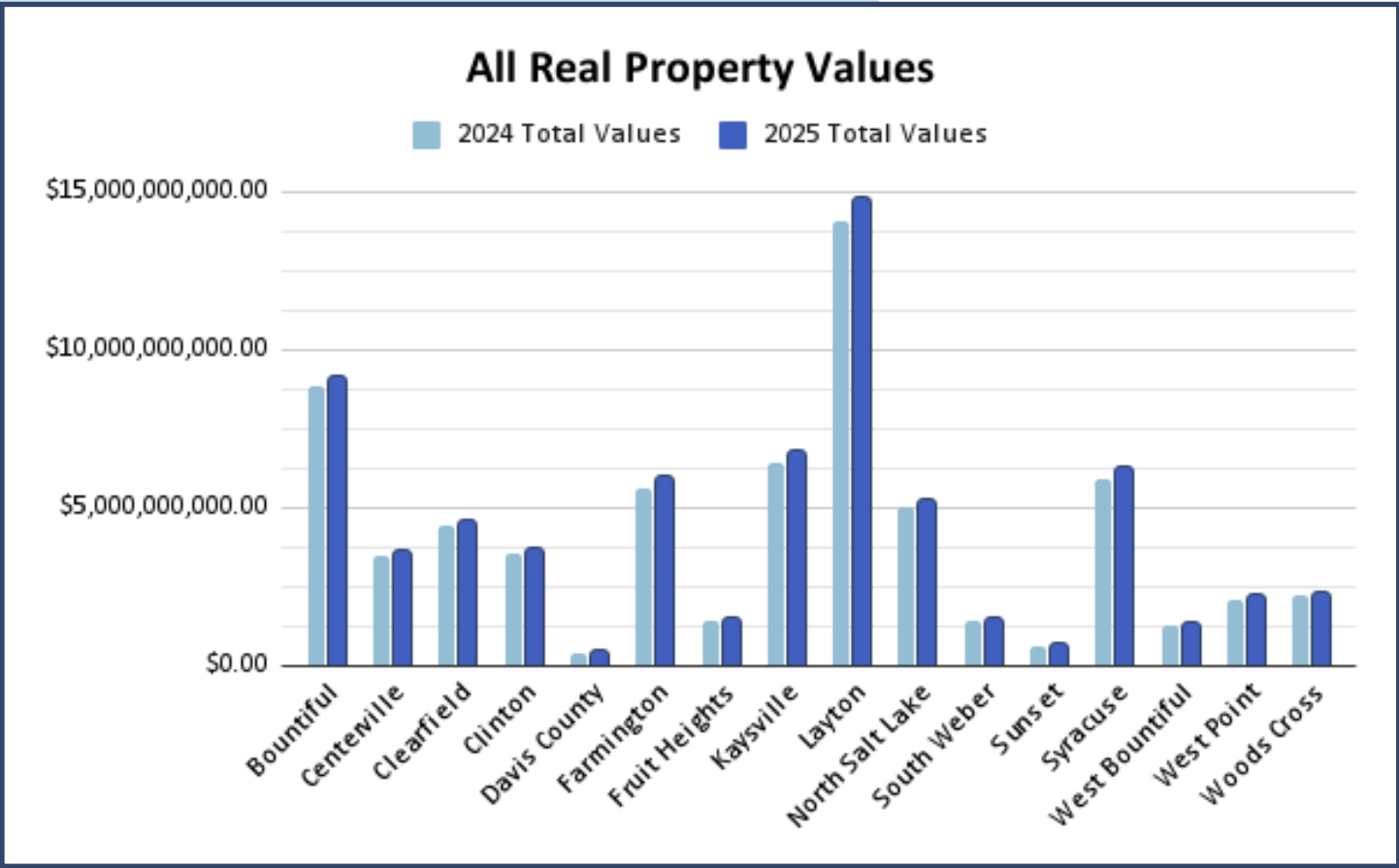
Rank	Employer	Industry	Annual Average Employment
1	Department of Defense	Federal Government	10,000 - 14,999
2	Davis County School District	Public Education	10,000 - 14,999
3	Northrup Grumman Corp	Aerospace	2,000 - 2,999
4	Smith's Food & Drug	Supermarkets	2,000 - 2,999
5	Wal-Mart Associates	Warehouse Clubs/Supercenters	1,000 - 1,999
6	Lifetime Products Inc.	Athletic Goods Manufacturing	1,000 - 1,999
7	Lagoon Corporation, Inc.	Amusement Parks	1,000 - 1,999
8	Intermountain Health Care	Health Care	1,000 - 1,999
9	Tanner Memorial Clinic	Health Care	1,000 - 1,999
10	Davis County Government	Local Government	1,000 - 1,999

TOTAL VALUE STATISTICS

Overall Value of Real Property by City

The following data contains the total assessed values and percent changes of all properties within each specified city. These values include all non-exempt vacant land, residential, and commercial properties. It also shows the proportion of value that each city represents within the county as a whole.

Values throughout Davis County saw a continued recovery following the turbulence, fluctuations, and interest rate changes that occurred during the 2022 calendar year. It is worth noting that the percentage changes are an aggregate of all property types, which also includes any new development and construction. They are not necessarily indicative of the value changes of any one single property.



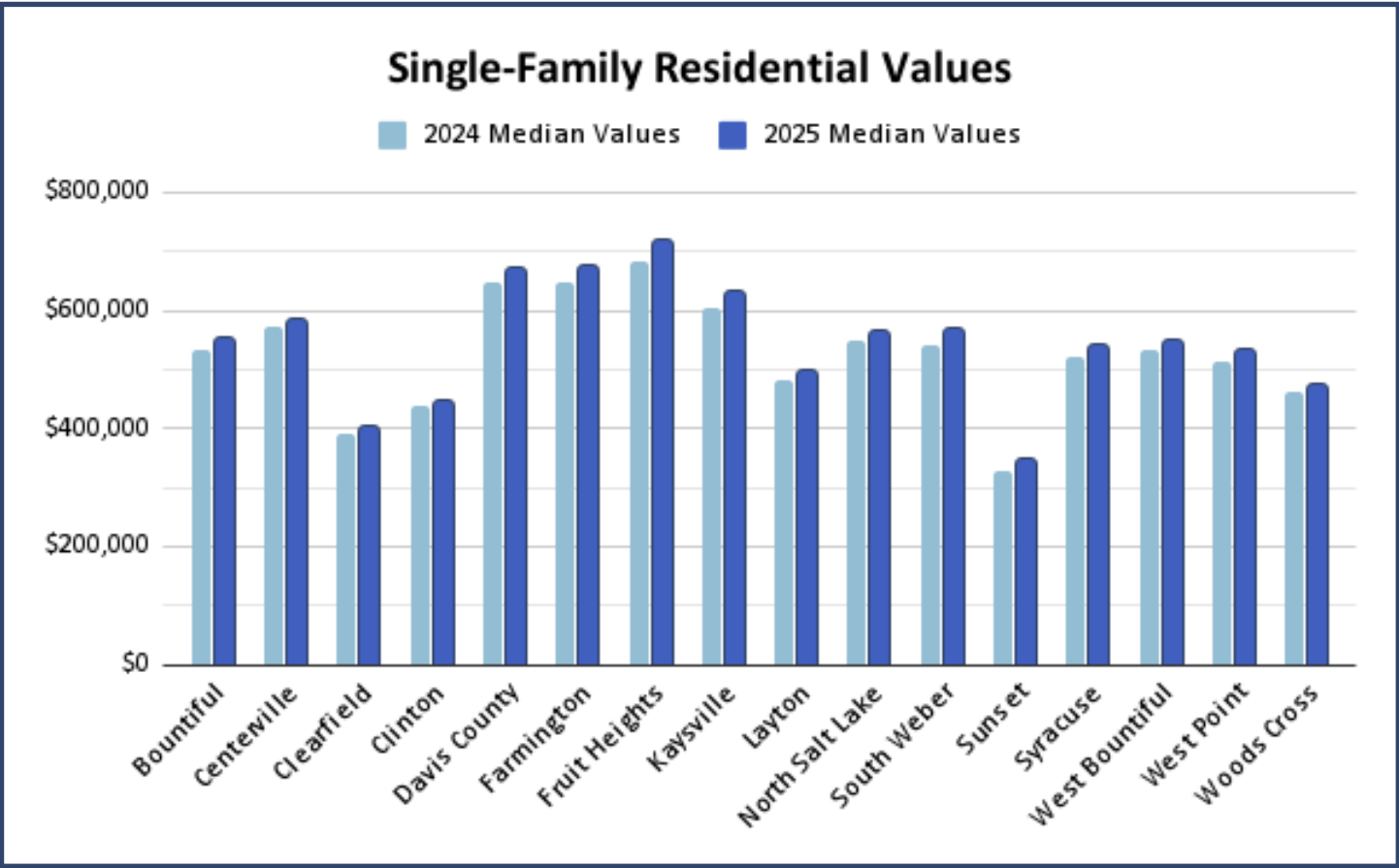
City	2024 Values	2025 Values	Percent Change	Percentage of Total Assessment
Bountiful	\$8,828,316,137.00	\$9,168,189,883.00	3.85%	13.09%
Centerville	\$3,458,090,885.00	\$3,598,451,964.00	4.06%	5.14%
Clearfield	\$4,396,591,883.00	\$4,613,113,888.00	4.92%	6.58%
Clinton	\$3,539,735,398.00	\$3,691,578,624.00	4.29%	5.27%
Davis County	\$415,604,475.00	\$445,157,880.00	7.11%	0.64%
Farmington	\$5,617,236,355.00	\$5,961,283,172.00	6.12%	8.51%
Fruit Heights	\$1,399,416,744.00	\$1,464,609,815.00	4.66%	2.09%
Kaysville	\$6,434,089,475.00	\$6,772,024,577.00	5.25%	9.67%
Layton	\$14,064,694,622.00	\$14,775,531,383.00	5.05%	21.09%
North Salt Lake	\$5,032,801,404.00	\$5,271,811,571.00	4.75%	7.52%
South Weber	\$1,394,311,186.00	\$1,507,253,807.00	8.10%	2.15%
Sunset	\$621,597,325.00	\$663,674,125.00	6.77%	0.95%
Syracuse	\$5,884,140,604.00	\$6,242,758,592.00	6.09%	8.91%
West Bountiful	\$1,278,048,137.00	\$1,338,346,673.00	4.72%	1.91%
West Point	\$2,072,305,468.00	\$2,221,379,655.00	7.19%	3.17%
Woods Cross	\$2,237,404,170.00	\$2,324,669,116.00	3.90%	3.32%
Grand Total	\$66,674,384,268.00	\$70,059,834,725.00	5.08%	100.00%

SINGLE FAMILY RESIDENCES

Median Value of Single-Family Residential Properties by City

The following data contains the median assessed values of all single-family residences within Davis County, broken down by city. These values do not include vacant land or commercial properties. These values also do not reflect the residential condo or attached townhouse properties, which can be found on the next page.

Through 2024, single-family residential values saw a general recovery following the changes to interest rates in 2022. As previously mentioned, the percent change and median numbers in the following data include a broad range of properties. They are not necessarily indicative of the value or changes of any one single property.



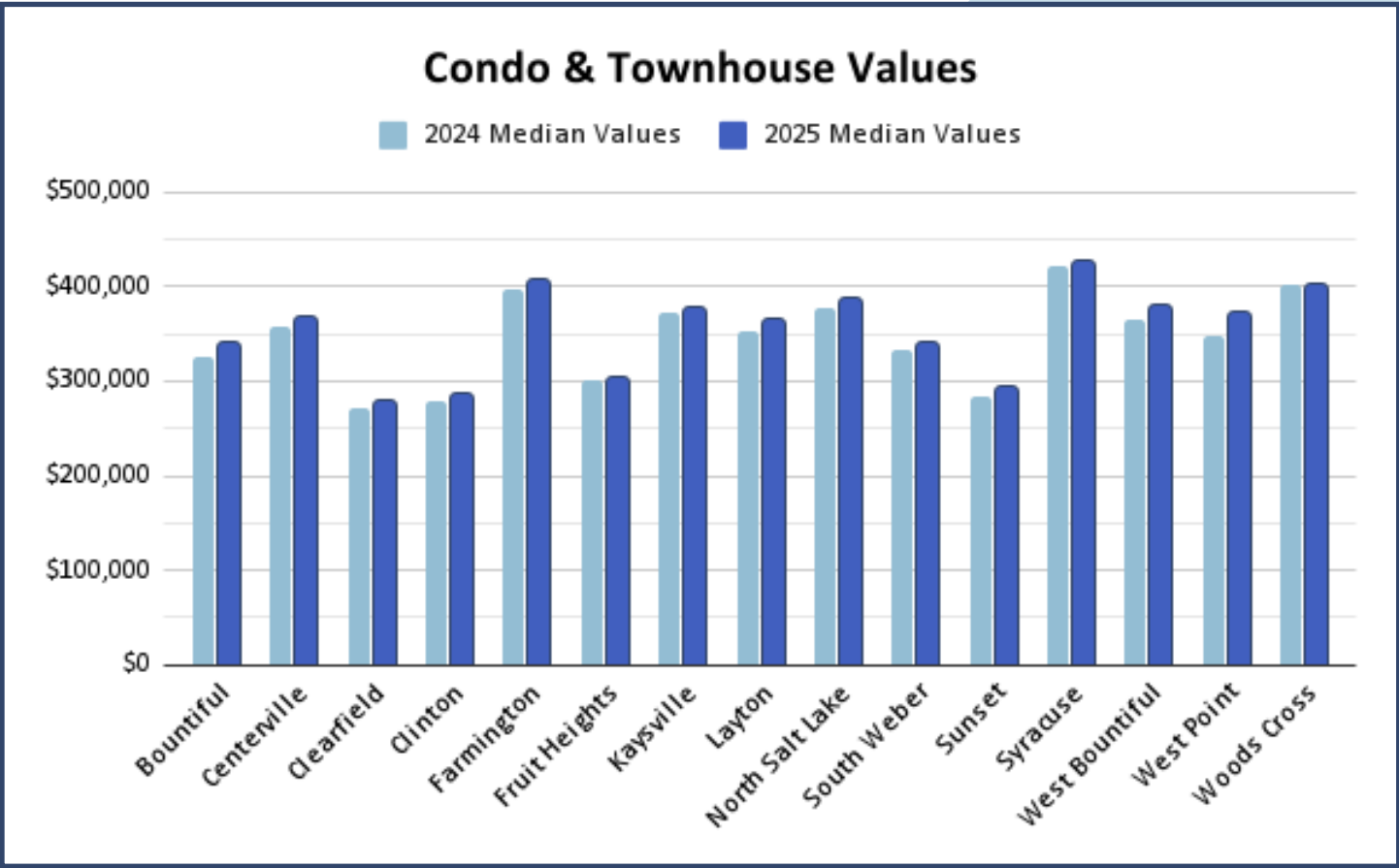
City	2024 Values	2025 Values	Percent Change
Bountiful	\$534,000	\$551,000	3.18%
Centerville	\$571,000	\$585,000	2.45%
Clearfield	\$391,000	\$402,000	2.81%
Clinton	\$438,000	\$448,000	2.28%
Davis County	\$648,500	\$672,000	3.62%
Farmington	\$646,000	\$675,000	4.49%
Fruit Heights	\$684,000	\$718,000	4.97%
Kaysville	\$604,000	\$631,000	4.47%
Layton	\$481,000	\$499,000	3.74%
North Salt Lake	\$550,000	\$565,000	2.73%
South Weber	\$541,000	\$570,000	5.36%
Sunset	\$328,000	\$347,000	5.79%
Syracuse	\$522,000	\$539,000	3.26%
West Bountiful	\$533,000	\$550,000	3.19%
West Point	\$514,000	\$532,000	3.50%
Woods Cross	\$462,000	\$475,000	2.81%
Grand Total	\$513,000	\$530,000	3.31%

CONDO/TOWNHOUSE STATISTICS

Median Value of Condos & Attached PUD Properties by City

The following data contains the median assessed values of the residential condos and attached townhouses within Davis County, broken down by city. Detached units of any kind are not considered in this section. Also, these values do not include vacant land or commercial properties.

Condo and townhouse values through 2024 saw similar levels of increase to the detached, single-family residences. However, these types of properties tend to see less consistency between the cities regarding their percent change figures due to the smaller number of properties as compared to traditional detached housing.



City	2024 Values	2025 Values	Percent Change
Bountiful	\$327,000	\$340,000	3.98%
Centerville	\$359,000	\$367,000	2.23%
Clearfield	\$272,000	\$278,000	2.21%
Clinton	\$280,000	\$287,000	2.50%
Farmington	\$398,000	\$406,000	2.01%
Fruit Heights	\$302,000	\$303,000	0.33%
Kaysville	\$372,000	\$378,000	1.61%
Layton	\$353,000	\$364,000	3.12%
North Salt Lake	\$377,000	\$388,000	2.92%
South Weber	\$332,000	\$340,500	2.56%
Sunset	\$283,000	\$294,000	3.89%
Syracuse	\$421,000	\$428,000	1.66%
West Bountiful	\$366,000	\$379,000	3.55%
West Point	\$349,000	\$371,500	6.45%
Woods Cross	\$401,000	\$402,000	0.25%
Grand Total	\$352,000	\$364,000	3.41%

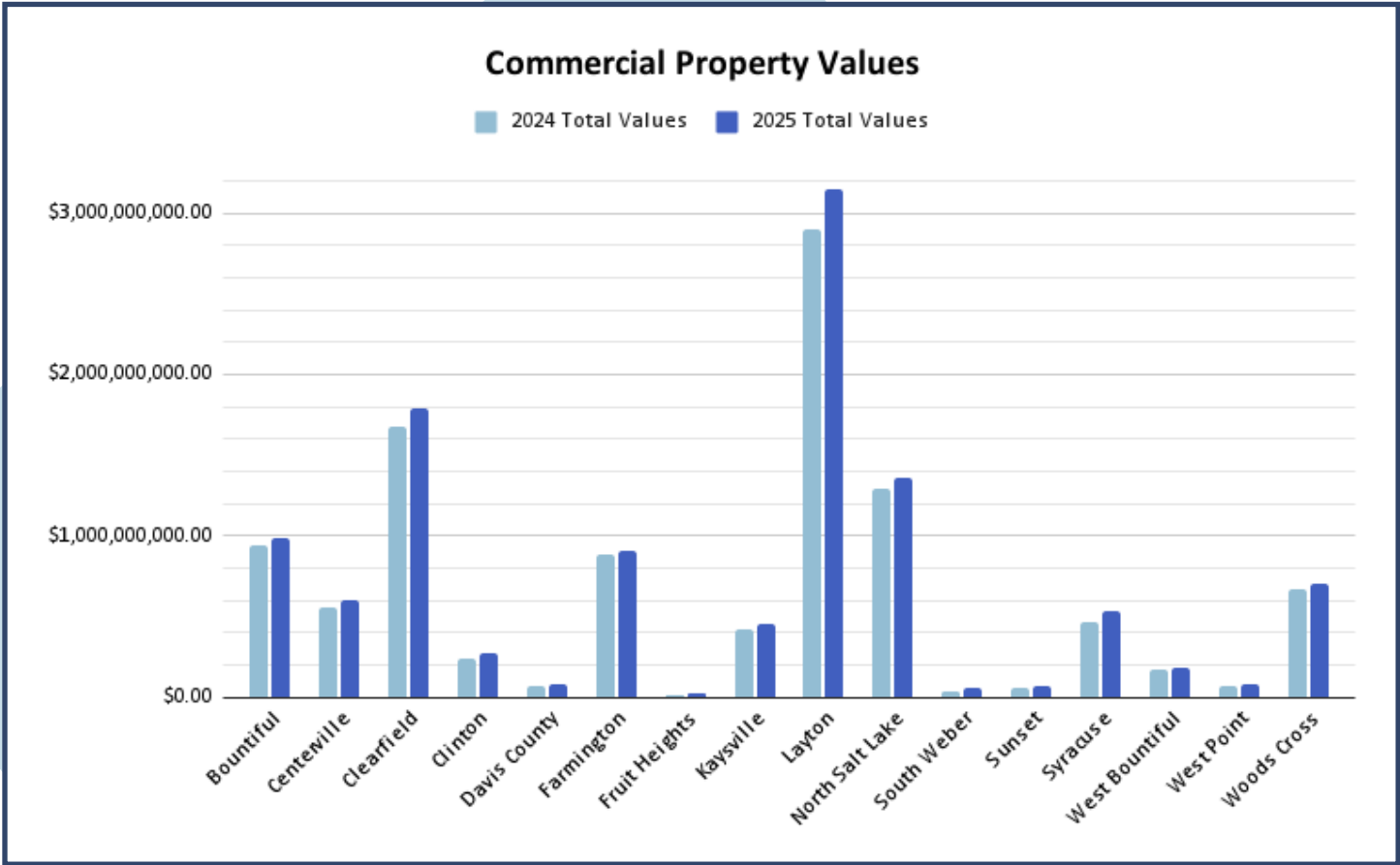
COMMERCIAL STATISTICS

Total Value of Commercial Properties by City

The following data contains the total assessed values of the non-exempt, improved commercial properties within Davis County, broken down by city. These values do not include vacant land or residential properties.

This data differs from the prior residential values as these numbers are total values and not medians. Due to the dramatic variations in commercial applications, uses, and sizes, using the median as a comparison tool is less effective than with residential properties.

NOTE: The large increase in commercial values in South Weber is largely attributed to the completion of a new RV dealership, which constitutes a sizable proportion of the total number of commercial properties in the city.



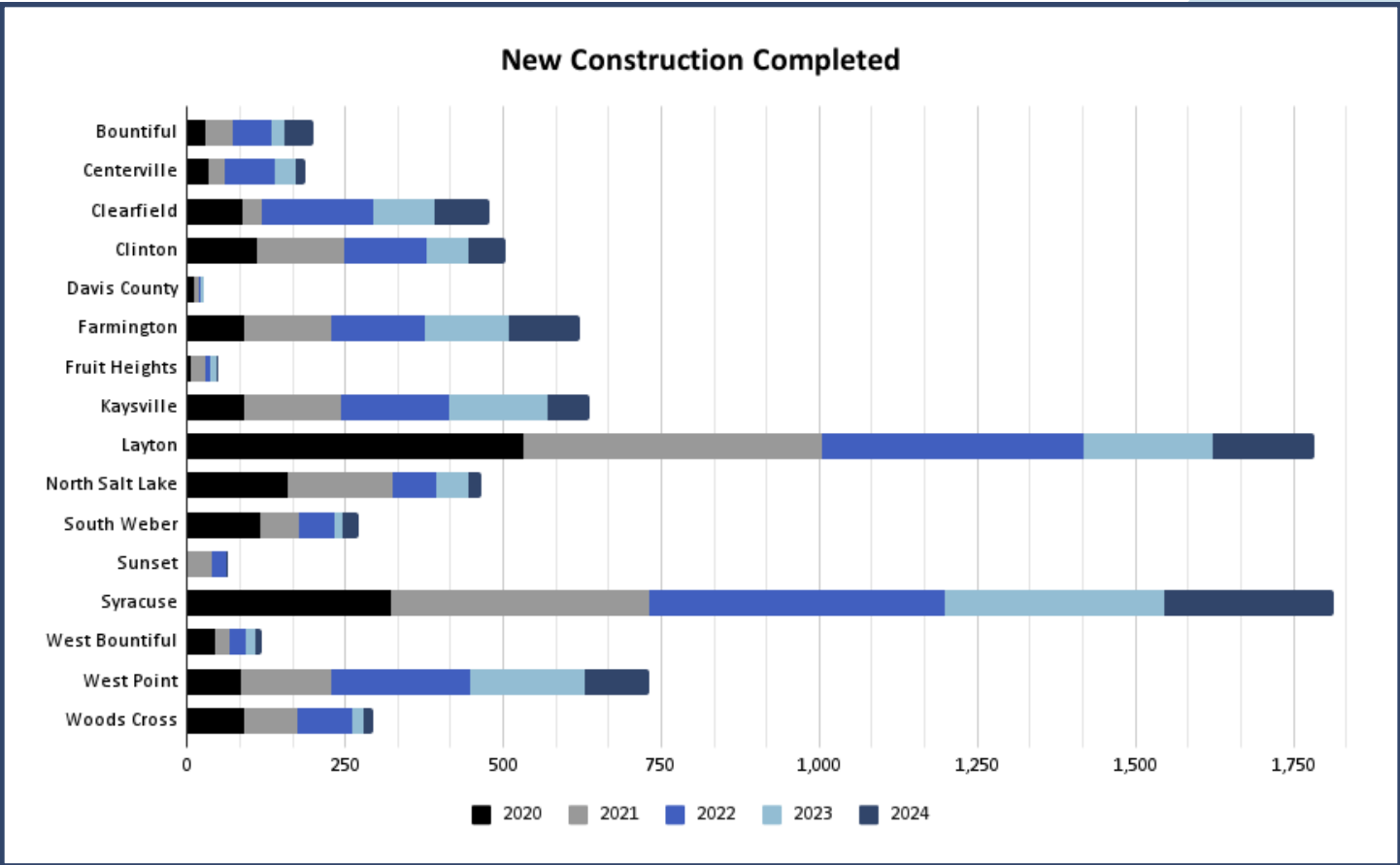
City	2024 Values	2025 Values	Percent Change	Percentage of Total Assessment
Bountiful	\$943,039,604.00	\$985,718,153.00	4.53%	8.75%
Centerville	\$554,408,841.00	\$606,133,110.00	9.33%	5.38%
Clearfield	\$1,672,619,768.00	\$1,790,260,441.00	7.03%	15.90%
Clinton	\$243,684,204.00	\$272,536,266.00	11.84%	2.42%
Davis County	\$74,141,357.00	\$83,760,085.00	12.97%	0.74%
Farmington	\$881,128,518.00	\$908,334,972.00	3.09%	8.07%
Fruit Heights	\$16,977,988.00	\$19,211,917.00	13.16%	0.17%
Kaysville	\$423,858,198.00	\$458,115,538.00	8.08%	4.07%
Layton	\$2,900,611,083.00	\$3,149,783,158.00	8.59%	27.97%
North Salt Lake	\$1,297,971,186.00	\$1,358,996,460.00	4.70%	12.07%
South Weber	\$41,052,787.00	\$61,574,543.00	49.99%	0.55%
Sunset	\$56,794,922.00	\$69,799,491.00	22.90%	0.62%
Syracuse	\$460,521,770.00	\$535,268,529.00	16.23%	4.75%
West Bountiful	\$173,877,696.00	\$180,150,040.00	3.61%	1.60%
West Point	\$70,271,751.00	\$76,798,219.00	9.29%	0.68%
Woods Cross	\$665,939,820.00	\$705,773,899.00	5.98%	6.27%
Grand Total	\$10,476,899,493.00	\$11,262,214,821.00	7.50%	100.00%

NEW GROWTH

New Construction Trends

The Davis County Assessor's Office tracks all new construction in Davis County each year. This section of the report summarizes the number of new residential and commercial buildings that were constructed each year. This data does not include items such as additions, basement finish permits, etc.

Before 2023, growth and new construction in the county had been increasing each year, the only exception being a slight lag in 2020 during the COVID-19 pandemic. This trend was altered heavily in 2023 and 2024 following rate changes in 2022, which led to a decrease in building. The following chart shows a five-year breakdown of new construction, by city, with the table on the next page providing the exact numbers behind the graphic.



City	2020	2021	2022	2023	2024	Grand Total
Bountiful	29	43	61	21	45	199
Centerville	33	27	78	34	15	187
Clearfield	87	32	175	96	89	479
Clinton	110	139	129	68	58	504
Davis County	10	8	4	5	0	27
Farmington	90	139	148	133	110	620
Fruit Heights	6	22	7	11	4	50
Kaysville	90	153	170	157	67	637
Layton	532	471	415	205	160	1,783
North Salt Lake	159	165	69	51	21	465
South Weber	116	61	57	11	25	270
Sunset	0	39	22	0	3	64
Syracuse	323	409	465	348	270	1,815
West Bountiful	44	22	26	16	10	118
West Point	84	143	221	181	102	731
Woods Cross	89	84	87	19	14	293
Grand Total	1,802	1,957	2,134	1,356	993	8,242

SALES INFORMATION

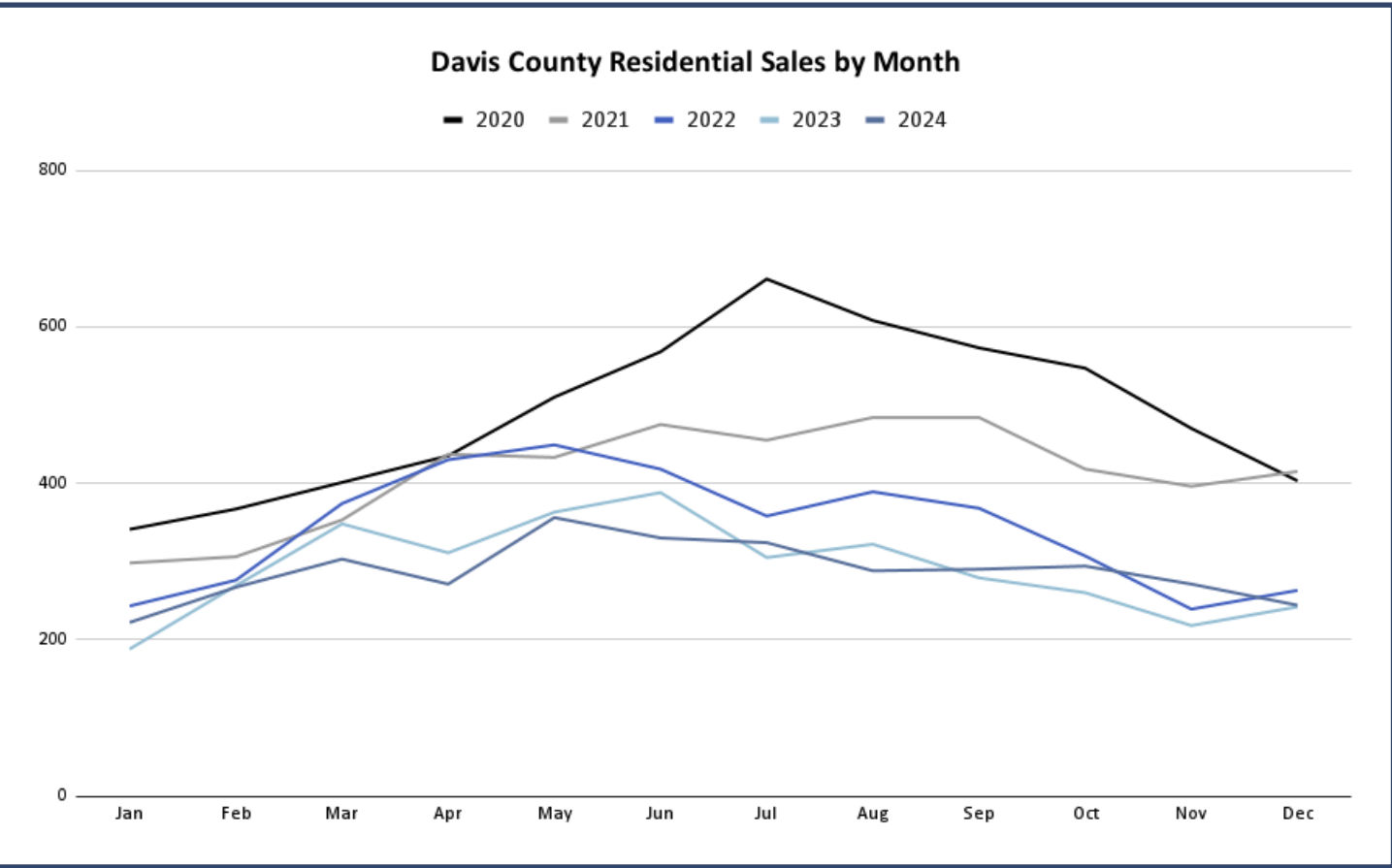
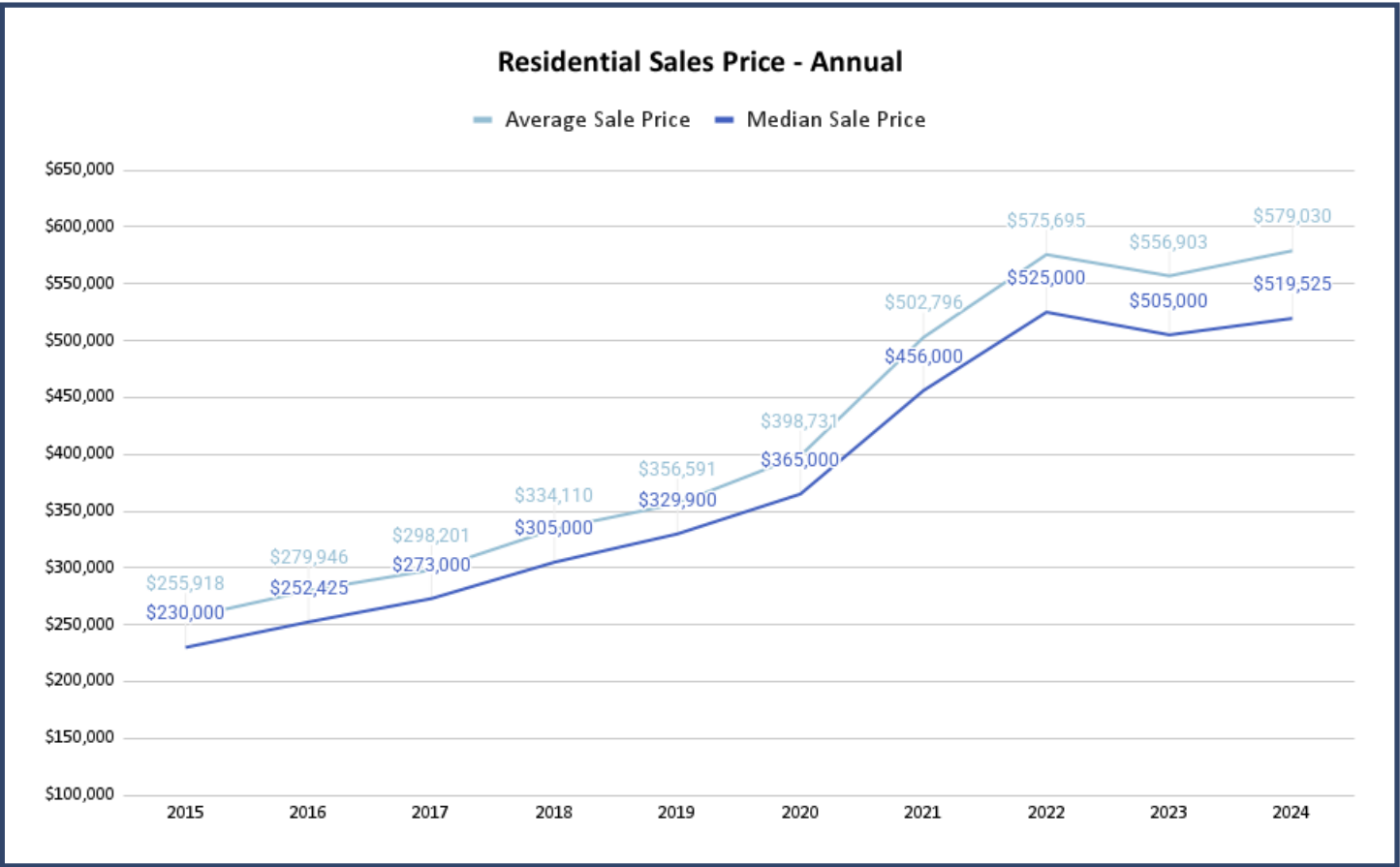
An Overview of the Sales Used in Market Value Determination

Each year, all residential sales are examined to determine the market value of all residential properties in Davis County. Each sale is then verified independently by appraisers to confirm if the sale is reflective of the market. After this, the sales are then analyzed through a regression model to develop a valuation formula. This formula is then applied to each of the homes in the county to develop an assessed value for each home.

The graph below shows the average and median sales prices since 2015. It is worth noting that, on average, homes have more than doubled in value through this period. Since mid-2022, home values have mostly stabilized and began to increase again, but not at the same rate that was seen prior to the interest rate changes that year.



The following graph shows the volume of homes sold in Davis County, by month, across the previous five years. This graphic is important, because it shows the seasonality that affects the residential market, with more homes typically selling in the summer months as compared to the winter months. It is also helpful for comparing total sales volume between each of the prior five years.



APPEAL PROCESS

Understanding the Appeal Process & Relevant Statistics

If a taxpayer disagrees with their property value or property characteristics, an appeal can be filed to contest the valuation. All appeals must be made in regard to the property value and not the tax amount, as taxes are set by the taxing entities (school board, city, water district, etc.). Valuation notices are mailed around July 23rd each year. 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 each valuation notice. An application and evidence are needed in order to submit an appeal. Some examples of evidence are:

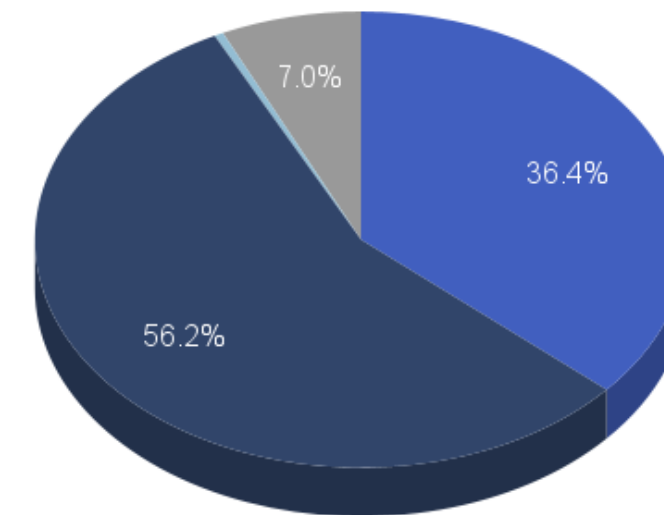
- **Comparable Sales** – Sales located near the subject property, with similar characteristics, and that occurred near the lien date (January 1st) are typically the best evidence. Sales of properties that are dissimilar to the subject, which sold several years ago, or are located five miles away are not good evidence to justify an appeal. The question that should be asked when looking for sales as evidence is: “Would this property compete against mine if both were for sale?”
- **Purchase/Refinance** – If a home was purchased or refinanced within 12 months of the lien date, a settlement statement or appraisal is acceptable evidence.
- **Income Statements** – 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 subject property is incorrect, an appellant can provide evidence of the error as a basis for appeal. Examples of this might include the county records showing incorrect square footage or a finished basement when in actuality the basement is unfinished.

When the county receives an appeal, it is reviewed by the Tax Administration Department. If there is not enough evidence or the evidence is not applicable, the taxpayer has 20 days to respond with sufficient evidence. If the evidence is sufficient, an appraiser will be assigned to investigate the appeal. If the evidence justifies a change to the assessed value, a change will be made. Regardless of the outcome, the taxpayer will be notified of the result of their appeal by letter.

If the taxpayer is unsatisfied with the result, a hearing can be scheduled with the Board of Equalization. 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 who is typically a local appraiser hired on contract by the Tax Administration Office.

2024 Tax Year Appeal Statistics

Approved Reduction Appeal Denied Appeal Withdrawn Status Pending

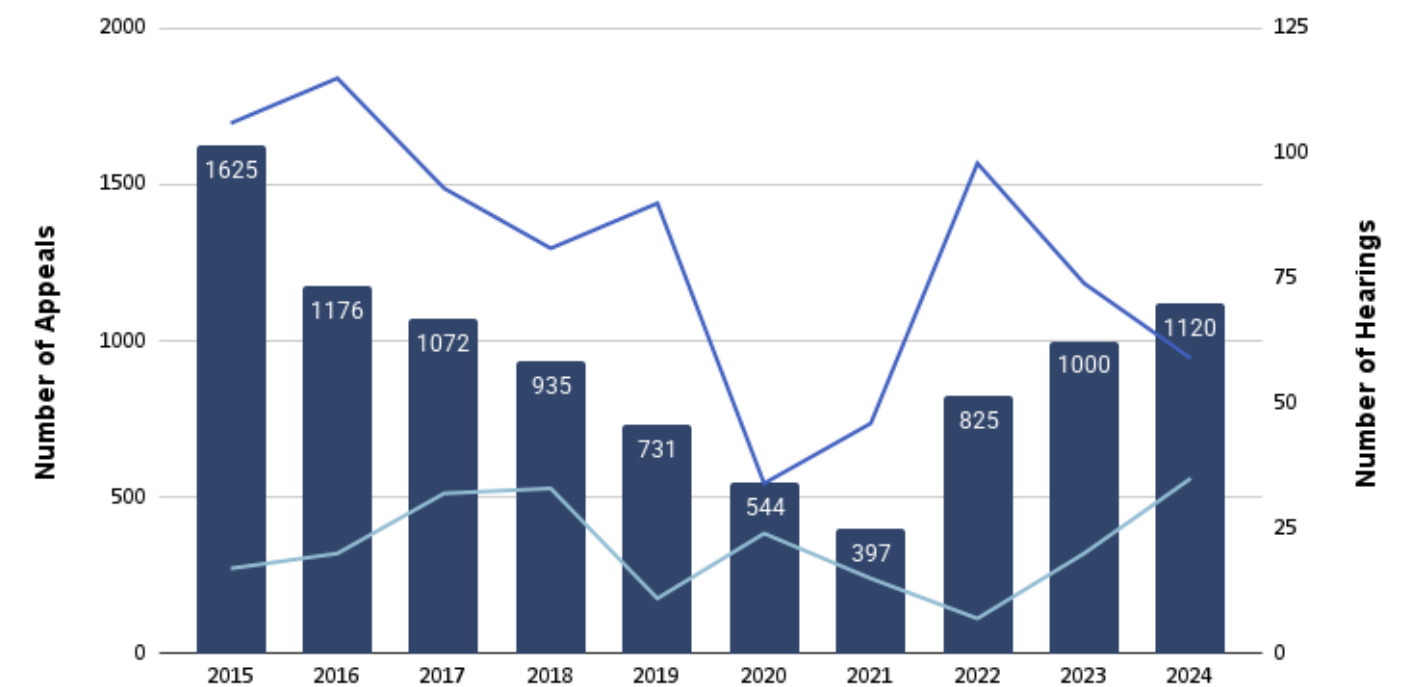


This chart to the left shows the rates at which appellants are successful in receiving a value reduction through the appeal process. In a typical year, about half of the appeals reviewed lead to value reductions. Appeals are an important part of the valuation process. Oftentimes, it provides the assessor's office with updated information that may have been incorrect on county records, which can lead to value reductions.

The chart below displays the number of total appeals by year and the amount that go to local or state hearings.

Appeal & Hearing Count

Total Appeals County Hearings State Hearings



GREENBELT INFORMATION

An Overview of Farmland in Davis County

The Utah Farmland Assessment Act (FAA), also called the Greenbelt Act, allows qualifying agricultural property to be assessed and taxed based on 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. The 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 Utah State 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.

Did you know?

Greenbelt doesn't just apply to just typical farm animals or crops. Valid qualifications also include things like bees, fish, deer, elk, and even hemp.

Once a property is removed from Greenbelt classification, a rollback tax is owed. This tax is equal to the amount that would have been owed on the property without the Greenbelt designation. The rollback tax is the difference between the taxes paid while in Greenbelt and the taxes that would have been paid had the property been assessed at market value over the previous five years.

The table on the right shows the total amount of Greenbelt acreage and the difference between the Greenbelt and the market value in each city.



City	Acres	2025 Greenbelt Value	2025 Market Value
Bountiful	82.14	\$22,541	\$12,779,028
Centerville	679.07	\$36,613	\$33,279,622
Clearfield	58.06	\$39,940	\$11,708,858
Clinton	135.82	\$90,590	\$20,024,750
Davis County	11,410.00	\$1,170,760	\$406,578,240
Farmington	427.10	\$98,183	\$134,042,867
Fruit Heights	65.97	\$16,129	\$18,892,315
Kaysville	454.36	\$174,222	\$108,217,884
Layton	1,228.33	\$760,103	\$201,702,525
North Salt Lake	744.13	\$14,138	\$3,668,983
South Weber	545.13	\$198,004	\$48,482,677
Syracuse	629.25	\$329,978	\$81,094,682
West Bountiful	211.88	\$17,235	\$56,334,743
West Point	1,649.65	\$909,226	\$216,639,536
Woods Cross	304.08	\$59,200	\$70,912,743
Grand Total	18,624.97	\$3,936,862	\$1,424,359,453

PERSONAL PROPERTY

Understanding Personal Property Valuation & Taxation

The Personal Property Division of the Assessor’s Office consists of one supervisor, three personal property appraisers, and one office specialist. They work to make sure that all non-exempt, tangible personal property is valued and assessed annually.

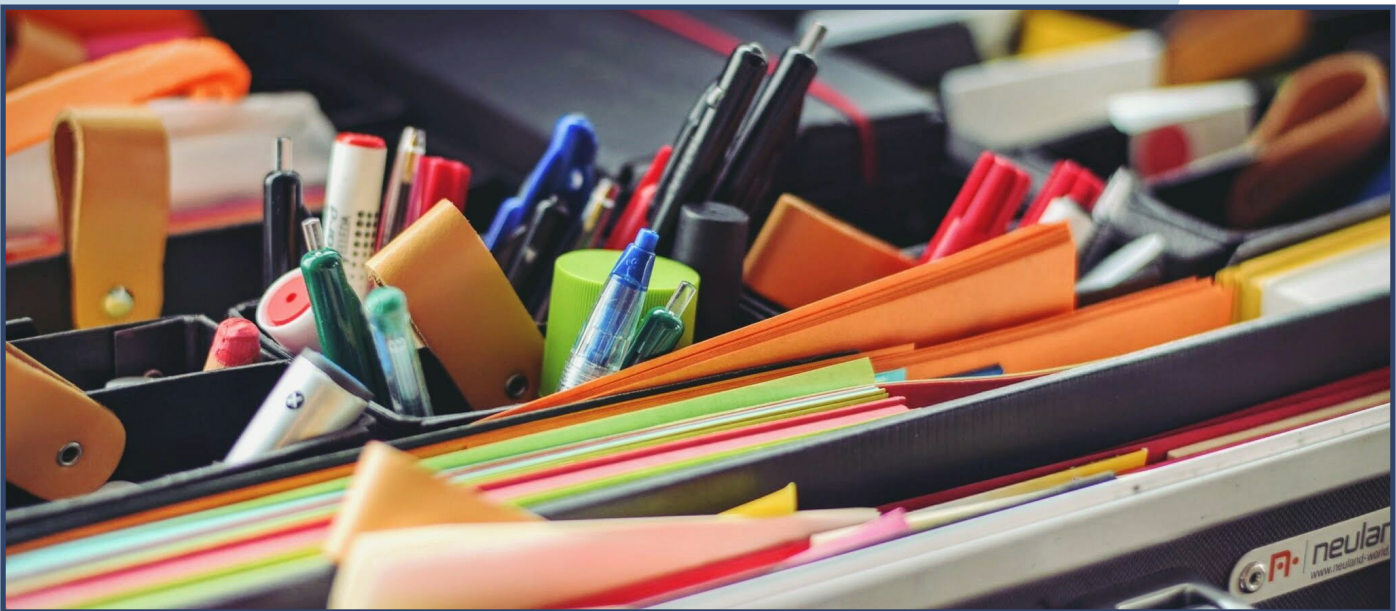
Taxable personal property is primarily that which is used in the operation of a business, manufactured/mobile homes in communities where the land beneath the manufactured/mobile home has different ownership than the home, and motor vehicles registered with the Department of Motor Vehicles.

The Personal Property Division is required to assess all motor homes, boats 31 feet or longer, 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.

Businesses are required to file a personal property declaration each year before May 15th. Any business that has a total personal property value that is below \$29,300 is considered exempt for personal property purposes.

Like real property values, personal property values are based on a January 1st lien date. The table to the right represents the 2025 personal property value of all taxable items, the amount of tax owed on those items, and the amount that has been collected by the county so far this year.



City	Taxable Value	Taxes Owed	Tax Paid
Bountiful	\$98,240,739.00	\$982,075.95	\$939,151.78
Centerville	\$75,515,119.00	\$781,163.68	\$761,662.04
Clearfield	\$424,821,917.00	\$4,661,995.63	\$4,667,649.09
Clinton	\$42,489,173.00	\$431,962.48	\$423,769.60
Farmington	\$166,402,278.00	\$1,647,385.38	\$1,603,081.48
Fruit Heights	\$8,137,300.00	\$79,763.13	\$70,978.18
Kaysville	\$79,465,593.00	\$777,792.17	\$730,959.78
Layton	\$339,243,169.00	\$3,309,264.40	\$7,256,040.95
North Salt Lake	\$498,373,235.00	\$4,983,465.86	\$5,147,736.39
South Weber	\$18,487,646.00	\$183,231.05	\$180,489.89
Sunset	\$8,494,172.00	\$92,849.85	\$88,550.72
Syracuse	\$64,264,163.00	\$660,185.80	\$633,055.36
Unincorporated	\$704,839,080.00	\$6,807,063.45	\$6,804,186.71
West Bountiful	\$359,785,049.00	\$3,746,062.02	\$3,711,241.32
West Point	\$14,258,888.00	\$149,830.58	\$143,011.43
Woods Cross	\$88,465,558.00	\$911,278.60	\$885,083.43
Grand Total	\$2,991,283,079.00	\$30,205,370.03	\$34,046,648.15

Davis County Assessor's Office



Visit us online:

www.daviscountyutah.gov/assessor

Or contact our office:

Phone: 801-451-3250

61 South Main Street, Suite 302

Farmington, UT 84025

