

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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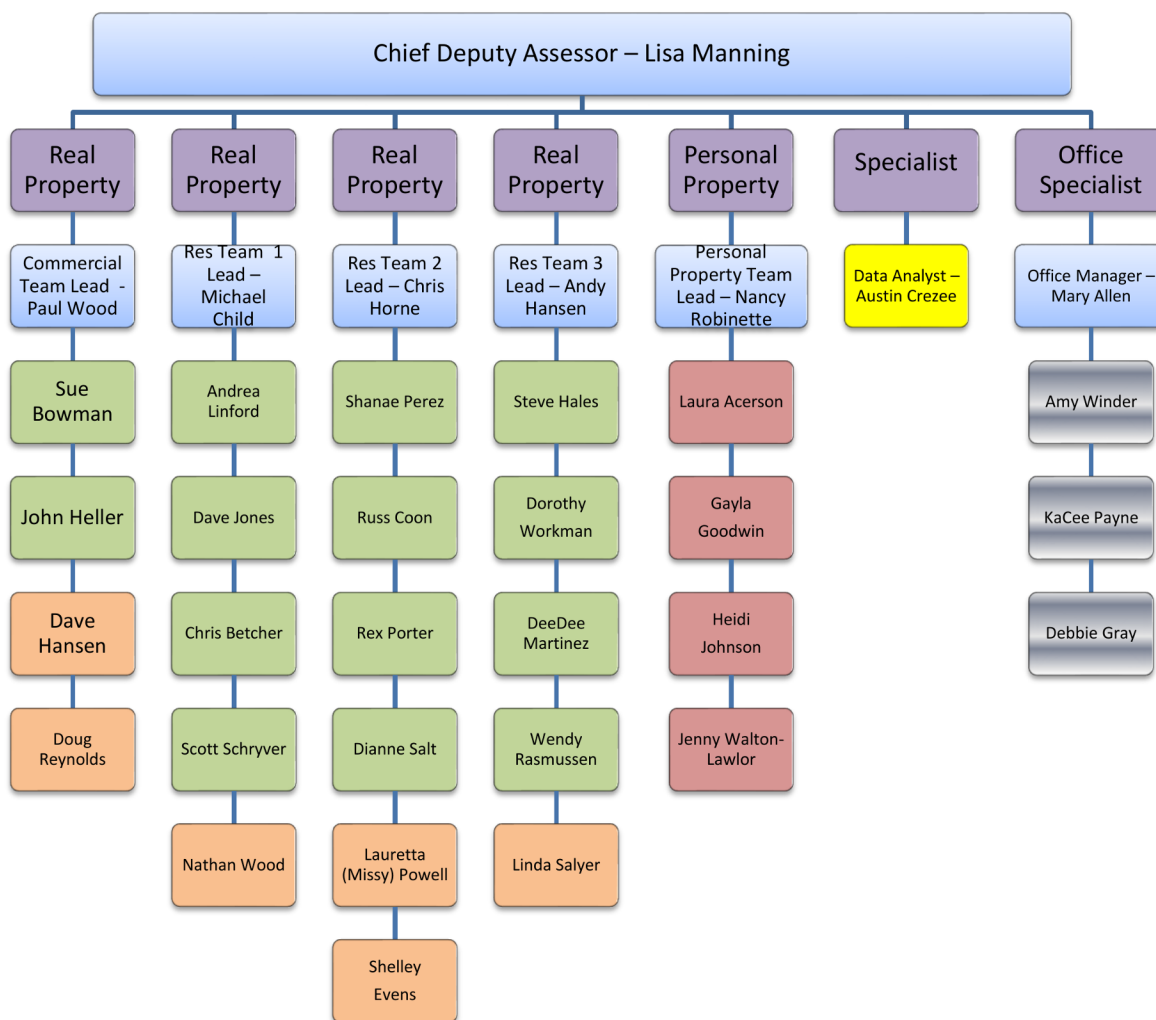
Information about Personal Property values and taxes



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%

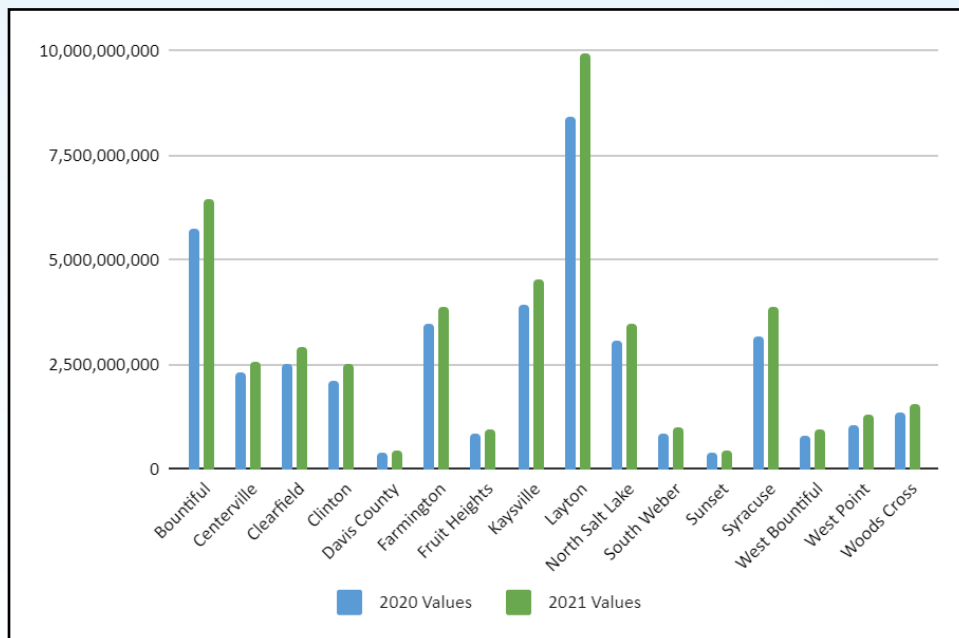
As of 2018, the major employers in Davis County (per Utah Department of Workforce Services) were:

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	5,721,344,948	6,474,472,333	13.16%	13.80%
Centerville	2,292,582,923	2,564,806,750	11.87%	5.47%
Clearfield	2,540,648,571	2,932,472,952	15.42%	6.25%
Clinton	2,121,812,360	2,502,501,643	17.94%	5.33%
Davis County	418,096,899	449,645,618	7.55%	0.96%
Farmington	3,466,253,940	3,885,599,254	12.10%	8.28%
Fruit Heights	858,284,441	970,183,831	13.04%	2.07%
Kaysville	3,907,292,294	4,533,054,280	16.02%	9.66%
Layton	8,403,201,169	9,950,536,673	18.41%	21.21%
North Salt Lake	3,065,894,396	3,485,501,462	13.69%	7.43%
South Weber	848,160,172	1,011,047,703	19.20%	2.16%
Sunset	381,414,242	446,107,577	16.96%	0.95%
Syracuse	3,175,998,426	3,870,334,665	21.86%	8.25%
West Bountiful	797,654,177	943,641,941	18.30%	2.01%
West Point	1,072,595,301	1,315,540,038	22.65%	2.80%
Woods Cross	1,379,077,952	1,580,591,424	14.61%	3.37%
Grand Total	40,450,312,211	46,916,038,144	15.98%	100.00%



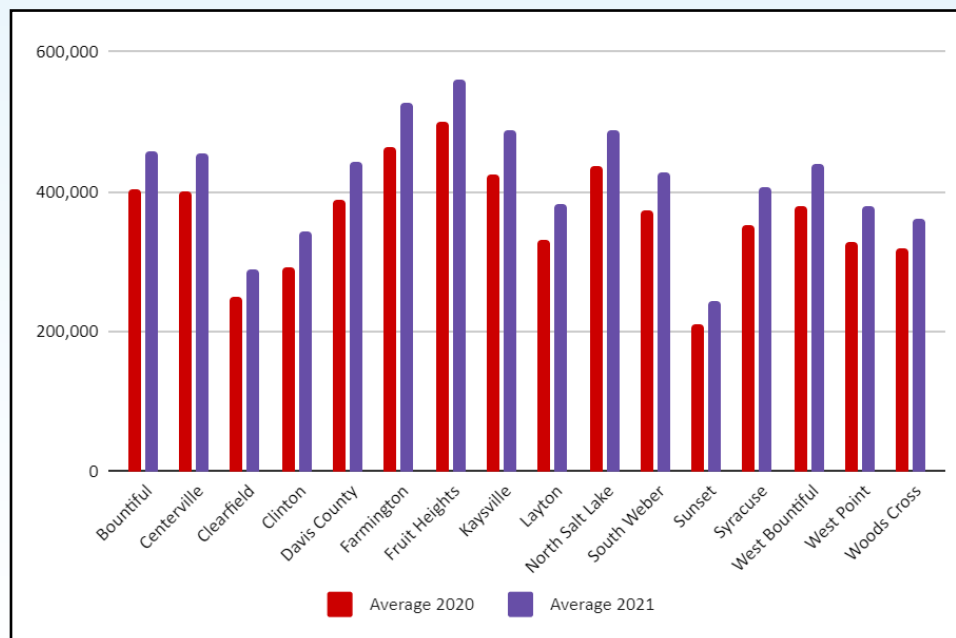
ASSESSMENT VALUE STATISTICS BY PROPERTY TYPE: SINGLE FAMILY RESIDENCES

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	402,136	458,101	13.92%
Centerville	399,313	453,776	13.64%
Clearfield	250,493	288,751	15.27%
Clinton	293,169	342,115	16.70%
Davis County	388,156	442,716	14.06%
Farmington	464,890	527,504	13.47%
Fruit Heights	499,587	561,027	12.30%
Kaysville	424,449	487,927	14.96%
Layton	330,373	382,758	15.86%
North Salt Lake	435,861	488,655	12.11%
South Weber	373,547	427,523	14.45%
Sunset	210,018	242,643	15.53%
Syracuse	351,890	405,357	15.19%
West Bountiful	378,707	437,857	15.62%
West Point	328,131	379,805	15.75%
Woods Cross	317,427	362,470	14.19%
Grand Total	365,509	416,012	13.82%



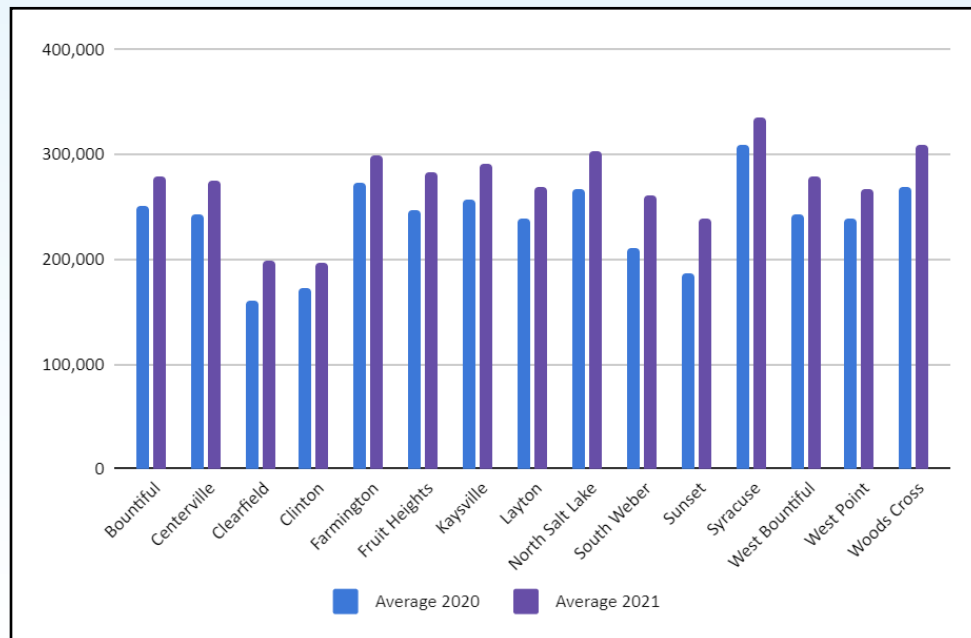
ASSESSMENT VALUE STATISTICS BY PROPERTY TYPE: CONDO/ATTACHED PUD

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	251,053	278,585	10.97%
Centerville	242,413	274,254	13.14%
Clearfield	160,951	197,540	22.73%
Clinton	171,979	197,336	14.74%
Farmington	273,221	299,504	9.62%
Fruit Heights	246,846	281,856	14.18%
Kaysville	256,406	289,957	13.09%
Layton	238,210	269,287	13.05%
North Salt Lake	266,192	303,065	13.85%
South Weber	209,819	260,046	23.94%
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	237,418	275,984	16.24%



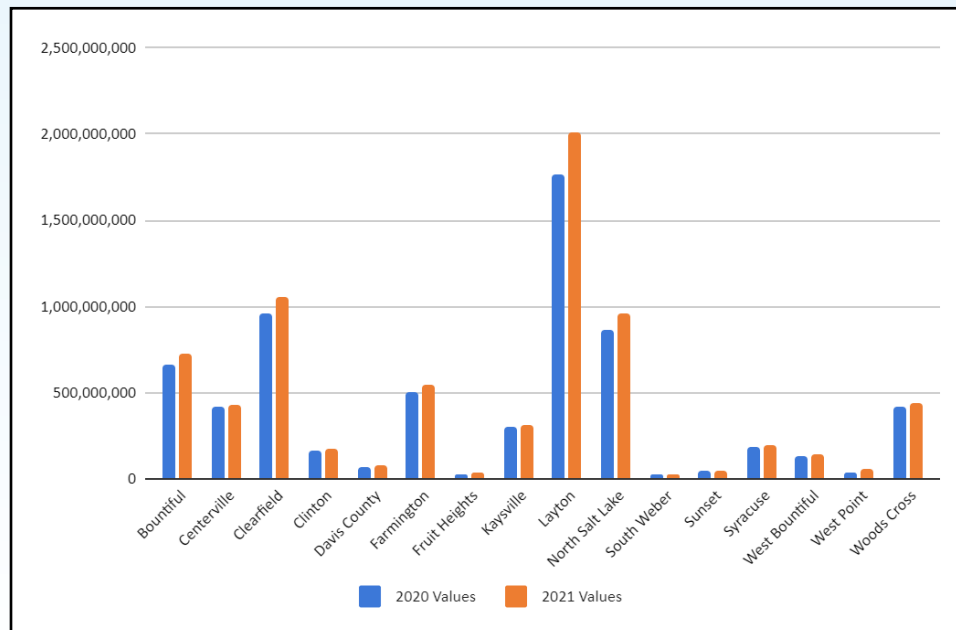
ASSESSMENT VALUE STATISTICS BY PROPERTY TYPE: COMMERCIAL

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	665,883,789	722,110,467	8.44%
Centerville	418,755,179	429,236,881	2.50%
Clearfield	954,971,349	1,051,204,642	10.08%
Clinton	160,532,947	172,415,937	7.40%
Davis County	64,732,239	76,349,430	17.95%
Farmington	502,376,397	543,752,561	8.24%
Fruit Heights	29,592,110	30,915,846	4.47%
Kaysville	302,713,695	316,532,175	4.56%
Layton	1,762,261,893	2,012,214,662	14.18%
North Salt Lake	865,992,577	963,941,803	11.31%
South Weber	24,293,102	25,185,869	3.67%
Sunset	42,477,710	44,070,567	3.75%
Syracuse	181,094,471	197,949,527	9.31%
West Bountiful	133,045,092	137,743,407	3.53%
West Point	33,647,703	58,758,123	74.63%*
Woods Cross	415,854,325	437,190,399	5.13%
Grand Total	6,558,224,578	7,219,572,296	10.08%



NEW GROWTH

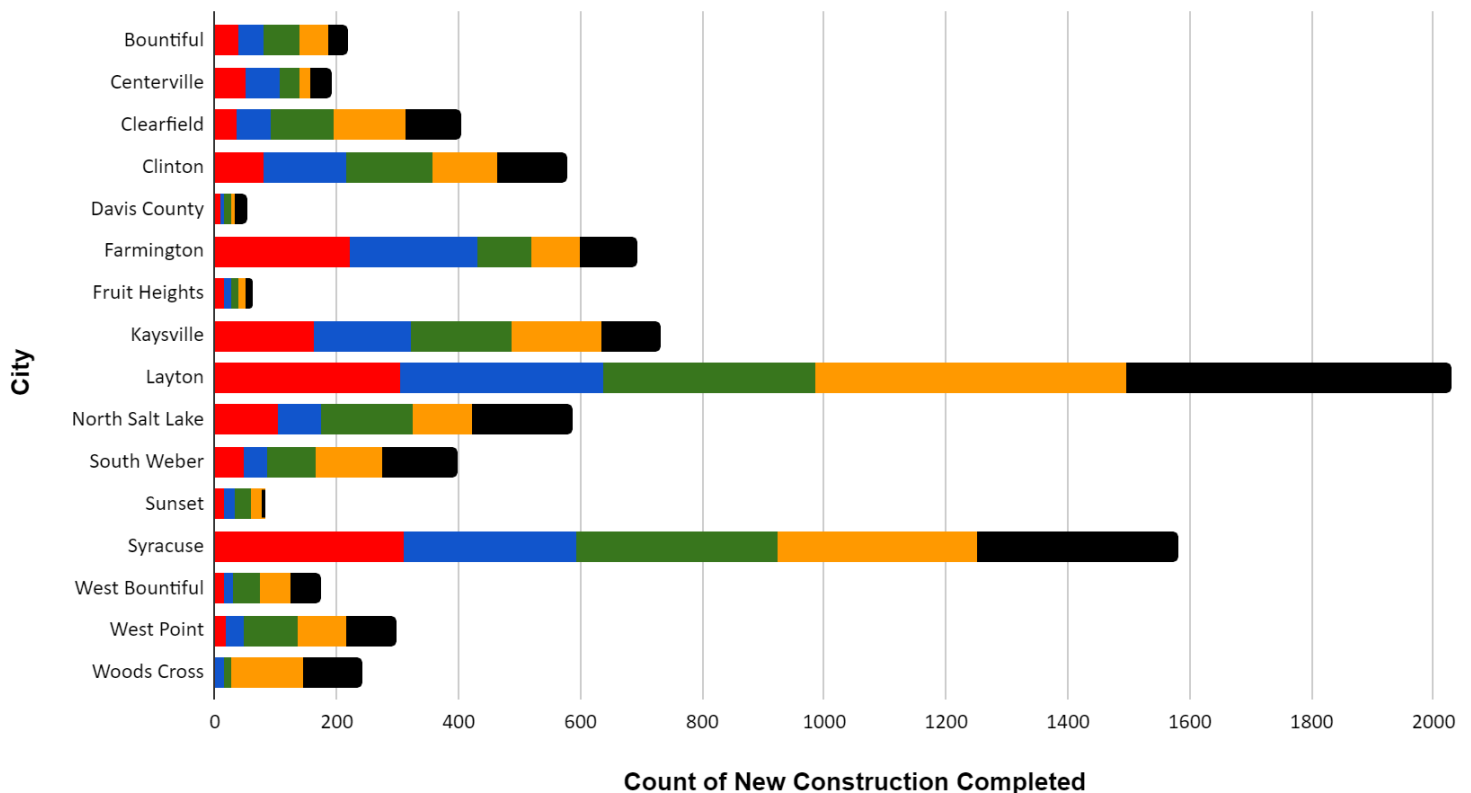
New Building Construction Trends

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

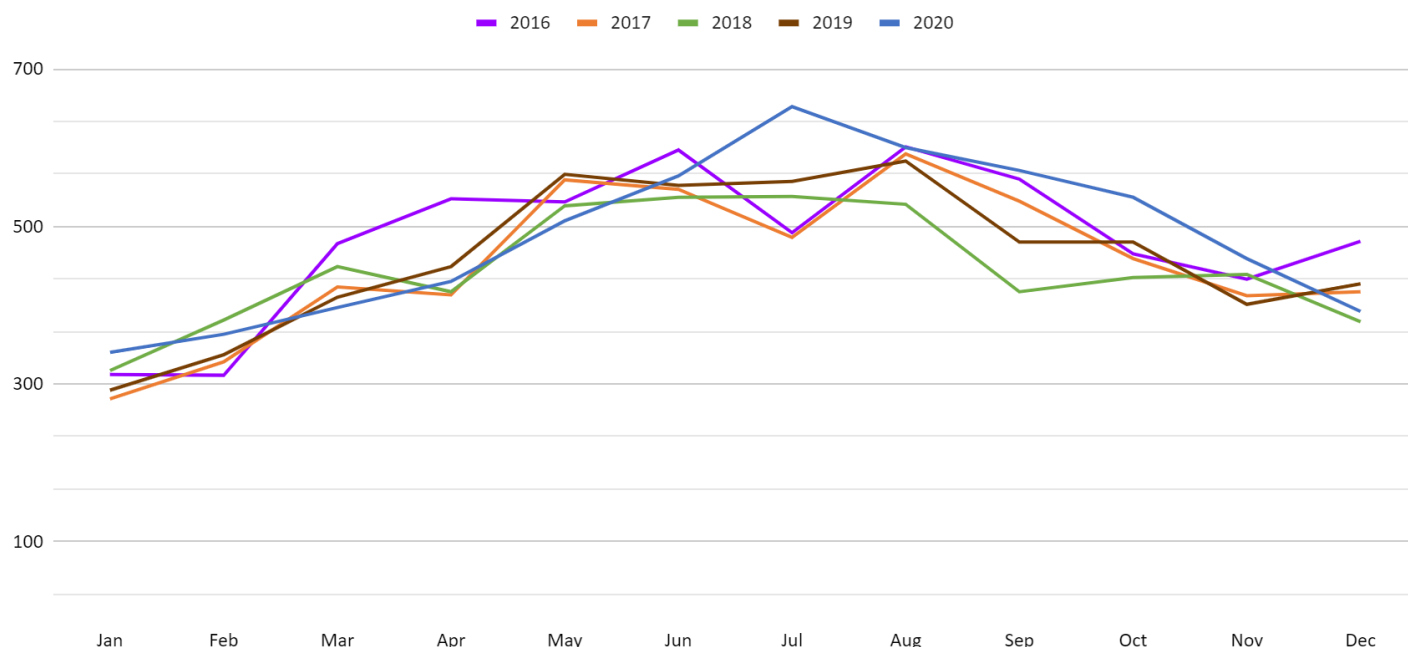


SALES INFORMATION

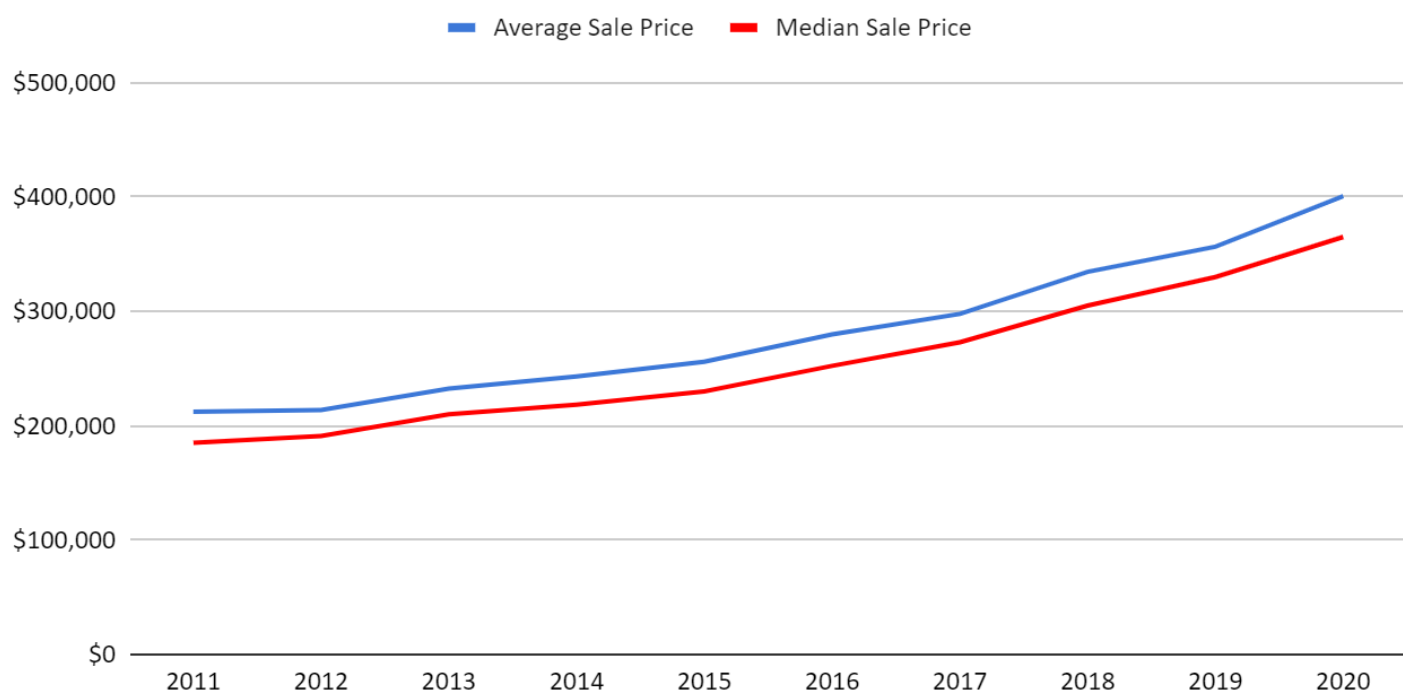
Overview of Sales Used in Market Value Determinations

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.

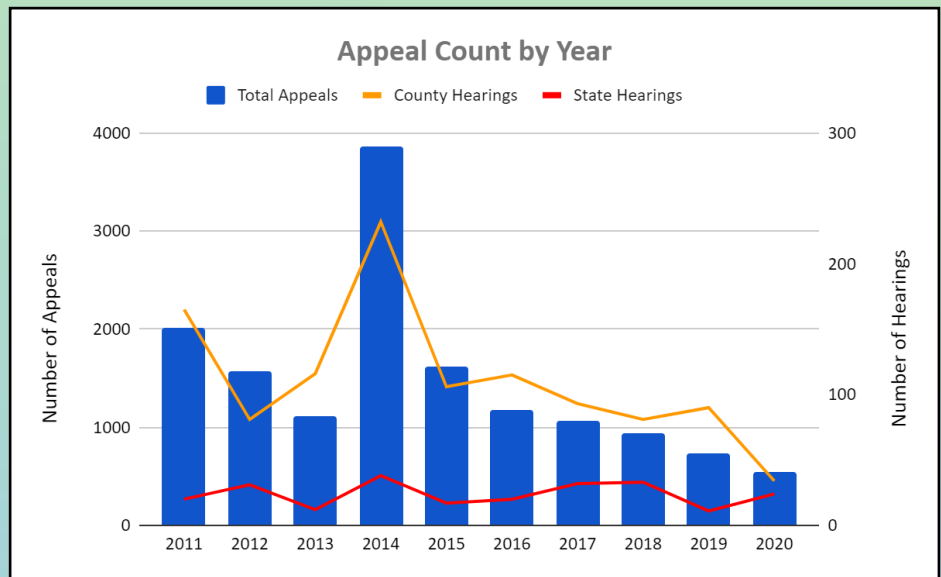
If the taxpayer is unsatisfied with the result, a hearing can be scheduled with the Board of Equalization (BOE). There is a 20 day window from the date of the market review letter to file for a hearing. A hearing is an informal meeting where both the taxpayer and an appraiser from the Assessor's Office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

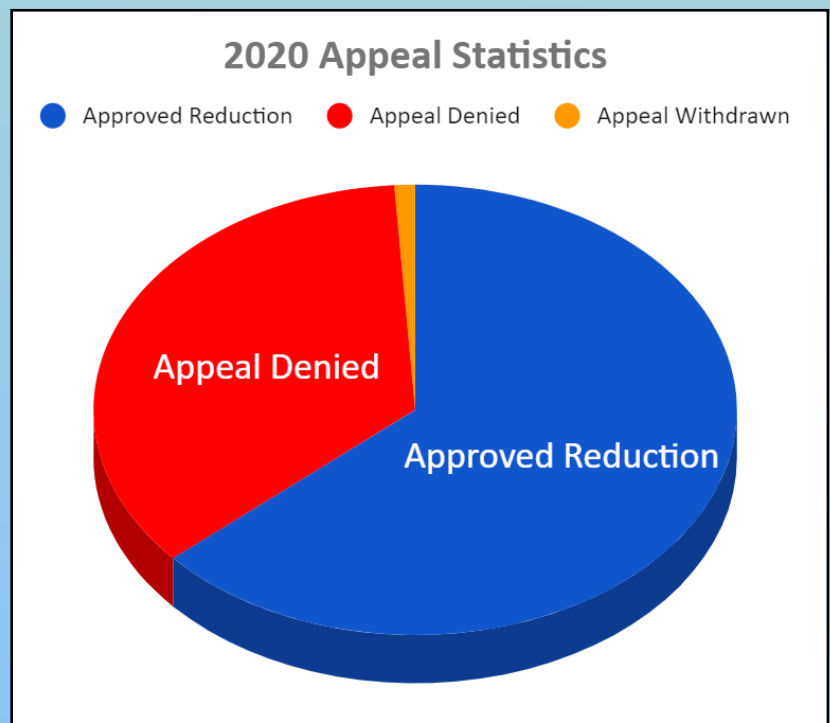
Appeal Process and Statistics

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	\$14,023,810
Centerville	679.07	\$31,955	\$28,041,308
Clearfield	92.02	\$55,472	\$17,167,353
Clinton	243.19	\$105,408	\$24,547,820
Davis County	11,739.17	\$1,178,424	\$345,427,039
Farmington	583.69	\$109,456	\$79,691,526
Fruit Heights	99.59	\$34,575	\$15,729,626
Kaysville	503.50	\$163,044	\$69,909,978
Layton	1,353.97	\$728,949	\$156,342,968
North Salt Lake	802.21	\$14,247	\$30,959,042
South Weber	624.91	\$208,186	\$40,794,471
Syracuse	571.46	\$258,291	\$57,180,993
West Bountiful	325.72	\$31,177	\$65,918,229
West Point	1,503.92	\$678,422	\$111,859,898
Woods Cross	328.92	\$51,756	\$43,404,013
Grand Total	19,531.82	\$3,668,448	\$1,100,998,073

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

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