



DAVIS COUNTY

Annual Report – 2017 | Assessor's Office

MARKET CONDITIONS

VALUE BY CITY ◦ VALUE BY PROPERTY

NEW CONSTRUCTION ◦ SALES INFO

APPEALS ◦ GREENBELT

CENTRALLY ASSESSED ◦ PERSONAL PROPERTY

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".

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Davis
COUNTY

ASSESSOR MESSAGE

Dale L. Peterson, RES, AAS

My name is Dale Peterson, and I am your Davis County Assessor. We have just completed the third valuation cycle since I have been in office. Each year we make improvements to our processes and this annual report is my opportunity to highlight what the incredible people in my office have accomplished. I want to acknowledge them and thank them for their hard work and dedication. For the fourth year in a row, the values of all the residential properties in the county have been calculated using a valuation model. We have been able to create these models using a statistical tool called multiple regression analysis. This is a reliable and credible tool that is commonly used in jurisdictions throughout the country. We continue to refine our models each year by taking into account additional property characteristics. This year we made use of our Davis County graphical information system (GIS) to more consistently identify characteristics such as busy streets, high tension powerlines, railroad tracks and elevation that typically have an impact on property values. By utilizing this GIS data in our regression analysis we have been able to be more accurate in our value estimates.

As I have mentioned in the past, we have made some significant changes to the organization of the office. Through this reorganization we have found greater efficiencies and have been able to reduce the number of "full time equivalent" positions in our office by 12%. Our smaller staff has done an outstanding job and has taken an even greater role in processing appeals. For the past two years we have completed appeals in record time. We continue to look for additional efficiencies in our procedures and anticipate that we will be able to resolve all appeals in a timely and equitable manner for 2017 as well.

In an ongoing effort to reduce costs, we have worked closely with the county budget committee to invest in a small fleet of vehicles for the assessor's office. You may have seen the Davis County logo on these Toyota Prius Hybrids on the road or in your neighborhood. Use of these vehicles has made us more efficient in our operations and we have seen a 9.5% reduction in the number of miles traveled. We expect that fewer miles traveled in these fuel efficient vehicles will result in a savings to the taxpayers.

As a reminder, the Assessor's Office has made our descriptions of residential properties throughout the county available to taxpayers on our website ([click here](#)). It is now possible for any property owner to verify the county's description of their home to ensure that accurate property characteristics were used in determining a fair value for that property. Please take advantage of this opportunity, and contact our office if you find anything that appears to be inaccurate.

Valuation notices with 2017 fair market value information have recently been sent to all property owners. We encourage everyone to carefully review their property value. If something looks amiss, we ask that you file an appeal. This does not have to be an adversarial process. It does, however, give us an opportunity to review values on an individual basis. It also helps us to further refine our valuation models for future years and allows us to insure that we have used correct property characteristics in the process. Our office will review every appeal closely and do our best to resolve any issues that come up.

Appeal forms have been included with your valuation notice. Property owners have until September 15th to obtain evidence of an incorrect valuation and file an appeal with the Davis County Tax Administration Office. If you have any questions on how to file an appeal or on what kinds of evidence qualify, please read the section titled "Appeal Information" on page 14 of this report. You can also call our office or Tax Administration for any additional forms or information.

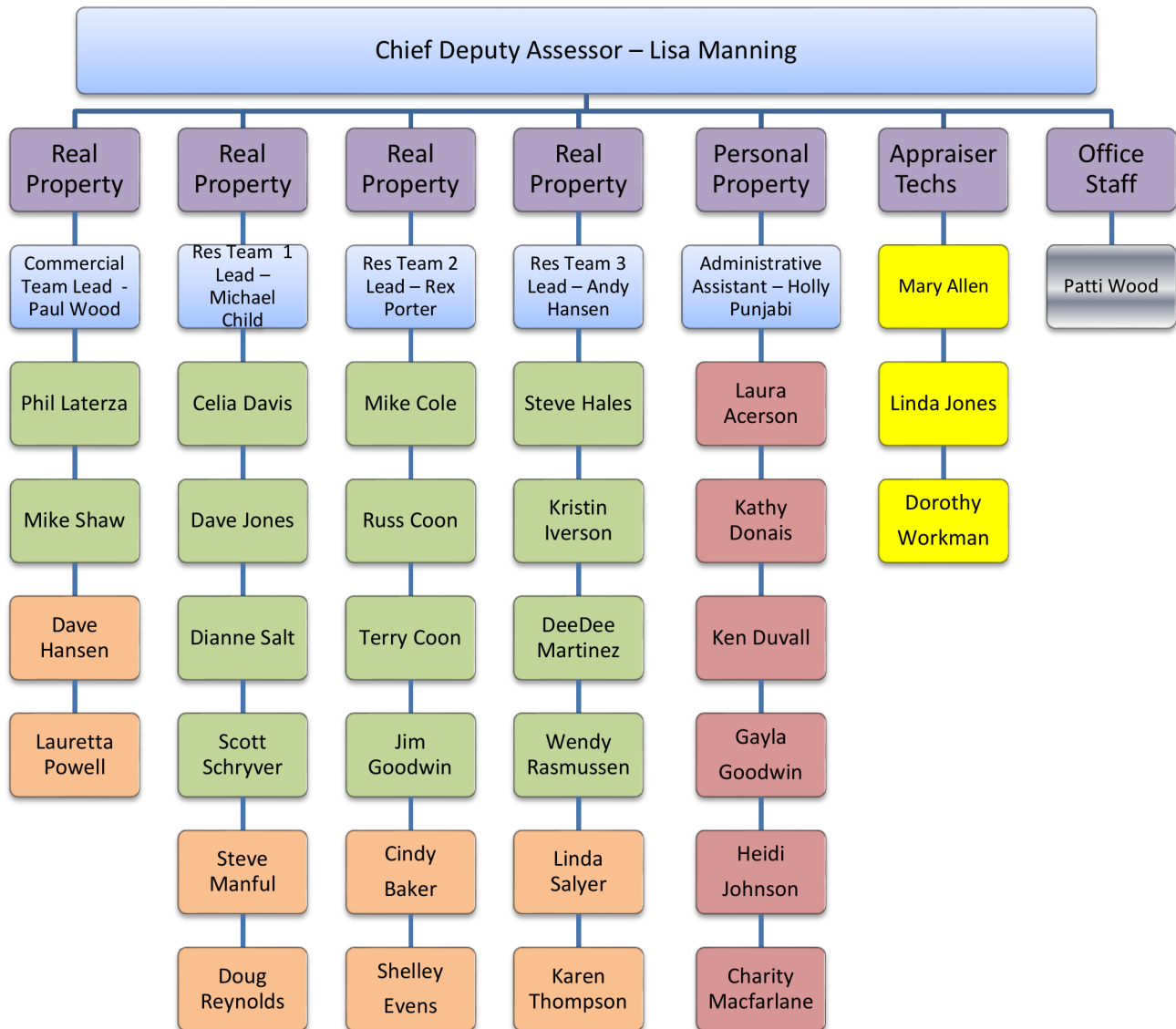
Thank you for taking the time to review this 2017 report. It describes the market in Davis County and changes in value seen during the past year. It also discusses how values have been distributed among the different areas and property types in the county. If you have any questions, please feel free to contact our office. We'll do our best to explain our work and assist you with any issues that you may have.

Respectfully, Dale

ORGANIZATIONAL CHART

As of January 1, 2017

Assessor – Dale Peterson



Real Property Appraisers are listed in blue and green.

Data Collectors are listed in orange.

Appraiser Techs:

Mary Allen - Greenbelt

Dorothy Workman - Commercial

Linda Jones - Land

MARKET CONDITIONS

Overview of the Davis County Market

Utah is the ninth most urban state in the nation with more than 88% of Utahans living in urban areas. Davis County is the smallest in land area but the third most populous in Utah. Davis County has 11.11% of Utah's population. The 2015 population was approximately 336,043, which is an increase of 1.9% over the prior year.

In 2016 there were 167,269 persons employed in Davis County, and 4,748 persons unemployed. The unemployment rate was 2.8%. This number decreased from 3.3% in 2015.

Davis County employment history:

Year	Employment	Unemployment	Unemployment Rate
2016	167,269	4,748	2.8%
2015	154,772	5,317	3.3%
2014	150,671	5,595	3.6%
2013	146,466	6,513	4.3%
2012	141,492	7,316	4.9%

The 2016 major employers in Davis County (per Department of Workforce Services) were:

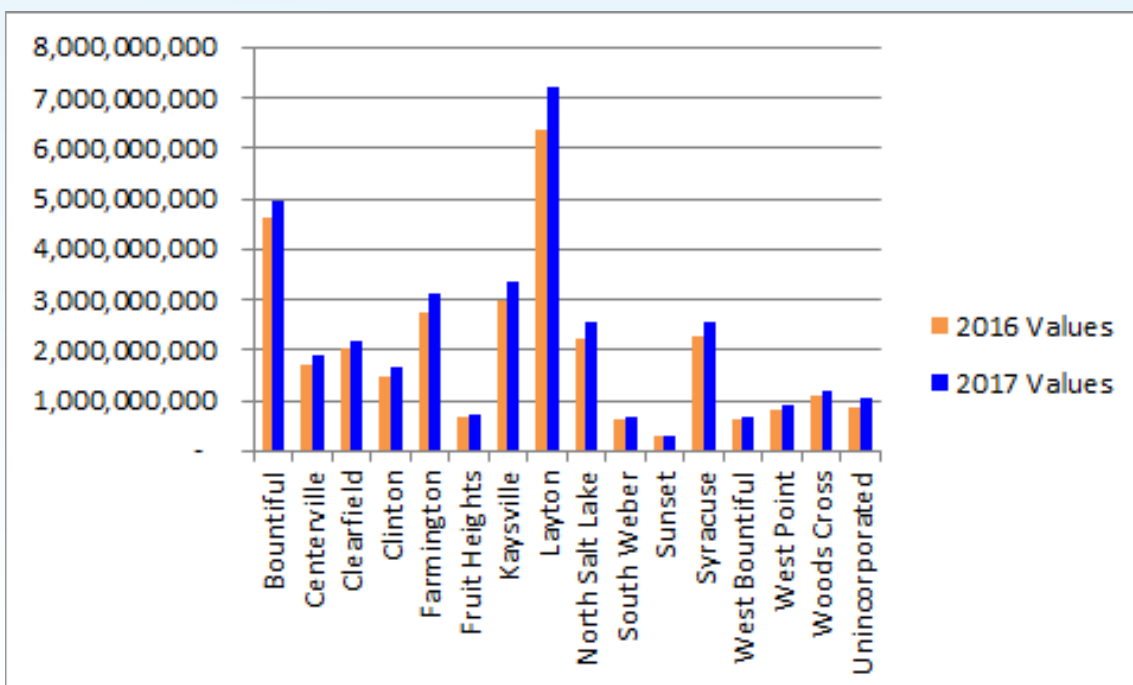
Business	Industry	Employees
Air Force Materiel Command	Public Administration	10,000-14,999
Davis County Government	Public Administration	1,000-1,999
Lagoon Corporation, Inc	Arts, Entertainment and Recreation	1,000-1,999
Lifetime Products Inc	Manufacturing	1,000-1,999
Utility Trailer Manufacturing Company	Manufacturing	1,000-1,999
Alliant	Manufacturing	500-999
ATK Space Systems Inc	Manufacturing	500-999
Davis Hospital & Medical Center	Health Care and Social Assistance	500-999
Davis Schools	Education Services	500-999
May Trucking Company	Transportation and Warehousing	500-999
Smiths Distribution Center	Transportation and Warehousing	500-999

ASSESSMENT VALUE

STATISTICS BY CITY

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

City	2016 Values	2017 Values	% Change	% of Total Assessment
Bountiful	4,606,500,290	4,971,734,327	7.93%	14.22%
Centerville	1,720,667,948	1,884,340,299	9.51%	5.39%
Clearfield	2,025,592,113	2,168,222,007	7.04%	6.20%
Clinton	1,463,312,866	1,639,214,865	12.02%	4.69%
Farmington	2,756,560,728	3,099,419,490	12.44%	8.87%
Fruit Heights	665,885,727	734,346,100	10.28%	2.10%
Kaysville	2,992,909,347	3,347,640,831	11.85%	9.58%
Layton	6,373,196,318	7,192,972,307	12.86%	20.58%
North Salt Lake	2,243,760,596	2,563,924,567	14.27%	7.34%
South Weber	620,866,600	687,228,374	10.69%	1.97%
Sunset	272,114,243	306,715,422	12.72%	0.88%
Syracuse	2,256,814,282	2,573,160,291	14.02%	7.36%
West Bountiful	605,965,931	653,006,249	7.76%	1.87%
West Point	804,149,120	900,682,830	12.00%	2.58%
Woods Cross	1,077,098,097	1,169,533,718	8.58%	3.35%
Unincorporated	874,635,880	1,058,894,081	21.07%	3.03%
County Total	31,360,030,086	34,951,035,758	11.45%	100.00%



ASSESSMENT VALUE STATISTICS

BY PROPERTY TYPE

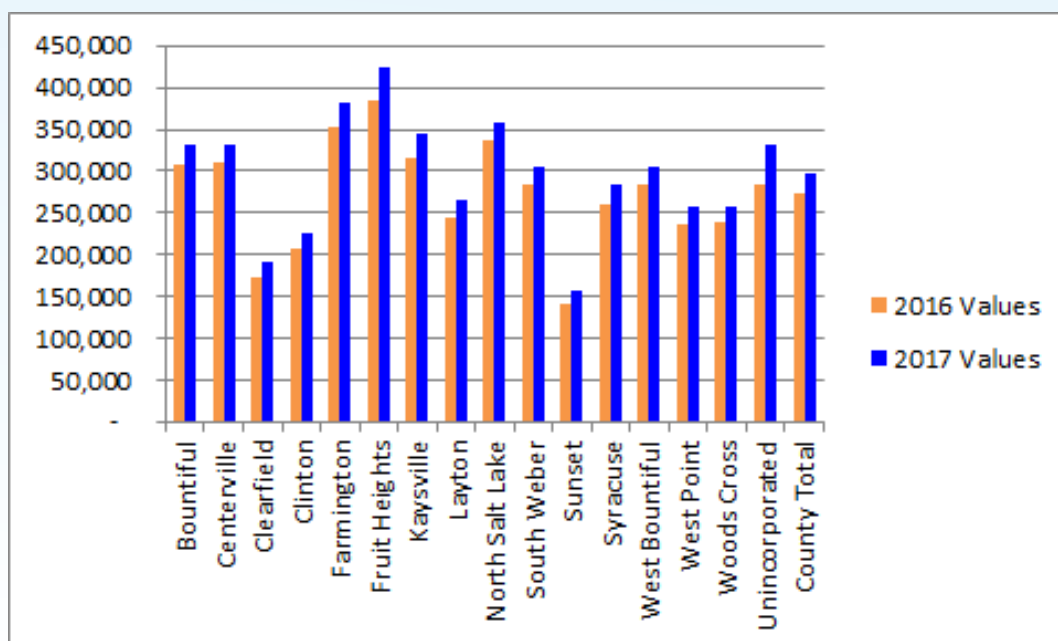
SINGLE FAMILY

The following information represents the Average Assessed Value of Single Family Residential properties, broken down by city.

This information shows general trends in the market and includes New Growth. These trends should not be compared to the percentage change in individual January 1 assessed values.

These figures include all single family homes and 2-4 family homes, but excludes Vacant Land, Condos, and Townhouses

City	2016 Values	2017 Values	% Change
Bountiful	308,481	332,680	7.84%
Centerville	310,769	332,006	6.83%
Clearfield	173,948	191,540	10.11%
Clinton	206,485	226,399	9.64%
Farmington	353,970	381,018	7.64%
Fruit Heights	385,275	423,765	9.99%
Kaysville	315,913	344,116	8.93%
Layton	244,161	265,715	8.83%
North Salt Lake	336,182	358,029	6.50%
South Weber	282,758	305,023	7.87%
Sunset	142,064	156,502	10.16%
Syracuse	259,649	283,138	9.05%
West Bountiful	283,236	305,005	7.69%
West Point	236,215	258,673	9.51%
Woods Cross	239,656	258,598	7.90%
Unincorporated	282,944	332,720	17.59%
County Total	272,607	297,183	9.02%



ASSESSMENT VALUE STATISTICS

BY PROPERTY TYPE

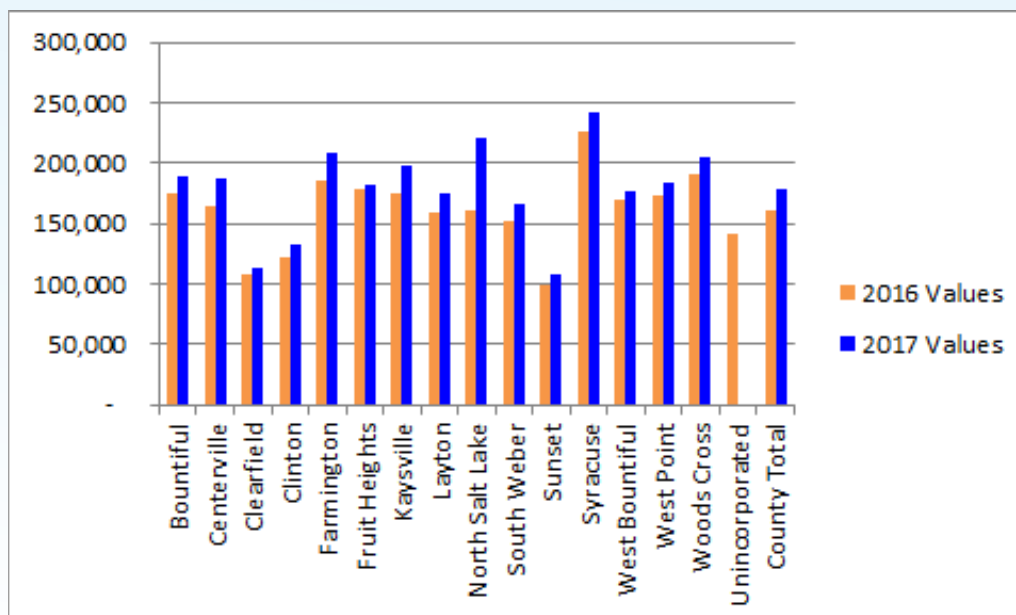
CONDO/ATTACHED PUD

The following information represents the Average Assessed Value for Condo/Attached PUD's (Townhouses) breakdown per city. These values exclude vacant land.

This information shows general trends in the market and includes New Growth. These trends should not be compared to the percentage change in individual January 1 assessed values.

In 2017 we made a change to the valuation of condo and townhouse communities owned by one person. These are now being appraised as commercial properties and won't show up in this report. They will be reflected in the commercial data

City	2016 Values	2017 Values	% Change
Bountiful	175,132	188,644	7.72%
Centerville	164,833	186,696	13.26%
Clearfield	108,175	113,955	5.34%
Clinton	122,526	132,600	8.22%
Farmington	185,585	208,214	12.19%
Fruit Heights	178,096	182,933	2.72%
Kaysville	174,510	198,549	13.78%
Layton	159,928	175,398	9.67%
North Salt Lake	161,692	220,286	36.24%
South Weber	152,265	166,518	9.36%
Sunset	99,164	107,280	8.18%
Syracuse	225,719	242,017	7.22%
West Bountiful	169,232	176,727	4.43%
West Point	173,232	183,378	5.86%
Woods Cross	191,132	206,037	7.80%
Unincorporated	140,890	-	-100.00%
County Total	161,382	179,282	11.09%



ASSESSMENT VALUE STATISTICS

BY PROPERTY TYPE

COMMERCIAL

The following information represents the Total Assessed Value for Commercial breakdown per city. These values exclude vacant land.

This information shows general trends in the market and includes New Growth. These trends should not be compared to the percentage change in individual January 1 assessed values.

City	2016 Values	2017 Values	% Change
Bountiful	526,960,705	558,131,583	5.92%
Centerville	314,085,908	347,375,233	10.60%
Clearfield	626,678,996	675,049,690	7.72%
Clinton	115,724,755	129,573,876	11.97%
Farmington	351,042,547	420,511,809	19.79%
Fruit Heights	8,733,332	23,945,400	174.18%
Kaysville	200,218,792	218,927,020	9.34%
Layton	1,268,340,522	1,476,503,179	16.41%
North Salt Lake	568,685,852	745,352,900	31.07%
South Weber	9,154,821	13,528,440	47.77%
Sunset	28,047,551	31,823,061	13.46%
Syracuse	127,517,383	145,358,147	13.99%
West Bountiful	118,222,822	119,662,926	1.22%
West Point	21,031,563	28,929,854	37.55%
Woods Cross	306,681,756	336,935,497	9.86%
Unincorporated	874,635,880	1,058,894,081	21.07%
County Total	5,465,763,185	6,330,502,696	15.82%

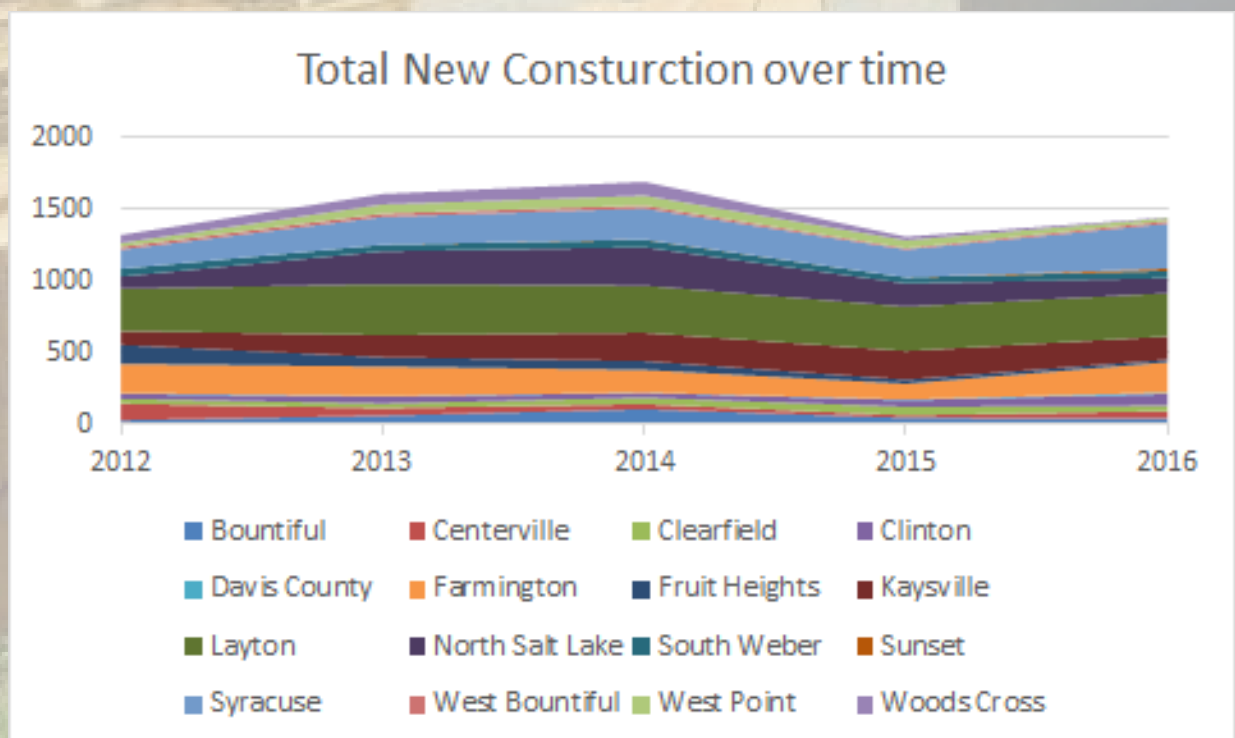
Note: For tax year 2017 it was decided to value the condos that are all owned by a single person as a commercial project. This resulted in a larger total commercial value in some areas.

NEW GROWTH

New building construction trends

The Assessor's Office tracks the new growth in the county. This data summarizes the number of new residential and commercial buildings in each city. This data does not include additions, finished basements, decks, etc.

	2012	2013	2014	2015	2016
Bountiful	27	59	104	43	39
Centerville	115	53	35	18	51
Clearfield	34	32	45	60	38
Clinton	35	48	34	47	82
Davis County	6	4	2	4	11
Farmington	205	207	159	110	212
Fruit Heights	132	65	62	29	18
Kaysville	97	154	198	200	162
Layton	296	356	329	310	303
North Salt Lake	85	231	269	163	105
South Weber	55	46	53	43	50
Sunset			2		17
Syracuse	133	195	217	194	315
West Bountiful	20	23	20	10	18
West Point	27	64	70	55	21
Woods Cross	56	73	96	25	5
Grand Total	1323	1610	1695	1311	1447

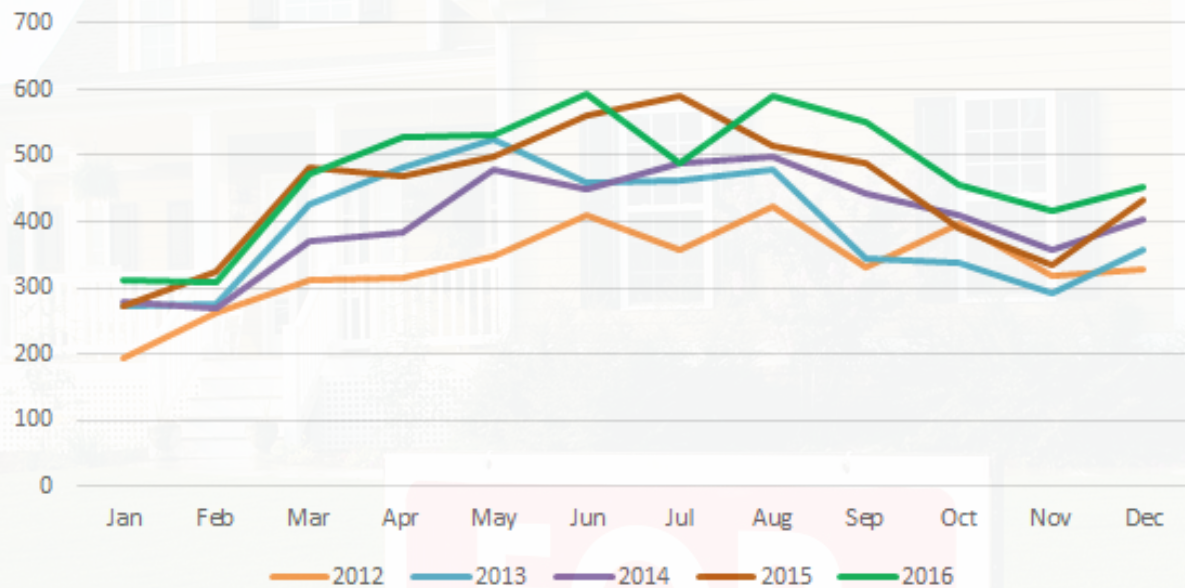


SALES INFORMATION

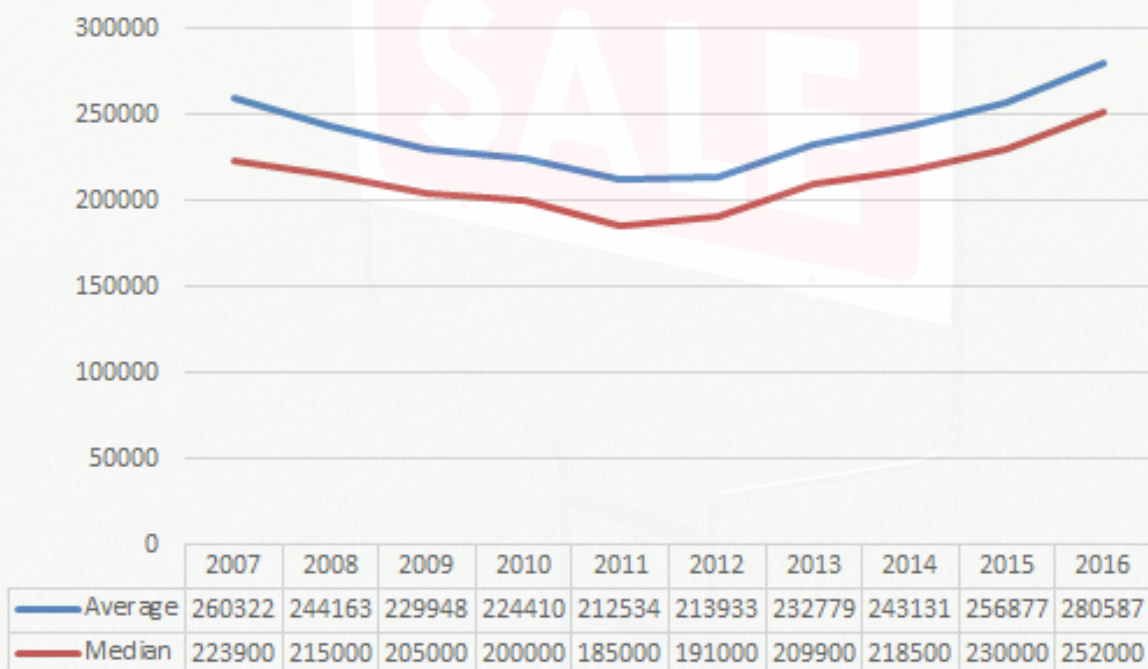
Overview of sales used in market value determinations

The top chart shows a comparison of the number of residential homes sold in Davis County over the past five years. The bottom chart shows the average and median home sales prices over the past 10 years.

Davis County Residential Sales per Month



Average and Median Sales Price per Year



APPEAL INFORMATION

Information on the appeal process and appeal statistics

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 is not enough evidence or the evidence is not 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.

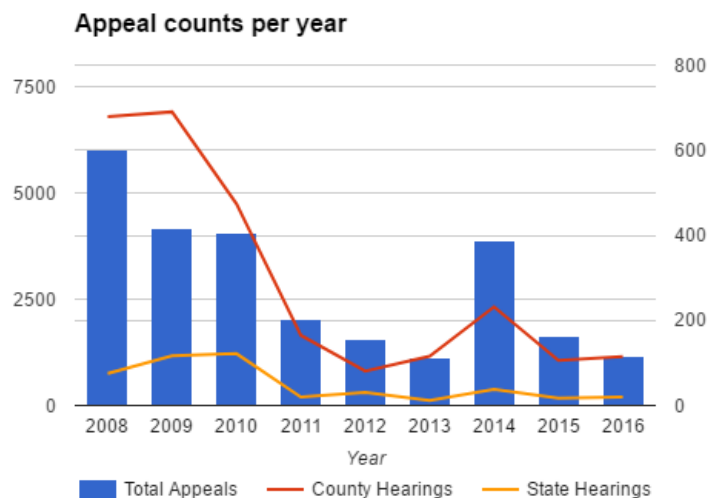
If the taxpayer is unsatisfied with the result, a hearing can be scheduled with the Board of Equalization (BOE). There is a 20 day window from the date of the market review letter to file for a hearing. A hearing is an informal meeting where both the taxpayer and an appraiser from the Assessor's Office 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.

APPEAL INFORMATION

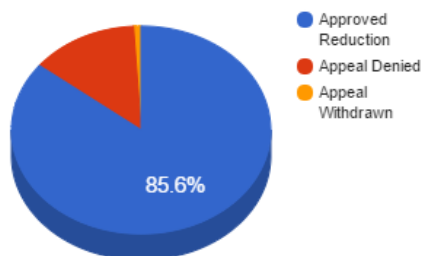
Information on the appeal process and appeal statistics

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
2008	5996	679	75
2009	4155	690	117
2010	4065	474	122
2011	2019	165	20
2012	1570	81	31
2013	1116	116	12
2014	3857	232	38
2015	1625	106	17
2016	1176	115	20



2016 Appeal Statistics



Year	Total Appeals	Approved Reduction	Appeal Denied	Appeal Withdrawn	Waiting on State Hearings
2008	5996	4598	1367	24	0
2009	4155	3156	900	29	0
2010	4065	3179	749	22	0
2011	2019	1325	662	14	0
2012	1570	1392	137	10	0
2013	1116	875	225	7	0
2014	3857	3277	520	22	0
2015	1625	1292	304	29	1
2016	1176	990	155	11	16

GREENBELT INFORMATION

Overview of farmlands in the county

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.

The following chart shows the difference in Greenbelt values and Market values per city.

City	Acres	Greenbelt Value	Market Value
Bountiful	93.74	\$1,185,167.81	\$10,264,665.34
Centerville	320.47	\$887,288.94	\$14,226,775.90
Clearfield	211.39	\$1,456,480.85	\$27,635,482.57
Clinton	345.31	\$763,968.12	\$25,876,196.19
Davis County	10038.74	\$7,044,569.51	\$260,783,922.90
Farmington	986.32	\$4,341,477.16	\$74,946,954.19
Fruit Heights	107.98	\$1,768,779.89	\$7,185,942.44
Kaysville	686.30	\$5,714,918.78	\$66,170,081.09
Layton	1655.73	\$8,565,004.47	\$146,482,299.21
North Salt Lake	231.06	\$3,240,737.93	\$17,615,379.31
South Weber	697.12	\$2,296,276.01	\$32,401,913.81
Syracuse	926.91	\$1,981,828.52	\$53,786,670.14
West Bountiful	532.53	\$7,059,136.62	\$32,736,184.07
West Point	1860.74	\$5,655,238.44	\$118,608,566.71
Woods Cross	309.99	\$1,079,418.60	\$22,861,146.57
Grand Total	19004.33	\$53,040,291.65	\$911,582,180.44

CENTRALLY ASSESSED

Properties Valued by the Utah State Tax Commission

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

These properties are valued by the Utah State Tax Commission.

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

Tax Year	Central Assessed Values
2013	\$537,485,791
2014	\$514,602,568
2015	\$577,548,802
2016	\$592,604,863
2017	\$646,447,242

PERSONAL PROPERTY

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 2016 Personal Property Tax values as 2017 totals are not yet available.

City	Tax Charge Value	Tax	Tax Paid
Bountiful	68,838,574	902,641.06	752,620.79
Centerville	42,455,384	556,782.00	518,040.87
Clearfield	335,971,819	5,211,931.98	5,064,626.64
Clinton	18,775,413	274,308.69	321,673.14
Farmington	52,824,555	754,145.93	680,336.51
Fruit Heights	2,365,696	33,060.63	379,573.79
Kaysville	33,745,910	455,065.08	379,573.79
Layton	214,753,478	3,079,562.53	2,349,481.45
North Salt Lake	249,706,868	3,381,751.76	3,283,901.50
South Weber	4,593,147	60,307.98	45,034.01
Sunset	3,302,699	48,556.30	38,584.76
Syracuse	28,568,142	401,415.72	353,361.42
West Bountiful	591,879,278	8,186,789.02	8,167,690.18
West Point	3,301,349	48,705.33	31,737.00
Woods Cross	70,175,688	910,109.31	884,350.38
Unincorporated	405,442,535	5,285,348.39	328,887.99
Total	2,127,700,505	29,590,481.71	23,133,349.94

DAVIS COUNTY

ASSESSOR OFFICE

visit us online at www.daviscountyutah.gov/assessor

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