Ricky Hatch, CPA
Weber County Clerk/Auditor
2380 Washington Blvd., Suite 320
Ogden, Utah 84401

2022 Notice of Property Valuation and Tax Changes

See the back of this notice for explanations and important information

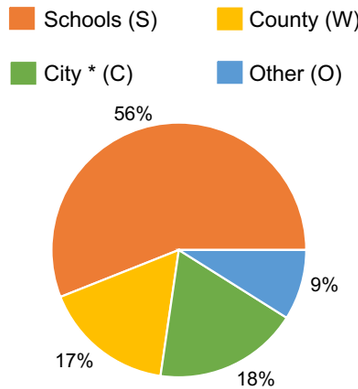
83430 1/1

This is not a bill - Do not pay

Deadline For Filing 2022 Appeals: September 15, 2022

Parcel Number: **01-039-0063** Tax Area: **482** Last Property Review: **2021**

Where Do Your Tax Dollars Go?



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

Market and Taxable Values For This Property Located At 468 OAK ST

Property Type		Last Year's Market Value	Last Year's Taxable Value	This Year's Market Value	This Year's Taxable Value
RESIDENTIAL LAND W/BUILDING	PRIMARY PROPERTY	210,000	115,500	232,266	127,746
Total Property Values		**210,000**	**115,500**	**232,266**	**127,746**

Primary Property
Full time residential dwelling.
Taxed at 55% of market value.

Non-Primary Property
Taxed at 100% of market value.

Greenbelt Property
Active agricultural use.

Tax Information For This Property

Tax Entities			2021 Taxes Last Year		2022 No Budget Increase		2022 Proposed Budget Amount		Changes If Proposed Budget Is Approved		Public Hearings For Tax Increase
Each entity sets its own budget. For questions about taxes charged, please contact that specific entity.			Tax Rate	Tax Amount ($)	Tax Rate	Tax Amount ($)	Tax Rate	Tax Amount ($)	Amount	Percent	
S	Ogden City School Distr	(801) 737-7299	.005764	665.74	.004636	592.23	.005251	670.79	78.56	13.27%	Aug 18@7pm- 1950 MonroeBlvd
S	Statewide School Basic Levy		.001661	191.85	.001401	178.97	.001652	211.04	32.06	17.92%	Per HB293(2018)
S	State Charter School Levy Ogden	(801) 737-7299	.000160	18.48	.000130	16.61	.000130	16.61			
W	Weber County	(801) 399-8000	.001424	164.47	.001145	146.27	.001145	146.27			
W	Weber County G O Bond Fund	(801) 399-8000	.000141	16.29	.000109	13.92	.000109	13.92			
W	Library	(801) 399-8000	.000474	54.75	.000381	48.67	.000421	53.78	5.11	10.5%	Hearing Was Held in Nov 2021
W	Weber / Morgan Health	(801) 399-8000	.000082	9.47	.000066	8.43	.000066	8.43			
W	Paramedic Fund	(801) 399-8000	.000136	15.71	.000109	13.92	.000109	13.92			
W	Assess & Collect / County	(801) 399-8000	.000214	24.72	.000173	22.10	.000173	22.10			
W	Weber County Flood Control	(801) 399-8000	.000046	5.31	.000037	4.73	.000072	9.20	4.47	94.59%	Hearing Was Held in Nov 2021
C	Ogden City	(801) 629-8713	.002397	276.85	.001940	247.83	.002306	294.58	46.76	18.87%	Aug 2@6pm- 2549 WashingtonBlvd
O	Weber Basin Water - General	(801) 771-1677	.000132	15.25	.000103	13.16	.000167	21.33	8.18	62.14%	Aug4@6:30pm-2837 E Hwy193,Laytn
O	Weber Basin Water - Ogden	(801) 771-1677	.000267	30.84	.000217	27.72	.000217	27.72			
O	Central Weber Sewer Distr	(801) 731-3011	.000503	58.10	.000407	51.99	.000482	61.57	9.58	18.43%	Hearing Was Held in Dec 2021
O	Mosquito Abatement Distr	(801) 392-1630	.000084	9.70	.000068	8.69	.000068	8.69			
O	Multicounty Assess & Collect		.000012	1.39	.000010	1.28	.000015	1.92	0.64	50%	Per SB141(2020) and SB20(2022)
O	Weber Area 911 And Em Serv	(801) 395-8914	.000215	24.83	.000173	22.10	.000173	22.10			
Direct Charges											
Total Property Tax			**.013712**	**$1,583.74**	**.011105**	**$1,418.62**	**.012556**	**$1,603.98**			

S = Schools W = Weber County C = Cities O = Other (See pie chart to the left)

☐ An 'X' in the box to the left indicates we have received your Tax Relief Application for this year.

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PROPERTY VALUATION NOTICE

Inside is the notice of your Weber County property valuation, proposed tax changes & public hearings.

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01-039-0063
CUMINS, JAMES D &
MARILYN R RAMIREZ
511 S 500 E
BRIGHAM CITY UT 84302-3303

THIS STATEMENT IS A NOTICE OF YOUR PROPERTY VALUATION

This Notice is not a bill. The Weber County Treasurer will send your Tax Bill in October. If you have questions about tax payments, pre-paid tax amounts, and delinquent taxes, call the Treasurer's Office at the number listed below.

Why am I receiving this Notice?

- To inform you of the Assessor's classification and value for this property and your opportunity to appeal.
- To show you a comparison of last year's and this year's value, tax rates and tax amounts.
- To notify you of an entity's intent to raise taxes above the amount allowed by law (Utah Code 59-2-919).
- To let you know how your tax dollars are allocated to the various government organizations in your area.

This Notice does NOT include:

- Pre-payments made to your 2022 property taxes.
- Tax Relief adjustments (See the list of Tax Relief programs below).
- Any delinquent property taxes you may owe.

What do the different columns on the other side of the page mean?

Property Type – The type and classification of your property. This may affect taxable value.
Last Year's Market Value – The value of your property on January 1st of last year.
Last Year's Taxable Value – The value of your property that you were taxed on for last year.
This Year's Market Value – The value of your property on January 1st of this year.
This Year's Taxable Value – The value of your property that you will be taxed on for this year.
Taxing Entities – The government organizations that charge you a tax for the area you live in.
Taxes Last Year – The tax rate and tax amount entities set for last year.
No Budget Increase – The tax rate and tax amount allowed for this year without advertising for a tax increase.
Proposed Budget Amount – The tax rate and tax amount the entities are requesting for this year.

NOTE: To compute the dollar amount of taxes charged, multiply the tax rate by the taxable value.

Changes and Public Hearings – The dollar amount of proposed increase, percent of increase, and date, time and place of required meetings for entities raising their tax above the allowed amount.

Do I qualify for Tax Relief?

You may be eligible for one or more Tax Relief programs. For additional information about Tax Relief programs, visit the Weber County website at www.WeberCountyUtah.gov/Clerk_Auditor/tax_relief.php or call (801) 399-8400.

- **Circuit Breaker Program** - If you are age 66 or older, or a widow/widower of any age, and your 2021 total household income was less than $35,807 you may qualify for the Circuit Breaker Program.
- **Abatement Program** - If you are experiencing extreme financial hardship and/or you have a medical disability, you may qualify for the Abatement Program.
- **Veteran With A Disability Exemption** - If you are a veteran with a service-related disability of 10% or more, or are the unmarried surviving spouse or minor orphan of a deceased veteran with a service-related disability of 10% or more, you may qualify for tax relief on real and/or personal property.
- **Deployed Military Personnel** - If you served in a qualified active duty status for at least 200 days in a continuous 365-day period outside the state in the prior year, you may be eligible for tax relief.
- **Blind Exemption** - If you are blind, or are the unmarried surviving spouse or minor orphan of a deceased blind person, you may qualify for tax relief on real and/or personal property.

YOU MUST FILE FOR TAX RELIEF BY SEPTEMBER 1, 2022

APPEAL INFORMATION

If you disagree with the 2022 market value or classification of your property, you may file an appeal with the Weber County Board of Equalization. Appeal applications are available on our website, in our office, or you may contact us at (801) 399-8112. For more information about the appeal process, to download an application, or to file an appeal online, visit our website at www.WeberCountyUtah.gov/Clerk_Auditor/appeal.php.

THE DEADLINE FOR FILING A 2022 APPEAL IS SEPTEMBER 15, 2022

Who do I contact with questions?

Ownership Information or Location of Property	Weber County Recorder/Surveyor	(801) 399-8441
For free property monitoring by the Weber County Recorder's Office, go to: https://www.webercountyutah.gov/forms/property_watch/		
Appeal Information and Tax Relief	Weber County Clerk/Auditor	(801) 399-8400
Property Tax Billing or Payment Information	Weber County Treasurer	(801) 399-8454
Property Values and Assessment Information	Weber County Assessor	(801) 399-8572
How Entity Tax Dollars are Spent	See phone numbers listed next to entities on front of Notice	

The Weber County website offers a great deal of information, including tax amounts for current and prior years, delinquent tax amounts, plat maps, property ownership, applications and filing information for Property Value Appeals, Tax Relief and much more. Please visit us at www.WeberCountyUtah.gov.