

DAVIS COUNTY

Annual Report – 2021 | Assessor's Office

MARKET CONDITIONS

VALUE BY CITY ◦ VALUE BY PROPERTY

PERSONAL PROPERTY

NEW CONSTRUCTION ◦ SALES INFO

APPEALS ◦ GREENBELT



Horses of Utah by John Harris
Courtesy: Maestros Image

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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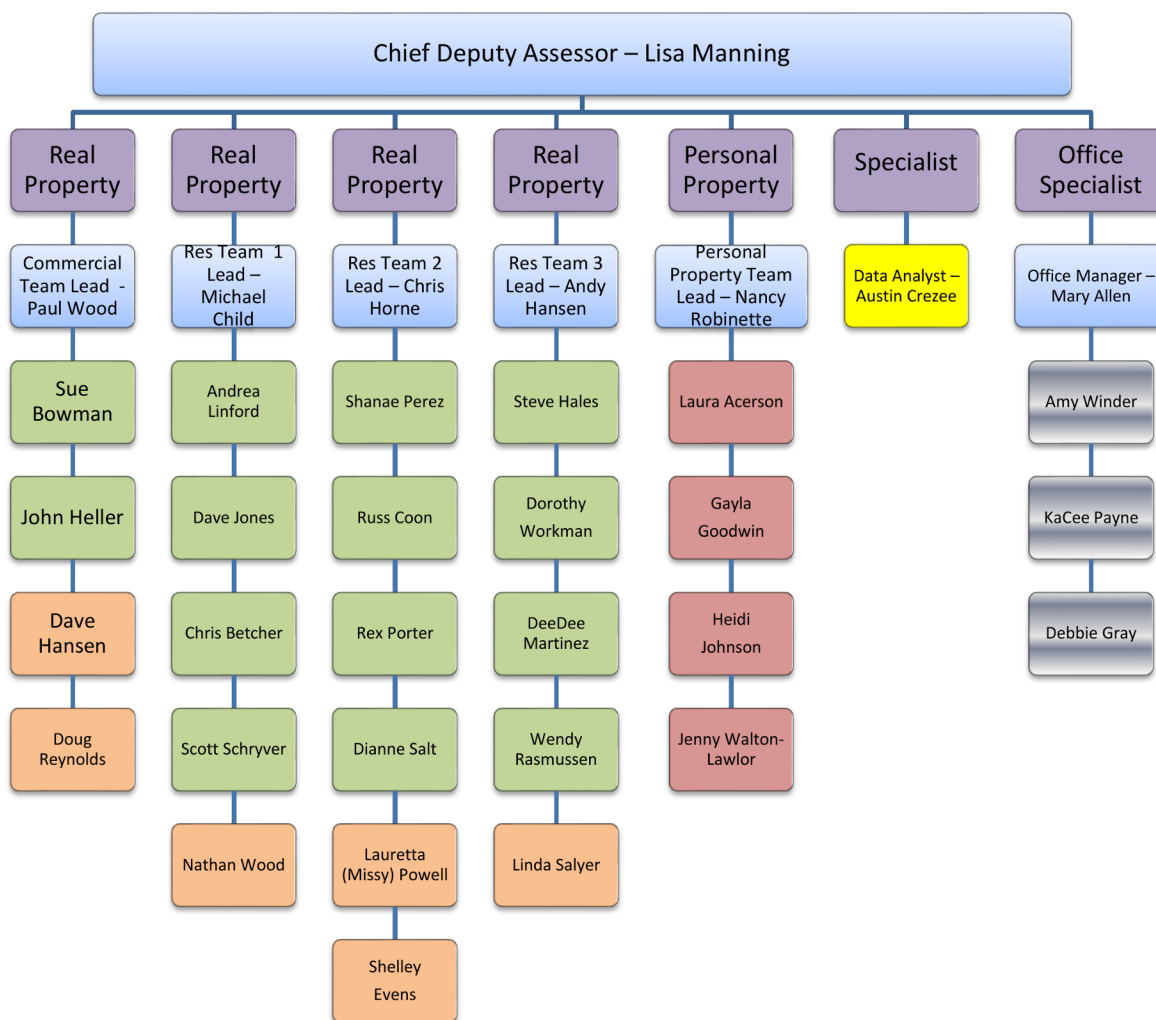
Information about Personal Property values and taxes



ORGANIZATIONAL CHART

As of May 24, 2021

Assessor – Dale Peterson



5/24/2021

Real Property Appraisers are listed in blue and green.

Data Collectors are listed in orange.

MARKET CONDITIONS

Overview of the Davis County Market

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 2019 population was estimated to be 355,481 by the United States Census.

In December 2020 there were 171,294 persons employed in Davis County, and 5,791 persons unemployed. The unemployment rate was 3.3%. This number increased from 2.7% in 2019.

Davis County employment history at the end of the year (per Utah Department of Workforce Services):

| Year | Employment (Year End) | Unemployment (Year End) | Unemployment Rate |
|------|-----------------------|-------------------------|-------------------|
| 2020 | 171,294 | 5,791 | 3.3% |
| 2019 | 170,891 | 4,742 | 2.7% |
| 2018 | 166,488 | 4,810 | 2.8% |
| 2017 | 163,708 | 5,183 | 3.1% |
| 2016 | 161,332 | 4,957 | 3.0% |

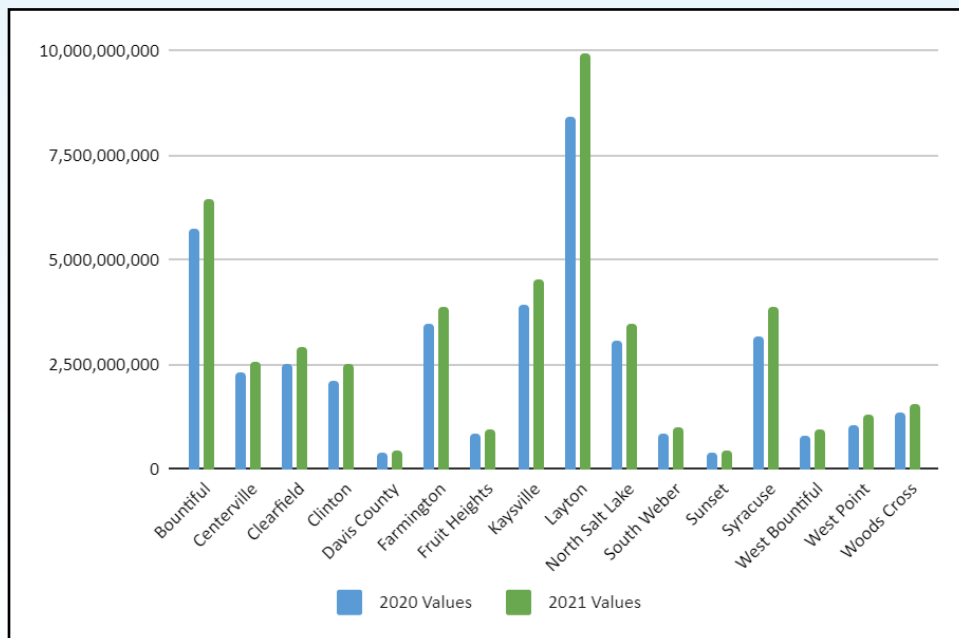
As of 2018, the major employers in Davis County (per Utah Department of Workforce Services) were:

| Business | Industry | Employees |
|---------------------------------|---|---------------|
| Air Force Materiel Command | Federal Government | 10,000-14,999 |
| Davis County School District | Public Education | 7,000 - 9,999 |
| Northrup Grumman | Aerospace Manufacturing | 2,000 - 2,999 |
| Kroger Group Cooperative | Supermarkets and Grocery | 2,000 - 2,999 |
| Lifetime Products | Sporting and Athletic Goods Manufacturing | 1,000 - 1,999 |
| Wal-Mart Associates | Warehouse Clubs and Supercenters | 1,000 - 1,999 |
| Ralcorp Frozen Bakery Products | Cookie and Cracker Manufacturing | 1,000 - 1,999 |
| Lagoon Corporation | Amusement and Theme Park | 1,000 - 1,999 |
| Utility Trailer Manufacturing | Truck Trailer Manufacturing | 1,000 - 1,999 |
| Davis Hospital & Medical Center | General Healthcare and Surgical Hospital | 500 - 999 |
| Davis County Government | Local County Government | 500 - 999 |

OVERALL TOTAL VALUE STATISTICS BY CITY

The following table contains the total values and changes of all properties within each specified city. These values include all non-exempt vacant land, residential properties, and commercial properties.

| City | 2020 Values | 2021 Values | % Change | % of Total 2021 Assessment |
|--------------------|-----------------------|-----------------------|---------------|----------------------------|
| Bountiful | 5,718,836,274 | 6,474,472,333 | 13.21% | 13.80% |
| Centerville | 2,289,748,536 | 2,564,806,750 | 12.01% | 5.47% |
| Clearfield | 2,570,949,378 | 2,932,472,952 | 14.06% | 6.25% |
| Clinton | 2,138,466,350 | 2,502,501,643 | 17.02% | 5.33% |
| Davis County | 411,574,999 | 449,645,618 | 9.25% | 0.96% |
| Farmington | 3,409,536,910 | 3,885,599,254 | 13.96% | 8.28% |
| Fruit Heights | 857,645,527 | 970,183,831 | 13.12% | 2.07% |
| Kaysville | 3,918,045,134 | 4,533,054,280 | 15.70% | 9.66% |
| Layton | 8,470,785,687 | 9,950,536,673 | 17.47% | 21.21% |
| North Salt Lake | 3,076,428,203 | 3,485,501,462 | 13.30% | 7.43% |
| South Weber | 856,149,520 | 1,011,047,703 | 18.09% | 2.16% |
| Sunset | 380,842,026 | 446,107,577 | 17.14% | 0.95% |
| Syracuse | 3,251,976,183 | 3,870,334,665 | 19.01% | 8.25% |
| West Bountiful | 815,203,525 | 943,641,941 | 15.76% | 2.01% |
| West Point | 1,085,962,815 | 1,315,540,038 | 21.14% | 2.80% |
| Woods Cross | 1,394,414,682 | 1,580,591,424 | 13.35% | 3.37% |
| Grand Total | 40,646,565,749 | 46,916,038,144 | 15.42% | 100.00% |



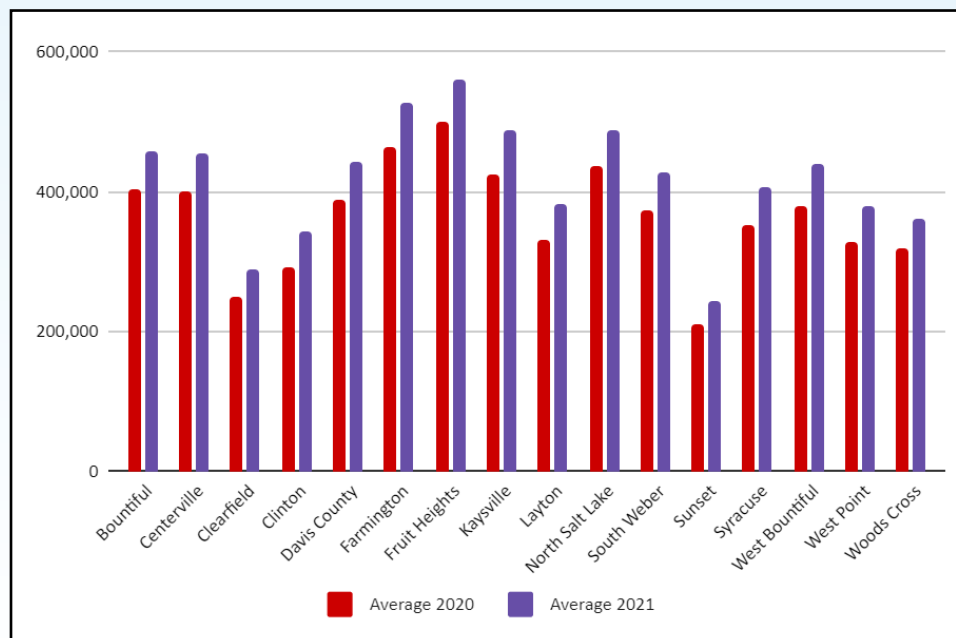
ASSESSMENT VALUE STATISTICS BY PROPERTY TYPE: SINGLE FAMILY RESIDENCES

The following table contains 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 directly compared to individual values provided on the tax notices as they are an average.

These figures include all single family homes and 2-4 family homes, but excludes vacant land, condos, and townhouses. Properties that are listed as exempt are not included in these values.

| City | 2020 | 2021 | % Change |
|--------------------|----------------|----------------|---------------|
| Bountiful | 400,954 | 458,101 | 14.25% |
| Centerville | 398,648 | 453,776 | 13.83% |
| Clearfield | 248,986 | 288,751 | 15.97% |
| Clinton | 293,328 | 342,115 | 16.63% |
| Davis County | 383,392 | 442,716 | 15.47% |
| Farmington | 463,761 | 527,504 | 13.74% |
| Fruit Heights | 500,045 | 561,027 | 12.20% |
| Kaysville | 423,888 | 487,927 | 15.11% |
| Layton | 329,409 | 382,758 | 16.20% |
| North Salt Lake | 431,929 | 488,655 | 13.13% |
| South Weber | 373,532 | 427,523 | 14.45% |
| Sunset | 204,559 | 242,643 | 18.62% |
| Syracuse | 351,938 | 405,357 | 15.18% |
| West Bountiful | 378,904 | 437,857 | 15.56% |
| West Point | 328,026 | 379,805 | 15.78% |
| Woods Cross | 316,491 | 362,470 | 14.53% |
| Grand Total | 361,879 | 416,012 | 14.96% |



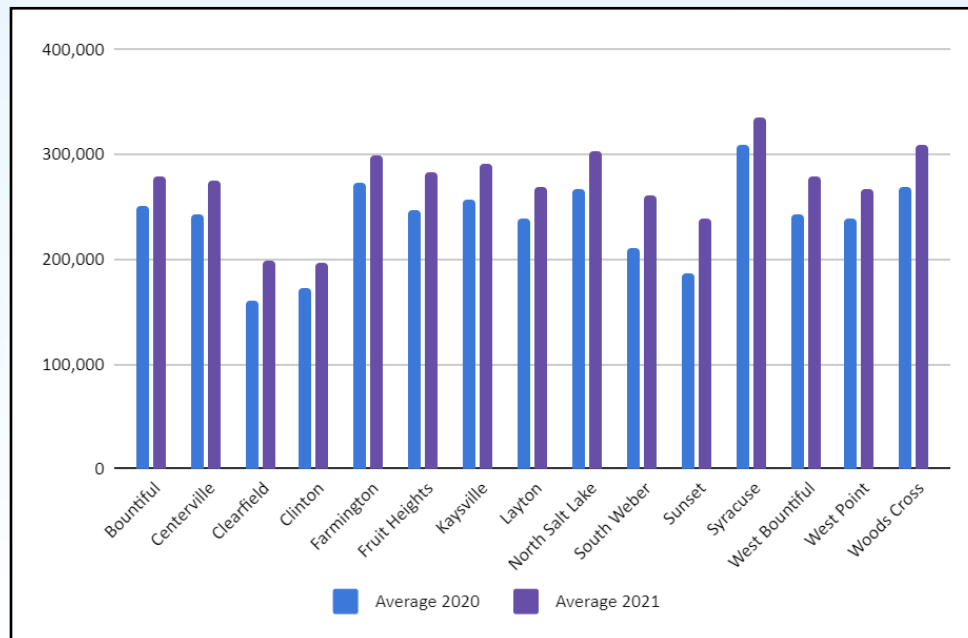
ASSESSMENT VALUE STATISTICS BY PROPERTY TYPE: CONDO/ATTACHED PUD

The following information represents the average assessed value for condos and attached PUD's (Townhouses), broken down by city. These values exclude vacant land.

This information shows general trends in the market and includes new growth. These trends should not be directly compared to individual values provided on the tax notices as they are an average.

Condo and townhouse communities owned by a single owner are considered commercial and are not included in this data. Properties that are listed as exempt are also not included in these values.

| City | 2020 | 2021 | % Change |
|--------------------|----------------|----------------|---------------|
| Bountiful | 250,814 | 278,585 | 11.07% |
| Centerville | 241,898 | 274,254 | 13.38% |
| Clearfield | 162,091 | 197,540 | 21.87% |
| Clinton | 171,979 | 197,336 | 14.74% |
| Farmington | 273,507 | 299,504 | 9.50% |
| Fruit Heights | 246,846 | 281,856 | 14.18% |
| Kaysville | 256,406 | 289,957 | 13.09% |
| Layton | 238,161 | 269,287 | 13.07% |
| North Salt Lake | 261,211 | 303,065 | 16.02% |
| South Weber | 208,479 | 260,046 | 24.73% |
| Sunset | 186,817 | 237,926 | 27.36% |
| Syracuse | 307,961 | 335,674 | 9.00% |
| West Bountiful | 242,523 | 278,568 | 14.86% |
| West Point | 238,561 | 265,828 | 11.43% |
| Woods Cross | 268,318 | 309,339 | 15.29% |
| Grand Total | 243,318 | 275,984 | 13.43% |



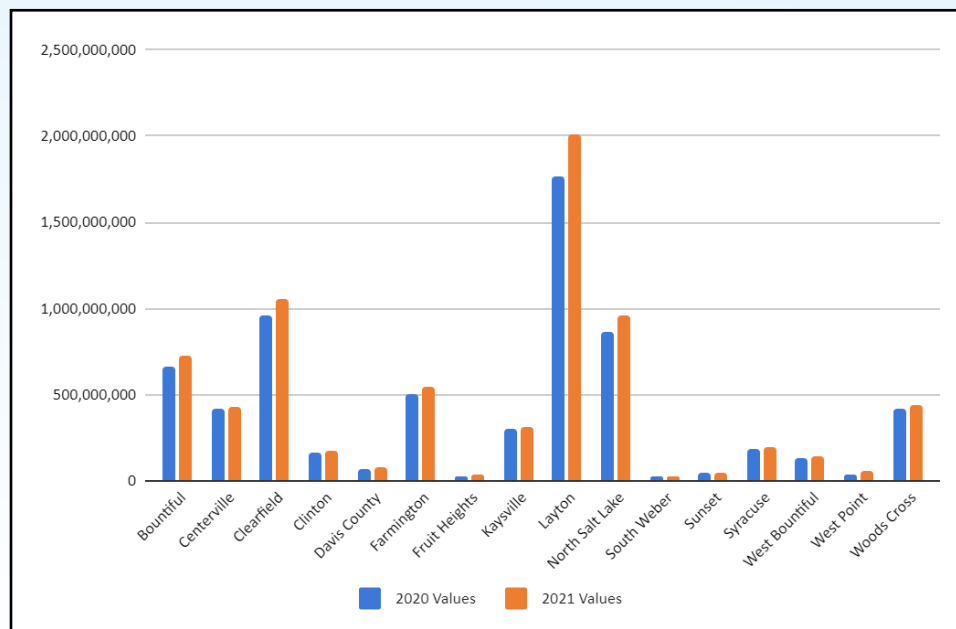
ASSESSMENT VALUE STATISTICS BY PROPERTY TYPE: COMMERCIAL

The following table contains the total assessed value for all commercial properties in the county, broken down by city. These values exclude vacant land and properties that are listed as tax exempt.

This information shows general trends in the market and includes new growth. These trends should not be directly compared to individual values provided on the tax notices as they are an average.

* Large increase due mostly to the completion of a \$20 million apartment complex project.

| City | 2020 | 2021 | % Change |
|--------------------|----------------------|----------------------|---------------|
| Bountiful | 664,847,866 | 720,962,205 | 8.44% |
| Centerville | 416,745,209 | 427,222,109 | 2.51% |
| Clearfield | 953,283,547 | 1,049,510,139 | 10.09% |
| Clinton | 160,532,947 | 172,415,937 | 7.40% |
| Davis County | 64,540,407 | 75,000,915 | 16.21% |
| Farmington | 501,899,871 | 543,228,255 | 8.23% |
| Fruit Heights | 29,592,110 | 30,915,846 | 4.47% |
| Kaysville | 302,686,984 | 316,530,227 | 4.57% |
| Layton | 1,759,385,115 | 2,009,354,899 | 14.21% |
| North Salt Lake | 865,087,769 | 962,962,791 | 11.31% |
| South Weber | 20,887,272 | 21,729,945 | 4.03% |
| Sunset | 42,477,710 | 44,070,567 | 3.75% |
| Syracuse | 181,094,471 | 197,949,527 | 9.31% |
| West Bountiful | 132,862,740 | 137,667,969 | 3.62% |
| West Point | 33,647,703 | 58,758,123 | 74.63% |
| Woods Cross | 413,874,834 | 435,346,565 | 5.19% |
| Grand Total | 6,543,446,555 | 7,203,626,019 | 10.09% |



NEW GROWTH

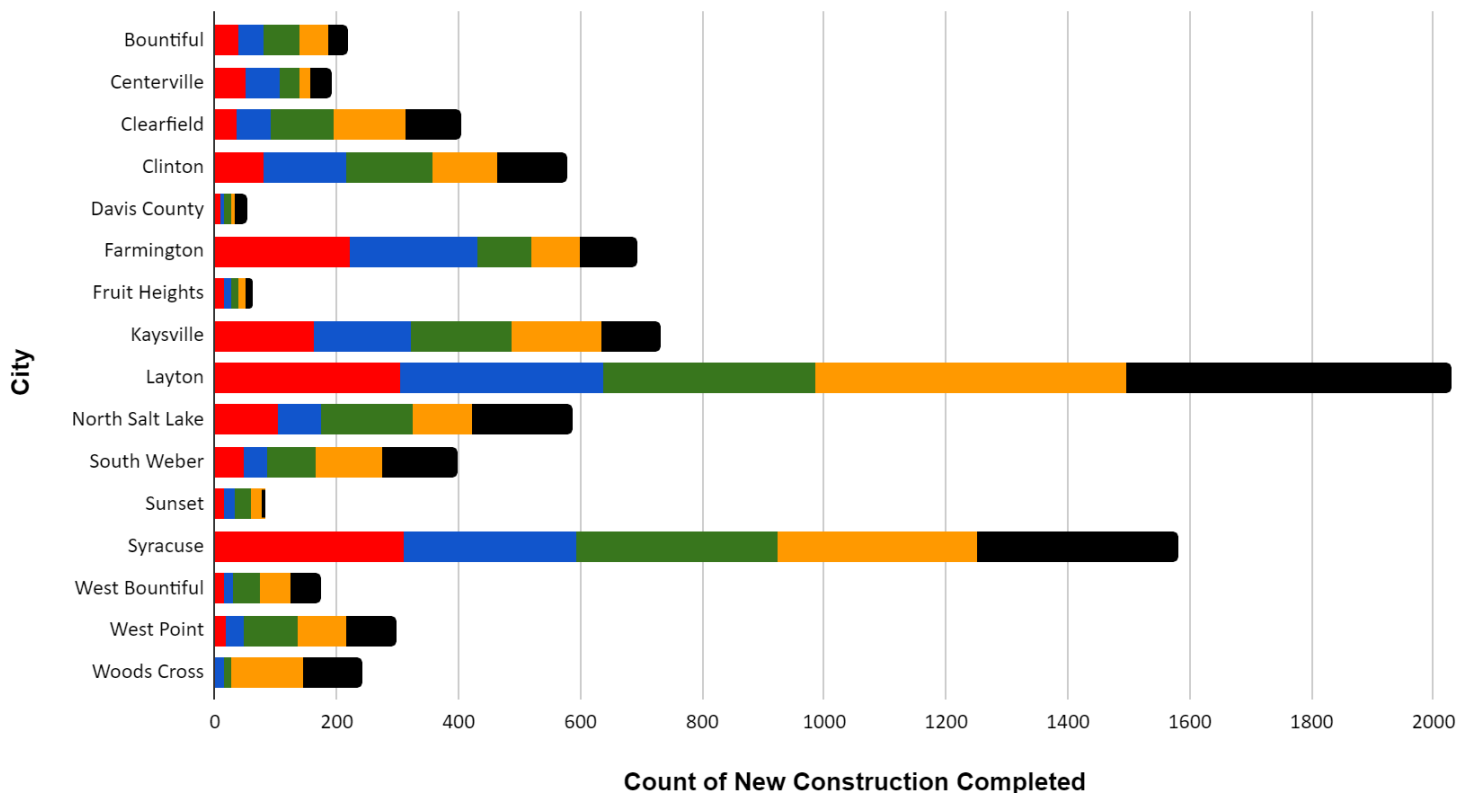
New Building Construction Trends

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 things such as additions, basement finish permits, decks, etc.

| City | 2016 | 2017 | 2018 | 2019 | 2020 | Grand Total |
|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Bountiful | 40 | 42 | 60 | 46 | 28 | 216 |
| Centerville | 54 | 55 | 32 | 19 | 30 | 190 |
| Clearfield | 37 | 57 | 104 | 119 | 85 | 402 |
| Clinton | 82 | 135 | 142 | 106 | 109 | 574 |
| Davis County | 11 | 7 | 11 | 6 | 14 | 49 |
| Farmington | 224 | 209 | 89 | 79 | 90 | 691 |
| Fruit Heights | 18 | 11 | 12 | 13 | 6 | 60 |
| Kaysville | 165 | 160 | 164 | 149 | 91 | 729 |
| Layton | 306 | 335 | 346 | 511 | 528 | 2026 |
| North Salt Lake | 106 | 70 | 152 | 97 | 159 | 584 |
| South Weber | 51 | 39 | 77 | 111 | 116 | 394 |
| Sunset | 17 | 18 | 28 | 18 | 0 | 81 |
| Syracuse | 313 | 282 | 332 | 328 | 322 | 1577 |
| West Bountiful | 18 | 15 | 43 | 51 | 44 | 171 |
| West Point | 22 | 27 | 91 | 77 | 79 | 296 |
| Woods Cross | 4 | 15 | 11 | 118 | 90 | 238 |
| Grand Total | 1468 | 1477 | 1694 | 1848 | 1791 | 8278 |

New Construction by Year

2016 2017 2018 2019 2020

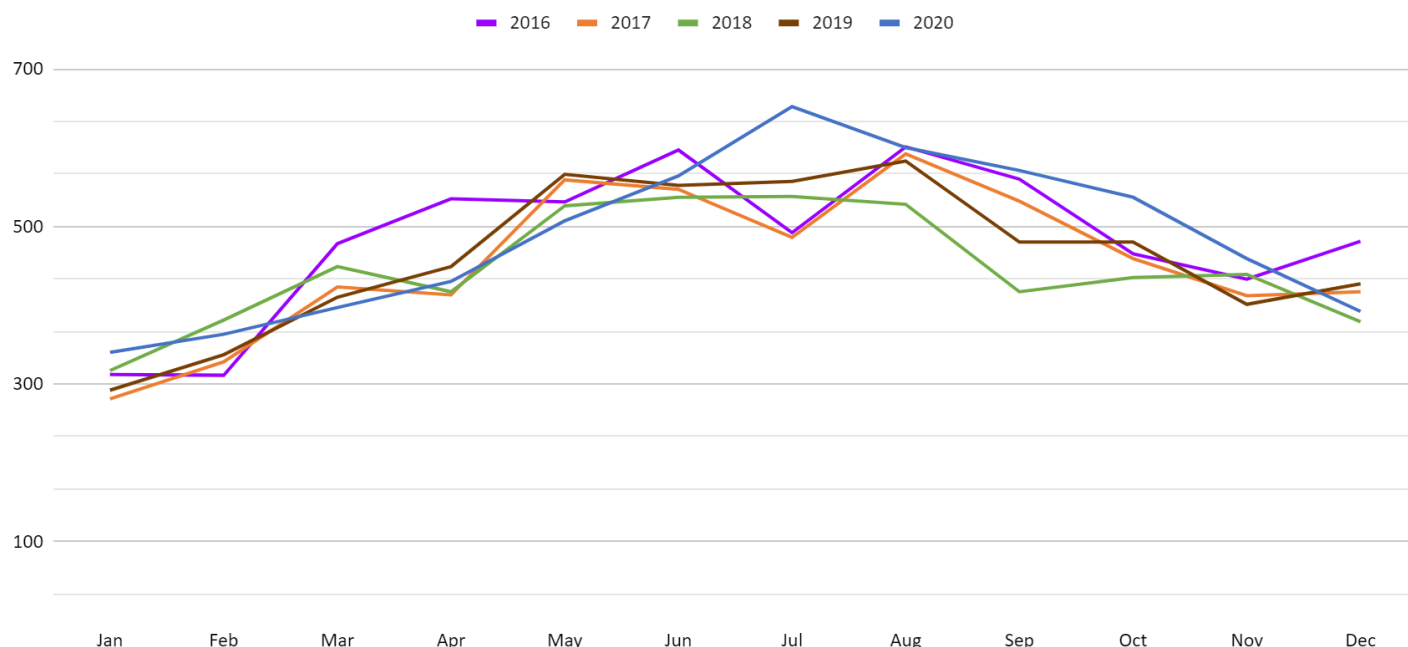


SALES INFORMATION

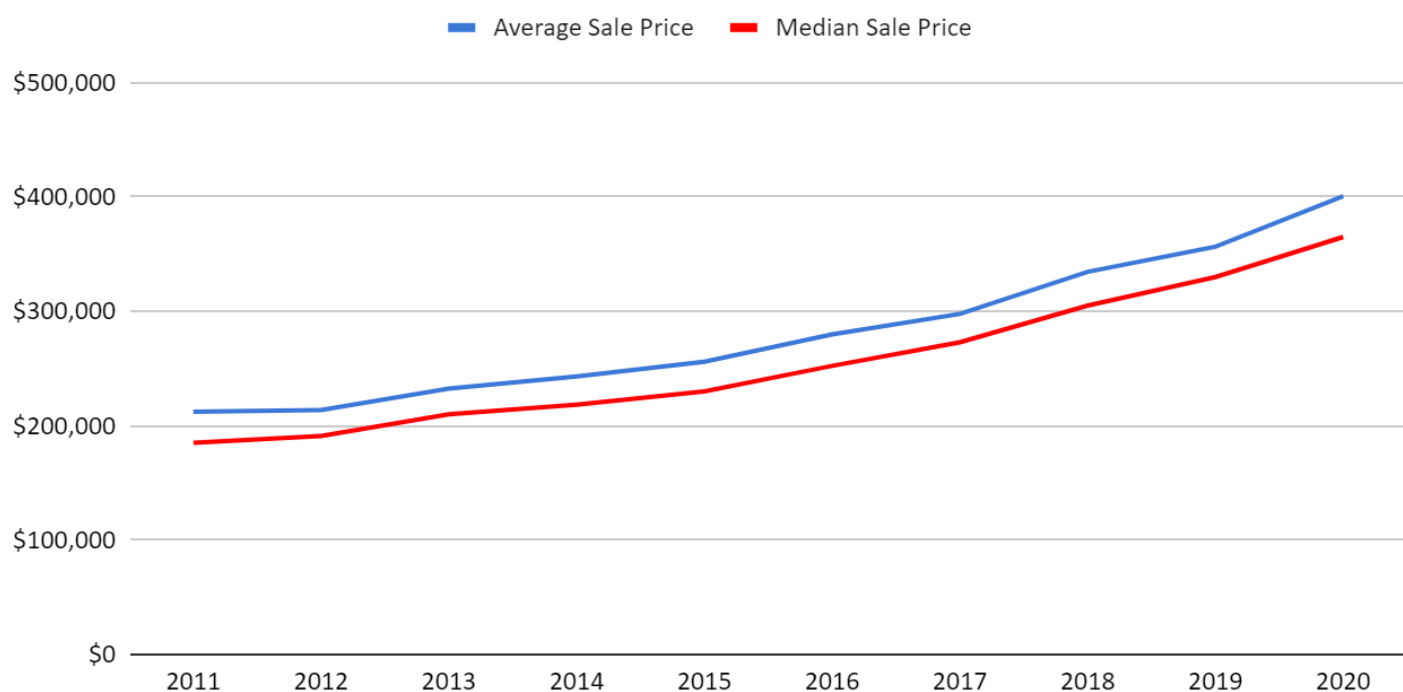
Overview of Sales Used in Market Value Determinations

The top chart shows a comparison of the number of residential homes sold per month in Davis County over the past five years. The bottom chart shows the average and median home sales prices during that same time period. It is worth noting how the second chart illustrates the near doubling of house prices in Davis County following the recovery after the Great Recession.

Number of Davis County Residential Sales by Month



Average & Median Sales Prices by Year



APPEAL INFORMATION

Appeal Process and 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 three homes that sold two years ago, located five 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 property 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 of 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, please 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. Condos, however, 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.

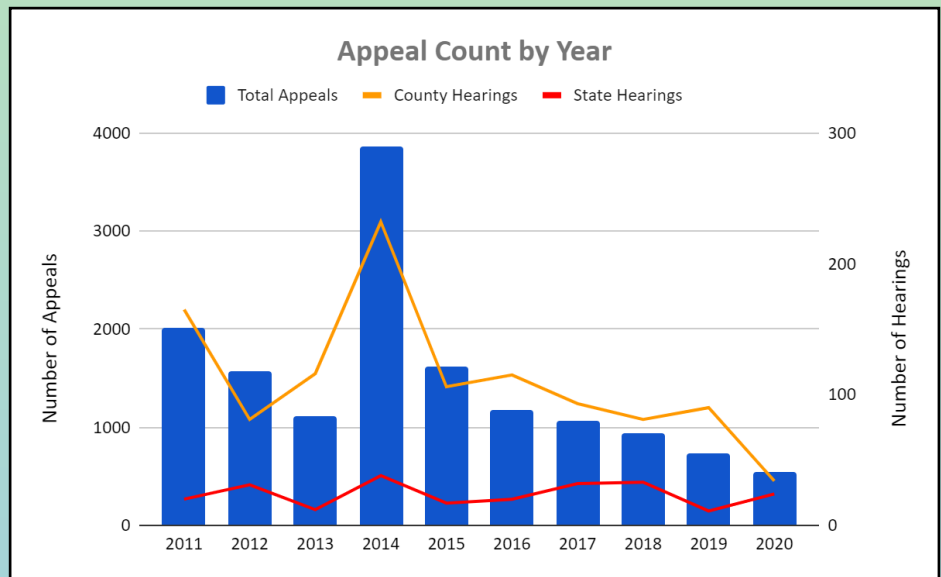
If the taxpayer is unsatisfied with the result, a hearing can be scheduled with the Board of Equalization (BOE). There is a 20 day window from the date of the market review letter to file for a hearing. A hearing is an informal meeting where both the taxpayer and an appraiser from the Assessor's Office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

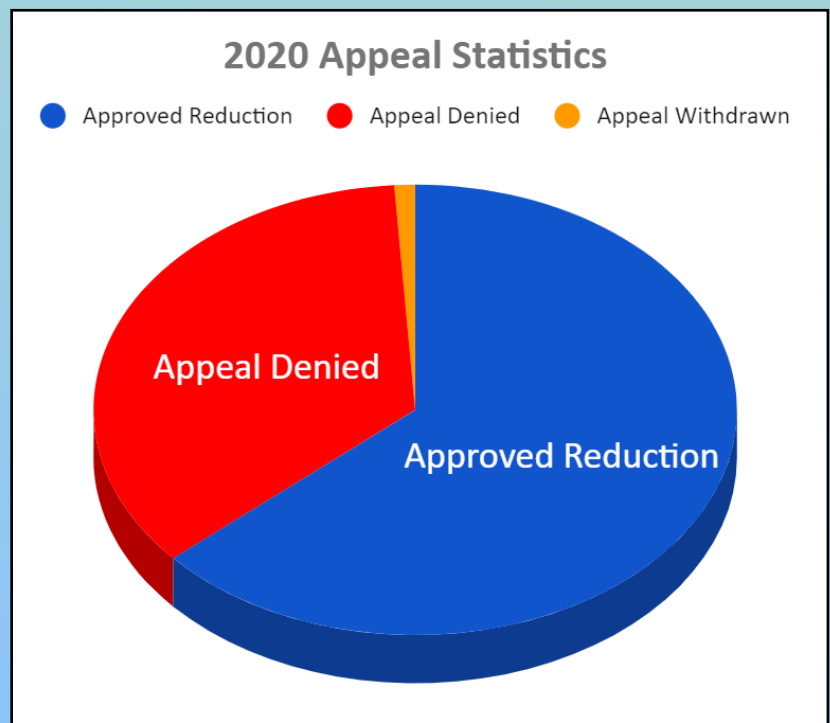
Appeal Process and Statistics

If both the appellant and the county accept the Board of Equalization 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 |
|------|---------------|-----------------|----------------|
| 2011 | 2019 | 165 | 20 |
| 2012 | 1570 | 81 | 31 |
| 2013 | 1116 | 116 | 12 |
| 2014 | 3857 | 232 | 38 |
| 2015 | 1625 | 106 | 17 |
| 2016 | 1176 | 115 | 20 |
| 2017 | 1072 | 93 | 32 |
| 2018 | 935 | 81 | 33 |
| 2019 | 731 | 90 | 11 |
| 2020 | 544 | 34 | 24 |



| Year | Total Appeals | Approved Reduction | Appeal Denied | Appeal Withdrawn |
|------|---------------|--------------------|---------------|------------------|
| 2011 | 2019 | 1325 | 662 | 14 |
| 2012 | 1570 | 1392 | 137 | 10 |
| 2013 | 1116 | 875 | 225 | 7 |
| 2014 | 3857 | 3277 | 520 | 22 |
| 2015 | 1625 | 1292 | 304 | 29 |
| 2016 | 1176 | 990 | 155 | 11 |
| 2017 | 1072 | 748 | 236 | 14 |
| 2018 | 935 | 647 | 173 | 4 |
| 2019 | 731 | 531 | 172 | 6 |
| 2020 | 544 | 305 | 170 | 5 |



GREENBELT INFORMATION

Overview of Farmland 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 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.

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

| City | Acres | Greenbelt Value | Market Value |
|--------------------|------------------|--------------------|------------------------|
| Bountiful | 80.50 | \$19,085 | \$12,417,055 |
| Centerville | 679.07 | \$31,955 | \$27,122,278 |
| Clearfield | 92.02 | \$55,472 | \$16,794,444 |
| Clinton | 243.19 | \$105,408 | \$23,787,433 |
| Davis County | 11,739.17 | \$1,178,424 | \$336,447,876 |
| Farmington | 583.69 | \$109,456 | \$75,197,713 |
| Fruit Heights | 99.59 | \$34,575 | \$13,047,326 |
| Kaysville | 503.50 | \$163,044 | \$62,767,723 |
| Layton | 1,353.97 | \$728,949 | \$145,840,309 |
| North Salt Lake | 802.21 | \$14,247 | \$21,552,161 |
| South Weber | 624.91 | \$208,186 | \$37,955,814 |
| Syracuse | 571.46 | \$258,291 | \$55,364,331 |
| West Bountiful | 325.72 | \$31,177 | \$51,219,889 |
| West Point | 1,503.92 | \$678,422 | \$104,552,678 |
| Woods Cross | 328.92 | \$51,756 | \$41,875,411 |
| Grand Total | 19,531.82 | \$3,668,448 | \$1,025,942,441 |

PERSONAL PROPERTY

The Personal Property Division of the Assessor's Office consists of one Supervisor/Personal Property Appraiser, five 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, mobile and manufactured 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 responsible to value 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.

Personal property values, like real property values, are based on a January 1 tax lien date. The chart below represents the 2020 personal property tax values.

| City | Tax Charge Value | Tax | Tax Paid |
|--------------------|----------------------|----------------------|----------------------|
| Bountiful | 61,722,937 | 743,793.56 | 714,692.34 |
| Centerville | 24,045,085 | 296,350.52 | 266,735.21 |
| Clearfield | 211,717,775 | 2,899,932.31 | 2,873,554.23 |
| Clinton | 21,589,385 | 276,442.64 | 264,656.68 |
| Farmington | 50,110,230 | 621,279.43 | 574,931.04 |
| Fruit Heights | 3,354,057 | 41,622.77 | 39,985.62 |
| Kaysville | 39,673,979 | 483,363.39 | 440,308.45 |
| Layton | 241,515,108 | 3,094,667.07 | 3,016,014.57 |
| North Salt Lake | 261,549,398 | 3,253,545.36 | 3,200,907.18 |
| South Weber | 7,751,339 | 96,124.38 | 95,456.16 |
| Sunset | 3,908,445 | 49,800.11 | 47,793.79 |
| Syracuse | 19,899,805 | 252,009.87 | 247,520.20 |
| West Bountiful | 513,621,398 | 6,406,273.55 | 6,396,947.65 |
| West Point | 3,683,766 | 48,542.94 | 47,292.82 |
| Woods Cross | 74,666,669 | 899,314.12 | 850,481.60 |
| Unincorporated | 969,941,070 | 12,101,360 | 11,945,851 |
| Grand Total | 2,508,750,446 | 31,564,422.24 | 31,023,128.31 |

DAVIS COUNTY ASSESSOR'S OFFICE

Visit us online at www.daviscountyutah.gov/assessor

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