LYNELLE JENSEN, CPA
WEBER COUNTY TREASURER
2380 Washington Blvd., Suite 350
Ogden, Utah 84401
801-399-8454
www.webercountyutah.gov/treasurer

OFFICE HOURS:
8 a.m. - 5 p.m.
Monday - Friday

HOLIDAY CLOSURES:
Wed. Nov. 11; Veterans Day
Thurs. & Fri. Nov. 26 & 27;
Thanksgiving

2026
TAX NOTICE

33365*106**G50**0.6475**1/2*********AUTOSCH 5-DIGIT 84403
01-001-0001
SYCAMORE, MRS MARY RAE
% NANCY BACHMAN
1250 E 5500 S
OGDEN UT 84403-4531

Taxes are due:
November 30, 2026

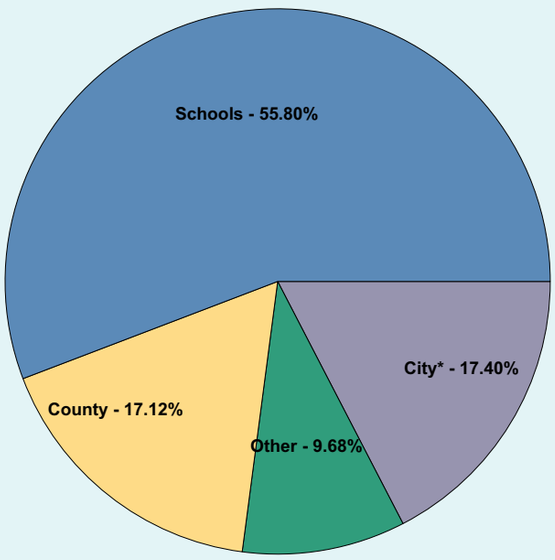
Parcel Number: 01-001-0001

Your 2026 property tax summary for parcel 01-001-0001 located at:
2783 MADISON AVE

	2026
Market Value:	522,500
Taxable Value:	522,500

Total 2026 Assessed Taxes:	6,265.30
Other Charges/Credits (see reverse):	0.00
Payments:	0.00
Balance Due:	**6,265.30**

Where do your tax dollars go?



*If property is in an unincorporated area, services are provided by Weber County.

How can you pay your taxes?

You have 5 ways to pay your tax bill:

Credit Card: Third-party fees will be added. Go to www.webercountyutah.gov/payments.

E-check: Contact your bank to use bill pay, or for E-check, visit www.webercountyutah.gov/payments. No service fee added for either option.

Mail: Use the enclosed envelope and payment coupon. Write your parcel number on the check. To avoid penalty, your payment must be postmarked by Nov. 30, 2026.

Our Office: Pay at the Weber County Treasurer's Office at 2380 Washington Blvd., Suite 350 Ogden. A drive-up drop box is also available outside the Weber Center in the east parking lot.

Phone: Dial 1-877-690-3729, use Weber County's jurisdiction code: 5420 #

PAY ONLINE OR SCAN QR CODE TO PAY YOUR PARCEL

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2026 Payment Stub

Taxes are due:
November 30, 2026

01-001-0001
SYCAMORE, MRS MARY RAE
% NANCY BACHMAN
1250 E 5500 S
OGDEN UT 84403-4531

Amount Due
$6,265.30

0100100010000006265308

Payment options include:
1. Mailing a check or money order
2. Paying online at www.webercountyutah.gov/payments
3. Use drive-up drop box outside Weber Center in east parking lot

Make Checks Payable to:
WEBER COUNTY TREASURER

A $20 fee will be charged for returned checks.
U.S. funds only.

Late payments and delinquencies. Payments made after November 30, 2026 must include a penalty of either 2.5% or $10 for each parcel, whichever is larger. If you pay your full 2026 tax bill by January 31, 2027, the penalty is reduced to the greater of 1% or $10. If 2026 taxes are not paid on or before January 31, 2027, interest is charged from January 1, 2027 at the rate defined by Utah State code 59-2-1331.

Property value reappraisal. The value (appraisal) of your property may be reviewed in 2027, as required by Utah State code 59-2-303. For questions, please call the Weber County Assessor at 801-399-8572.

Budget Hearings. The 2027 Taxing Entity Budget Hearings are listed on our website at: www.webercountyutah.gov/treasurer.

Address change? Go to: www.webercountyutah.gov/addresschange

Partial payments. If you pay part of your tax bill, you have the right under Utah State Code 59-2-1317, to tell us how you want your payment to be used. You can allocate the payment between amounts due for total property tax, assessments, delinquent local district fees, and any other amounts due on this notice.

Free - Property Watch Service. Contact Weber County Recorder at:
www.webercountyutah.gov/forms/property_watch/ or call 801-399-8441

Parcel Number: 01-001-0001 Tax Area: 25 Property Located at: 2783 MADISON AVE
Primary Property: Full time residence, taxed at 55% of market value. **Non-Primary Property:** Taxed at 100% of market value.

Property Type		Last Year's Market Value (2025)	Last Year's Taxable Value (2025)	This Year's Market Value (2026)	This Year's Taxable Value (2026)
COMMERCIAL LAND W/IMPROVEMENT	NON-PRIMARY	418,000	418,000	522,500	522,500
Total Property Values		**418,000**	**418,000**	**522,500**	**522,500**

TAXING ENTITIES Each entity sets their own budget. For questions about taxes charged, please contact that specific entity.		2025 Taxes Last Year		2026 Taxes This Year	
		Tax Rate	Tax Amount ($)	Tax Rate	Tax Amount ($)
Ogden City School Distr	(801)737-7299	.003923	1,639.81	.003744	1,956.24
Statewide School Basic Levy		.001379	576.42	.001351	705.90
State Charter School Levy Ogden	(801)737-7299	.000211	88.20	.000202	105.54
Ogden School Dist G.O. Bond		.001425	595.65	.001394	728.36
TOTAL FOR SCHOOLS			**2,900.08**		**3,496.04**
Weber County	(801)399-8000	.001161	485.30	.001137	594.08
Weber County G O Bond Fund	(801)399-8000	.000100	41.80	.000094	49.12
Library	(801)399-8000	.000427	178.49	.000418	218.40
Weber / Morgan Health	(801)399-8000	.000074	30.93	.000072	37.62
Paramedic Fund	(801)399-8000	.000106	44.31	.000104	54.34
Assess & Collect / County	(801)399-8000	.000163	68.13	.000159	83.08
Weber County Flood Control	(801)399-8000	.000070	29.26	.000069	36.05
TOTAL FOR COUNTY			**878.22**		**1,072.69**
Ogden City	(801)629-8791	.002193	916.67	.002086	1,089.94
TOTAL FOR CITY			**916.67**		**1,089.94**
Weber Basin Water - General	(801)771-1677	.000191	79.84	.000200	104.50
Weber Basin Water - Ogden	(801)771-1677	.000198	82.76	.000191	99.80
Central Weber Sewer Distr	(801)731-3011	.000540	225.72	.000527	275.36
Mosquito Abatement Distr	(801)392-1630	.000064	26.75	.000063	32.92
Multicounty Assess & Collect		.000014	5.85	.000014	7.32
Weber Area 911 And Em Serv	(801)395-8900	.000163	68.13	.000166	86.74
TOTAL FOR SPECIAL DISTRICTS			**489.05**		**606.64**
TOTAL FOR ASSESSED TAXES		**.012402**	**5,184.04**	**.011991**	**6,265.30**
GRAND TOTAL FOR ASSESSED TAXES AND OTHER PAYMENTS			**5,184.04**		**6,265.30** **0.00**
TOTAL DUE ($)					**6,265.30**

Weber County collects taxes and tax notice charges on behalf of 91 entities across the County. Each entity sets its own rate or charge.
For more information, call their phone numbers listed above.

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