

OFFICE OF THE ASSESSOR

# Annual Assessment Summary Report

Dennis Yarrington, Assessor



2012

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 some motor vehicles at "fair market value".



I hope you find this report informative. It shows the various cities in the county and their respective real property 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 gathering the proper data to produce it.

**Personal property taxes** (business equipment): I instituted a time and money-saving exempt filing method for roughly half of the businesses who report annually to the Assessor's office for personal property taxes. The **one page** abbreviated form and application for exemption was mailed to about 5,500 business owners who have been under the exempt limit for the past two consecutive years (2010 & 2011) – these are the only accounts that qualify.

Estimated time to file? It only takes a couple of seconds! This should save the average qualifying business owner at least an hour or two. It will also save us time and money.....just sign the letter indicating that no increases/purchases of personal property have been added by the business over the past year and mail it in. . . . Those who fell under the exempt amount will receive the same letter for two years. However, the 3<sup>rd</sup> year will be an "audit" year - they will be required to go through the full filing process. If they still qualify, they'll receive only the one page letter exemption form for the succeeding two years. The new exempt filing method does not clear/remove any tax bills that exist from previous years & doesn't apply to those who haven't listed any equipment yet with the Assessor's office.

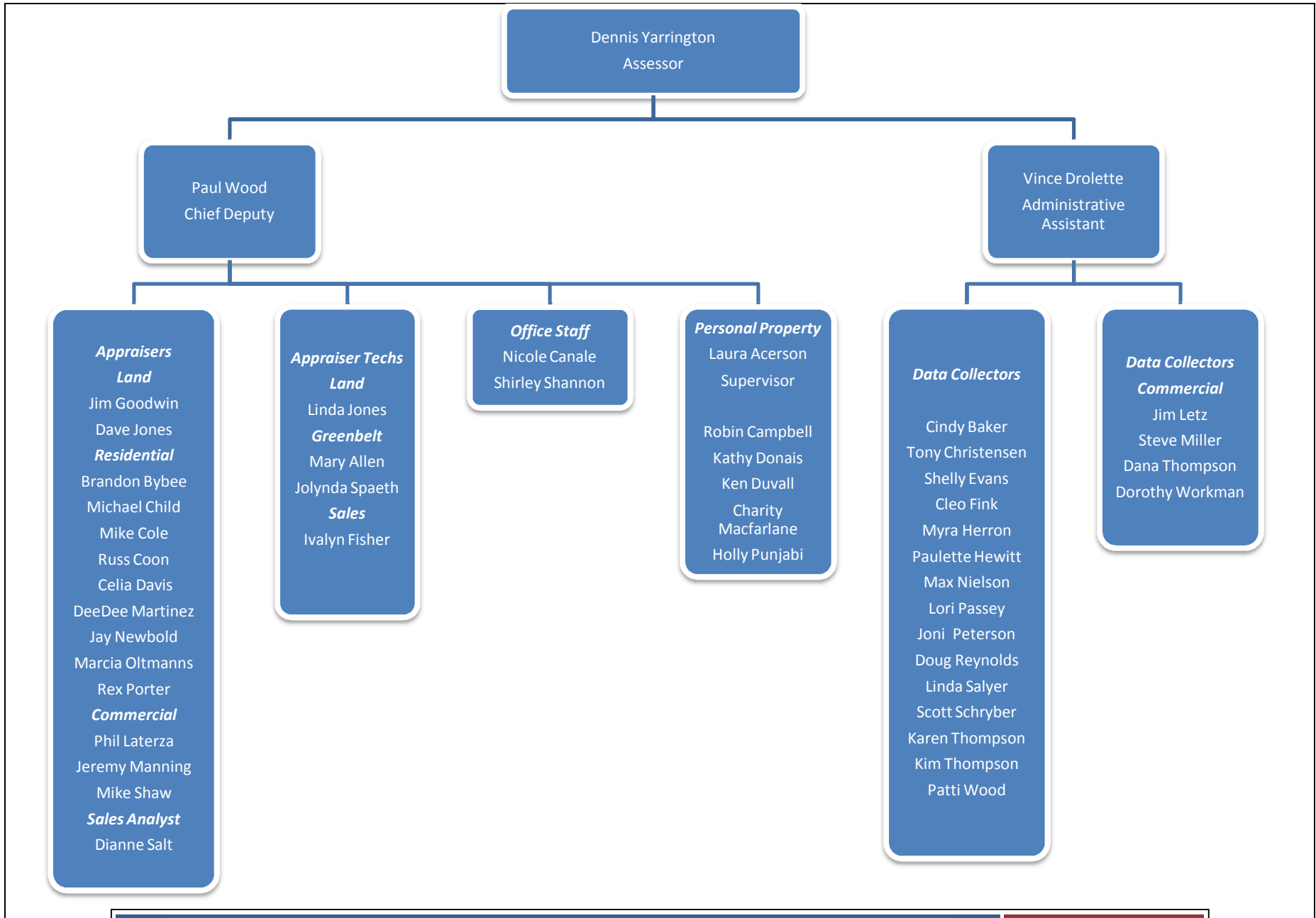
**Real Property Owners** will have more equity in assessments as our professional staff worked hard with new software programs for the 2012 tax roll. For the first time, we've been able to control the valuing process and property values until they are put into format for tax rate setting and tax notices (about 104,000 parcels). This new software will (2012) visually illustrate value differences by **COLOR** in any specific neighborhood, helping us to maintain equity better than any time in the past.

**We have noted a slight value drop this past year for the most part – some areas of Davis County more than others. Some taxpayers will see fair market value for assessment purposes fall.** However, I would caution all that this may not result in a tax decrease. Some taxing entities have indicated that they will go through Truth-in-Taxation procedures to raise their taxing levels for 2012. Also, there will be scattered areas where the values were adjusted upward (and/or downward) for equity purposes. Some were too low and some were too high, according to current area sales ratio studies.

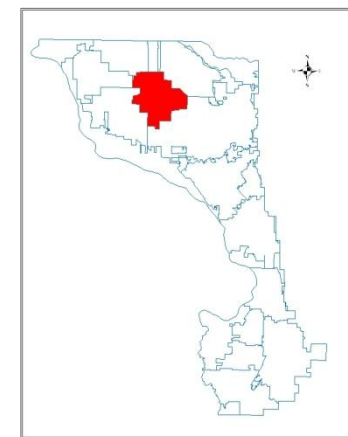
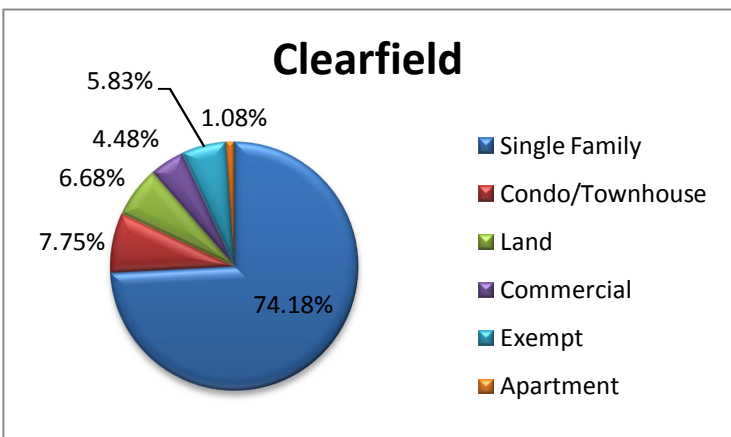
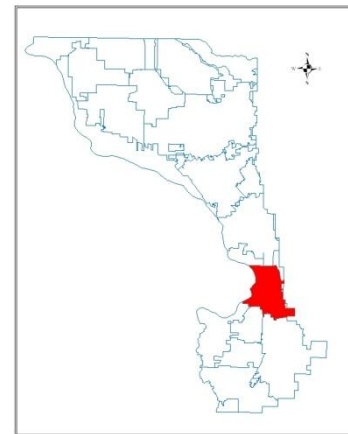
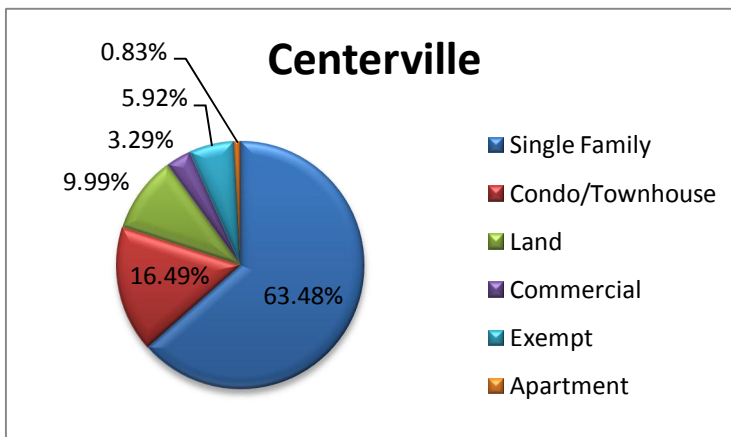
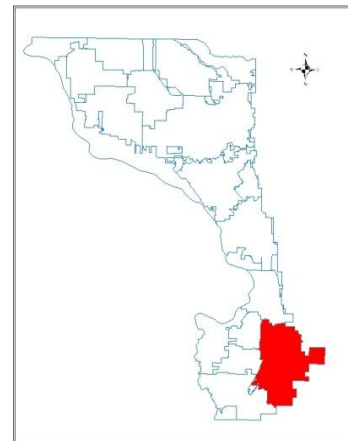
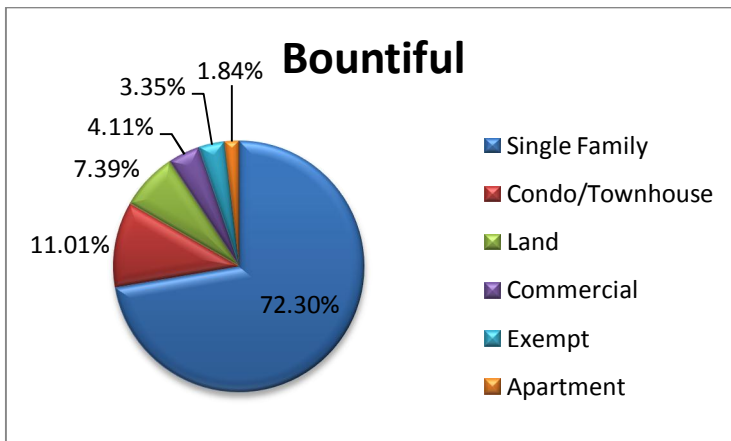
As part of the required five-year plan, we finished a detailed property review of all county greenbelt properties for 2012 tax roll, as well as all properties in the entire city of Layton. We will now move to perform detailed reviews for all of Clearfield, Syracuse, and Clinton for the 2013 tax roll. This includes examining aerial photographs, checking measurements, sometimes personally visiting properties to determine physical differences between previous years and the current year.

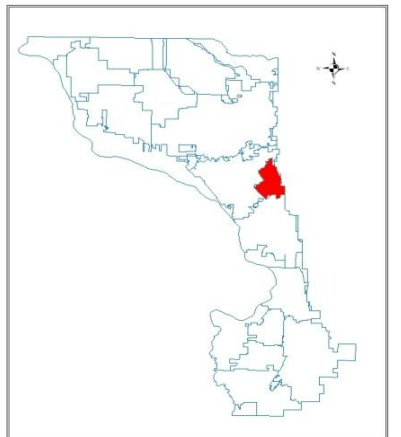
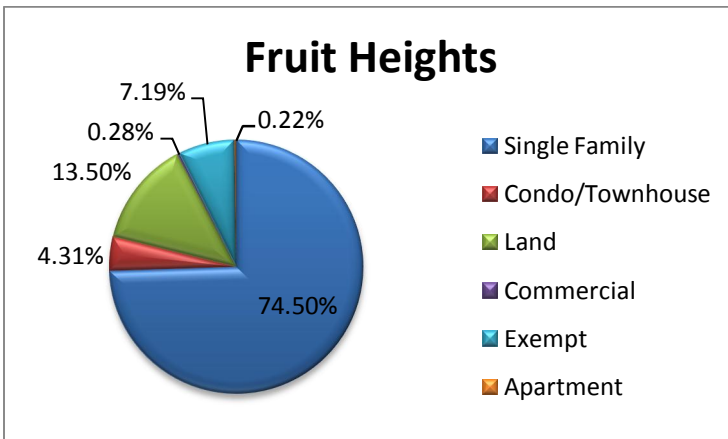
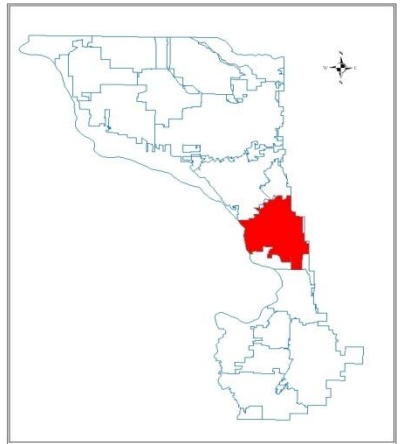
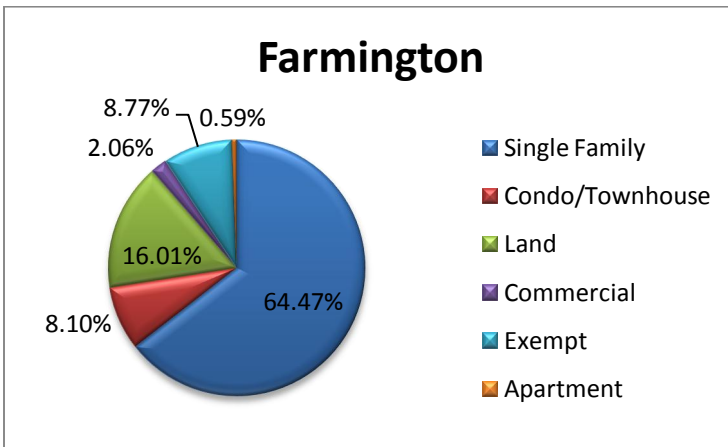
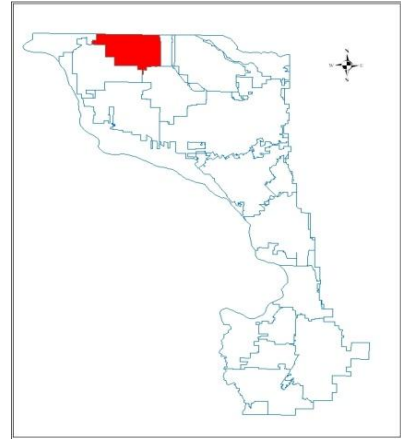
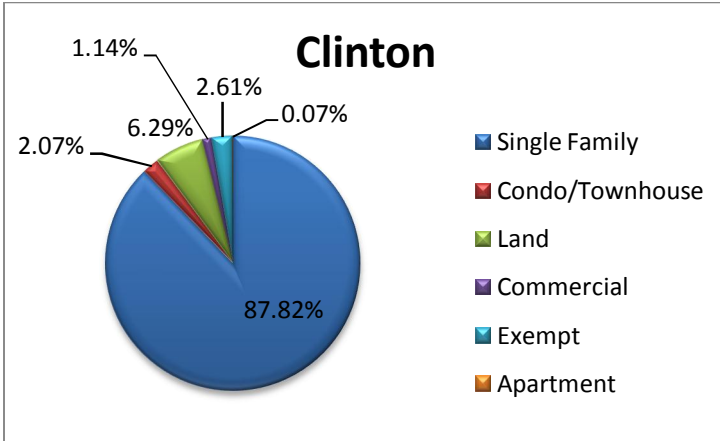
I'd personally like to express my appreciation to you as taxpayers for all of our jobs. You pay our salaries – we will strive to deserve those salaries by performing our roles to the best of our abilities with the least hassle to you. I'd also like to thank my staff for their wonderful efforts in bringing the 2012 tax roll into being.

Dennis Yarrington MAI, SRA  
Assessor

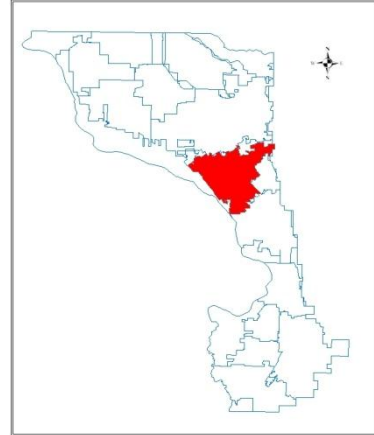
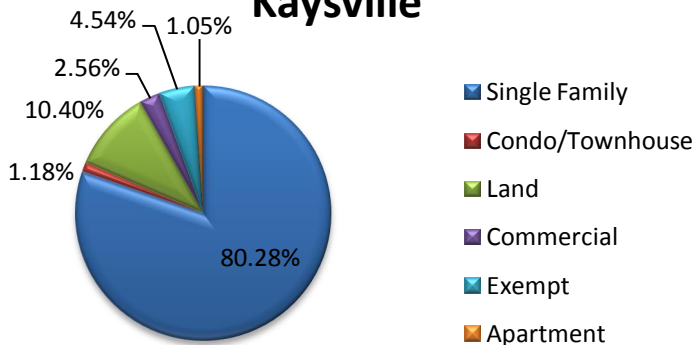


The following charts show the breakdown of real property, by parcel count, between Single Family, Condo/Townhouses, Land, Commercial, Exempt and Apartments.

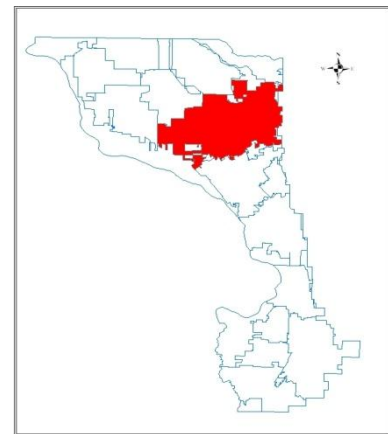
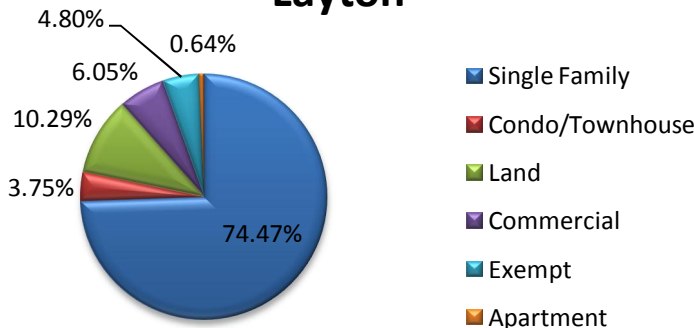




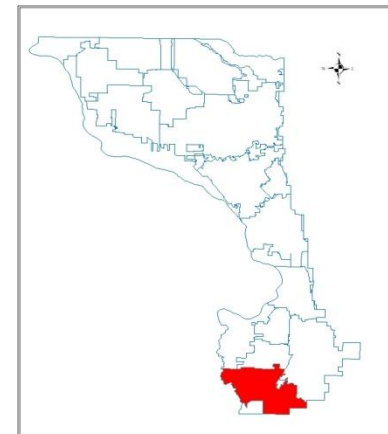
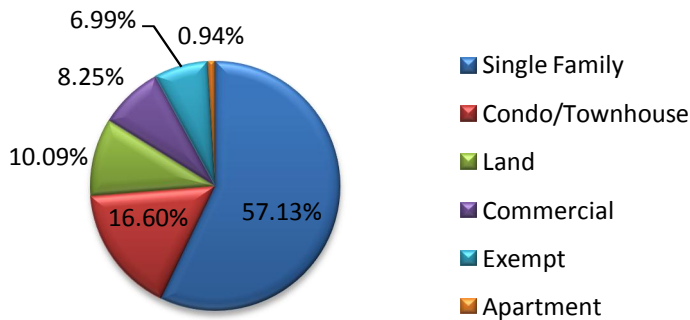
### Kaysville



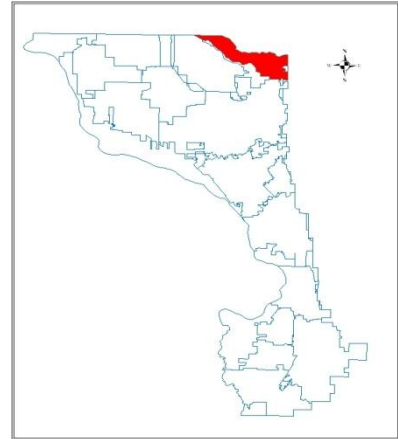
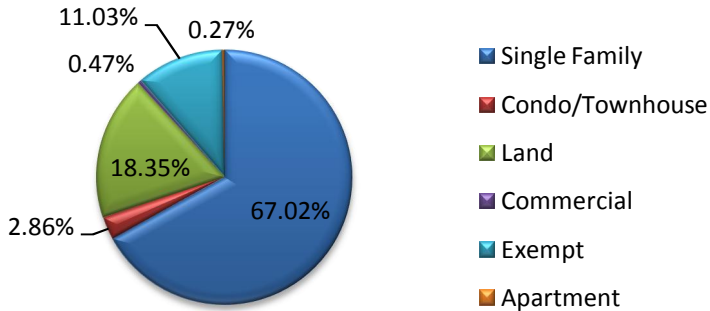
### Layton



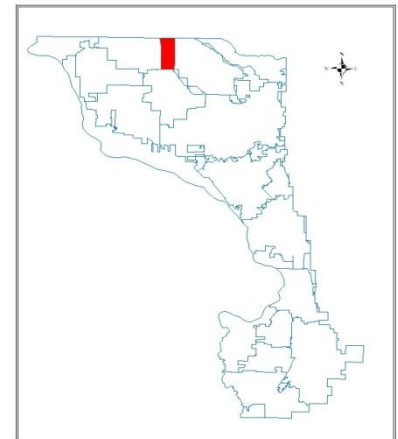
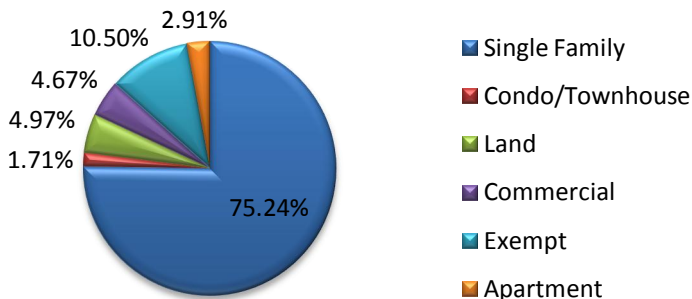
### North Salt Lake



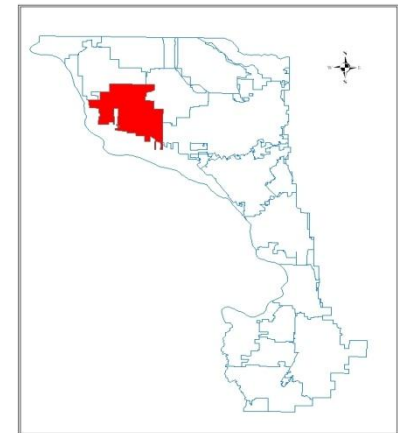
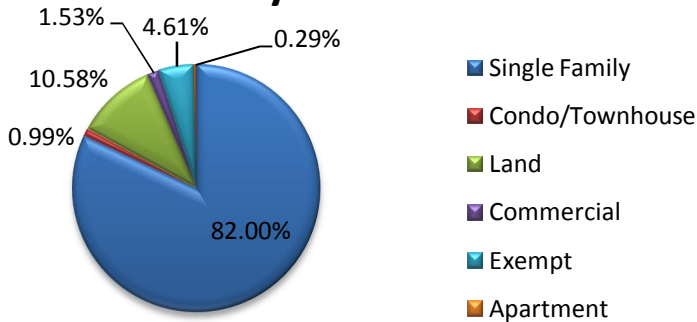
### South Weber



### Sunset

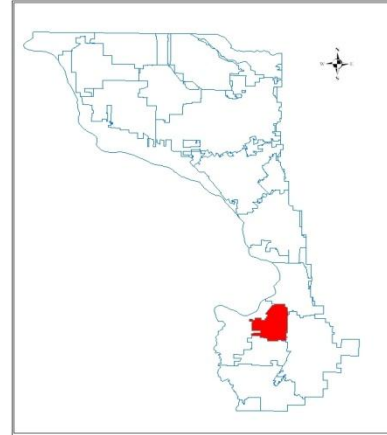
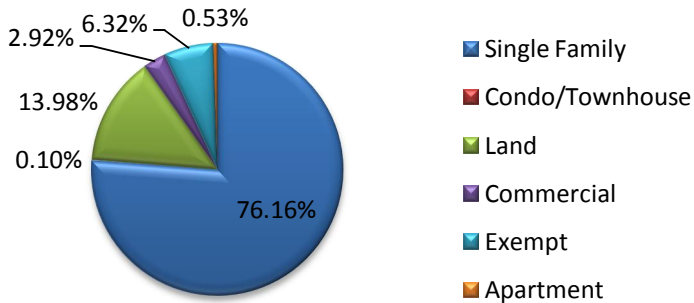


### Syracuse

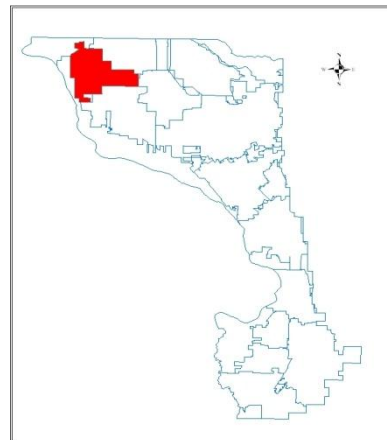
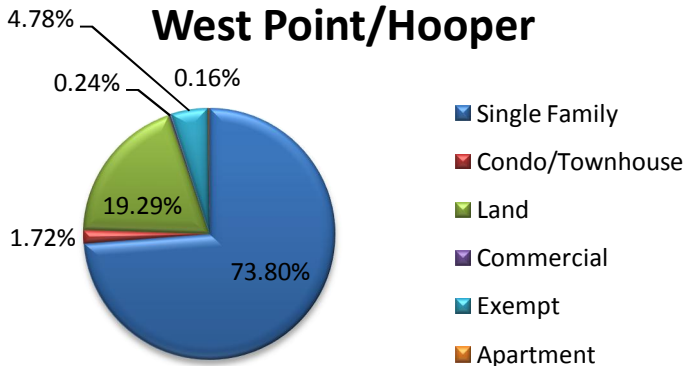




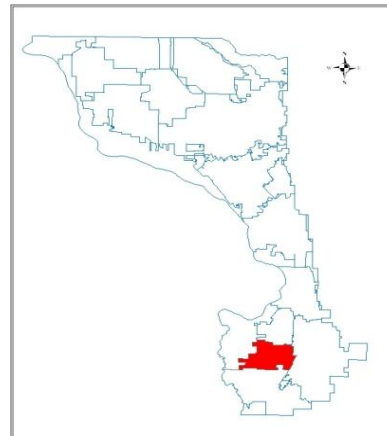
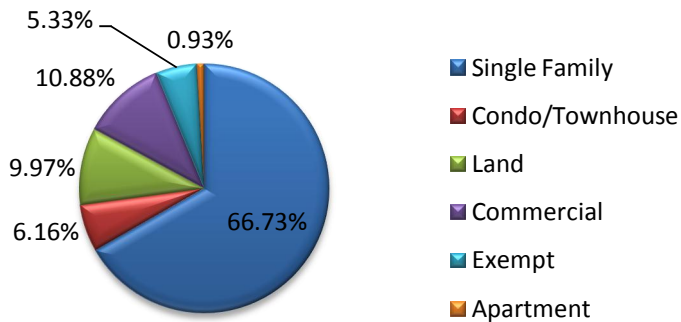
### West Bountiful



### 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 11.11% of Utah’s population. The 2011 population was approximately 312,603.<sup>1</sup>

In 2011 there were 134,583 persons employed in Davis County, and 8,943 persons unemployed. The unemployment rate was 6.2. This number decreased from 6.9 in 2010.

2011 Davis County **employment information:**

Year	Employment	Unemployment	Unemployment Rate
2011	134,583	8,943	6.2
2010	136,538	10,069	6.9
2009	141,663	4,832	3.3
2008	141,520	3,690	2.5
2007	140,084	3,888	2.7

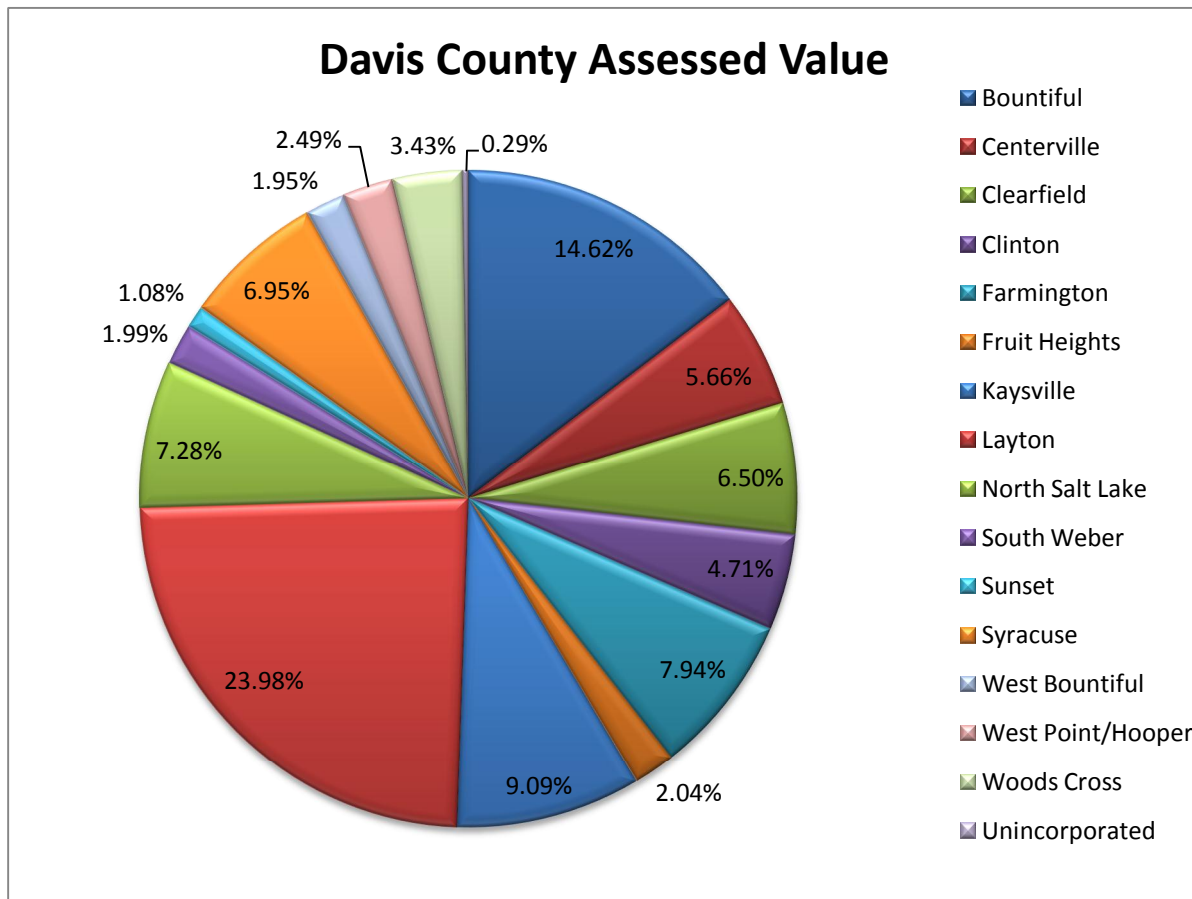
The 2011 **major employers** in Davis County were:

BUSINESS	EMPLOYEES
DEPARTMENT OF DEFENSE	10000-14999
LAGOON CORPORATION, INC.	1000-1999
LIFETIME PRODUCTS INC.	1000-1999
ATK SPACE SYSTEMS INC	500-999
DAVIS COUNTY SCHOOL DISTRICT	500-999
DAVIS COUNTY SCHOOL DISTRICT	500-999
DAVIS HOSPITAL & MEDICAL CENTER, LP	500-999
HOSPITAL CORPORATION OF UTAH	500-999
KROGER GROUP COOPERATIVE, INC.	500-999
LOFTHOUSE BAKERY PRODUCTS, INC.	500-999
SOUTH DAVIS COMMUNITY HOSPITAL	500-999
UTILITY TRAILER MANUFACTURING COMPANY	500-999

<sup>1</sup> Information from Utah’s Department of Workforce Services

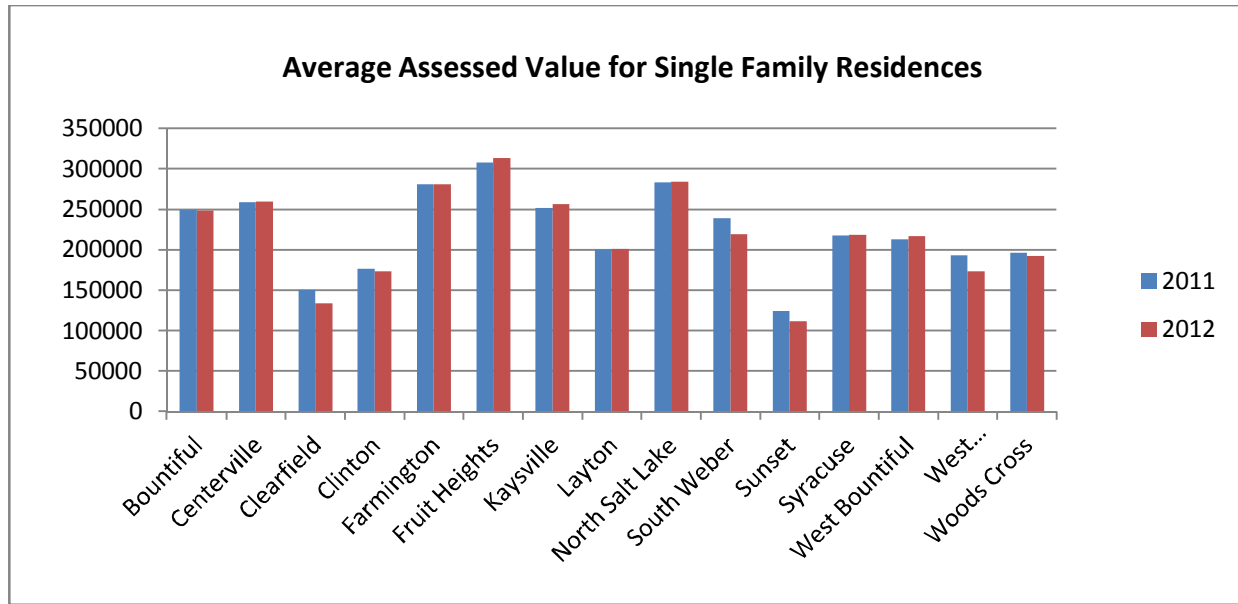
The following information is total city assessments. These values include Residential, Commercial, Industrial, Vacant Land and Exempt (not included in 2011 valuation totals) parcels.

City	2012	% of Total County Tax Roll
Bountiful	3,778,000,437	14.62%
Centerville	1,463,750,610	5.66%
Clearfield	1,679,021,359	6.50%
Clinton	1,218,316,481	4.71%
Farmington	2,052,277,161	7.94%
Fruit Heights	526,983,824	2.04%
Kaysville	2,348,669,301	9.09%
Layton	6,198,579,764	23.98%
North Salt Lake	1,880,696,608	7.28%
South Weber	515,471,472	1.99%
Sunset	279,637,966	1.08%
Syracuse	1,795,518,017	6.95%
West Bountiful	504,927,734	1.95%
West Point/Hooper	643,495,576	2.49%
Woods Cross	886,266,077	3.43%
Unincorporated	76,034,049	0.29%
	25,847,646,436	100.00%



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.



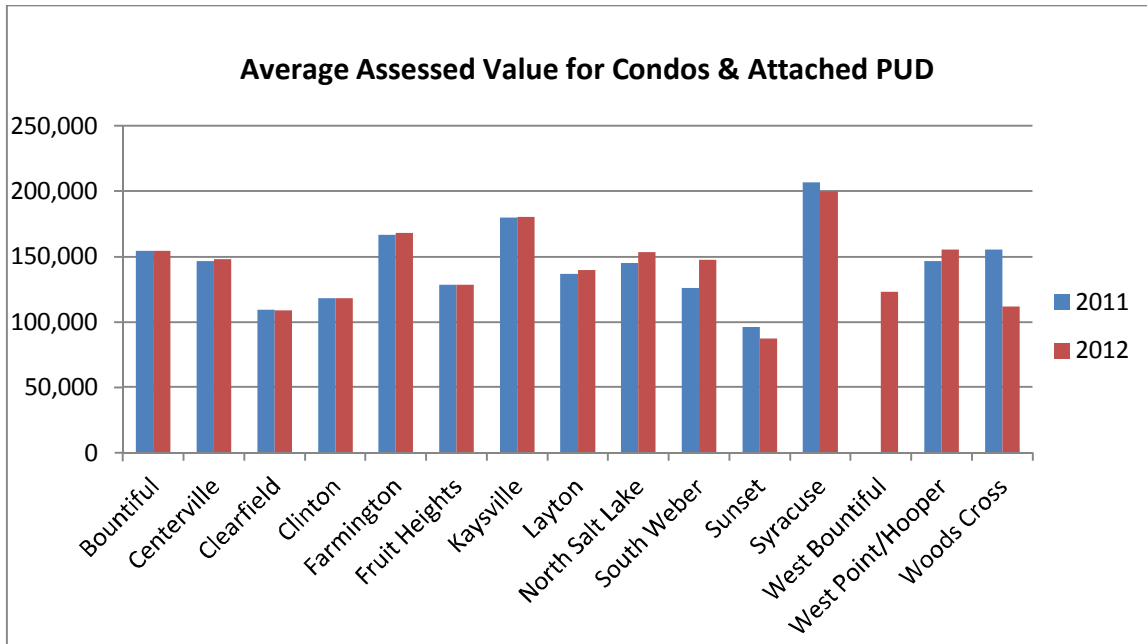
Single Family Residence

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

City	2011	2012	% Change
Bountiful	249319	248781	-0.22%
Centerville	259111	259258	0.06%
Clearfield	150033	133835	-10.80%
Clinton	176162	172900	-1.85%
Farmington	281214	281190	-0.01%
Fruit Heights	308162	313318	1.67%
Kaysville	251947	256366	1.75%
Layton	200096	200759	0.33%
North Salt Lake	283608	284343	0.26%
South Weber	239013	219554	-8.14%
Sunset	124581	111247	-10.70%
Syracuse	217538	218555	0.47%
West Bountiful	212973	216927	1.86%
West Point/Hooper	192760	173425	-10.03%
Woods Cross	196005	191933	-2.08%
Total	222835	218826	-1.80%

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.



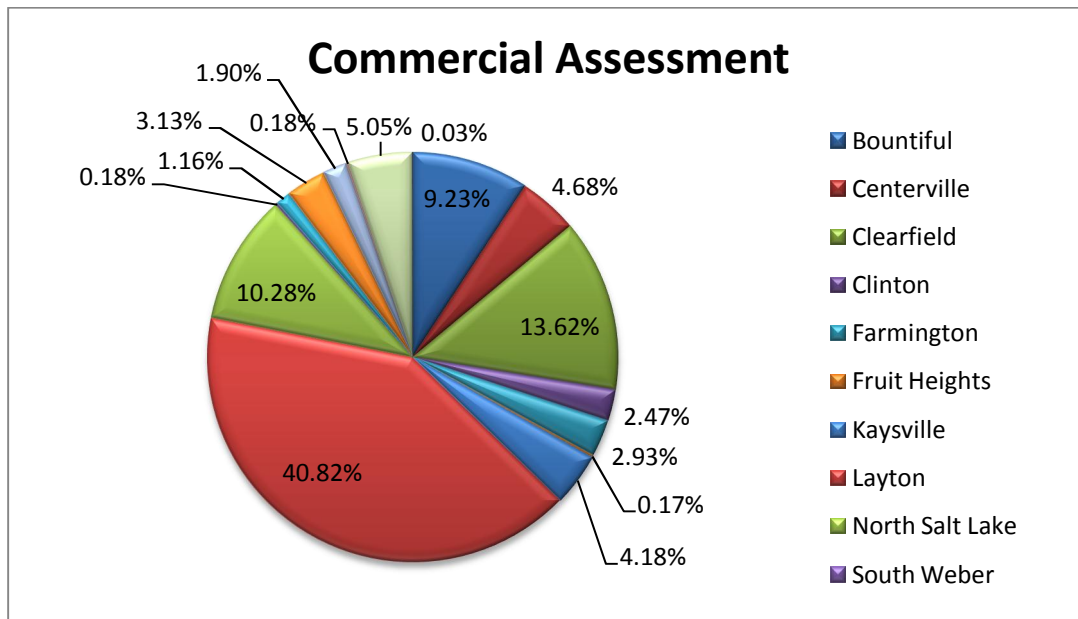
City	2011	2012	% Change	Unit Count
Bountiful	154,647	154,355	-0.19%	1695
Centerville	146,472	147,905	0.98%	972
Clearfield	109,297	108,807	-0.45%	583
Clinton	118,116	118,116	0.00%	140
Farmington	166,788	168,161	0.82%	574
Fruit Heights	128,568	128,256	-0.24%	78
Kaysville	179,846	180,333	0.27%	107
Layton	136,756	139,548	2.04%	837
North Salt Lake	145,178	153,506	5.74%	1026
South Weber	125,850	147,566	17.26%	73
Sunset	96,021	87,320	-9.06%	34
Syracuse	206,733	199,960	-3.28%	79
West Bountiful	N/A	123,162	N/A	*2
West Point/Hooper	146,496	155,369	6.06%	64
Woods Cross	155,510	111,618	-28.22%	244
Total	144,020	141,599	-1.68%	6508

\*Not enough data to determine a confident 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 or fourplexes.

City	% of Commercial Assessment
Bountiful	9.23%
Centerville	4.68%
Clearfield	13.62%
Clinton	2.47%
Farmington	2.93%
Fruit Heights	0.17%
Kaysville	4.18%
Layton	40.82%
North Salt Lake	10.28%
South Weber	0.18%
Sunset	1.16%
Syracuse	3.13%
West Bountiful	1.90%
West Point/Hooper	0.18%
Woods Cross	5.05%
Unincorporated	0.03%
Total	100.00%



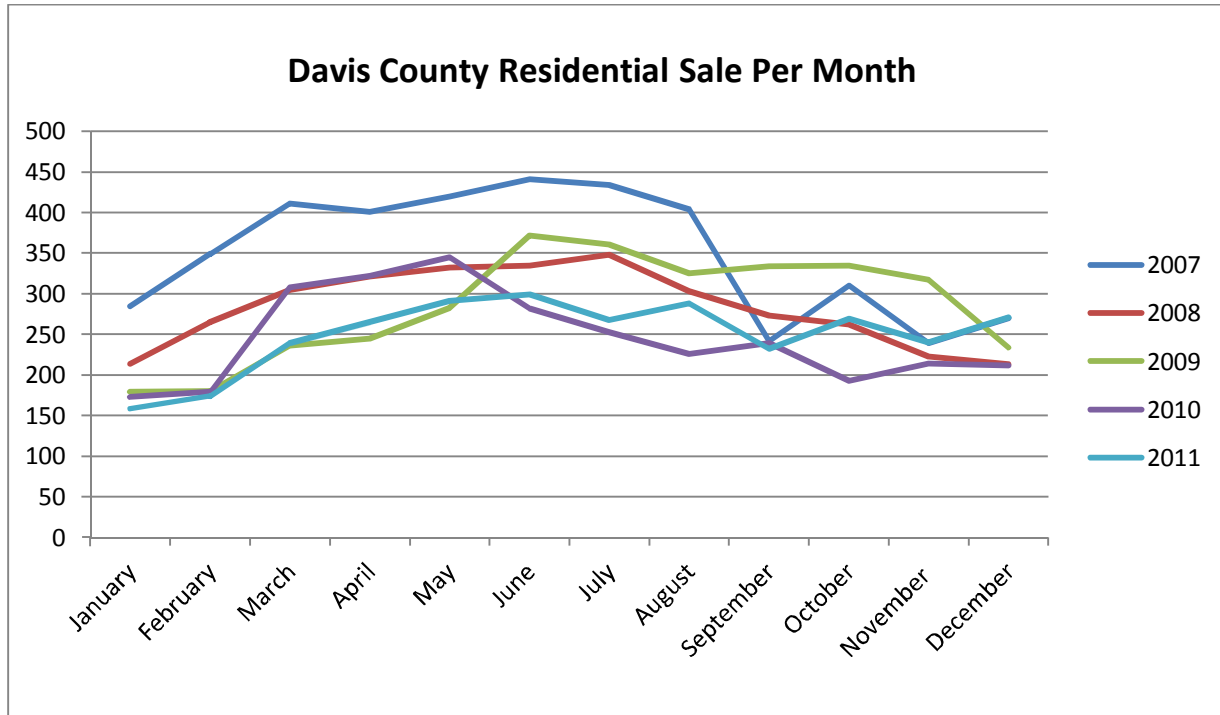
The Assessor's Office tracks the new growth in the county.

New Homes Built, 2011

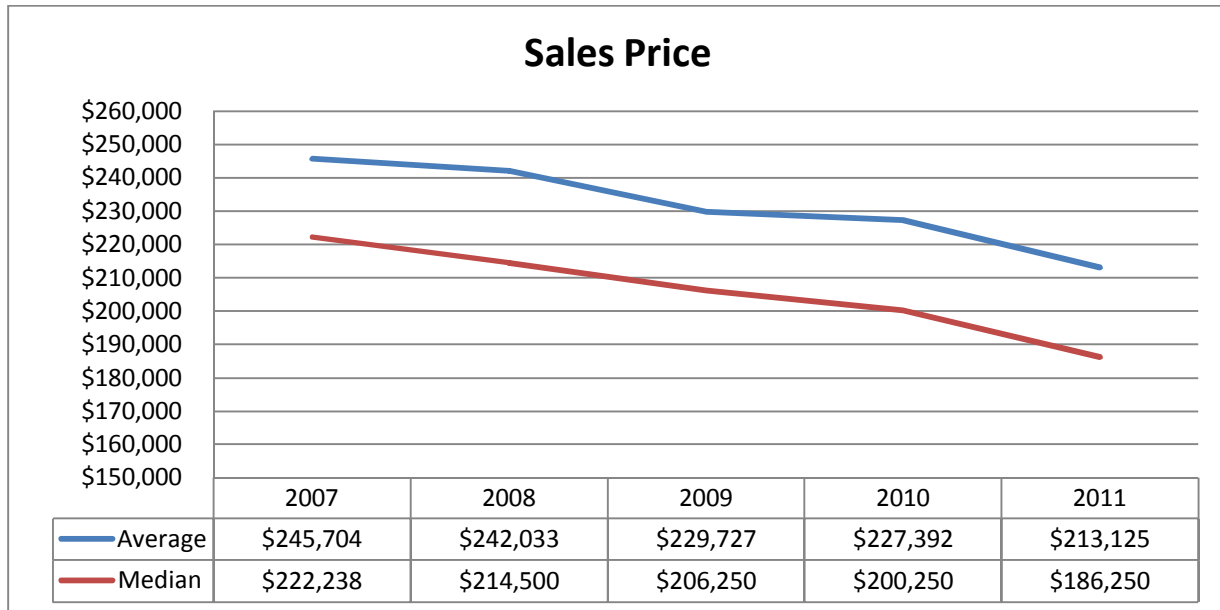
City	Total Built	Single Family Residential	Condo/Attached PUD (Townhouse)	Duplex-Fourplex
Bountiful	14	13	1	0
Centerville	26	11	15	0
Clearfield	18	16	2	0
Clinton	49	45	4	0
Farmington	51	35	16	0
Fruit Heights	11	4	7	0
Kaysville	120	108	12	0
Layton	109	104	5	0
North Salt Lake	56	53	3	0
South Weber	28	22	6	0
Sunset	2	2	0	0
Syracuse	44	40	4	0
West Bountiful	21	21	0	0
West Point	15	15	0	0
Woods Cross	49	44	5	0
<b>Total</b>	<b>613</b>	<b>533</b>	<b>80</b>	<b>0</b>

This data summarizes the number of new residential buildings in each city. This data does not include additions, finished basements, decks, etc.

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

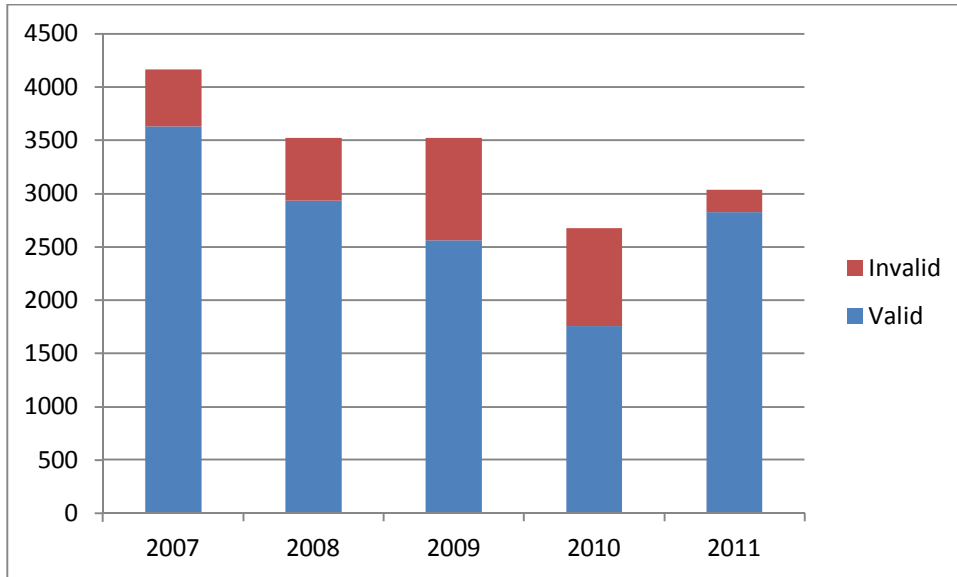


The Sales Price chart compares the Median Sales Price to the Average Sales Price for the past five years.



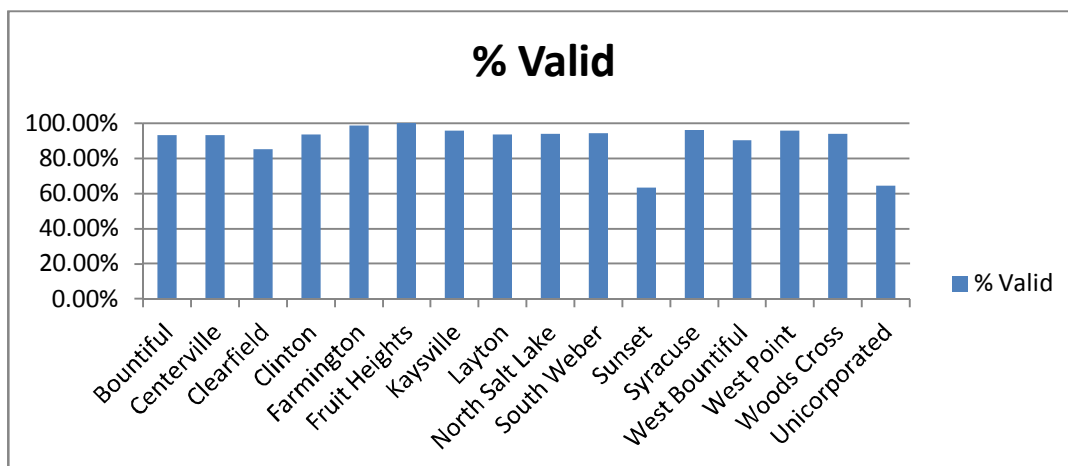


Assessed values are derived from the market. This is accomplished by analyzing sales from the previous year. Each month, the sales are reviewed and verified. Homes that sold under distress are non-arm's length transactions and coded as "invalid" sales. There are many reasons for distress, the most common being: divorce, death, selling personal property with the home, family selling to family, etc. Foreclosure, short sale, and government sales may or may not be considered "valid" in today's market.



The following chart shows the 2011 sales per city broken down by validity. Further details in this chart give a count as to the number of Bank Owned, Government, Short Sale and Other, sales there were in each city. Because of changes in the market, these sales are not necessarily considered invalid. 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	# Invalid	# Bank Own	# Gov.	# Other	# Short
Bountiful	383	357	26	27	40	7	35
Centerville	133	124	9	7	18	1	11
Clearfield	264	225	39	26	74	1	31
Clinton	244	228	16	26	50	2	34
Farmington	212	209	3	10	15	5	28
Fruit Heights	29	29	0	4	2	1	1
Kaysville	255	244	11	11	29	3	29
Layton	664	622	42	45	95	10	89
North Salt Lake	166	156	10	9	25	5	34
South Weber	72	68	4	2	8	1	7
Sunset	49	31	18	3	22	2	5
Syracuse	284	273	11	32	34	2	56
West Bountiful	41	37	4	5	9	1	8
West Point	94	90	4	6	17	3	17
Woods Cross	131	123	8	12	21	0	17
Unincorporated	14	9	5	2	2	1	1



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 15<sup>th</sup>, 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 1<sup>st</sup> 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 1<sup>st</sup>, 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
2011	2019	165	20

\*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 Hearings
2007	2656	2088	559	9	
2008	5996	4598	1367	24	0
2009	4144	3156	900	29	0
2010	4065	3178	747	22	2
2011	2019	1325	662	14	17

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.

Waiting on State Hearing	Year	State Ordered Value Change	County BOE Decision Upheld	Appellant Withdrew State Appeal	State Dismissed Appeal	State Appeal Outstanding
66	2008-2009	3	13		50	0
118	2010	17	18	79	2	2
20	2011		3			17

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 2011 assessment, there were 1760 parcels in Greenbelt, equaling 37,557.05 acres.

The following chart shows the number of Acres per Land Class and their respective Greenbelt Values.

<b>Class</b>	<b>Acres</b>	<b>GB Value</b>
Dryland	417.36	16,509
Graze	26,417.96	359,084
Irrigated	8,472.35	6,379,487
Meadow	379.32	104,314
Non-Production	1,748.36	8,742
Orchard	121.70	79,715
<b>Total</b>	<b>37,557.05</b>	<b>\$6,947,852</b>

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
<b>2008</b>	372,610,692	366,649,840
<b>2009</b>	412,551,226	406,262,910
<b>2010</b>	493,463,739	491,452,022
<b>2011</b>	485,492,132	*
<b>2012</b>	502,545,497	*

\*The State is still processing 2011 appeals. The 2011 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
<b>Bountiful</b>	65,030,267	819,514	789,342
<b>Centerville</b>	39,206,248	491,625	484,532
<b>Clearfield</b>	227,305,113	3,250,476	3,158,839
<b>Clinton</b>	22,250,190	297,174	287,957
<b>Farmington</b>	25,309,139	341,753	331,831
<b>Fruit Heights</b>	2,530,457	32,834	31,631
<b>Kaysville</b>	34,455,581	414,317	399,547
<b>Layton</b>	184,331,695	2,495,339	2,411,685
<b>North Salt Lake</b>	192,902,335	2,499,263	2,467,265
<b>South Weber</b>	3,540,567	43,903	42,843
<b>Sunset</b>	3,453,475	47,458	42,234
<b>Syracuse</b>	23,921,104	316,598	297,057
<b>West Bountiful</b>	173,534,608	2,222,542	2,219,009
<b>West Point</b>	3,118,324	42,686	41,807
<b>Woods Cross</b>	49,315,129	606,876	554,634
<b>Unincorporated</b>	356,594,290	4,400,588	4,398,492
<b>Total</b>	<b>\$1,406,798,522</b>	<b>\$18,322,946</b>	<b>\$17,958,708</b>

*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, whichever 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.*