



How to Read Your PROPERTY TAX NOTICE

1 Assessed Fair Market Value - The taxable value of your property as determined by the Salt Lake County Assessor. This value is determined by the value of the property's land and building. Utah law requires a review of property characteristics every five years.

2 Proposed Property Tax - The proposed amount of property taxes you would pay based on your property's assessed fair market value.

3 Appeal Date - If you do not agree with the assessed fair market value of your property, you can file an appeal with the Salt Lake County Auditor through the Board of Equalization until the date shown.

4 Deductions & Taxable Value - This section shows the assessed fair market value of your property, any reductions you qualify for, and the total taxable value of your property for the current and prior years.

a. Primary residential properties in Salt Lake County receive a 45% deduction

b. Secondary, commercial and other properties are taxed on 100% of the assessed fair market value

5 Taxing Entities - List of entities that levy taxes on your property to pay for the cost of public services. These include school districts, libraries, city/county governments, and special service districts.

a. Each entity can increase its tax rate as a result of public voting on bond issues or an increase in budget.

b. City and County governments and school districts are required to inform taxpayers of increases and vote on them publicly.

6 Proposed Charges - Shows your proposed charges, by taxing entity, to cover their services:

a. Rate column: Proposed tax rate levied by an entity

b. Tax column: Proposed amount that each entity would receive from your property taxes based on the taxable value of your property and the entity's tax rate.

7 Certified Tax Rates - Shows the certified tax rates and tax amount for each entity before any proposed increases.

8 Proposed Increases - Indicates proposed tax increases by dollar amount and percentage.

00-00-000-001-0000
JOHN, DOE
001 HAPPY PLACE
SALT LAKE CITY UT 84105

Property Location: 001 S. HAPPY PLACE ST.
Acres: .18
Above Ground Sq Ft: 1,196
Tax Area: 138
Type: 111 SINGLE FAMILY RESIDENCE
Last Review: 2015
Parcel Number: 00-00-000-001-0000

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2019 Market Value \$340,500	2019 Proposed Property Tax \$2,483.08	Appeal to County board of Equalization by September 16, 2019
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NOTICE OF PROPERTY VALUATION

Assessment Type	2019 Market Value	COMPARE		BE HEARD
		2019 Market Value	2018 Market Value	
FULL MARKET VALUE	\$340,500	\$288,600	-\$134,370	If you believe the assessed value of your property is incorrect, you may begin the appeal process by filing an Appeal Form with the County Auditor by 9/16/19. Visit www.slco.org/property-tax/
RESIDENT EXEMPTION REDUCTION	-153,225	-153,225	-134,370	
TOTAL TAXABLE VALUE	\$187,275	\$154,230	\$154,230	

For detailed property valuation information visit www.slco.org/assessor/

NOTICE OF TAX CHANGES

TAXING ENTITY	2019 IF TAX INCREASE APPROVED		2019 IF NO BUDGET CHANGE		2019 CHANGE IF INCREASE APPROVED		2018		BE HEARD
	Rate	Tax	Rate	Tax	Rate	%	Rate	Tax	
SLC SCHOOL DISTRICT	0.0087	678.33	0.0087	678.33	0.0087		0.0087	677.20	
STATE BASIC SCHOOL-LEVY	0.0161	311.06	0.0161	311.06	0.0161		0.0161	272.81	
UT CHARTER SCHOOL-SLC	0.0019	19.66	0.0019	19.66	0.0019		0.0019	12.19	
SALT LAKE COUNTY	0.0163	392.91	0.0163	392.91	0.0163		0.0163	332.66	
SALT LAKE CITY	0.0383	721.87	0.0383	714.84	0.0383	56.92	0.0383	645.19	AUG 14 7:00 PM 451 SOUTH STATE ST #215
SALT LAKE CITY ADJUDMENT	0.0000	4.68	0.0000	0.00	0.0000	54.46	0.0000	0.00	AUG 14 7:00 PM 451 SOUTH STATE ST #215
SALT LAKE CITY LIBRARY	0.0074	138.77	0.0074	138.77	0.0074		0.0074	124.32	AUG 14 7:00 PM 451 SOUTH STATE ST #215
SALT LAKE CITY LIBRARY-JOB	0.0000	78.00	0.0000	0.00	0.0000	100%	0.0000	1.43	AUG 14 7:00 PM 451 SOUTH STATE ST #215
METRO WATER SALT LAKE	0.0028	84.12	0.0028	84.12	0.0028		0.0028	48.60	
SLC MOSQUITO ABATEMENT	0.0013	24.91	0.0013	24.91	0.0013		0.0013	0.00	
UT OLYMPIUS IMPROVEMENT	0.0083	49.50	0.0083	49.50	0.0083		0.0083	48.82	
CENTRAL UT WATER CONSERV	0.0400	74.91	0.0400	73.70	0.0400	54.12	0.0400	65.69	AUG 9 6:00 PM 355 W UNIVERSITY PKWY
MULTI COUNTY ASSESS COLL	0.0000	1.89	0.0000	1.89	0.0000		0.0000	1.49	
COUNTY ASSESS-COLL LEVY	0.0019	40.45	0.0019	40.45	0.0019		0.0019	39.96	
SO EL VALLEY MOSQUITO	0.0000	0.00	0.0000	0.00	0.0000		0.0000	2.48	
TOTAL	0.0209	2,483.08	0.0211	2,486.80	0.0209		0.0209	2,218.73	

9 Previous Year - Shows rates and taxes from the previous year.

10 Public Meeting Info - Shows the date, time, and location where an entity proposing a tax increase will hold a public hearing to explain the increase and provide taxpayers the opportunity to express their opinions.

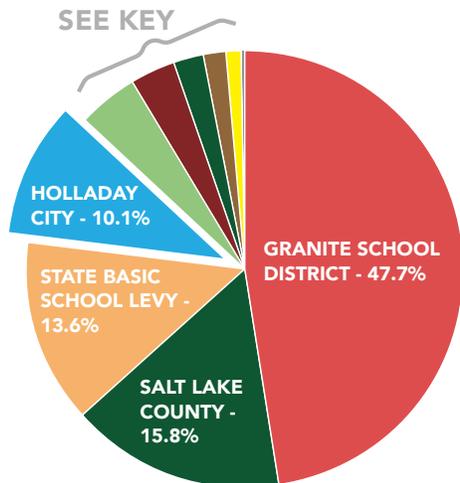




Frequently Asked QUESTIONS

Who receives the property taxes I pay?

Your property taxes go to a variety of entities, including school districts, the City, Salt Lake County, libraries and special service districts. Below is an example of how property taxes are distributed (may vary throughout the community due to varying culinary and sewer providers):



- GRANITE SCHOOL DISTRICT - 47.71%
- SALT LAKE COUNTY - 15.8%
- STATE BASIC SCHOOL LEVY - 13.58%
- HOLLADAY CITY - 10.1%
- SL COUNTY LIBRARY - 4.38%
- CENTRAL UT WATER CONSERV - 3.27%
- MT. OLYMPUS IMPROVEMENT - 2.15%
- COUNTY ASSESS/COLL LEVY - 1.77%
- UTAH CHARTER SCHOOL - GRANITE - 1.05%
- SO SL VALLEY MOSQUITO - 0.11%
- MULTI COUNTY ASSESS/COLL - 0.08%

NOT TITLED ON CHART

Does the amount grow as property values increase?

No. The City receives a flat dollar amount that does not go up or down as a result of changes in property values or inflation. The only time the City receives an increase in property taxes (without raising rates) is when new properties are added.

Why do my property taxes change each year?

All taxing entities can adjust their property tax rates annually by going through a Truth in Taxation process that requires notification to taxpayers and a public hearing. While the City has not raised rates in 20 years, other entities have adjusted their rates during this time. Your rate cannot change without a Truth in Taxation process in order to keep the dollar amount paid to the City (or other taxing entity) the same year over year. For example, if your property value goes up by 10% (thus increasing its taxable value), the City's tax rate will be reduced by 10% to keep the amount you pay to the City consistent year over year.

Why have my property taxes increased, but my neighbors' home of the same value has not?

Properties are assessed in relation to each other. For example, your home may have appreciated by 20% while your neighbors' house may have only appreciated by 10%. In this situation, to keep the amount going to each taxing entity the same, property taxes would be reduced by 15%, leaving your home 5% above average and increasing your property tax rate.

HOW DO HOLLADAY'S PROPERTY TAXES COMPARE TO OTHER CITIES'?

\$385.59
Annual property taxes paid
 to City of Holladay on a \$531,000 home
 (median price in Holladay)

Holladay receives
about 10% of a
parcel's total
annual property taxes.



Property tax amounts in other cities. Municipal-only portion of total property taxes on \$531,000 house.

NEIGHBORING CITIES

Cottonwood Heights	\$891.63
Millcreek	\$1,130.23
Murray	\$552.56
Salt Lake City	\$1,161.48
South Salt Lake	\$548.47

OTHER CITIES IN METRO AREA

Bountiful	\$257.00
Layton	\$444.21
Lehi	\$490.06
Logan	\$883.16
Ogden	\$906.23
Riverton	\$540.00
Taylorsville	\$835.56

