

June 23, 2008

To: Members of the Utah Legislature, Revenue and Taxation Subcommittee
From: Kris Poulson, Utah County Assessor

RE: REQUEST TO RESPOND TO TESTIMONY GIVEN 06/18/2008

The following are responses to questions from verbal statements made by an individual identified as Deborah Herbert that owns property at 1055 N 10000 East in Mapleton City, Utah, during the Revenue and Tax Subcommittee meeting dated 06/18/2008. Answers (except building permit) based on public information available at www.utahcountyonline.com

QUESTION #1 Ms. Herbert says that she built her home 2 and 1/2 years ago and that since that time the taxes on her home have "quadrupled" . For each year that you have a record, could you please provide the fair market value and the property taxes owed on this home.

RESPONSE #1

There is no supporting data that her home taxes have "quadrupled."

For tax year 2005, property was taxed as part of property ID 414870003 (2.199 acres of vacant ground). Any tax paid during 2005 associated with this property was based on presubdivided vacant ground in the name of Hatfield, Kevin D & Diane R T. The recorded plat creating this property was filed 05/20/2005 (entry number 054349:2005). Herberts purchased this property 08/24/2005 and Mapleton City issued a building permit dated 08/23/2005 (#2005:4147).

For tax year 2006, the new property identifier became 416030005, a 0.33 acre lot in this new subdivision. As of January 1, 2006, construction of the home on this lot was not complete. For that reason not all of the improvement was taxable on the lien date of January 1, 2006. Tax History is as follows:

416030005 (0.33 acre) Improved Property
Owner Herbert, Randy L & Deborah J JT

<u>YEAR</u>	<u>VALUE</u>	<u>TAX</u>	
2008	369,812		(Tax yet to be set)
2007	351,600	2,206.85	All of home now being valued.
2006	240,700	1,634.43	incomplete construction

There is no record of the Herberts appealing the value of this property to the Board of Equalization.

QUESTION #2 Ms. Herbert also said that "the neighbor across the street has not had a tax increase on their home in the last ten years." I am not sure exactly what she means by "across the street" but it would be helpful if you could provide fair market value and taxes owed for the say the last 10 years on each property that is within a close physical proximity in all directions to Ms. Herbert's home.

RESPONSE #2

The Herbert property is Lot 5.

Lot across the street is vacant land and in a different land use zone (Agricultural zone).
[Herbert property is in a Residential zone]

Lot 4, contiguous and North of this property
416030004 (0.539 acres) Improved Property

Owner: Anderson, Eric C & Suzanna K JT

<u>YEAR</u>	<u>VALUE</u>	<u>TAX</u>	
2008	536,365		(Tax yet to be set)
2007	511,000	3,207.34	All of home now being valued.
2006	328,600	2,231.29	incomplete construction

Lot 6, contiguous and South of this property
416030006 (0.335 acres) Improved Property

Owner: Wilson, Richard F & Ella M JT

<u>YEAR</u>	<u>VALUE</u>	<u>TAX</u>	
2008	445,092		(Tax yet to be set)
2007	424,700	2,665.67	All of home now being valued.
2006	199,181	1,352.50	incomplete construction

Lot 7, contiguous and West of this property
416030007 (0.46 acres) Improved property

Owner: Harness, Jeremy J & Michelle JT

<u>YEAR</u>	<u>VALUE</u>	<u>TAX</u>	
2008	399,425		(Tax yet to be set)
2007	380,700	2,389.50	All of home now being valued.
2006	260,535	1,769.11	incomplete construction

[Residential improved properties in Mapleton on next page]

Valuation Statistics for all residential improved properties in Mapleton between 2005 - 2006, and 2006 - 2007. A property must have had an improvement value in 2005 to be included in this analysis. In 2006 Mapleton City was reappraised by the Utah County Assessment office. The highest percent changes tend to be associated with new improvements under construction.

Value Change	Tax Year 2005-2006	Tax Year 2006-2007
< 0%	10	30
0 - 5%	96	1313
6 - 10%	77	114
11 - 15%	134	47
16 - 20%	149	18
21 - 25%	176	22
26 - 30%	190	14
31 - 35%	164	13
36 - 40%	131	4
41 - 45%	100	4
46 - 50%	89	1
51 - 55%	62	1
56 - 60%	48	0
61 - 65%	32	0
66 - 70%	26	0
71 - 75%	16	0
76 - 80%	13	0
81 - 85%	16	0
86 - 90%	14	0
91 - 95%	10	0
96 - 100%	5	0
>100%	26	2
Total	1,584	1,584

The Herbert property and associated subdivision (Book 41, Page 603) did not exist on January 1, 2005 and is not included in the above analysis.

Based on the above chart, it may be possible not to have had a valuation increase in the last 10 years, but untypical. Other possible variables include abatements to taxes and greenbelt property (property across the street from Herbert property is in an Agricultural zone).

QUESTION #3 Ms. Herbert also said that "(Congressman) Chris Cannon's property has decreased in tax assessment over the last 8 years. Every year he has experienced a decrease." Can you verify the accuracy of this statement?

RESPONSE #3

Below are the market values and associated taxes by year. In 2008 a 1991 year built improvement was removed from property 260070023 and added to 260070056 resulting in a decrease in value.

Ten year history of Cannon Property

Address 875 E 1600 North Mapleton

Property ID: 260070023

<u>YEAR</u>	<u>VALUE</u>	<u>TAX</u>
2008	1,529,240	(Tax yet to be set) (value dropped due to part of improvement value moved to 260070056)
2007	1,795,100	12,364.05
2006	1,691,237	12,543.10
2005	1,691,237	13,797.82
2004	1,691,237	13,816.11
2003	1,691,237	12,668.07
2002	1,691,237	12,311.46
2001	1,691,237	12,412.04
2000	1,554,645	11,304.09
1999	1,554,645	10,722.14

Property 260070056 (improvement moved from 260070023 for 2008)

Property owned by Chris Cannon

<u>YEAR</u>	<u>VALUE</u>	<u>TAX</u>
2008	568,860	(Tax yet to be set) (Year Built 1991 improvement value added)
2007	303,000	3,457.84
2006	275,000	3,401.32
2005	174,339	2,367.70

QUESTION #4 *She also said that the fair market value and property taxes owed has not increased (she didn't say during what time period) on the Little Giant Ladder Company or Stouffers. Could you please provide an 8 year history of the fair market value and property taxes owed for both of these companies?*

RESPONSE #4

Stouffers:

Property ID: 230010060

<u>YEAR</u>	<u>VALUE</u>	<u>TAX</u>
2008	21,390,900	(Tax yet to be set)
2007	20,372,300	221,182.06
2006	18,189,600	220,858.12
2005	18,189,600	234,627.65
2004	18,189,600	234,118.34
2003	18,189,600	212,163.49
2002	18,189,600	207,252.30
2001	15,600,000	181,958.40
2000	15,600,000	179,883.60
1999	15,600,000	171,038.40
1998	15,000,000	160,860.00

Little Giant Ladder (Wing Enterprises):

Property ID: 230200034 (valid for 2008 only)

Property reconfigured and renovated in 2007, not taxable until 2008

<u>YEAR</u>	<u>VALUE</u>	<u>TAX</u>
2008	19,150,700	(Tax yet to be set)

Properties combined in 2007 to create 230200034:

230200026
230200028
230200032

230200026		230200028		230200032	
<u>YEAR</u>	<u>Value</u>	<u>TAX</u>	<u>Value</u>	<u>TAX</u>	<u>Value</u>
2007	1.36M	14,774.21	1.70M	18,450.39	4.87M 52,945.25
2006	1.21M	14,752.95	1.53M	18,612.98	4.40M 53,400.33
2005	1.21M	15,672.74	1.53M	19,773.42	4.40M 56,729.61
2004	1.21M	15,638.72	1.53M	19,730.50	Split from 230200027
2003	65K	763.81	1.11M	12,999.32	Vacant Land
2002	Vacant land		1.11M	12,698.41	
2001			0.96M	11,148.65	
2000			0.95M	10,979.55	
1999			0.95M	10,439.67	
1998			0.92M	9,818.41	