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

2026 Notice of Property Valuation and Tax Changes

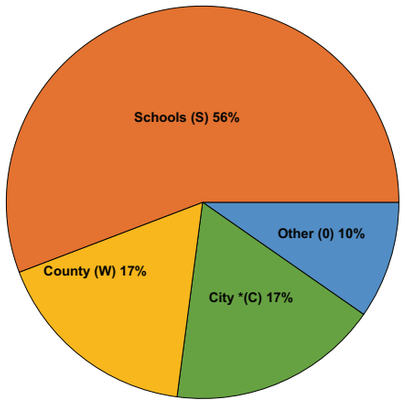
See the back of this notice for explanations and important information

This is not a bill - Do not pay

Deadline For Filing 2026 Appeals: September 15, 2026

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	257,730	141,752	302,462	166,354
ABOVE GROUND SQUARE FEET	1,120				
BASEMENT SQUARE FEET	608				
BASEMENT PERCENT COMPLETE	75				
Total Property Values		**257,730**	**141,752**	**302,462**	**166,354**

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 Each entity sets its own budget. For questions about taxes charged, please contact that specific entity.			2025 Taxes Last Year		2026 No Budget Increase		2026 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	.003923	556.09	.003744	622.83	.003744	622.83			
S	Statewide School Basic Levy		.001379	195.48	.001351	224.74	.001351	224.74			
S	State Charter School Levy Ogden	(801) 737-7299	.000211	29.91	.000202	33.60	.000202	33.60			
S	Ogden School Dist G.O. Bond		.001425	202.00	.001394	231.90	.001394	231.90			
W	Weber County	(801) 399-8000	.001161	164.57	.001137	189.14	.001137	189.14			
W	Weber County G O Bond Fund	(801) 399-8000	.000100	14.18	.000094	15.64	.000094	15.64			
W	Library	(801) 399-8000	.000427	60.53	.000418	69.54	.000418	69.54			
W	Weber / Morgan Health	(801) 399-8000	.000074	10.49	.000072	11.98	.000072	11.98			
W	Paramedic Fund	(801) 399-8000	.000106	15.03	.000104	17.30	.000104	17.30			
W	Assess & Collect / County	(801) 399-8000	.000163	23.11	.000159	26.45	.000159	26.45			
W	Weber County Flood Control	(801) 399-8000	.000070	9.92	.000069	11.48	.000069	11.48			
C	Ogden City	(801) 629-8791	.002193	310.86	.002086	347.01	.002086	347.01			
O	Weber Basin Water - General	(801) 771-1677	.000191	27.07	.000187	31.11	.000200	33.27	2.16	6.95%	Aug24@6:30pm-2837 E Hwy193,Layt
O	Weber Basin Water - Ogden	(801) 771-1677	.000198	28.07	.000191	31.77	.000191	31.77			
O	Central Weber Sewer Distr	(801) 731-3011	.000540	76.55	.000527	87.67	.000527	87.67			
O	Mosquito Abatement Distr	(801) 392-1630	.000064	9.07	.000063	10.48	.000063	10.48			
O	Multicounty Assess & Collect		.000014	1.98	.000014	2.33	.000014	2.33			
O	Weber Area 911 And Em Serv	(801) 395-8900	.000163	23.11	.000159	26.45	.000166	27.61	1.16	4.4%	Hearing Held Nov2025
Direct Charges											
Total Property Taxes			**.012402**	**$1,758.01**	**.011971**	**$1,991.42**	**.011991**	**$1,994.75**	**$3.32**		

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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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.

88044***G14**0.4935**1/2********SNGLP
01-039-0059
CARVER, BRANDON
450 OAK ST
OGDEN UT 84401

1/1 88044

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 1, 2026

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 67 or older or a widow/widower of any age and your 2025 total household income was less than $44,221, 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 2025 total household income was less than $44,221, 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, 2026
or within 45 days of the mailing date of this notice

If you disagree with the 2026 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.**

2026 PROPOSED TAX INCREASES

Entity	Additional Tax Revenue
Harrisville City	$24,132
Hooper City	$128,000
North View Fire District	$493,424
Roy City	$2,807,745
South Ogden City	$476,331
Washington Terrace City	$98,100
Weber Basin Water Conservancy Dist	$476,649
Weber Area 911	$275,000
Weber Fire District	$2,956,000

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, 2026. 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

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