

Understanding the Juab School District Tax Adjustment and... How to Read Your Tax Notice - An Example

This example shows how to determine the impact of the proposed budget on the taxes you pay to the Juab School District.

PLEASE SEE IMPORTANT EXPLANATIONS
& INSTRUCTIONS ON REVERSE SIDE



JUAB COUNTY CLERK/AUDITOR
160 North Main St
Nephi, UT 84648
Phone: 435-623-3410

2026

MAILING ADDRESS

000911

NOTICE OF PROPERTY VALUATION AND TAX CHANGES

ACCOUNT NUMBER	PARCEL NUMBER	ACRES	TAX AREA
		0.33	01

PARTIAL LEGAL DESCRIPTION - FOR TAX ID ONLY

ALL OF LOT 38 NEBO HEIGHTS SUBD. PLAT FILED AS ENTRY # 161436 & MAP # 220 IN THE JUAB COUNTY RECORDERS OFFICE. CONT 0.33 AC

PROPERTY ADDRESS

OWNER

1 PROPERTY VALUE

Your market value increased from \$517,926 in 2025 to \$520,602 in 2026.

Increase of \$2,676 or 0.5167%.

2 DISTRICT-CONTROLLED LINES

The Juab School District controls only these two lines:

- Juab School District
- JSD Voter Approved Bond

VALUE OF YOUR PROPERTY

PROPERTY TYPE	2025 Market Value	2025 Taxable Value	2026 Market Value	2026 Taxable Value
PRIMARY IMPROVED PROPERTY	517,926	284,859	520,602	286,331
TOTAL PROPERTY VALUE	517,926	284,859	520,602	286,331

COMPARE

PROPOSED

CHANGES

	2025		2026 IF NO INCREASE		2026 IF PROPOSED BUDGET APPROVED		IF 2026 INCREASE			BE HEARD		
TAXING ENTITIES	Tax Rate	Taxes Last Year	RATE	TAXES	RATE	TAXES	CHANGE IN TAX	CHANGE IN %	Additional Tax Revenue	PUBLIC TRUTH-IN-TAXATION MEETING		
										Date	Time	Place
JUAB SCHOOL DISTRICT	0.003541	1,009.54	0.003591	1028.22	0.004014	1,148.19	119.97	11.7%	919,351	Aug-18	6:00 PM	346 E 800 N Nephi, UT 84648
GENERAL FUND	0.001951	555.77	0.001976	565.79	0.002115	605.59	39.80	7.0%	325,000			hearing was held on October 30th and Approved on November 3rd
BASIC SCHOOL LEVY	0.001379	392.82	0.001351	386.83	0.001351	386.83	0.00	0.0%	0			
NEPHI CITY	0.000504	143.57	0.000493	141.16	0.001031	295.21	154.05	109.1%	523,000	Aug-11	7:00 PM	160 N Main - Basement Senior Citizens Center Nephi, UT 84648
JUAB SPECIAL FIRE DS	0.000429	122.20	0.000434	124.27	0.000434	124.27	0.00	0.0%	0			
CENTRAL UTAH WATER	0.000400	113.94	0.000394	112.81	0.000404	114.53	1.72	1.5%	13,815	Aug-25	6:00 PM	1426 E 750 N Orem, UT 84097
ASSESSING & COLLECTING	0.000387	101.12	0.000359	102.79	0.000359	102.79	0.00	0.0%	0			
JSD VOTER APPROVED BOND	0.000858	244.41	0.000300	85.90	0.000300	85.90	0.00	0.0%	0			
EAST JUAB WATER DIST	0.000113	32.19	0.000111	31.78	0.000111	31.78	0.00	0.0%	0			
JUAB CHARTER SCHOOL LEVY	0.000029	8.26	0.000034	9.74	0.000034	9.74	0.00	0.0%	0			
MULTI-CNTY ASSESSING	0.000015	3.99	0.000014	4.01	0.000014	4.01	0.00	0.0%	0			
TOTALS		2,727.81		2,593.30		2,908.84	315.54	12.2%		LAST PROPERTY REVIEW: 04/04/2023		

3 DISTRICT TAXES LAST YEAR (2025)

Add the two district-controlled lines.

\$1,009.54
(Juab School District)
+ **\$244.41**
(JSD Voter Approved Bond)

\$1,253.95
Total District Taxes in 2025

4 DISTRICT TAXES IF PROPOSED BUDGET APPROVED (2026)

Add the two district-controlled lines.

\$1,148.19
(Juab School District)
+ **\$85.90**
(JSD Voter Approved Bond)

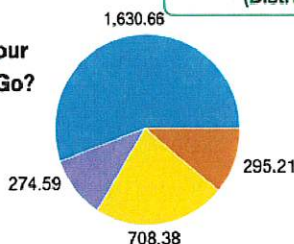
\$1,234.09
Total District Taxes in 2026

5 NET CHANGE TO DISTRICT TAXES

$\$1,234.09 (2026) - \$1,253.95 (2025) = -\$19.86$

DECREASE of \$19.86 or 1.58%
(District taxes are lower overall)

Where Do Your Tax Dollars Go?



School\$1,630.66
County\$708.38
Special Districts\$274.59
Cities\$295.21
Total 2026 Property Taxes.....\$2,908.84

PLEASE NOTE

Even though the notice shows an increase in the operating levy (Juab School District line), the reduction in the voter-approved bond levy is larger.

For this property, the total taxes to the Juab School District would DECREASE by \$19.86 (1.58%).

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THIS IS NOT A BILL DO NOT PAY ----- THIS IS NOT A BILL DO NOT PAY

THIS DOES NOT INCLUDE TAX CREDITS, CIRCUIT BREAKERS, OR ABATEMENTS