RICKY HATCH, CPA
WEBER COUNTY CLERK/AUDITOR
2380 WASHINGTON BLVD., SUITE 320
OGDEN, UTAH 84401

# 2025 Notice of Property Valuation and Tax Changes

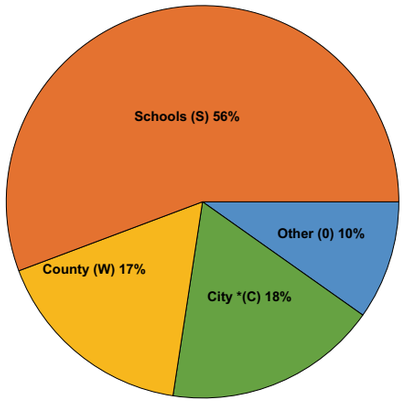
**See the back of this notice for explanations and important information**

**This is not a bill - Do not pay**

**Deadline For Filing 2025 Appeals: September 15, 2025**

Parcel Number: **01-039-0059** Tax Area: **482** Last Property Review: **2025**

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 450 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 | 258,000 | 141,900 | 257,730 | 141,752 |
| ABOVE GROUND SQUARE FEET | 1,120 | | | | |
| BASEMENT SQUARE FEET | 608 | | | | |
| BASEMENT PERCENT COMPLETE | 75 | | | | |
| **Total Property Values** | | **258,000** | **141,900** | **257,730** | **141,752** |

**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<br>Each entity sets its own budget. For questions about taxes charged, please contact that specific entity. | | | 2024 Taxes Last Year | | 2025 No Budget Increase | | 2025 Proposed Budget Amount | | Changes If Proposed Budget is Approved | | Public Hearings For Tax Increase |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Tax Rate | Tax Amount ($) | Tax Rate | Tax Amount ($) | Tax Rate | Tax Amount ($) | Amount | Percent | |
| S | Ogden City School Distr | (801) 737-7299 | .004041 | 573.42 | .003923 | 556.09 | .003923 | 556.09 | | | |
| S | Statewide School Basic Levy | | .001408 | 199.80 | .001379 | 195.48 | .001379 | 195.48 | | | |
| S | State Charter School Levy Ogden | (801) 737-7299 | .000172 | 24.41 | .000211 | 29.91 | .000211 | 29.91 | | | |
| S | Ogden School Dist G.O. Bond | | .001425 | 202.21 | .001425 | 202.00 | .001425 | 202.00 | | | |
| W | Weber County | (801) 399-8000 | .001185 | 168.15 | .001161 | 164.57 | .001161 | 164.57 | | | |
| W | Weber County G O Bond Fund | (801) 399-8000 | .000105 | 14.90 | .000100 | 14.18 | .000100 | 14.18 | | | |
| W | Library | (801) 399-8000 | .000435 | 61.73 | .000427 | 60.53 | .000427 | 60.53 | | | |
| W | Weber / Morgan Health | (801) 399-8000 | .000075 | 10.64 | .000074 | 10.49 | .000074 | 10.49 | | | |
| W | Paramedic Fund | (801) 399-8000 | .000108 | 15.33 | .000106 | 15.03 | .000106 | 15.03 | | | |
| W | Assess & Collect / County | (801) 399-8000 | .000167 | 23.70 | .000163 | 23.11 | .000163 | 23.11 | | | |
| W | Weber County Flood Control | (801) 399-8000 | .000072 | 10.22 | .000070 | 9.92 | .000070 | 9.92 | | | |
| C | Ogden City | (801) 629-8791 | .002239 | 317.71 | .002193 | 310.86 | .002193 | 310.86 | | | |
| O | Weber Basin Water - General | (801) 771-1677 | .000196 | 27.81 | .000191 | 27.07 | .000191 | 27.07 | | | |
| O | Weber Basin Water - Ogden | (801) 771-1677 | .000204 | 28.95 | .000198 | 28.07 | .000198 | 28.07 | | | |
| O | Central Weber Sewer Distr | (801) 731-3011 | .000550 | 78.05 | .000540 | 76.55 | .000590 | 83.63 | 7.09 | 9.26% | Aug18@6pm-2618 W Pioneer Rd |
| O | Mosquito Abatement Distr | (801) 392-1630 | .000066 | 9.37 | .000064 | 9.07 | .000064 | 9.07 | | | |
| O | Multicounty Assess & Collect | | .000015 | 2.13 | .000014 | 1.98 | .000014 | 1.98 | | | |
| O | Weber Area 911 And Em Serv | (801) 395-8900 | .000167 | 23.70 | .000163 | 23.11 | .000163 | 23.11 | | | |
| **Direct Charges** | | | | | | | | | | | |
| **Total Property Taxes** | | | **.012630** | **$1,792.20** | **.012402** | **$1,758.01** | **.012452** | **$1,765.10** | **$7.09** | | |

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.

RICKY HATCH, CPA
WEBER COUNTY CLERK/AUDITOR
2380 WASHINGTON BLVD., SUITE 320
OGDEN, UTAH 84401

**PROPERTY VALUATION NOTICE**

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

87160***G14**0.43**1/2*******SNGLP
01-039-0059
CARVER, BRANDON
450 OAK ST
OGDEN UT 84401

87160 1/1

# THIS STATEMENT IS A NOTICE OF YOUR PROPERTY VALUATION

### Why are you 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 increase taxes above the amount allowed by law.

## TAX RELIEF

**THE DEADLINE TO FILE FOR TAX RELIEF IS SEPTEMBER 2, 2025**

### Do you qualify for Tax Relief?

You may be eligible for one or more Tax Relief programs. For additional information, visit our website: **www.webercountyutah.gov/Clerk_Auditor** or you may contact us at **taxrelief@webercountyutah.gov** or **(801)399-8489.**

- **Veteran With a Disability Exemption** - If you are a Veteran with a service-related disability or are the unmarried surviving spouse or minor orphan of a deceased veteran with a service-related disability, you may qualify for tax relief on real and/or personal property.
- **Circuit Breaker Program** - If you are age 66 or older, or a widow/widower of any age, and your 2024 total household income was less than $42,623, you may qualify for the Circuit Breaker Program.
- **Abatement Program** - If you are experiencing extreme financial hardship and/or have a medical disability, and your 2024 total household income was less than $42,623, you may qualify for the Abatement Program.
- **Deployed Military Personnel** - If you served in a qualified active-duty status outside the state for at least 200 days in a continuous 365-day period 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.
- **Tax Deferral** - If you are 65 years old or older, disabled, or experiencing extreme hardship, and this property is your primary residence, you may be eligible to defer payment of this property tax. Contact us at **(801)399-8489** for additional information about applying for a deferral.

## PROPERTY WATCH SERVICE

For FREE property monitoring service provided by the Weber County Recorder's Office, please contact the Weber County Recorder at **(801) 399-8441** for any questions or sign up online at:
**www.webercountyutah.gov/forms/property_watch**

## APPEAL INFORMATION

**THE APPEAL DEADLINE IS SEPTEMBER 15, 2025**
**or within 45 days of the mailing date of this notice**

If you disagree with the 2025 market value or classification of your property, you may file an appeal with the Weber County Board of Equalization (BOE). For more information about the appeal process, to download an application, or to file an appeal, visit our website: **www.webercountyutah.gov/Clerk_Auditor** or you may contact us at **boe@webercountyutah.gov** or **(801) 399-8112.**

## 2025 PROPOSED TAX INCREASES

| Entity | Additional Tax Revenue |
|---|---|
| Central Weber Sewer District | $1,308,368 |
| Harrisville City | $19,247 |
| Little Mountain Service Area | $12,000 |
| North Ogden City | $474,922 |
| North View Fire District | $364,937 |
| Roy City | $1,423,978 |
| South Ogden City | $229,665 |
| Uintah City | $51,544 |
| Weber School District | $14,754,578 |

## PAYMENT INFORMATION

**THIS NOTICE IS NOT A BILL.** The Weber County Treasurer will send your Tax Bill in October. Payments will be due by December 1, 2025. If you have questions about tax payments, pre-paid tax amounts, late payments, collections process, or delinquent taxes, contact the Treasurer's Office at **treasurer@webercountyutah.gov** or **(801) 399-8454**.
Payment options include:

- Mail - check or money order
- Online - e-check, debit or credit card at: **www.webercountyutah.gov/treasurer**.
- In Person - Weber County Treasurer's Office at 2380 Washington Blvd, Suite 350, Ogden or use the drive-up box outside the Weber Center in the east parking lot.

## QUESTIONS?

The Weber County website, www.webercountyutah.gov, offers property tax information, including tax amounts for current and prior years, delinquent tax amounts, plat maps, property ownership, property characteristics, applications and filing information for Property Value Appeals, Tax Relief, and much more.

| FOR MORE INFORMATION ON: | EMAIL | PHONE |
|---|---|---|
| Ownership Information or Location of Property | recorder@webercountyutah.gov | (801)399-8441 |
| Tax Relief | taxrelief@webercountyutah.gov | (801)399-8489 |
| Appeal Information | boe@webercountyutah.gov | (801)399-8112 |
| Property Tax Payment Information | treasurer@webercountyutah.gov | (801)399-8454 |
| Property Values, Assessment, and Classification | assessor@webercountyutah.gov | (801)399-8572 |
| Entity Budget Information | | See front of this Notice |