

Parcel

Owner

**17-033-0007**

**Tyler Madsen & Evan McKenna Bradford**

**Property Address**

**3135 N 575 E, North Ogden**

Original Assessment				If Primary Exemption Allowed				Direct Charges:	
2025 Market Value	Taxable Value	net assmt char	2025 Market Value	Taxable Value	Tax Rate	Direct	net assmt char	Difference	Weber-Box Elder Cons/Preview
Clst MV	TV		Clst MV	TV					
20	\$ 142,400	\$ 142,400	10	\$ 142,400	\$ 78,320				
120	\$ 290,081	\$ 290,081	110	\$ 290,081	\$ 159,545				
	\$ 432,481	\$ 432,481		\$ 432,481	\$ 237,865				
	Assessed Taxes	\$ 4,887.90							
	Direct Charges	\$ 357.82							\$357.82
	<b>Total Payments</b>	\$ 5,245.72							
						Abatement amount:	\$	<b>2,199.55</b>	

Tax Review Committee,

Property owner is requesting an ownership change from secondary to primary. This request was denied based on county ordinance section 2-11-7 (c) states, "The county will not change the taxable status of a parcel of property for a previous tax year unless a timely appeal is filed with the Board of Equalization."

The property valuation notice was mailed to prior owner for 2024 as NON-PRIMARY. The mailing address and the property address did not match, as per policy we send 3 mailings prior to changing status.

With all notices, and the ordinance reading, The county ordinance section 2-11-7 (c)

Tyler Madsen & Evan McKenna Bradford purchase the home on May 13 2025. Title work instructed tax notice mailing to go to 365 13th Street Ogden. At the time of purchase owners also owned and were receiving the primary exemption for 2025 at the 13th street address. State Code does not allow owner to receive the exemption on two primary properties in the same year. The 365 13th Street property was sold on 6/6/2025 and is not longer the Madsen/Bradford primary residence. State Code says that you must own the home for 183 days to receive the exemption. The 13th street home was owned for 157 days (Jan-Jun) and received the exemption because it was primary residence/owner occupied on January 1 2025. The 3135 N 575 E property was not primary residence/owner occupied on January 1 2025 and application was not made by September 15th deadline. Therefore it would not qualify for 2025.

An appeal has not been filed timely for the prior years with the Board of Equalization. Current owners would not have been owners by deadline. The primary residential exemption application has been received and exemption has been applied to parcel 17-033-0007 for the 2026 tax year.

**RECOMMENDATIONS:** Our recommendation is to not award primary exemption to this property for 2025.

ORIGINAL MAILING ADDRESS:

Tyler Madsen & Evan McKenna Bradford  
365 13TH ST  
OGDEN UT 84404