

WASHINGTON TERRACE CITY, UT

2026 Proposed Property Tax Impact Schedule

WASHINGTON TERRACE CITY will consider an increase to its property tax rate from **0.001590** to **0.001697** to generate an additional \$98,100. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

WASHINGTON TERRACE CITY'S 2026 Certified Property Tax Rate	0.001590
WASHINGTON TERRACE CITY'S 2026 Certified Property Tax Revenue	\$1,458,777
Proposed Property Tax Revenue with Tax Change	\$1,556,877
Proposed Property Tax Rate with Tax Change	0.001697
New Property Tax Revenue to WASHINGTON TERRACE CITY	\$98,100

Estimated Increase to WASHINGTON TERRACE CITY Property Tax Rate	6.7%
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Estimated Annual Increase to a primary residence of \$430,699	\$25.33
Estimated Annual Increase to a business valued at \$430,699	\$46.05

<u>Affected</u> <u>Department</u>	<u>Proposed</u> <u>Budget</u>	<u>Budget without Tax</u> <u>Change</u>	<u>Budget</u> <u>Change</u>
Police	\$1,300,314	\$1,202,214	\$98,100

Impact of Tax Increase - To fund contractual increases for law enforcement services entered into with the Weber County Sheriff's Office.

Public Hearing

An increase of \$25.33 Annually
or \$2.11 / Month

Home Value of \$430,699



TRUTH IN TAXATION (TNT)

THE SLICE OF THE PIE

Your taxes are based on your share of the total property value.



The city collects the **SAME TOTAL** amount (the same size pie) unless it goes through a Truth in Taxation process to increase it.

Based on your share

Taxes are based on
home value.

Primary Resident 55%
of fair market value.



1 LAST YEAR – THE PIE

Total taxable value: \$1,000,000

Total property tax collected: \$10,000

House A



\$400,000
(40%)

Pays \$4,000

House B



\$300,000
(30%)

Pays \$3,000

House C



\$200,000
(20%)

Pays \$2,000

House D



\$100,000
(10%)

Pays \$1,000



Total Tax
Collected
\$10,000

2

THIS YEAR – VALUES CHANGE, PIE STAYS THE SAME

Total taxable value (new total): \$1,100,000

The city still collects \$10,000 (no increase in revenue)



Even though property values went up, the city did **NOT** collect more.

Everyone's taxes stay about the same because the pie size stayed the same.

3

YOUR TAXES DEPEND ON YOUR SHARE OF THE PIE

If your value goes up
faster than others...



Your slice of the pie
gets **BIGGER**.
Your taxes go **UP**.

If your value goes up
slower than others...



Your slice of the pie
gets **SMALLER**.
Your taxes go **DOWN**.



The pie (total taxes collected) is what matters.
Your slice depends on your share.

Revenue Still \$10,000
Individual homes may
change based on market
values

More Revenue Options New Growth and...



4 WHEN CAN THE PIE GET BIGGER?

The city must go through a **Truth in Taxation (TNT)** process to collect more than last year.



TNT REQUIREMENTS:



- Public notice
- Public hearing
- Disclosure of amount, % and purpose
- City council vote

...Truth in
Taxation

Impact of the 2026 TNT

- Current rate .001590
- Proposed Rate .001697
- Change to property tax 6.73%

What this means to the tax payor:

- Primary Residents of **\$430,699** Annual increase **\$25.33**
- Business value of \$430,699 Annual Increase \$46.05
- NOTE: **Primary** residents 55% discount rate.
- Taxable value of **$\$430,699 \times .55 = \$236,884$**



Why the need for an increase?
Contractual Obligation

Increased Level of Service ... combined staffing availability.



10 Additional Officers and Special Service personnel to draw from.





Total Tax Increase for
Law Enforcement

\$98,100

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