

DAVIS COUNTY

Annual Report – 2018 | Assessor's Office

MARKET CONDITIONS

VALUE BY CITY ◦ VALUE BY PROPERTY

NEW CONSTRUCTION ◦ SALES INFO

APPEALS ◦ GREENBELT

CENTRALLY ASSESSED ◦ PERSONAL PROPERTY



Legacy Parkway Trail

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".

TABLE OF CONTENTS

Davis County Assessor's Office – Annual Report – 2018

ASSESSOR MESSAGE	Pg 4	Pg 11	NEW CONSTRUCTION
			Information about new construction in Davis County
ORGANIZATIONAL CHART	Pg 5	Pg 12	SALES INFORMATION
			Information about new construction in Davis County
MARKET CONDITIONS	Pg 6	Pg 13	APPEALS
General Information out the Real Estate Market in Davis County			Statistics about county and state property value appeals
VALUES BY CITY	Pg 7	Pg 15	GREENBELT
A breakdown of the values in each city.			Information about Greenbelt (Farming) properties
VALUES BY PROPERTY TYPE	Pg 8	Pg 16	CENTRALLY ASSESSED
A breakdown of the values by Property Type (Residential, Condo, Townhouse, Commercial)			Information about properties that are valued by the State Tax Commission
		Pg 17	PERSONAL PROPERTY
			Information about Personal Property values and taxes



ASSESSOR MESSAGE

Dale L. Peterson, RES, AAS

I have the opportunity to work with an outstanding group of people here in the assessor's office. Our team does a tremendous job and I want to acknowledge them and thank them for their hard work and dedication. This annual report is my chance to show off their work in valuing all of the properties in Davis County. Because of their efforts, the property tax will be distributed as fairly as possible and that is what this office is all about!

This is our fourth valuation cycle since I became the assessor. Once again we have utilized multiple regression to derive a statistical model that has then been used to value every residential property in the county. This allows us to adjust the value for each property every year based on the individual property characteristics and avoid the huge swings in values that happen when we don't keep up with what is going on in the market. This leads to a more stable and predictable property tax system.

The big news this year is our new online filing system for business personal property tax. We have worked with our Information Systems Department to develop what I believe is the best online filing system in the state. But don't just take my word for it, here are some of the anonymous comments from those that have actually used it: "This was very easy. Thank you; Love the online filing option. It was quick and easy to use. Thanks! This is Wonderful!!! Very simple and easy to complete. Thank you! Fantastic; I love it. Sooo easy, thanks." There were other comments that helped us identify bugs in the program or offered helpful suggestions that we will consider in the future as we continue to improve and augment our system. The comments have been overwhelmingly positive and as of the May 15th deadline, 59% of those that had filed their personal property tax return had filed online! This is an incredible response and we want to thank those that were so willing to embrace it this first year. Next year we will make online filing the primary method and only send paper filings to those that request them.

In past annual reports, I have mentioned our ongoing efforts to increase efficiencies and decrease costs for the county. For example, we reorganized our office and reduced the number of employees while increasing accountability. We eliminated our reliance on contract appraisers to assist in the appeal process. We have also invested in fuel efficient vehicles and reduced the number of miles traveled. Most recently, our new online business personal property tax filing system is another way we are saving the county money. Not only has it made it easier for taxpayers to file, it has significantly reduced the time it takes us to process all of the personal property tax returns.

Valuation notices with 2018 fair market value information will be sent to all property owners at the end of July. We encourage everyone to carefully review their property value. If something looks amiss, we ask that you file an appeal. This does not have to be an adversarial process. It does, however, give us an opportunity to further review values on an individual basis. It also helps us to refine our valuation models for future years and allows us to insure that we have used correct property characteristics in the process. Our office will review every appeal closely and do our best to resolve any issues that come up.

Appeal forms will be included with valuation notices. Property owners have until September 15th to submit evidence of an incorrect valuation and file an appeal with the Davis County Tax Administration Office. If you have any questions on how to file an appeal or on what kinds of evidence qualify, please read the section titled "Appeal Information" on page 13 of this report. You can also call our office or Tax Administration for any additional forms or information.

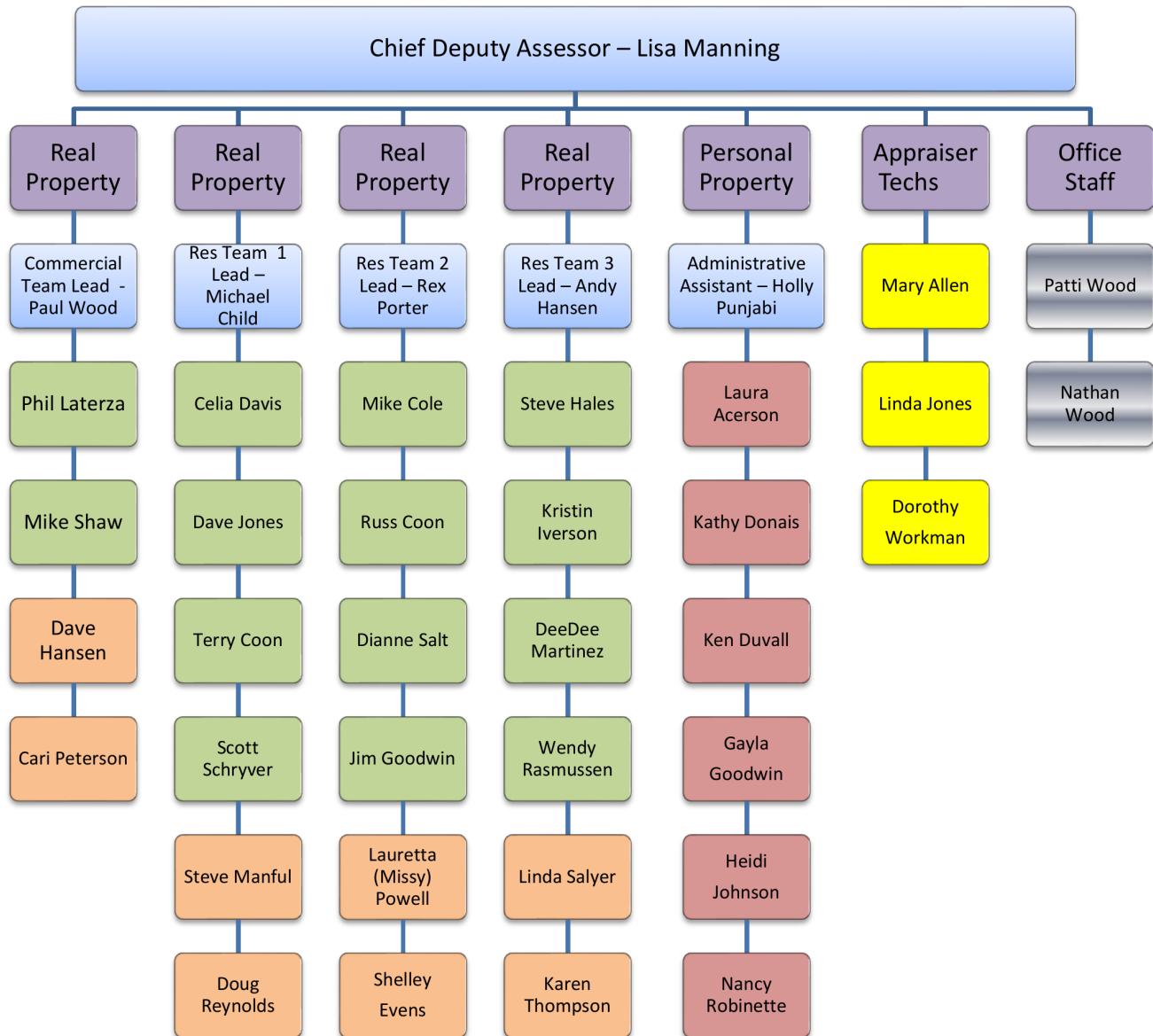
Thank you for taking the time to review this 2018 report. It describes the market in Davis County and changes in value seen during the past year. It also discusses how values have been distributed among the different areas and property types in the county. If you have any questions, please feel free to contact our office. We'll do our best to explain our work and assist you with any issues that you may have.

Respectfully, Dale

ORGANIZATIONAL CHART

As of January 1, 2018

Assessor – Dale Peterson



Real Property Appraisers are listed in blue and green.

Data Collectors are listed in orange.

Appraiser Techs:

Mary Allen - Greenbelt

Dorothy Workman - Commercial

Linda Jones - Land

MARKET CONDITIONS

Overview of the Davis County Market

Utah is the ninth most urban state in the nation with more than 88% of Utahans living in urban areas. Davis County is the smallest in land area but the third most populous in Utah. Davis County has 11.11% of Utah's population. The 2016 population was approximately 342,281, which is an increase of 1.9% over the prior year.

In 2017 there were 165,116 persons employed in Davis County, and 5,219 persons unemployed. The unemployment rate was 3.1%. This number increased from 2.8% in 2016.

Davis County employment history:

Year	Employment	Unemployment	Unemployment Rate
2017	165,116	5,219	3.1%
2016	167,269	4,748	2.8%
2015	154,772	5,317	3.3%
2014	150,671	5,595	3.6%
2013	146,466	6,513	4.3%

The 2017 major employers in Davis County (per Department of Workforce Services) were:

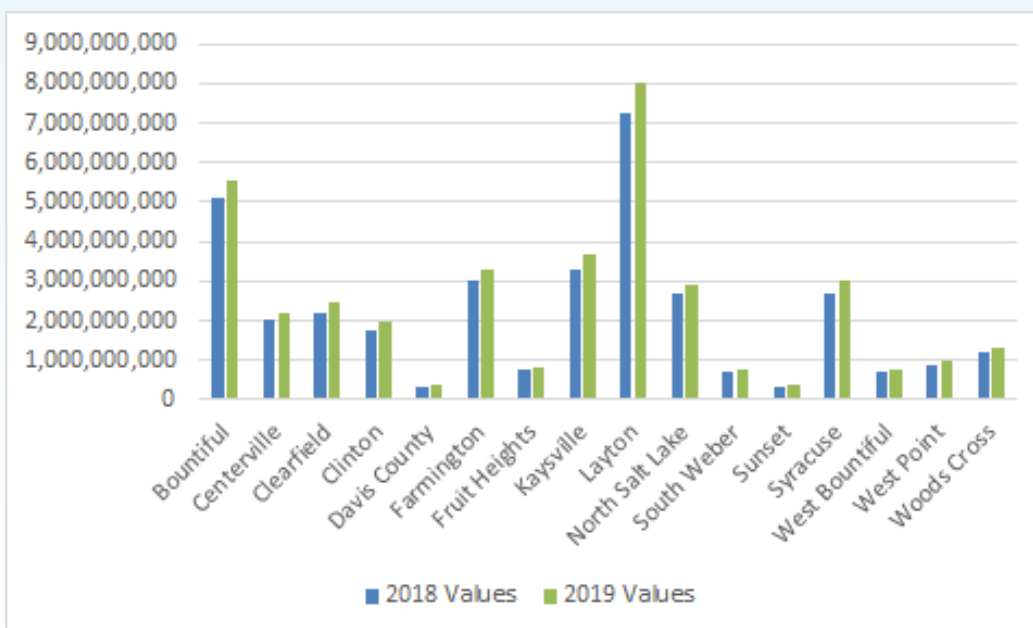
Business	Industry	Employees
Air Force Materiel Command	Public Administration	10,000-14,999
Lagoon Corporation, Inc	Arts, Entertainment and Recreation	2,000-2,999
Davis County Government	Public Administration	1,000-1,999
ATK Space Systems	Manufacturing	1,000-1,999
Lifetime Products Inc	Manufacturing	1,000-1,999
Alliant	Manufacturing	500-999
Davis Hospital and Medical Center	Health Care and Social Assistance	500-999
Davis School District	Education Services	500-999
Farmington Health Center	Health Care and Social Assistance	500-999
FEDEX Ground Package System Inc	Transportation and Warehousing	500-999
K & R Investment Group	Employment Services	500-999
Lakeview Hospital	Health Care and Social Assistance	500-999
Lexington Law Firm	Professional Services	500-999
May Trucking Company	Transportation and Warehousing	500-999
Member Service Center	Employment Services	500-999
PluralSight, LLC	Educational Services	500-999
South Davis Community Hospital	Health Care and Social Assistance	500-999
Utility Trailer Manufacturing	Manufacturing	500-999

OVERALL TOTAL VALUE

STATISTICS BY CITY

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

City	2018 Values	2019 Values	% Change	% of Total Assessment
Bountiful	5,084,284,241	5,560,395,569	9.36%	14.42%
Centerville	2,019,201,638	2,210,795,221	9.49%	5.73%
Clearfield	2,167,370,788	2,453,274,061	13.19%	6.36%
Clinton	1,768,093,781	1,995,356,021	12.85%	5.17%
Davis County	347,204,751	386,900,479	11.43%	1.00%
Farmington	3,024,576,741	3,310,190,599	9.44%	8.58%
Fruit Heights	754,871,910	822,378,171	8.94%	2.13%
Kaysville	3,314,084,660	3,671,782,298	10.79%	9.52%
Layton	7,272,243,689	8,004,996,463	10.08%	20.76%
North Salt Lake	2,665,681,453	2,916,127,740	9.40%	7.56%
South Weber	691,971,271	780,737,023	12.83%	2.02%
Sunset	311,784,153	362,867,977	16.38%	0.94%
Syracuse	2,668,333,546	2,994,038,494	12.21%	7.76%
West Bountiful	688,803,948	762,178,584	10.65%	1.98%
West Point	895,086,231	1,006,631,365	12.46%	2.61%
Woods Cross	1,207,059,697	1,325,669,446	9.83%	3.44%
Grand Total	34,880,652,498	38,564,319,511	10.56%	100.00%



ASSESSMENT VALUE STATISTICS

BY PROPERTY TYPE

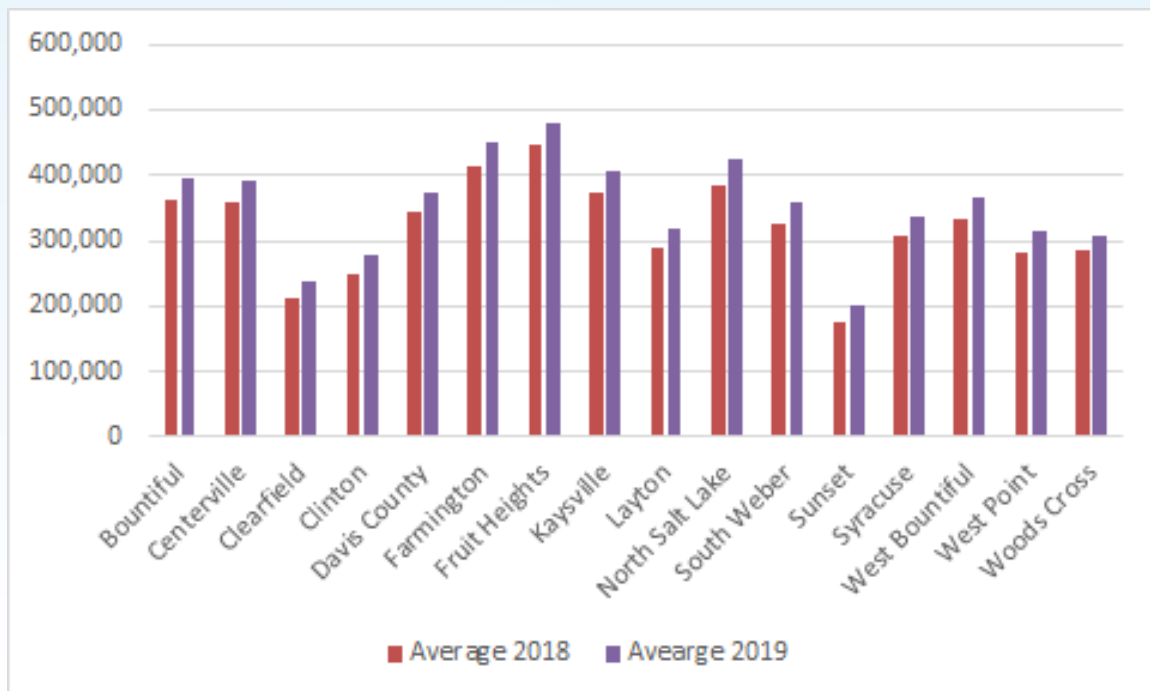
SINGLE FAMILY

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

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

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

City	Avg 2018	Avg 2019	% Change
Bountiful	360,603	393,860	9.22%
Centerville	359,917	391,019	8.64%
Clearfield	211,638	238,718	12.80%
Clinton	249,666	277,545	11.17%
Davis County	343,331	375,130	9.26%
Farmington	414,937	451,635	8.84%
Fruit Heights	445,032	481,274	8.14%
Kaysville	371,929	405,505	9.03%
Layton	288,736	316,838	9.73%
North Salt Lake	386,151	423,048	9.56%
South Weber	327,261	359,852	9.96%
Sunset	173,863	199,831	14.94%
Syracuse	307,265	335,122	9.07%
West Bountiful	334,399	366,831	9.70%
West Point	282,537	313,735	11.04%
Woods Cross	283,760	308,347	8.66%
Grand Total	321,314	352,393	9.67%



ASSESSMENT VALUE STATISTICS

BY PROPERTY TYPE

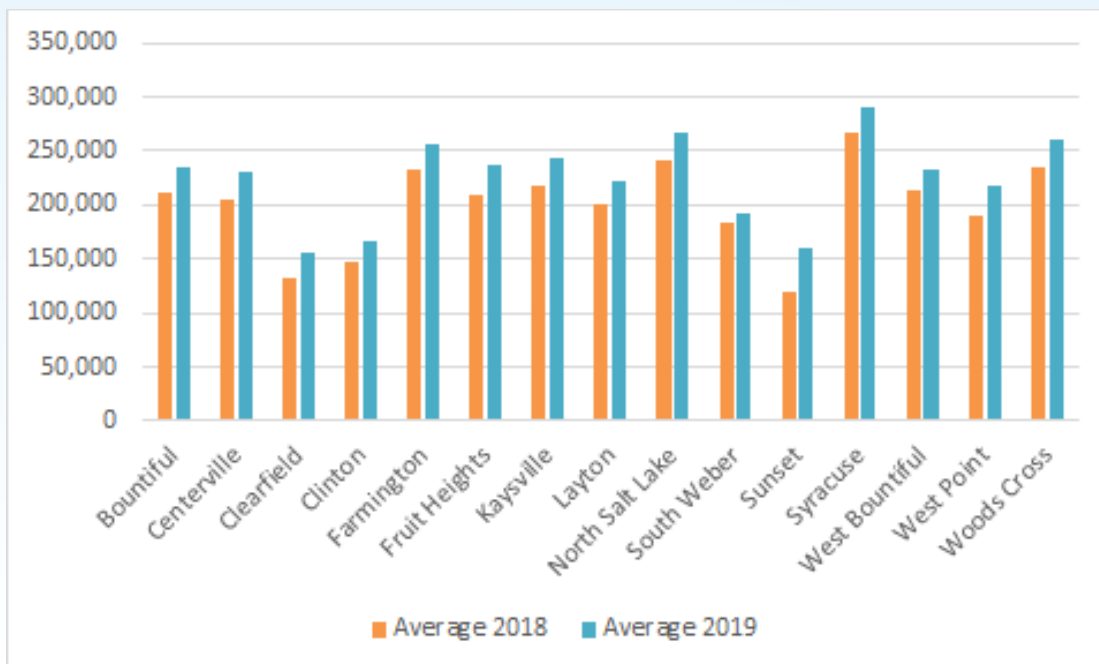
CONDO/ATTACHED PUD

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

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

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

City	Avg 2018	Avg 2019	% Change
Bountiful	212,165	235,227	10.87%
Centerville	205,804	229,581	11.55%
Clearfield	132,791	155,873	17.38%
Clinton	147,171	165,629	12.54%
Farmington	233,332	257,030	10.16%
Fruit Heights	209,990	237,760	13.22%
Kaysville	218,726	243,747	11.44%
Layton	200,537	222,196	10.80%
North Salt Lake	240,941	267,092	10.85%
South Weber	184,173	191,521	3.99%
Sunset	118,745	159,244	34.11%
Syracuse	267,647	291,284	8.83%
West Bountiful	213,068	233,318	9.50%
West Point	189,447	217,264	14.68%
Woods Cross	234,029	261,450	11.72%
Grand Total	200,571	224,548	11.95%



ASSESSMENT VALUE STATISTICS

BY PROPERTY TYPE

COMMERCIAL

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

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

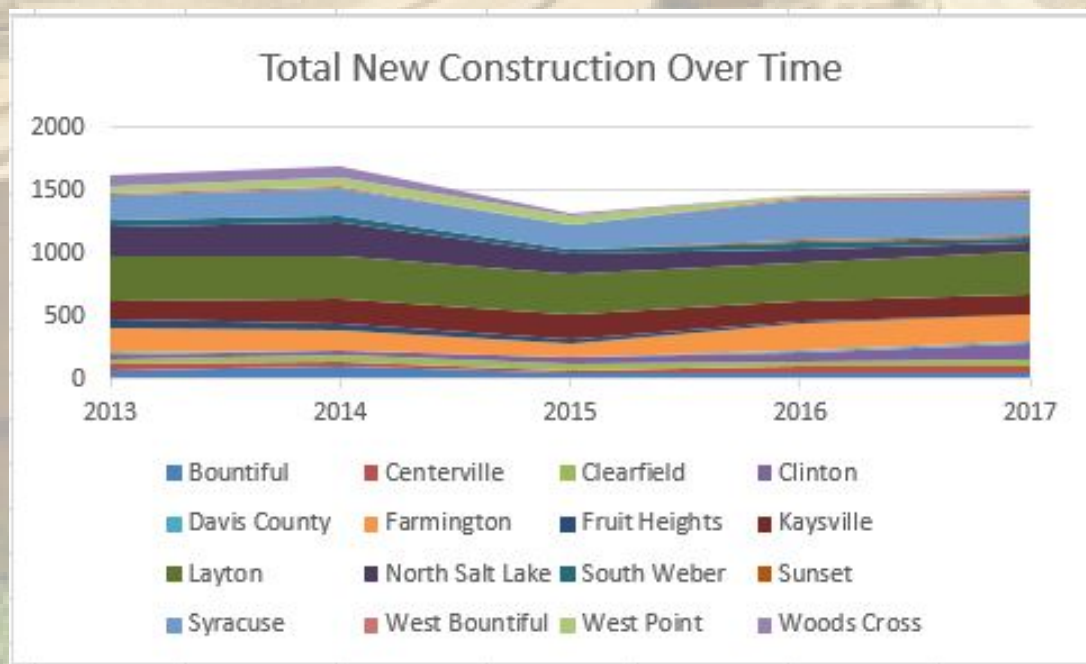
City	2018 Values	2019 Values	% Change
Bountiful	949,624	1,033,293	8.81%
Centerville	1,731,946	1,931,408	11.52%
Clearfield	1,646,957	1,813,630	10.12%
Clinton	1,635,593	1,750,407	7.02%
Davis County	1,682,633	1,890,940	12.38%
Farmington	3,143,606	3,395,673	8.02%
Fruit Heights	283,212	323,552	14.24%
Kaysville	923,829	1,034,688	12.00%
Layton	1,676,927	1,771,465	5.64%
North Salt Lake	932,051	989,189	6.13%
South Weber	1,216,215	1,280,674	5.30%
Sunset	493,220	567,522	15.06%
Syracuse	1,716,786	1,889,660	10.07%
West Bountiful	1,897,794	1,978,470	4.25%
West Point	1,694,606	1,590,029	-6.17%
Woods Cross	767,081	840,286	9.54%
Grand Total	22,392,080	24,080,885	7.54%

NEW GROWTH

New building construction trends

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

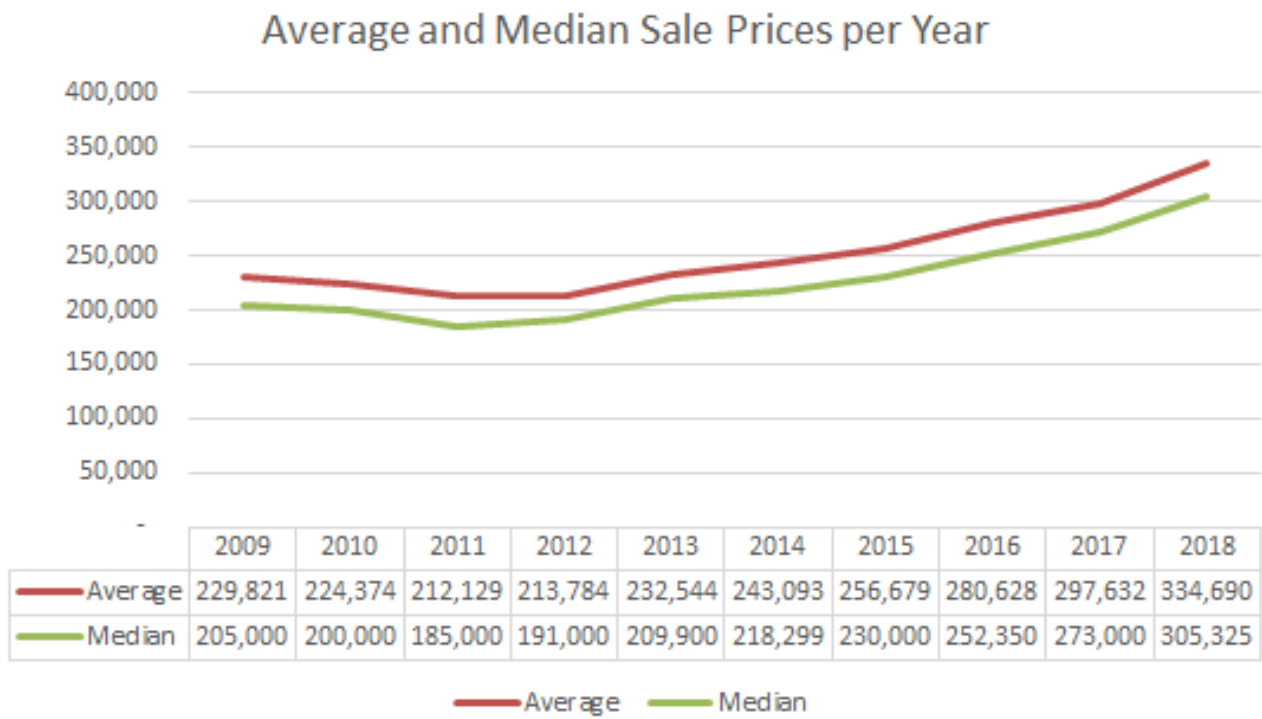
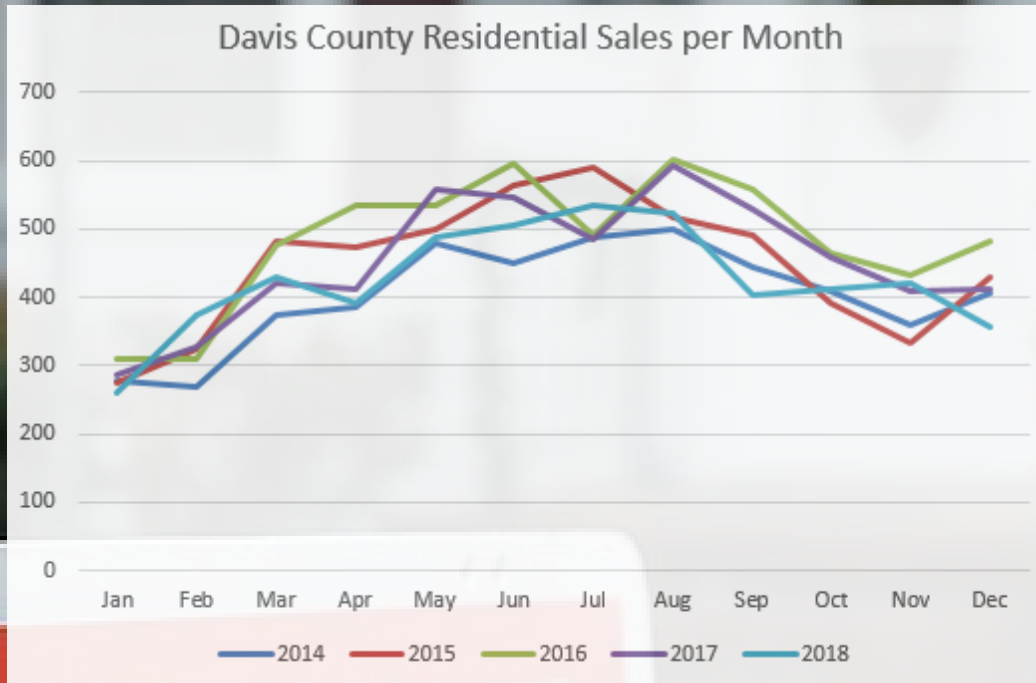
	2013	2014	2015	2016	2017
Bountiful	60	106	43	39	42
Centerville	53	36	19	54	50
Clearfield	34	45	60	38	57
Clinton	48	34	47	82	136
Davis County	4	2	4	11	7
Farmington	207	159	111	219	213
Fruit Heights	65	62	32	19	11
Kaysville	154	198	199	163	164
Layton	357	330	311	307	340
North Salt Lake	231	271	163	106	70
South Weber	46	53	43	50	39
Sunset		2		17	18
Syracuse	195	217	194	314	282
West Bountiful	24	20	11	19	29
West Point	64	70	56	21	28
Woods Cross	73	96	25	4	15
Grand Total	1615	1701	1318	1463	1502



SALES INFORMATION

Overview of sales used in market value determinations

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



APPEAL INFORMATION

Information on the appeal process and appeal statistics

When an appeal is filed, only the property value can be appealed, the actual tax on the property cannot be appealed. These rates are set by the different taxing entities (school board, county, city, water district, etc).

Valuation notices are mailed around July 23. The deadline to file an appeal is either 45 days after the notice is mailed or September 15th, whichever is later. The deadline is displayed on the valuation notice.

Evidence of value is needed, along with an application, when submitting an appeal. There are several items of evidence that can be submitted.

Comparable Sales – Sales dated near the lien date of January 1st that are located near the subject property with similar characteristics are best. Submitting 3 homes that sold 2 years ago, located 5 miles away, which were bank owned properties are not considered good evidence. The question that should be asked when looking for sales is, “Would the comparable properties compete against my property if both were for sale.”

Purchase/Refinance – If a home was purchased or refinanced within 12 months of the lien date, January 1st, a settlement statement or appraisal is acceptable evidence.

Income – If the property in question is an income producing property, income and expense records would be appropriate evidence.

Factual Error – If the information on the property is incorrect, for example, a home is stated in the county records as larger than actual size, or noted that it has finished basement when in actuality it does not, supply evidence of the error. NOTE: Single family residences are measured by the outside walls not the inside. Though you can't live inside the walls they are necessary for the structure to stand. National appraisal standards direct appraisers to measure from the outside. Condo's are measured by interior measurements.

When the county receives an appeal, it is reviewed by the Tax Administration Department. If there is not enough evidence or the evidence is not applicable, the taxpayer has 20 days to respond with sufficient evidence. If the evidence justifies a change to the market value a change will be made. Either way, a letter is sent to the taxpayer.

If the taxpayer is unsatisfied with the result, a hearing can be scheduled with the Board of Equalization (BOE). There is a 20 day window from the date of the market review letter to file for a hearing. A hearing is an informal meeting where both the taxpayer and an appraiser from the Assessor's Office present their evidence. The hearings are presided over by an independent hearing officer. This is usually a local appraiser who is not a full time employee of Davis County; they are hired by the Tax Administration on a contract basis.

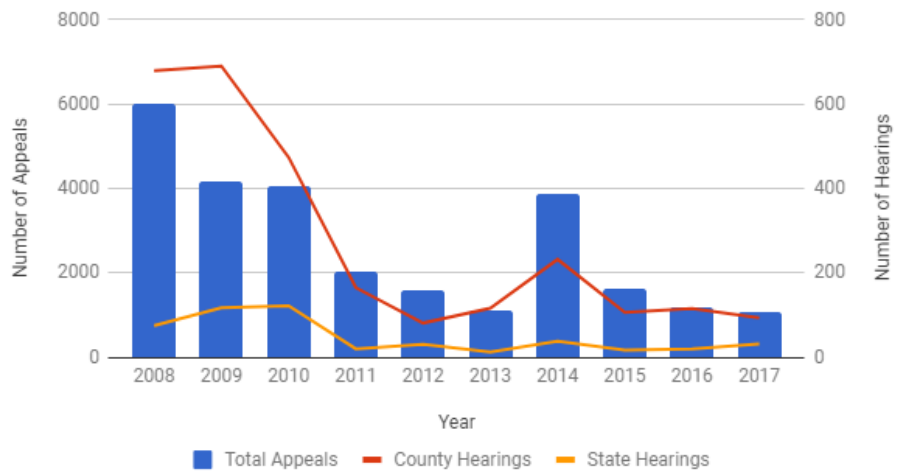
APPEAL INFORMATION

Information on the appeal process and appeal statistics

If both the appellant and the county accept the BOE decision, the process ends. If either the appellant or the county disagrees with the decision from the BOE, a request can be made for the process to go to the Utah State Tax Commission. This request must be made within 30 days from the date of the BOE decision letter.

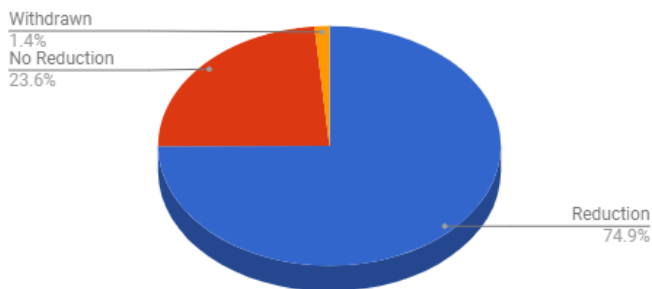
Year	Total Appeals	County Hearings	State Hearings
2008	5996	679	75
2009	4155	690	117
2010	4065	474	122
2011	2019	165	20
2012	1570	81	31
2013	1116	116	12
2014	3857	232	38
2015	1625	106	17
2016	1176	115	20
2017	1072	93	32

Appeal counts per year



Year	Total Appeals	Approved Reduction	Appeal Denied	Appeal Withdrawn	Waiting on State Hearings
2008	5996	4598	1367	24	0
2009	4155	3156	900	29	0
2010	4065	3179	749	22	0
2011	2019	1325	662	14	0
2012	1570	1392	137	10	0
2013	1116	875	225	7	0
2014	3857	3277	520	22	0
2015	1625	1292	304	29	1
2016	1176	990	155	11	16
2017	1072	748	236	14	32

2017 Appeal Statistics



GREENBELT INFORMATION

Overview of farmlands in the county

The Utah Farmland Assessment Act (FAA, also called the Greenbelt Act) allows qualifying agricultural property to be assessed and taxed based upon its productive capability instead of the prevailing market value. This unique method of assessment is vital to agricultural operations in close proximity to expanding urban areas, where taxing agricultural property at market value could make farming operations economically prohibitive.

FAA land is classified according to its capability of producing crops or forage. Capability is dependent upon soil type, topography, availability of irrigation water, growing season, and other factors. All agricultural land in the county is based on SCS Soil Surveys and guidelines provided by the Tax Commission. The general classifications of agricultural land are Irrigated, Dry land, Grazing land, Orchard, and Meadow. If you disagree with your land classification, you can appeal to your county board of equalization for reclassification.

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

City	Acres	Greenbelt Value	Market Value
Bountiful	94.49	\$1,247,840	\$10,034,847
Centerville	305.48	\$962,290	\$13,262,627
Clearfield	226.38	\$1,439,971	\$30,746,329
Clinton	364.76	\$3,380,890	\$25,839,298
Davis County	10368.72	\$8,077,198	\$230,651,645
Farmington	883.24	\$2,406,654	\$71,248,882
Fruit Heights	107.98	\$1,892,663	\$7,669,239
Kaysville	689.61	\$6,164,644	\$62,744,882
Layton	1602.98	\$9,004,177	\$142,210,241
North Salt Lake	180.40	\$4,220,801	\$18,124,534
South Weber	688.72	\$2,344,498	\$32,200,562
Syracuse	862.41	\$1,737,287	\$64,381,106
West Bountiful	469.35	\$6,755,786	\$29,738,138
West Point	1807.92	\$5,596,788	\$101,667,773
Woods Cross	272.61	\$811,567	\$20,901,619
Grand Total	18924.04	\$56,043,055	\$861,421,171

CENTRALLY ASSESSED

Properties Valued by the Utah State Tax Commission

According to the Utah Constitution, by May 1 the following properties are to be assessed at 100% of Fair Market Value, as valued on January 1:

- * Property operating as a unit across state and county boundaries
- * All properties of public utilities
- * All operating property of an airline, air charter service and air contract services
- * All geothermal fluids and geothermal resources
- * All mines and mining claims
- * All machinery used in mining, all property or surface improvements upon or appurtenant to mining claims

These properties are valued by the Utah State Tax Commission.

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

Tax Year	Central Assessed Values
2013	\$537,485,791
2014	\$514,602,568
2015	\$577,548,802
2016	\$592,604,863
2017	\$646,447,242
2018	\$753,136,343

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 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 2017 Personal Property Tax values as 2018 totals are not yet available.

	<u>Tax Charge Value</u>	<u>Tax</u>	<u>Tax Paid</u>
Bountiful	61,019,386	756,560.67	737,423.85
Centerville	40,517,618	501,301.78	493,686.01
Clearfield	326,516,019	4,829,499.12	4,807,407.69
Unincorporated	16,494,310	243,967.32	243,967.32
Clinton	17,135,989	238,036.24	221,038.04
Farmington	78,941,208	1,052,571.14	1,043,034.02
Fruit Heights	2,624,079	34,887.20	32,707.26
Kaysville	37,727,246	482,646.58	474,740.47
Layton	224,343,926	3,054,846.33	3,004,679.95
North Salt Lake	279,255,213	3,633,173.04	3,593,058.35
South Weber	4,995,952	62,064.79	61,198.17
Sunset	2,965,780	41,321.99	40,858.17
Syracuse	26,275,756	351,622.23	345,575.31
West Bountiful	635,368,939	8,306,052.17	7,485,640.69
West Point	9,031,161	126,230.41	123,473.64
Woods Cross	74,588,154	929,317.87	918,699.67
Unincorporated	400,966,332	4,954,835.54	4,942,136.37
Totals:	2,238,767,068	29,598,934.42	28,569,324.98

DAVIS COUNTY ASSESSOR OFFICE

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