



Curtis Koch &lt;ckoch@co.davis.ut.us&gt;

## Fwd: Assistance on Assessed Land Value of WSP

4 messages

**Andy Hansen** <ahansen@co.davis.ut.us>  
 To: Curtis Koch <ckoch@co.davis.ut.us>

Thu, Apr 24, 2025 at 9:48 AM

Curtis  
 I put this together for Kent last year. It might be helpful to you.  
 Andy

----- Forwarded message -----

From: **Andy Hansen** <ahansen@co.davis.ut.us>  
 Date: Tue, Aug 13, 2024 at 4:34 PM  
 Subject: Re: Assistance on Assessed Land Value of WSP  
 To: Kent Andersen <kenta@co.davis.ut.us>  
 Cc: Anthony Thompson <tony@co.davis.ut.us>

Kent

This was a little more difficult than I had originally thought. Farmington has this area zoned as A(AP) which is Agriculture Planned District. This zoning allows "...non-residential and non-agriculture development compatible with and which enhances the purposes of the AA, A and AE zones." The AA, A and AE zones allow residential and agriculture uses. The general plan shows the area of the Western Sports Park to be in the PPR or public/private recreation open space or parks and/or very low density areas. The zoning does not allow residential development and the general plan only allows public uses like parks, open space or very low density housing (5 or 10 acre lots minimum). If this land was vacant, I think it is most likely that mixed use development is most probable.

For 2024 the value of each parcel is:

08-075-0076 - \$8,213,750 commercial 22.137 acres  
 08-076-0127 - \$6,902,702 residential 48.641 acres  
 08-076-0047 - \$520,744 residential (no access) 7.93 acres

I estimated the allocation of the 55 acres and revalued them, based on the model areas they are currently in, below:

08-075-0076 - commercial 6.07 acres \$2,789,691  
 08-076-0127 - residential 41.0 acres \$7,767,337  
 08-076-0047 - residential (no access) 7.93 acres \$520,744  
 total - \$11,077,772

Just for fun, I valued the entire 55.0 acres with our multifamily model and the result was \$23,761,980 and the commercial retail model would have put the value at \$19,307,970. If there were no park or the Western Sports Park wasn't there, I believe the zoning for the entire tract would be zoned for mixed uses and the market value would be closer to \$23 million.

I hope this helps.

On Mon, Aug 12, 2024 at 1:59 PM Kent Andersen <kenta@co.davis.ut.us> wrote:

Hi Andy,

I am hoping you can assist me. I am looking to get the assessed LAND value of the Western Sports Park, formerly the Legacy Events Center. I am looking just for the land, not the existing buildings. The challenge with this property is that the parcels extend beyond the property into the Sheriff's complex.

See the attached PDF in which I had highlighted the area (approximately 55 acres), and the 3 associated parcel id's.

Let me know your thoughts and let me know if you have any questions.

Thanks!  
 Kent

B1



**Kent G. Andersen, Director**  
**Community and Economic Development**  
 61 S Main Street, Suite 304  
 P.O. Box 618  
 Farmington, Utah 84025-0618  
**801-451-3284**  
**[kenta@daviscountyutah.gov](mailto:kenta@daviscountyutah.gov)**

Connects. You.

--  
 Andrew Hansen

Davis County Assessor

Phone: (801) 451-3113

Fax: (801) 451-3134

[ahansen@daviscountyutah.gov](mailto:ahansen@daviscountyutah.gov)

--  
 Andrew Hansen

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**Curtis Koch** <[ckoch@co.davis.ut.us](mailto:ckoch@co.davis.ut.us)>  
 To: Chris Preston <[cpreston@co.davis.ut.us](mailto:cpreston@co.davis.ut.us)>

Fri, Apr 25, 2025 at 4:52 PM

Curtis Koch  
 Davis County Controller  
 o: (801) 451-3491  
 c: (801) 543-9778



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**Andy Hansen** <[ahansen@co.davis.ut.us](mailto:ahansen@co.davis.ut.us)>  
 To: Curtis Koch <[ckoch@co.davis.ut.us](mailto:ckoch@co.davis.ut.us)>

Tue, May 13, 2025 at 9:37 AM

Curtis

I've created a link to a spreadsheet with the value summaries. I've added 2025 values which have increased due to new comparable sales data received from our memorandum of understanding with the commercial brokerages and recent MLS sales. I hope this helps.

B2

<https://docs.google.com/spreadsheets/d/1s66QCHziCRwSwoBJ-bjTHUSLPnnM5SpdDSCkpMkmTCQ/edit?usp=sharing>

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**Curtis Koch** <ckoch@co.davis.ut.us>  
To: Andy Hansen <ahansen@co.davis.ut.us>

Tue, May 13, 2025 at 2:24 PM

Andy,

Thanks for your help with this. This will be very helpful in moving this forward.

Thanks again,

Curtis Koch  
Davis County Controller  
o: (801) 451-3491  
c: (801) 543-9778



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