

OFFICE OF THE ASSESSOR

Annual Assessment Summary Report

Dennis Yarrington, Assessor



2011

DAVIS COUNTY UTAH

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 motor vehicles at "fair market value".



I hope you find this report informative. It shows the various cities in the county and their respective value total percentages (vacant land, commercial, residential, apartment, condo, etc.) and value changes from the previous year. I'd like to thank Dianne Salt for producing it.

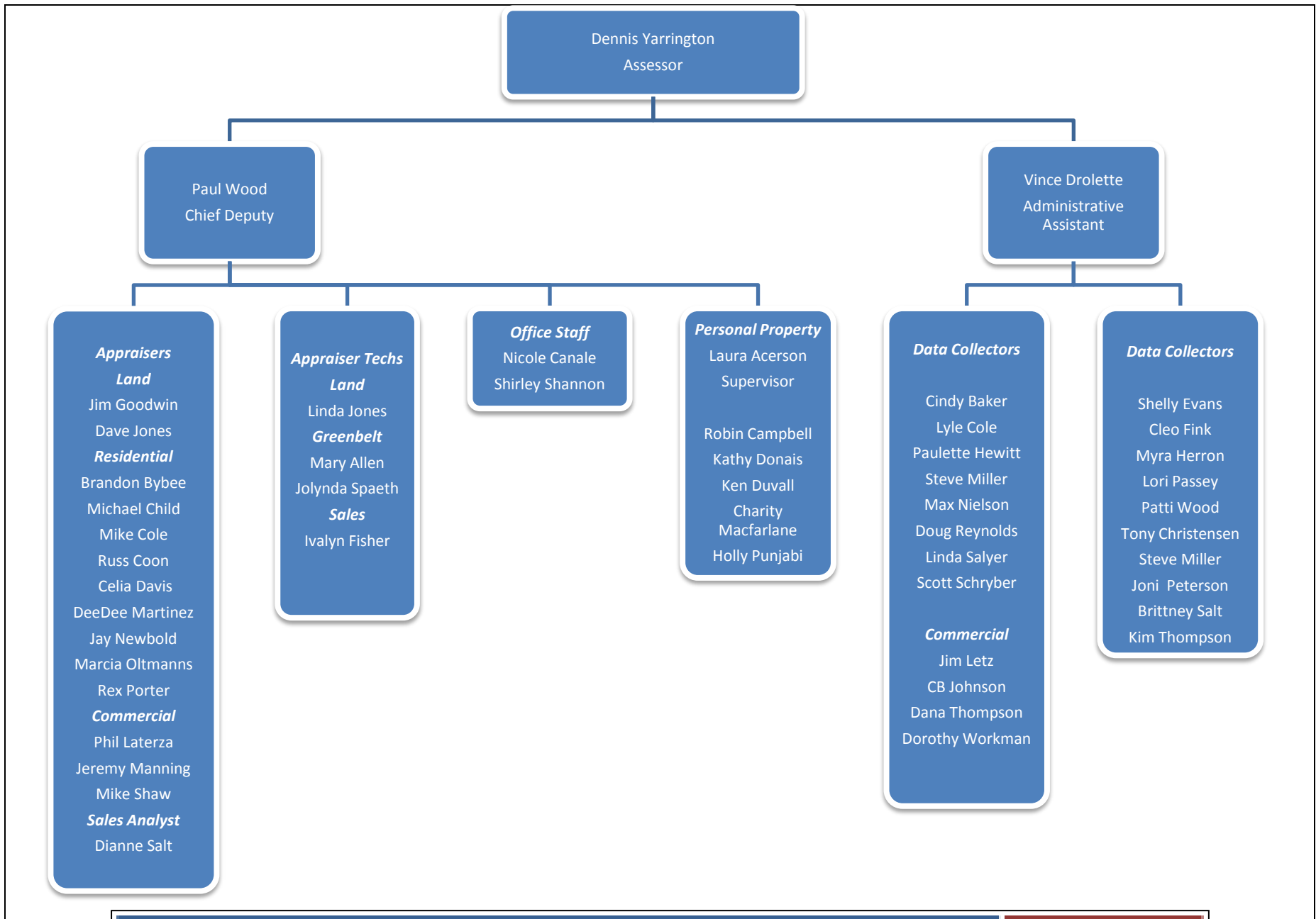
Our professional staff at the Assessor's Office is working hard with a new software program to bring more equity in assessments for property owners, by assessing each property in Davis County each year. This includes about 104,000 parcels. Additionally, the new software will visually (by color) illustrate value differences in any specific neighborhood, helping us to maintain equity better than any time in the past.

We have noted a value drop this past year for the most part – some areas of Davis County more than others. **Taxpayers will likely see fair market value for assessment purposes fall.** However, I would caution all that this most likely will not result in a tax decrease. Some taxing entities went through Truth in Taxation procedures to raise their taxing levels for 2011.

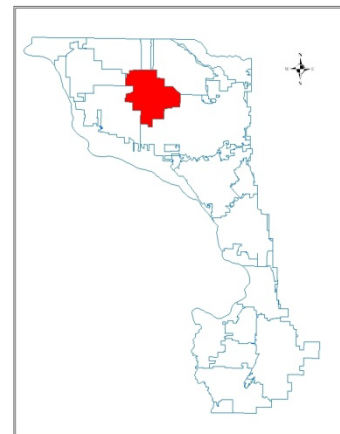
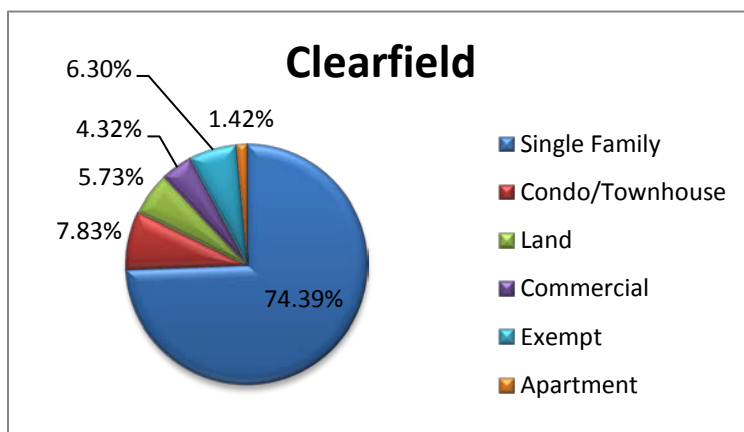
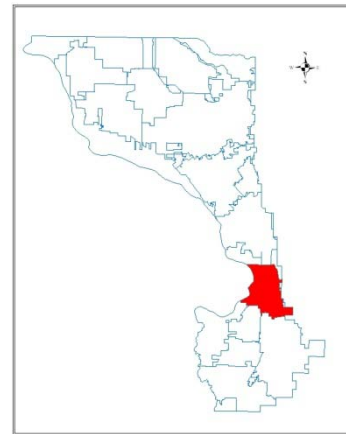
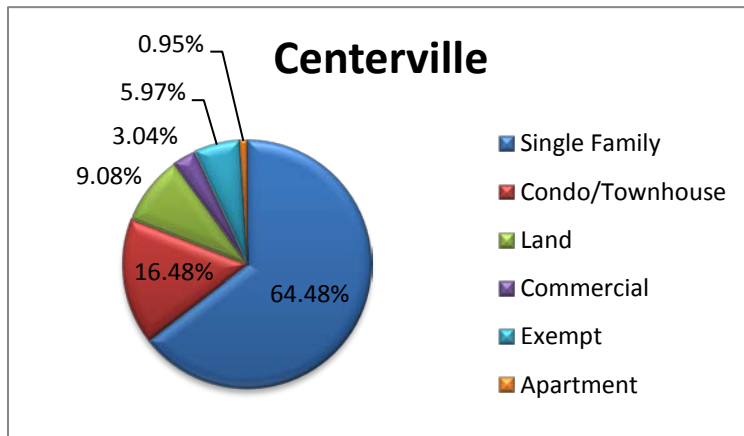
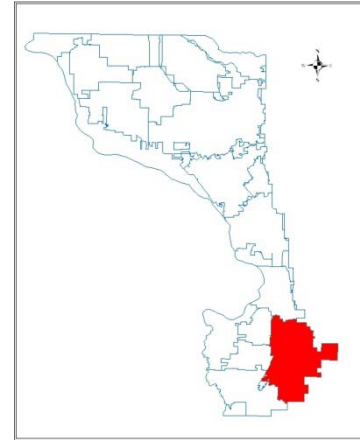
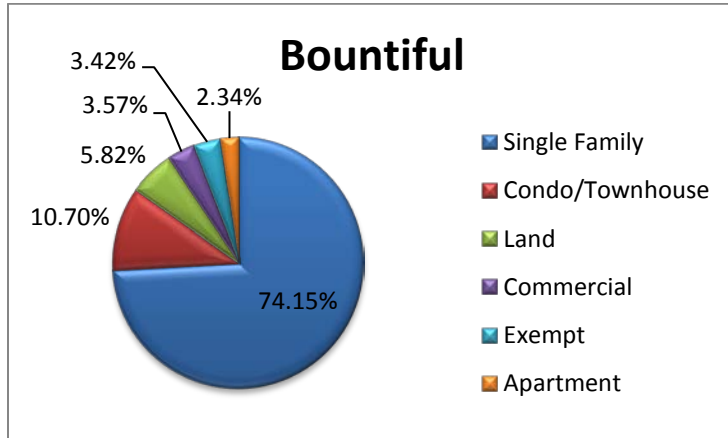
As part of our five year plan we are performing a detailed review of all greenbelt properties, beginning June 15th. Layton City will also have a detailed review of all parcels done for the 2012 tax roll.

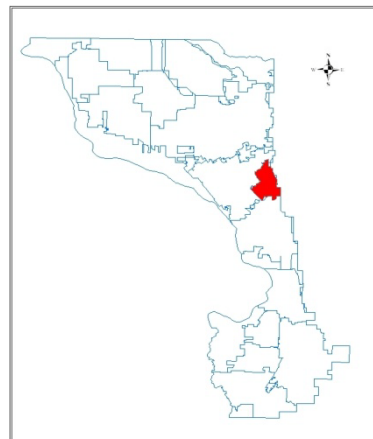
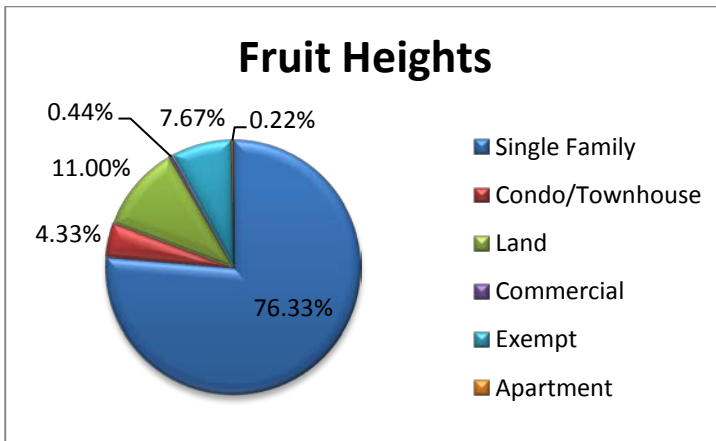
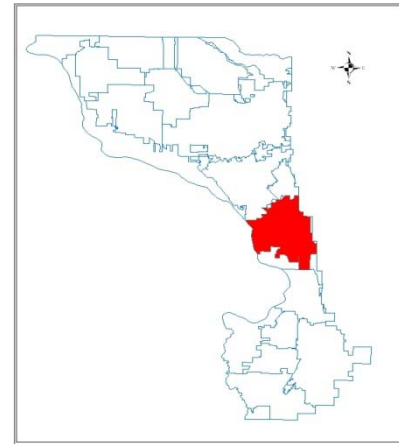
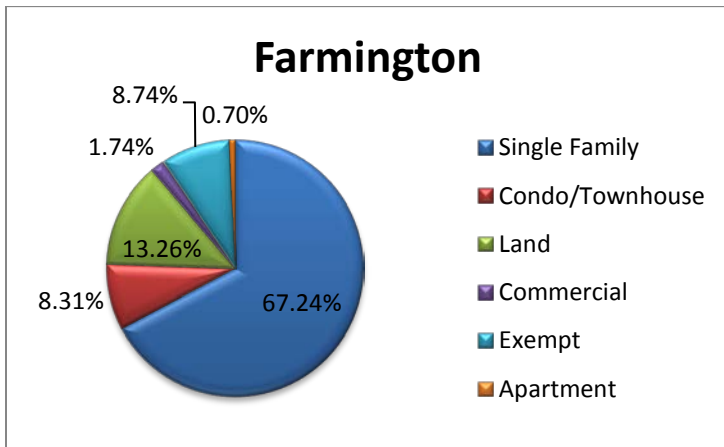
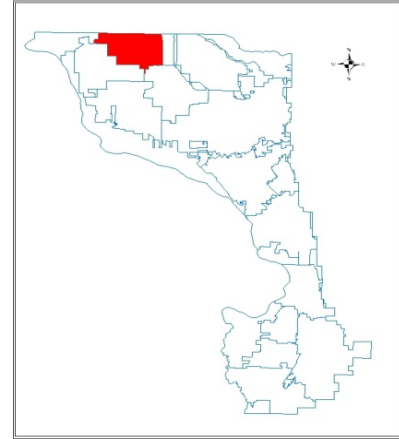
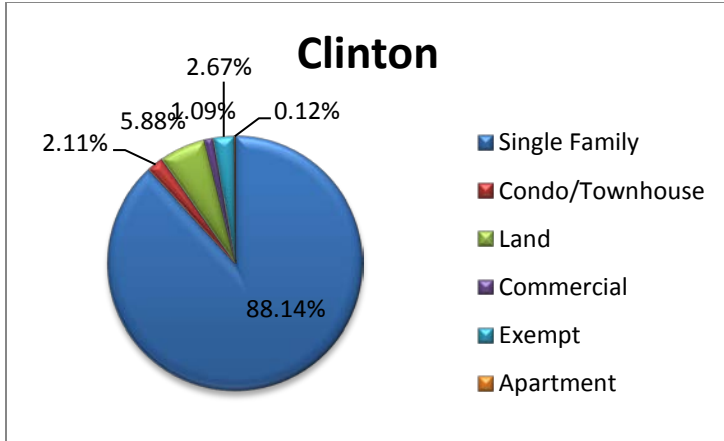
I'd personally like to express my appreciation to you as taxpayers for all of our jobs. You pay our salaries. I'd also like to thank my staff for their wonderful efforts in bringing the 2011 tax roll into being.

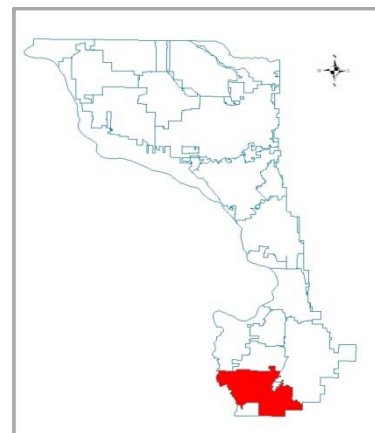
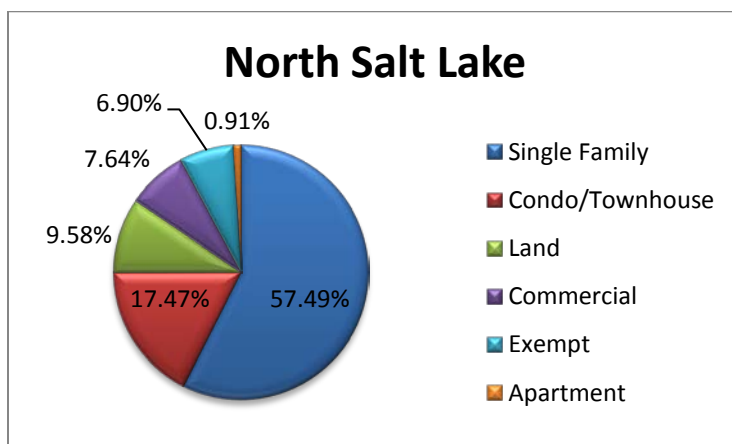
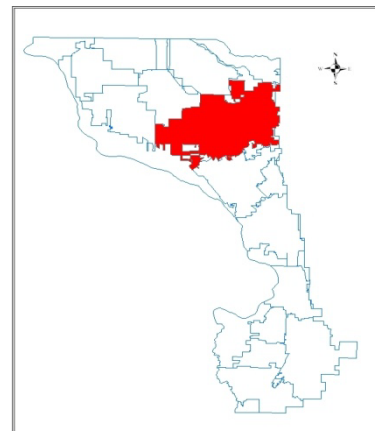
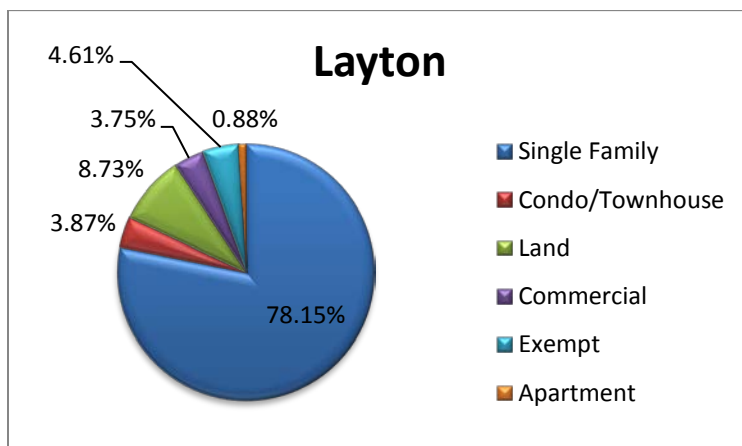
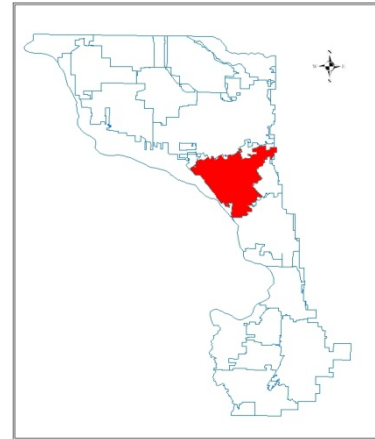
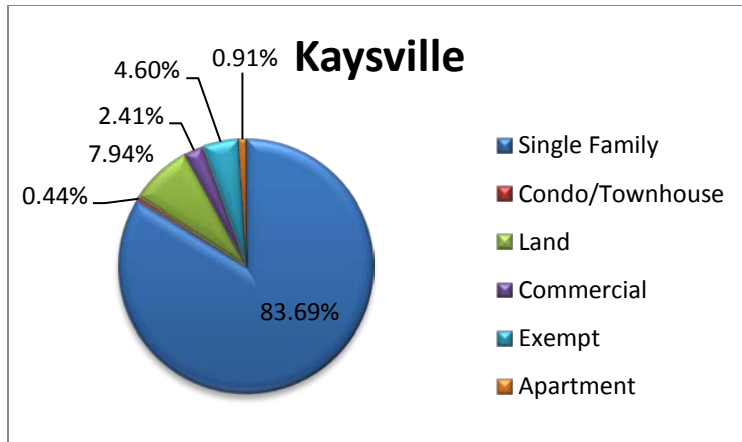
-Dennis Yarrington, Assessor



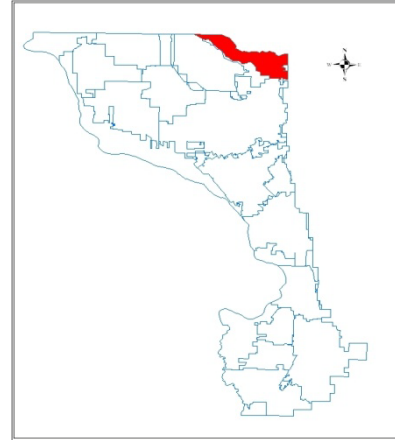
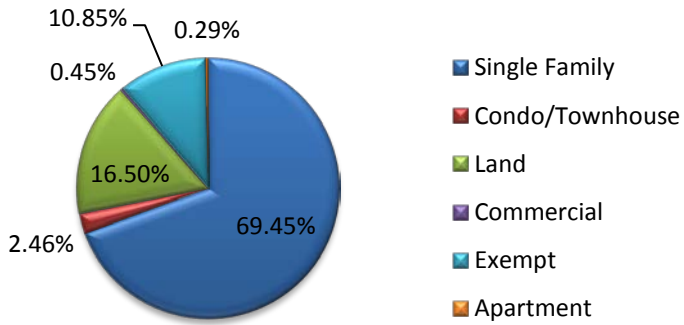
The following charts show the breakdown of real property, by parcel count, between Single Family, Condo/Townhouses, Apartments, Commercial, Land and Exempt (churches, schools, government property).



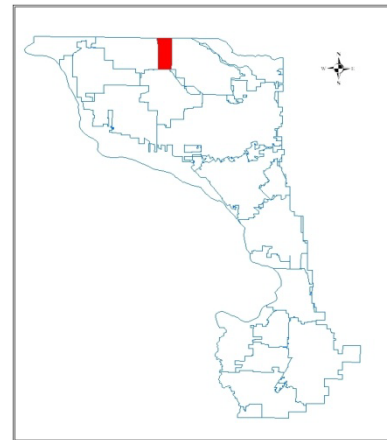
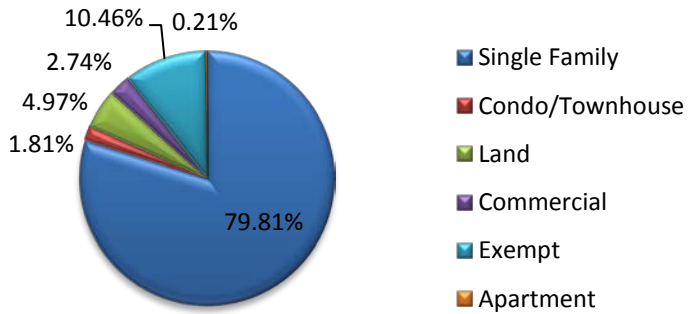




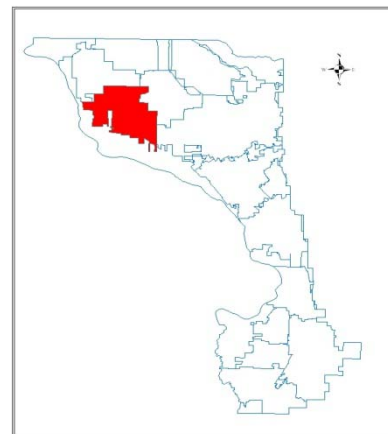
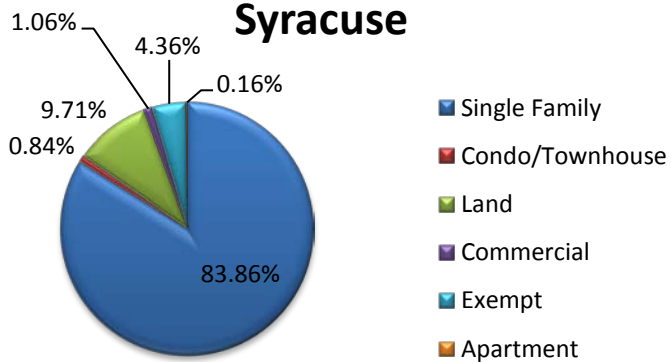
South Weber



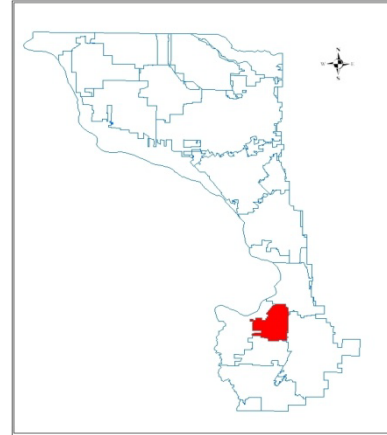
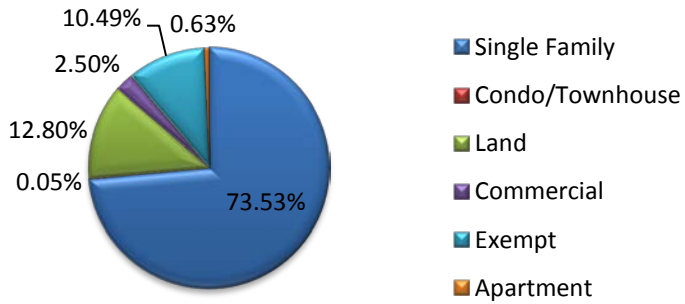
Sunset



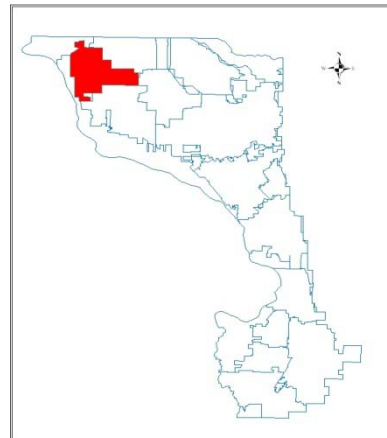
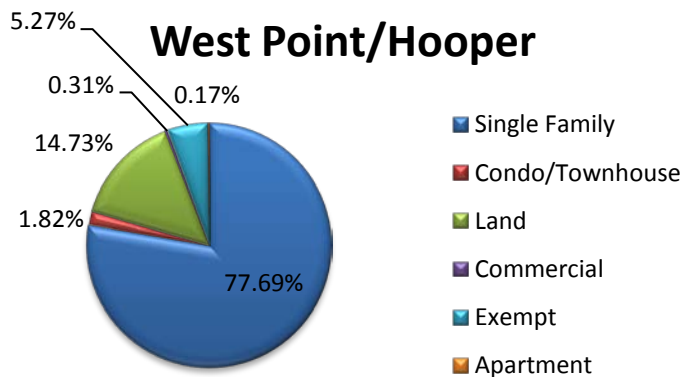
Syracuse



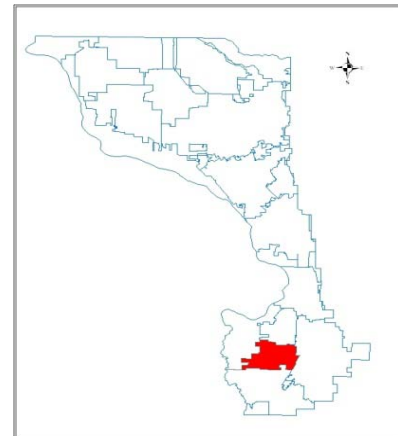
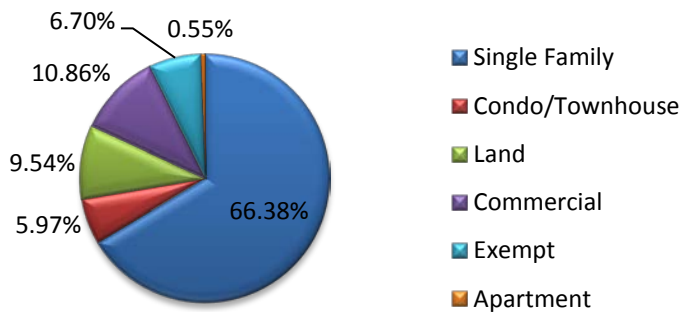
West Bountiful



West Point/Hooper



Woods Cross



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% of Utah’s population. The 2010 population was approximately 306,479.¹

In 2010 there were 145,411 persons employed in Davis County, and 10,275 persons unemployed. The unemployment rate was 7.1. This number increased from 5.9 in 2009.

Year	Employment	Unemployment	Unemployment Rate
2010	135,136	10,275	7.1
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

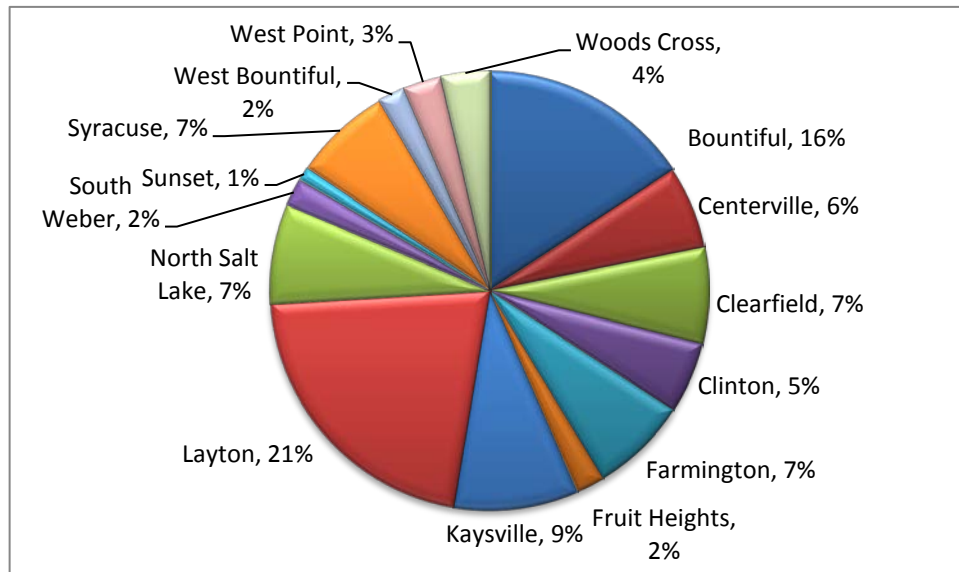
The 2009 major employers in Davis County were:

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

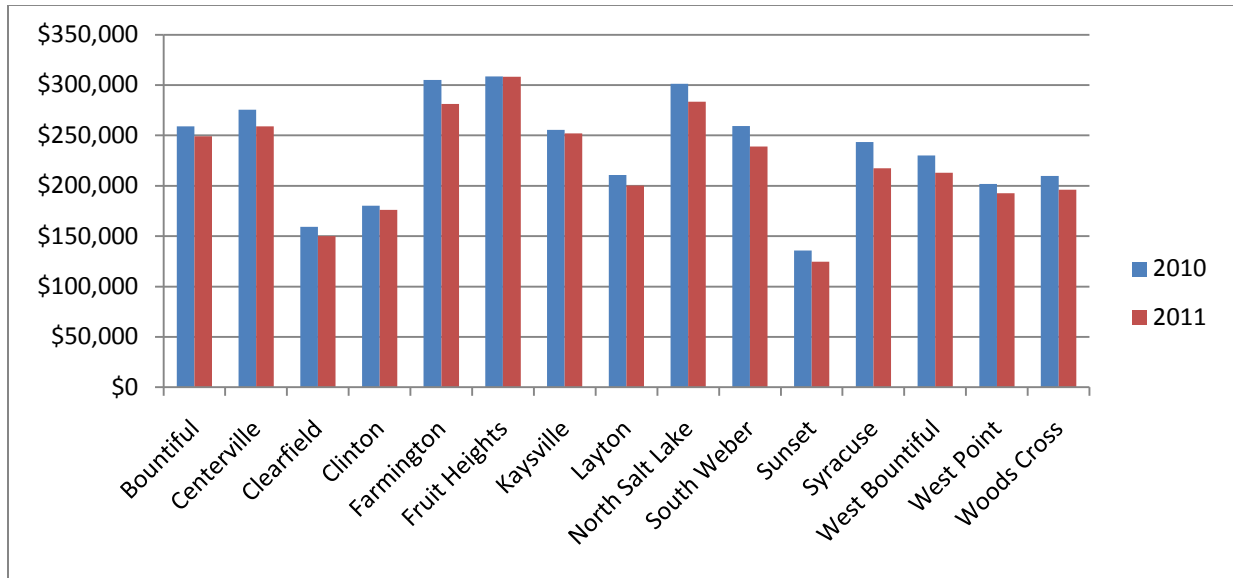
The following information is total city assessments. These values include Residential, Commercial, Industrial, and Vacant Land.

City	2,010	2011	% Change	% of Total County Tax Roll
Bountiful	3,724,674,519	3,506,522,367	-6.22%	16%
Centerville	1,436,396,768	1,362,735,973	-5.41%	6%
Clearfield	1,675,823,658	1,580,085,303	-6.06%	7%
Clinton	1,243,431,389	1,172,028,584	-6.09%	5%
Farmington	1,673,806,611	1,603,195,006	-4.40%	7%
Fruit Heights	469,817,846	460,955,493	-1.92%	2%
Kaysville	2,203,855,980	2,059,227,949	-7.02%	9%
Layton	4,971,984,506	4,767,607,483	-4.29%	21%
North Salt Lake	1,747,968,511	1,640,974,760	-6.52%	7%
South Weber	494,464,250	454,752,647	-8.73%	2%
Sunset	244,948,042	225,149,527	-8.79%	1%
Syracuse	1,791,935,955	1,608,462,217	-11.41%	7%
West Bountiful	502,433,142	454,379,222	-10.58%	2%
West Point	694,970,815	620,496,841	-12.00%	3%
Woods Cross	843,218,226	786,320,140	-7.24%	4%
Total	23,719,730,218	22,302,893,512	-6.35%	100%



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



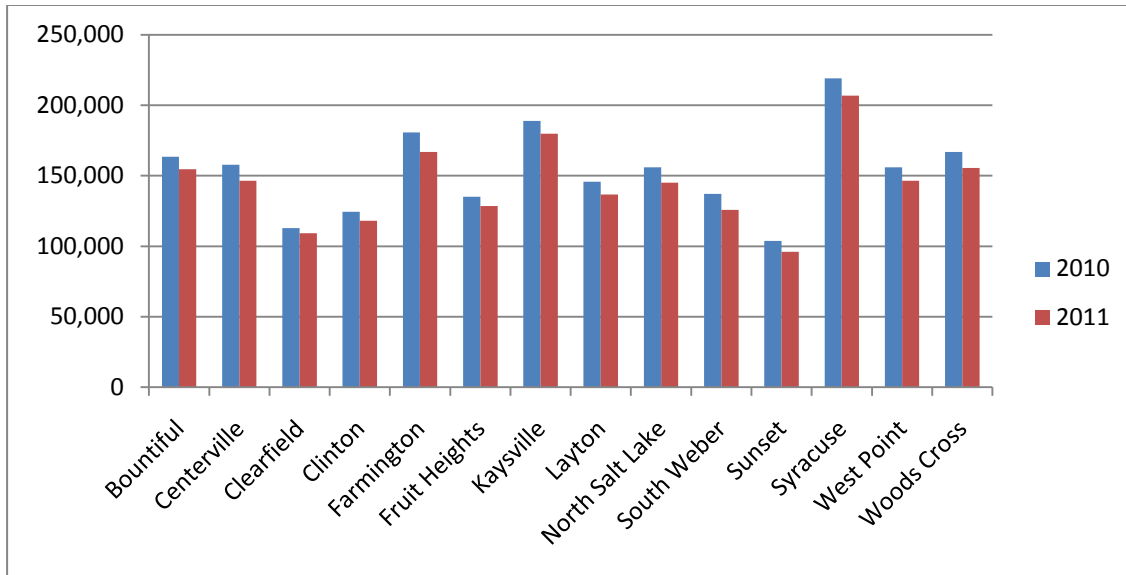
Single Family Residence

This chart shows the Average Assessment for Single Family Residences broken down by city.

City	2010	2011	% Change	Unit Count
Bountiful	259,019	249,319	-3.74%	10981
Centerville	275,490	259,111	-5.95%	3759
Clearfield	159,303	150,033	-5.82%	5509
Clinton	180,166	176,162	-2.22%	5831
Farmington	304,977	281,214	-7.79%	4562
Fruit Heights	308,699	308,162	-0.17%	1338
Kaysville	255,540	251,947	-1.41%	6998
Layton	210,760	200,096	-5.06%	16618
North Salt Lake	301,101	283,608	-5.81%	3397
South Weber	259,314	239,013	-7.83%	1643
Sunset	135,806	124,581	-8.27%	1429
Syracuse	243,562	217,538	-10.68%	6416
West Bountiful	230,244	212,973	-7.50%	1506
West Point	201,949	192,760	-4.55%	2648
Woods Cross	209,851	196,005	-6.60%	2444

The following information represents the Average Assessed Value for Condo/Attached PUD's (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	2010	2011	% Change	2011 Count
Bountiful	163512	154,647	-5.73%	1677
Centerville	157853	146,472	-7.77%	978
Clearfield	112802	109,297	-3.21%	585
Clinton	124332	118,116	-5.26%	140
Farmington	180775	166,788	-8.39%	572
Fruit Heights	135006	128,568	-5.01%	78
Kaysville	188944	179,846	-5.06%	105
Layton	145775	136,756	-6.59%	824
North Salt Lake	155858	145,178	-7.36%	1035
South Weber	137240	125,850	-9.05%	60
Sunset	103824	96,021	-8.13%	34
Syracuse	218960	206,733	-5.91%	66
West Bountiful	N/A	N/A	N/A	N/A
West Point	155885	146,496	-6.41%	64
Woods Cross	166962	155,510	-7.36%	132

*Not enough data to determine an average.

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

This information compares total assessed commercial property values and unit counts by city. This includes apartments, but not duplexes, triplexes and fourplexes.

City	2011	Unit Count
Bountiful	446,348,972	818
Centerville	216,379,972	259
Clearfield	666,932,212	469
Clinton	119,878,958	110
Farmington	118,279,898	184
Fruit Heights	11,986,570	18
Kaysville	195,885,637	317
Layton	1,200,206,100	1161
North Salt Lake	484,364,082	702
South Weber	16,689,265	35
Sunset	33,678,589	105
Syracuse	123,352,218	140
West Bountiful	110,377,657	115
West Point	21,021,222	27
Woods Cross	270,856,581	697
Total:	4,033,783,546	5157

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

New Homes Built, 2010

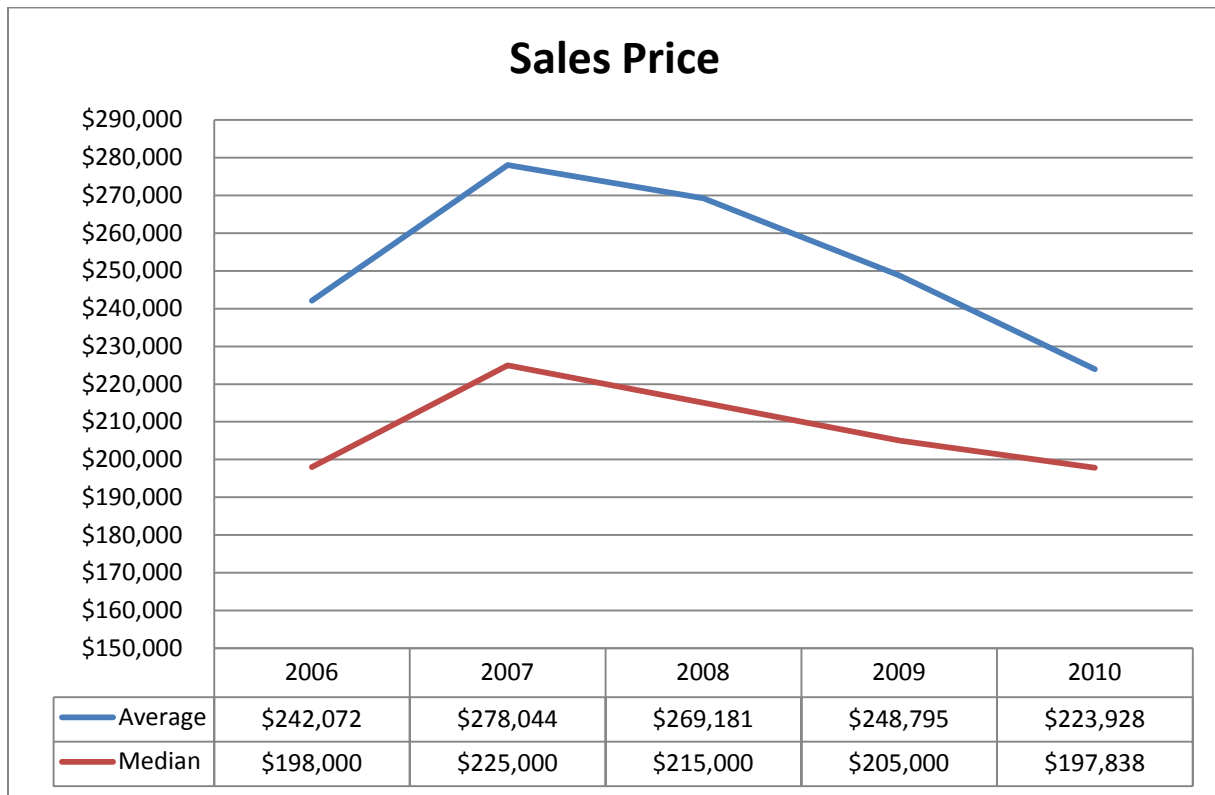
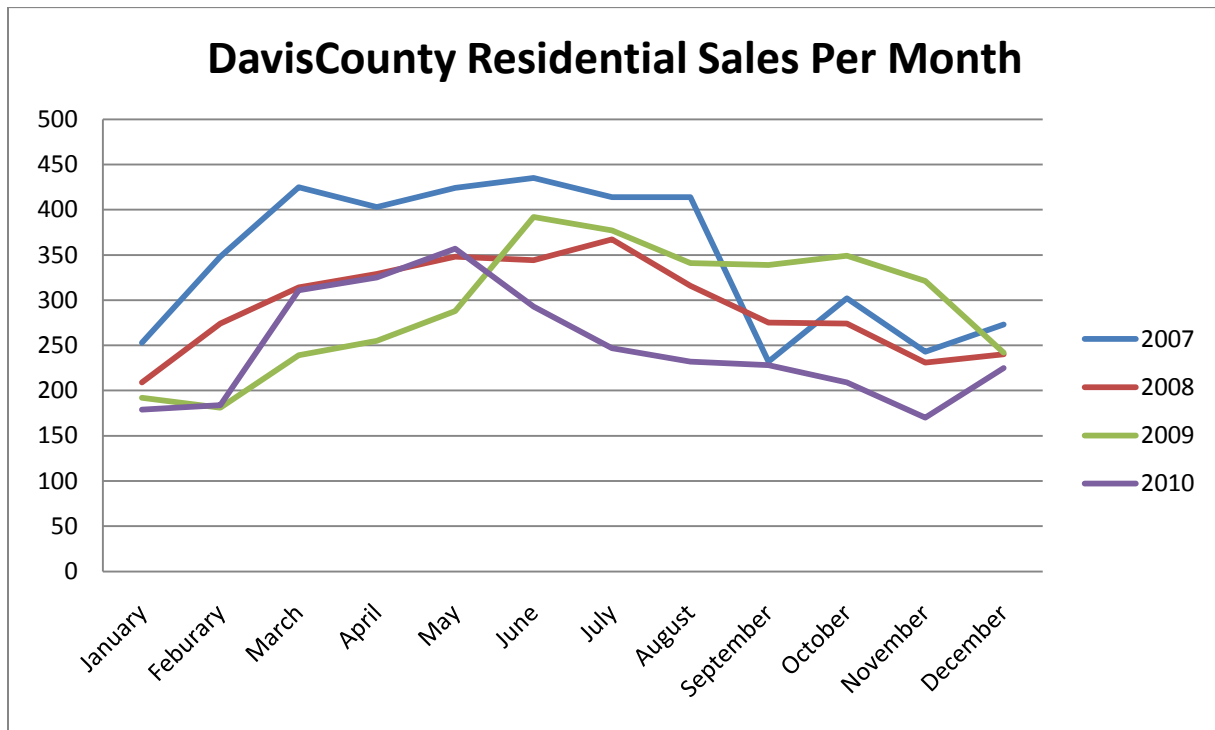
City	Total Built	Single Family Residential	Condo/Attached PUD (Townhouse)	Duplex-Fourplex
Bountiful	19	14	4	1
Centerville	59	25	34	0
Clearfield	43	43	0	0
Clinton	39	39	0	0
Farmington	260	194	66	0
Fruit Heights	16	16	0	0
Kaysville	107	107	0	0
Layton	210	154	56	0
North Salt Lake	60	39	21	0
South Weber	21	21	0	0
Sunset	1	1	0	0
Syracuse	91	78	13	0
West Bountiful	10	9	1	0
West Point	50	37	12	1
Woods Cross	69	30	39	0
Total	1055	807	246	2

In addition to new homes built in 2010, new growth includes improvements made to existing homes. These improvements include additions, finished basements, decks, etc.

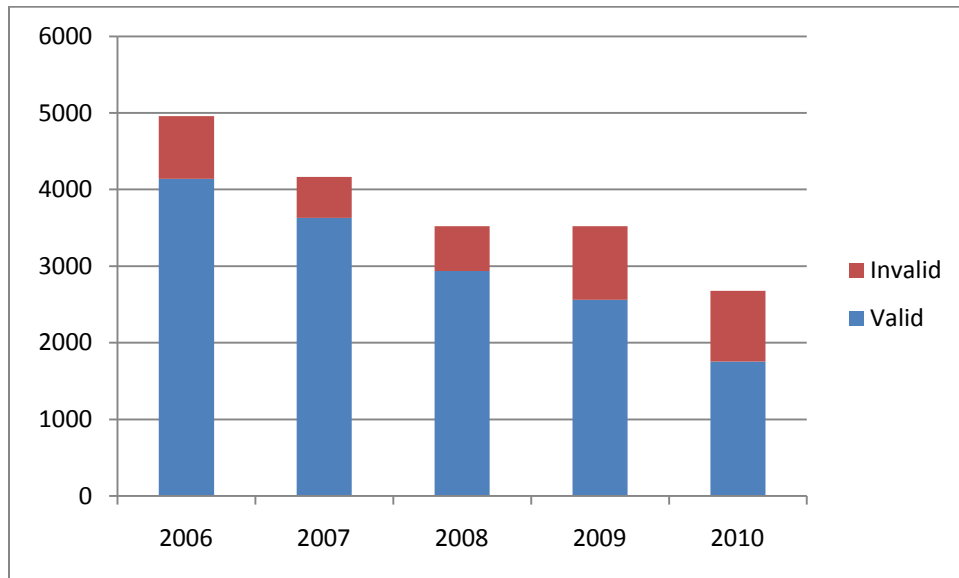
The following chart is the dollar amount of commercial/industrial (including apartments) new growth.

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 charts show a comparison of the number of residences (not vacant land) sold in Davis County over the past 4 years.

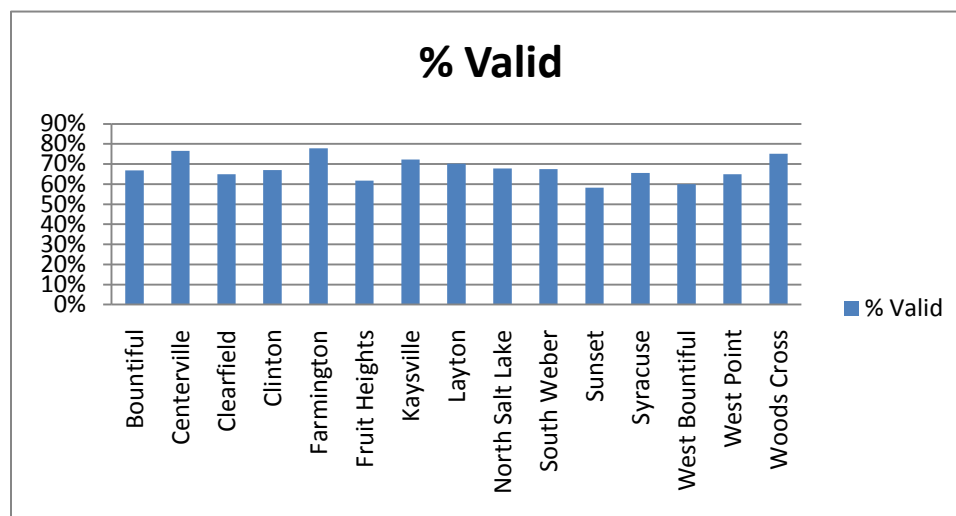


Assessed values are derived from the market. This is accomplished by analyzing sales from the previous year. Each month, the sales are reviewed and verified. Homes that sold under distress are non-arm's length transactions and coded as "invalid" sales. There are many reasons for distress, the most common 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 2010 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.

City	# Sales	# Valid	# Gov.	# Short	# Bank Own	# Other
Bountiful	355	237	21	30	34	33
Centerville	111	85	4	5	8	9
Clearfield	242	157	30	22	22	11
Clinton	266	178	25	32	24	7
Farmington	239	186	14	27	7	5
Fruit Heights	34	21	2	5	5	1
Kaysville	220	159	6	36	11	8
Layton	638	448	56	59	43	32
North Salt Lake	183	124	15	21	6	17
South Weber	40	27	3	7	3	0
Sunset	55	32	12	7	2	2
Syracuse	276	181	29	31	23	12
West Bountiful	30	18	4	4	2	2
West Point	80	52	9	10	4	5
Woods Cross	129	97	10	15	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
2010	4065	474	122

*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.

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	3156	900	29	59
2010	4065	3178	747	22	118

Due to the complexity of some appeals and the backlog at the State, it may take several months to schedule a hearing and several more 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 1838 parcels in Greenbelt, equaling 23,046.46 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	6,464,016	331,406,411	1.98%
Orchard	107,356	7,173,086	1.50%
Meadow	133,910	13,110,596	1.02%
Dry	10,440	13,691,343	0.08%
Grazing	642,000	215,034,043	0.30%
Non-Production	6,669	6,238,556	0.11%
Total	\$7,464,391	\$586,654,035	1.27%

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	406,262,910
2010	493.463.739	*
2011	485,492,132	*

*The State is still processing 2010 appeals. The 2010 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 2010 Personal Property Tax values as 2011 totals are not yet available.

City	Tax Charge Value	Tax	Tax Paid
Bountiful	63,961,490	740,188	725,353
Centerville	41,782,715	480,574	469,599
Clearfield	236,856,865	3,164,605	3,112,143
Clinton	23,166,790	286,040	276,802
Farmington	25,979,150	325,445	318,266
Fruit Heights	2,597,705	30,974	27,729
Kaysville	36,569,887	40,007	383,512
Layton	187,114,523	2,337,640	2,274,860
North Salt Lake	205,487,687	2,445,341	2,418,080
South Weber	3,860,700	44,421	44,275
Sunset	3,509,394	42,467	38,166
Syracuse	23,546,175	287,994	272,727
West Bountiful	185,867,364	2,210,458	2,205,661
West Point	2,725,887	34,595	30,125
Woods Cross	50,490,509	566,704	560,630
Unincorporated	376,813,171	4,272,937	4,110,361
Total	\$1,470,330,012	\$17,674,390	\$17,268,289

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.