

DAVIS COUNTY

Annual Report – 2020 | Assessor's Office

MARKET CONDITIONS

VALUE BY CITY ◦ VALUE BY PROPERTY

NEW CONSTRUCTION ◦ SALES INFO

APPEALS ◦ GREENBELT

PERSONAL PROPERTY



Antelope Island Bison
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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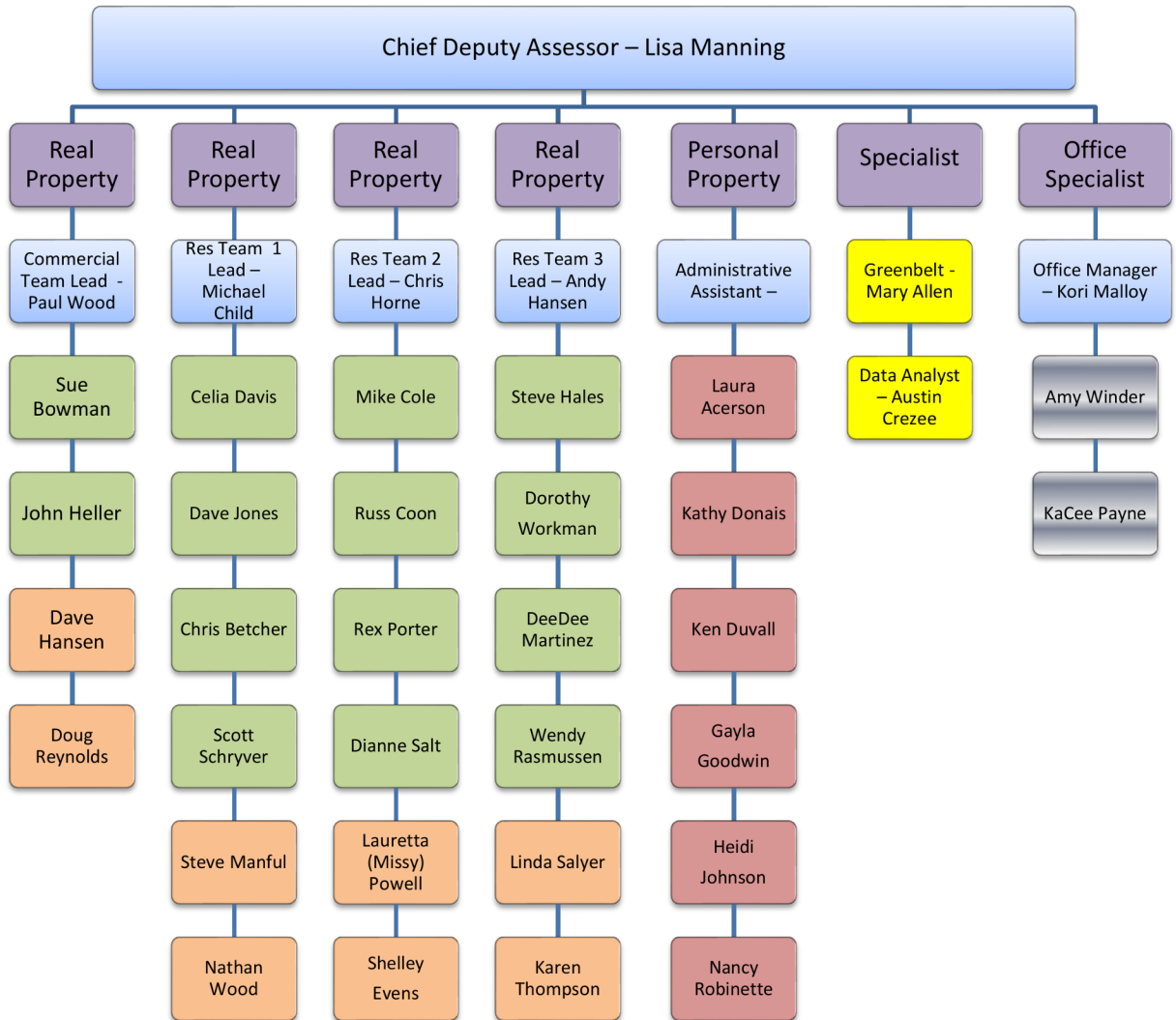


Davis
C O U N T Y

ORGANIZATIONAL CHART

As of May 19, 2020

Assessor – Dale Peterson



5/19/2020

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 eighth most urban state in the nation with approximately 90% of Utahns living in urban areas. Davis County is the smallest county in land area, but the third most populous in Utah. Davis County has 11.09% of Utah's population. The 2019 population was approximately 355,481 which is an increase of 1.1% from the prior year.

In 2018 there were 165,587 persons employed in Davis County, and 5,005 persons unemployed. The unemployment rate was 2.9%. This number decreased from 3.1% in 2017.

Davis County employment history (per Utah Department of Workforce Services):

Year	Employment	Unemployment	Unemployment Rate
2018	165,587	5,005	2.9%
2017	165,166	5,219	3.1%
2016	159,474	5,182	3.1%
2015	154,772	5,317	3.3%
2014	149,809	5,530	3.6%

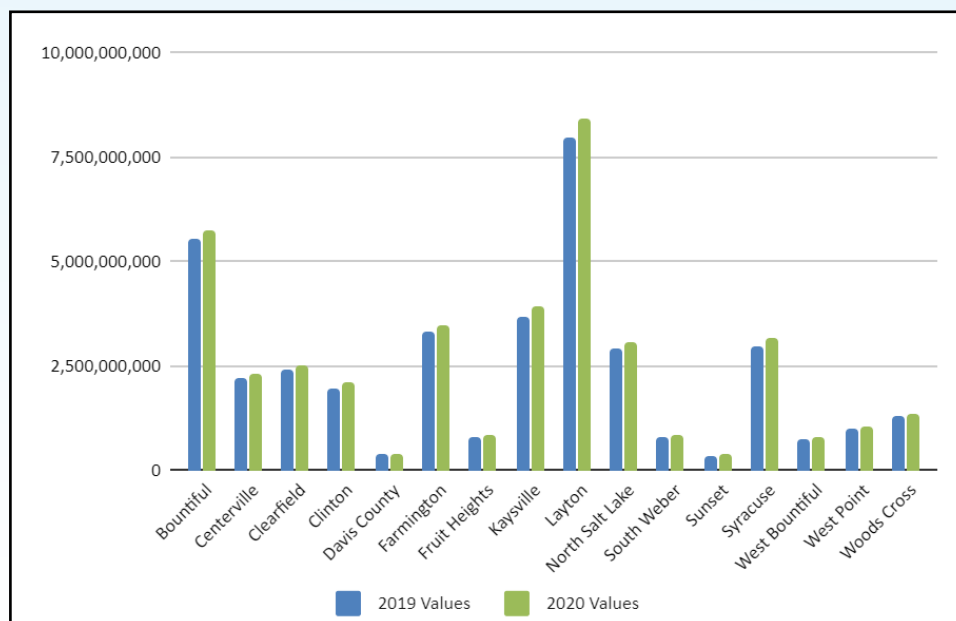
As of 2018, the major employers in Davis County (per Utah Department of Workforce Services) were:

Business	Industry	Employees
Air Force Materiel Command	Federal Government	10,000-14,999
Davis County School District	Public Education	7,000 - 9,999
ATK Launch Systems	Aerospace Manufacturing	2,000 - 2,999
Kroger Group Cooperative	Supermarkets and Grocery	2,000 - 2,999
Lifetime Products	Sporting and Athletic Good 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 information is the total city assessments. These values include Residential, Commercial, Industrial, and Vacant Land parcels.

City	2019 Values	2020 Values	% Change	% of Total Assessment
Bountiful	5,550,108,189	5,721,344,948	3.09%	14.14%
Centerville	2,209,868,746	2,292,582,923	3.74%	5.67%
Clearfield	2,437,707,621	2,540,648,571	4.22%	6.28%
Clinton	1,988,331,961	2,121,812,360	6.71%	5.25%
Davis County	380,780,569	418,096,899	9.80%	1.03%
Farmington	3,304,601,616	3,466,253,940	4.89%	8.57%
Fruit Heights	821,296,317	858,284,441	4.50%	2.12%
Kaysville	3,670,531,568	3,907,292,294	6.45%	9.66%
Layton	7,964,696,150	8,403,201,169	5.51%	20.77%
North Salt Lake	2,915,664,410	3,065,894,396	5.15%	7.58%
South Weber	780,369,026	848,160,172	8.69%	2.10%
Sunset	361,284,812	381,414,242	5.57%	0.94%
Syracuse	2,987,822,227	3,175,998,426	6.30%	7.85%
West Bountiful	762,726,738	797,654,177	4.58%	1.97%
West Point	1,005,283,510	1,072,595,301	6.70%	2.65%
Woods Cross	1,322,670,243	1,379,077,952	4.26%	3.41%
Grand Total	38,463,743,703	40,450,312,211	5.16%	100.00%



ASSESSMENT VALUE STATISTICS BY PROPERTY TYPE

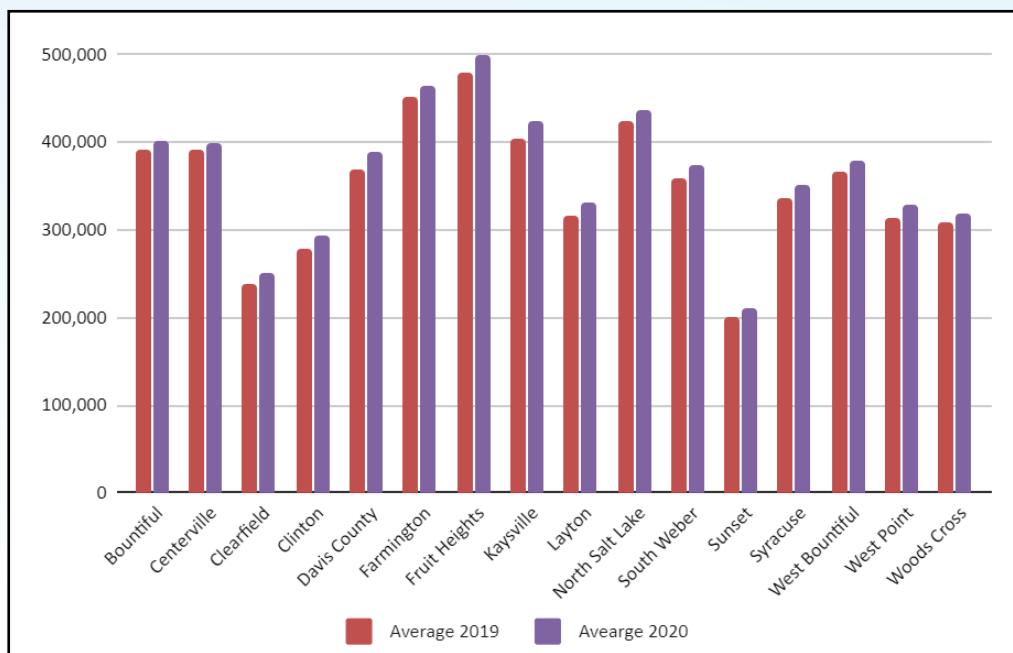
SINGLE FAMILY

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	2019	2020	% Change
Bountiful	392,323	402,136	2.50%
Centerville	390,634	399,313	2.22%
Clearfield	238,581	250,493	4.99%
Clinton	277,229	293,169	5.75%
Davis County	368,617	388,156	5.30%
Farmington	450,688	464,890	3.15%
Fruit Heights	479,390	499,587	4.21%
Kaysville	404,690	424,449	4.88%
Layton	316,353	330,373	4.43%
North Salt Lake	422,641	435,861	3.13%
South Weber	359,765	373,547	3.83%
Sunset	199,741	210,018	5.15%
Syracuse	335,176	351,890	4.99%
West Bountiful	366,370	378,707	3.37%
West Point	313,278	328,131	4.74%
Woods Cross	308,588	317,427	2.86%
Grand Total	351,504	365,509	3.98%



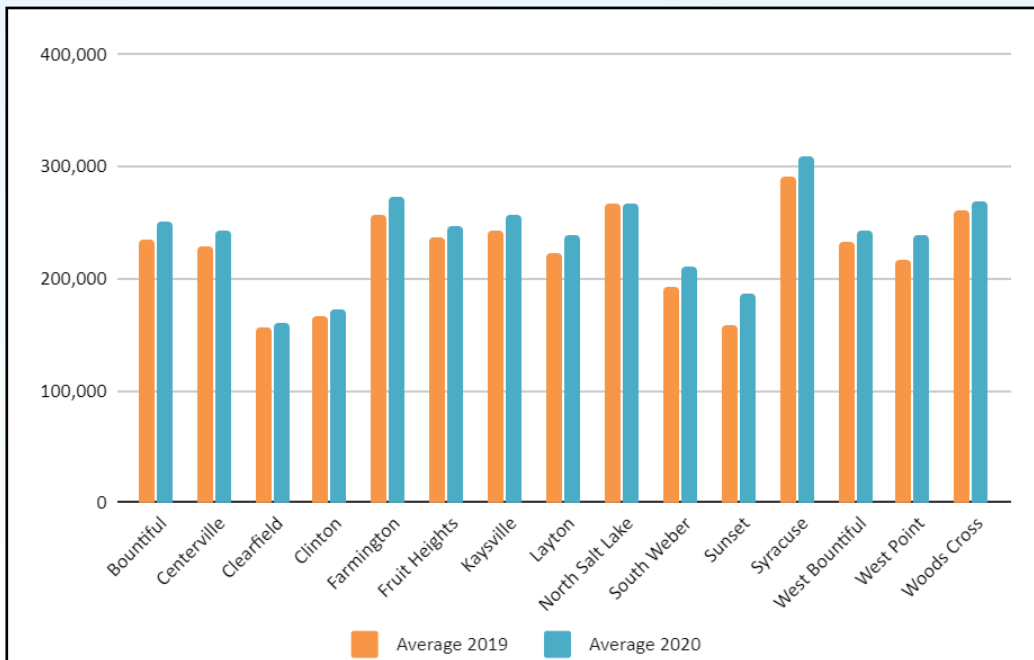
ASSESSMENT VALUE STATISTICS BY PROPERTY TYPE CONDO/ATTACHED PUD

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	2019	2020	% Change
Bountiful	235,306	251,053	6.69%
Centerville	229,569	242,413	5.59%
Clearfield	155,873	160,951	3.26%
Clinton	165,629	171,979	3.83%
Farmington	257,641	273,221	6.05%
Fruit Heights	236,952	246,846	4.18%
Kaysville	243,643	256,406	5.24%
Layton	222,948	238,210	6.85%
North Salt Lake	267,266	266,192	-0.40%
South Weber	191,521	209,819	9.55%
Sunset	159,244	186,817	17.31%
Syracuse	291,168	307,961	5.77%
West Bountiful	233,318	242,523	3.95%
West Point	217,264	238,561	9.80%
Woods Cross	261,062	268,318	2.78%
Grand Total	224,560	237,418	5.73%



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.

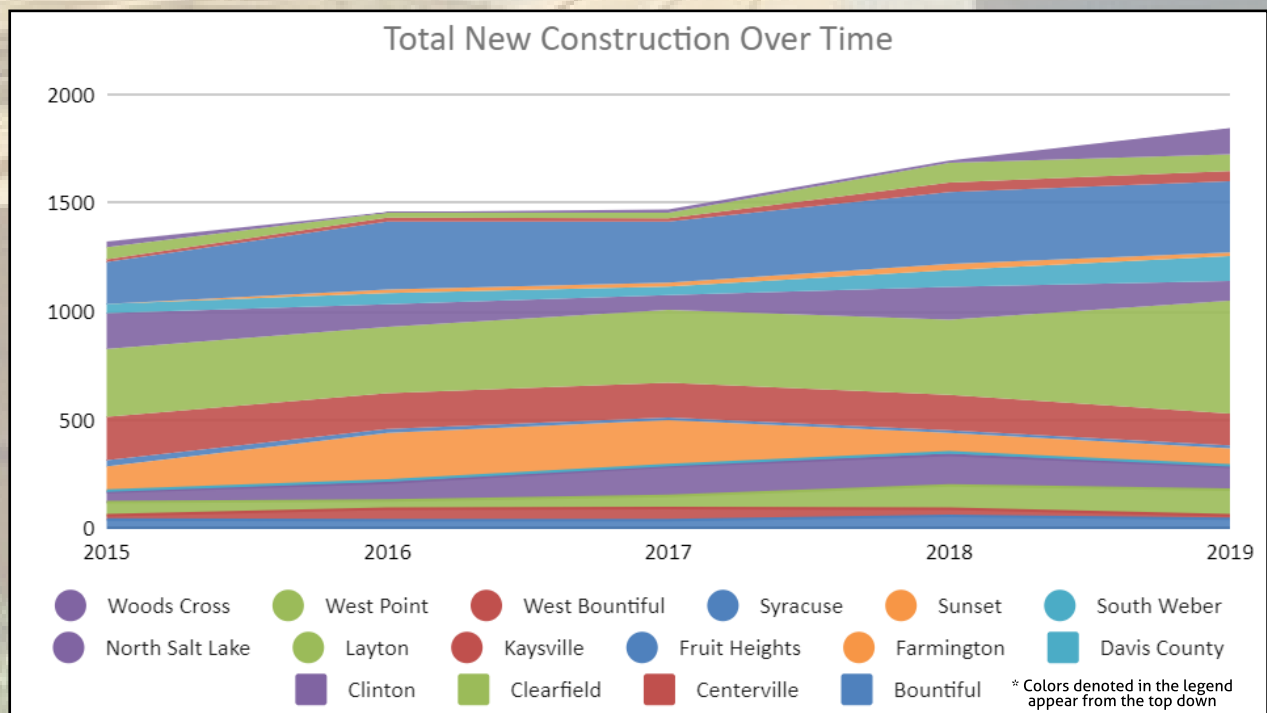
City	2019 Values	2020 Values	% Change
Bountiful	653,261,576	667,651,433	2.20%
Centerville	389,880,895	418,658,302	7.38%
Clearfield	940,185,262	944,114,255	0.42%
Clinton	155,464,088	161,546,648	3.91%
Davis County	61,356,581	64,447,106	5.04%
Farmington	540,317,060	575,388,530	6.49%
Fruit Heights	28,149,050	29,592,110	5.13%
Kaysville	276,806,725	307,252,484	11.00%
Layton	1,703,499,171	1,763,865,352	3.54%
North Salt Lake	822,049,868	864,163,507	5.12%
South Weber	17,929,442	21,153,272	17.98%
Sunset	40,458,975	42,709,211	5.56%
Syracuse	180,045,785	181,294,471	0.69%
West Bountiful	130,237,527	134,831,540	3.53%
West Point	30,860,543	34,719,703	12.51%
Woods Cross	385,308,023	402,941,132	4.58%
Grand Total	6,355,810,571	6,614,329,056	4.07%

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.

City	2015	2016	2017	2018	2019
Bountiful	44	40	41	60	46
Centerville	19	54	55	34	17
Clearfield	61	37	57	106	118
Clinton	47	82	135	142	106
Davis County	6	11	7	11	6
Farmington	111	219	207	89	79
Fruit Heights	29	18	11	12	13
Kaysville	200	164	161	164	147
Layton	313	306	335	346	520
North Salt Lake	164	105	69	151	91
South Weber	43	51	39	77	114
Sunset	0	17	18	29	17
Syracuse	194	313	281	332	328
West Bountiful	12	18	15	43	47
West Point	56	22	27	91	78
Woods Cross	25	4	15	11	121
Grand Total	1615	1701	1318	1463	1502

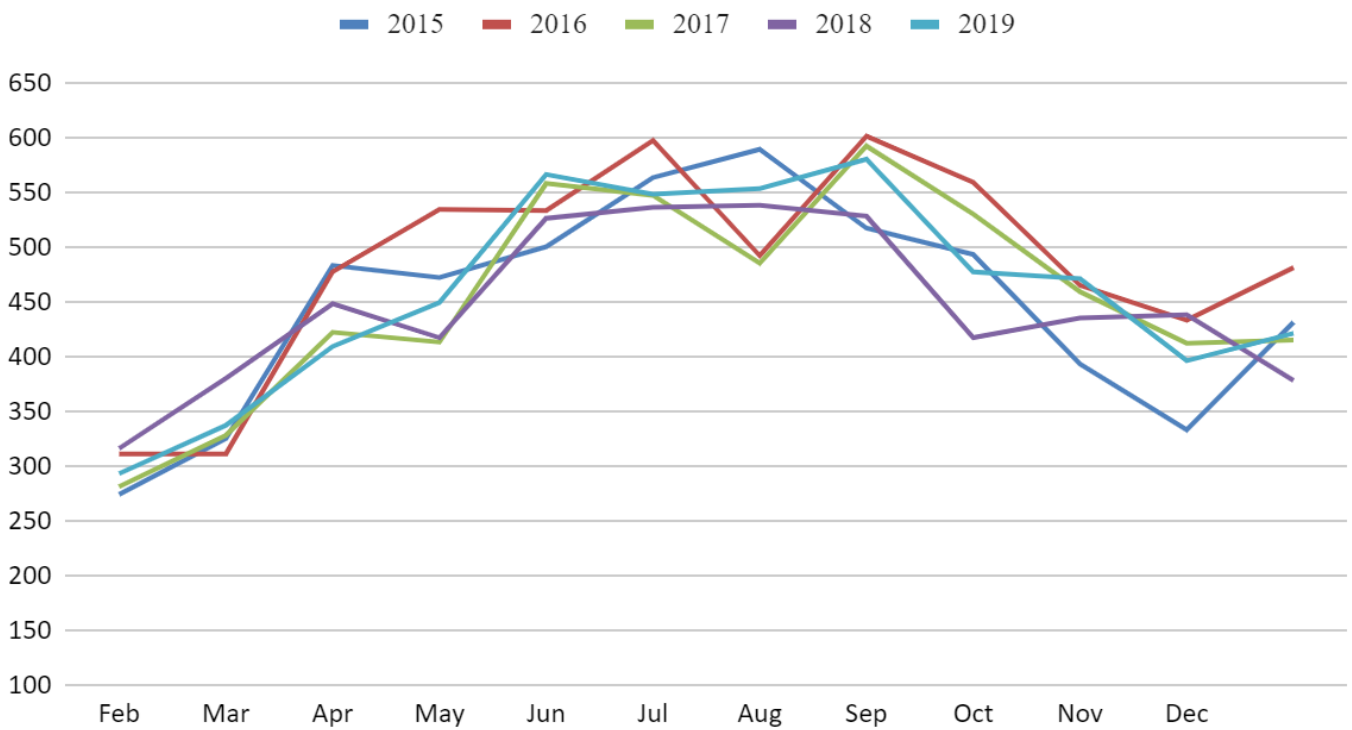


SALES INFORMATION

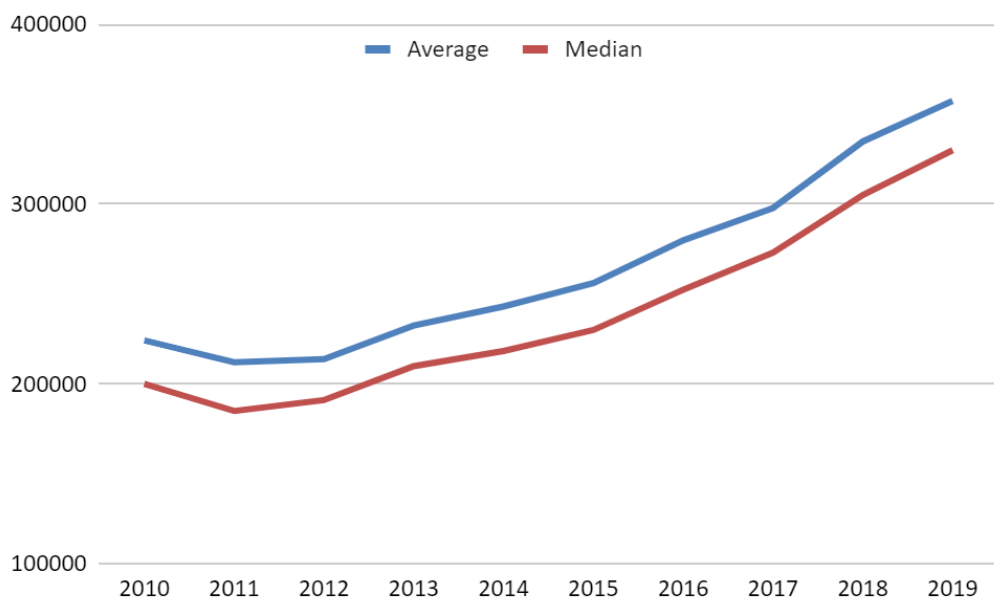
Overview of sales used in market value determinations

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

Number of Davis County Residential Sales by Month



Average and Median Sale Prices per Year



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, 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.

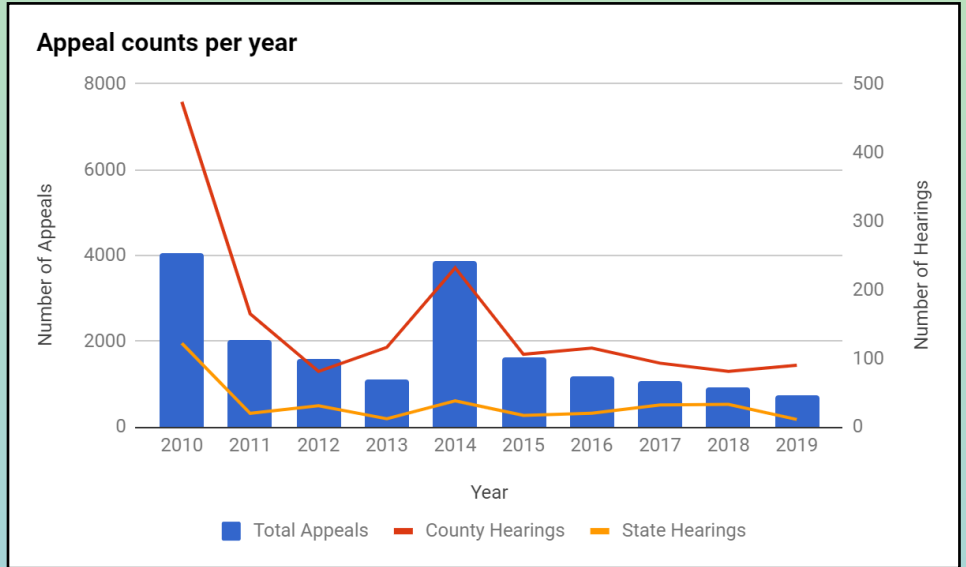
If the taxpayer is unsatisfied with the result, a hearing can be scheduled with the Board of Equalization (BOE). There is a 20 day window from the date of the market review letter to file for a hearing. A hearing is an informal meeting where both the taxpayer and an appraiser from the Assessor's Office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

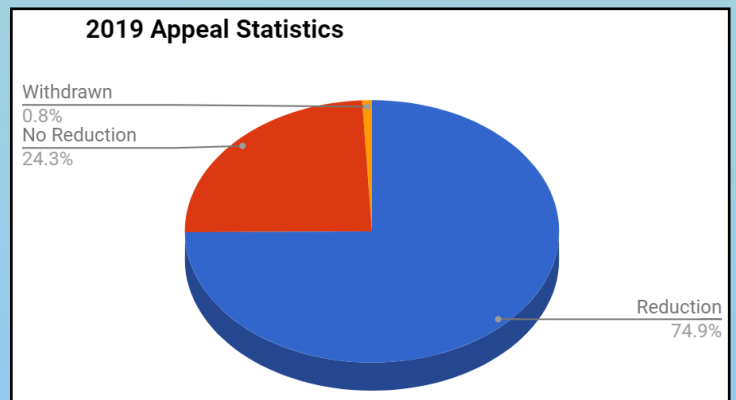
Information on the appeal process and appeal statistics

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
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
2018	935	81	33
2019	731	90	11



Year	Total Appeals	Approved Reduction	Appeal Denied	Appeal Withdrawn	Awaiting State Hearing
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	0
2016	1176	990	155	11	0
2017	1072	748	236	14	0
2018	935	647	173	4	8
2019	731	531	172	6	11



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	88.16	\$22,191	\$12,361,418
Centerville	679.19	\$31,971	\$21,845,300
Clearfield	113.17	\$65,873	\$16,370,180
Clinton	267.15	\$121,777	\$22,028,742
Davis County	10,681.47	\$1,150,454	\$254,883,260
Farmington	622.67	\$110,068	\$65,112,679
Fruit Heights	99.59	\$36,924	\$9,826,921
Kaysville	516.42	\$187,316	\$59,522,115
Layton	1,447.42	\$774,592	\$141,556,830
North Salt Lake	863.31	\$14,906	\$22,648,266
South Weber	655.67	\$216,160	\$39,022,891
Syracuse	677.48	\$294,662	\$55,147,488
West Bountiful	317.92	\$31,850	\$40,464,665
West Point	1,673.88	\$750,848	\$101,363,823
Woods Cross	311.90	\$51,173	\$34,051,825
Grand Total	19,015.42	\$3,860,766	\$896,206,405

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 (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 2019 Personal Property Tax values as 2020 totals are not yet available.

	<u>Tax Charge Value</u>	<u>Tax</u>	<u>Tax Paid</u>
Bountiful	59,359,655	723,979.73	716,720.07
Centerville	20,651,032	258,148.72	256,644.52
Clearfield	187,447,547	2,635,512.42	2,632,082.35
Unincorporated	17,869,079	251,239.25	251,239.25
Clinton	20,337,867	265,246.48	263,911.88
Farmington	47,766,742	602,522.83	599,263.63
Fruit Heights	3,436,220	43,247.01	41,745.22
Kaysville	37,362,393	457,030.45	436,444.15
Layton	231,725,728	2,956,711.95	2,932,115.24
North Salt Lake	262,198,825	3,298,508.80	3,287,746.40
South Weber	6,998,541	82,561.81	82,553.07
Sunset	3,262,473	42,457.82	42,000.40
Syracuse	19,756,405	252,091.82	250,647.48
West Bountiful	528,615,630	6,699,711.32	6,698,351.16
West Point	3,759,321	50,269.40	50,073.96
Woods Cross	69,789,182	849,212.97	844,746.82
Unincorporated	808,580,818	10,203,409.88	10,188,961.43
Totals:	2,328,917,458	29,671,862.66	29,575,247.03

DAVIS COUNTY

ASSESSOR OFFICE

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