

How Property Taxes Work in Utah

- Let's use an example of four homes to represent all houses in the County.



- Let's assume that all four houses start at a value of \$100,000 each.
- Let's also assume that the government budget is \$10,000. 
- With a tax rate of 0.025%, each house pays \$2,500 in taxes.

- What if all four houses double in value to \$200,000?



- The government budget does NOT double. It stays at \$10,000. 
- What changes is the tax rate. The tax rate drops to 0.0125%.
- Each house still pays \$2,500 in taxes.

House Values Change Regularly

- Of course, house values fluctuate over time, and also vary by city and neighborhood.



- Every year, the total value of all property is used to determine the tax rate.

\$ 70,000	\$ 10,000 ← Budget
\$150,000	÷
\$ 90,000	\$435,000 ← Value
<u>\$125,000</u>	=
\$435,000	0.02299% ← Tax Rate

- No matter what happens with home values, the budget stays the same.



Before and After

Total property value \$400,000 & tax rate 0.025%



\$100,000

$$\begin{array}{r} \times \quad 0.025\% \\ \hline \$ \quad 2,500 \end{array}$$



\$100,000

$$\begin{array}{r} \times \quad 0.025\% \\ \hline \$ \quad 2,500 \end{array}$$



\$100,000

$$\begin{array}{r} \times \quad 0.025\% \\ \hline \$ \quad 2,500 \end{array}$$



\$100,000

$$\begin{array}{r} \times \quad 0.025\% \\ \hline \$ \quad 2,500 \end{array}$$



= \$10,000

Total property value \$435,000 & tax rate 0.023%



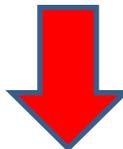
\$ 70,000

$$\begin{array}{r} \times \quad 0.023\% \\ \hline \$ \quad 1,610 \end{array}$$



\$150,000

$$\begin{array}{r} \times \quad 0.023\% \\ \hline \$ \quad 3,450 \end{array}$$



\$ 90,000

$$\begin{array}{r} \times \quad 0.023\% \\ \hline \$ \quad 2,070 \end{array}$$



\$125,000

$$\begin{array}{r} \times \quad 0.023\% \\ \hline \$ \quad 2,870 \end{array}$$



= \$10,000

How to Increase the Budget

There are two ways for Utah government agencies to increase their budget.

1. New Growth

When new structures are built, or new businesses move in, that adds to the taxable base, increasing revenue.

2. Truth in Taxation

Hold a public hearing before increasing the budget cap. If the budget is increased, the new tax rate is calculated based on the new budget and current property values.

Is Your Home Overvalued?

- Appeal to the Weber County Board of Equalization

More info: Clerk / Auditor's office

801-399-8112 or www.webercountyutah.gov

(you can appeal online)

Tax Relief Programs

- Circuit Breaker
- Veterans With Disabilities
- Deployed Military Personnel
- Blind Exemption
- Hardship

More info: Clerk / Auditor's office

801-399-8400 or www.webercountyutah.gov