Proposed Property Tax Impact Schedule

Updated 7-23-2026

Ogden Valley City is considering an increase to the certified 2026 property tax rate from the unincorporated services fund rate of 0.000156 to 0.000953 to generate approximately $2,475,138 in additional ad valorem property tax revenue. The following information is intended to help decision makers and the public understand how the City's operations would be affected if the proposed tax rate is adopted.

This impact schedule has been updated to include updates reflected in the Interim Budget. This includes a reduced TAN amount and reflects the decrease to the contracted police services.

2026 Unincorporated Services Fund Rate (Previous County Rate)	.000156
Ogden Valley City's Estimated 2025 Tax Revenue	$489,519
Proposed Property Tax Rate Ogden Valley City	.000953
Additional Ad Valorem Property Tax Revenue to Ogden Valley City	$2,475,138
Estimated Increase to Ogden Valley City's Ad Valorem Tax Revenue	512.61%

*The estimated Increase to Ogden Valley City's Ad Valorem Tax Revenue is based on updated calculations from the State.

Estimated Impact on Taxpayers:

Residential Home - Market Value $1,222,000 taxable value of $672,100

	Unincorporated Services Fund Rate (Previous County)	Proposed Rate
City Portion of Tax Rate	.000156	.000953
Annual City Portion of Property Tax	$104.85	$640.51
Annual Increase in Tax		$535.66
Approx Percentage Increase		510.88%

Commercial – Market and taxable value of $1,222,000

	Unincorporated Services Fund Rate (Previous County)	Proposed Rate
City Portion of Tax Rate	.000156	.000953
Annual City Portion of Property Tax	$190.63	$1,164.57
Annual Increase in Tax		$973.94
Approx Percentage Increase		510.91%

Operational Impact Without the Tax Increase:

Affected Revenue Source	Current Budget	Proposed Budget with Tax Increase	Proposed Budget Without Tax Increase	Budget Change
Taxes: Municipal Energy Sales Tax	$0	$0	$361,500	$361,500
Class C & Transportation: Transportation Utility Fee	$0	$0	$600,000	$600,000
Total Revenue Adjustments				$961,500

Taxes

If the proposed property tax increase is approved, Ogden Valley City intends to eliminate or reduce the municipal energy sales tax scheduled to begin in FY27.

Class C and Transportation

If the proposed property tax increase is not approved, Ogden Valley City will need to implement a transportation utility fee to maintain safe road conditions.

Affected Department	Current Budget	Proposed Budget With Tax Increase	Proposed Budget Without Tax Increase	Budget Change
Administration	$401,580	$1,704,642	$1,378,811	$325,831
Class C - Roads	$1,049,041	$2,160,425	$1,478,468	$681,957
Community Development/Planning	$276,500	$498,950	$253,300	$245,650
Public Works/Municipal Services	$123,271	$838,600	$632,400	$206,200
Grant Management	$250,000	$90,000	$50,000	$40,000
Addition to Fund Balance	$0	$130,000	$116,000	$14,000
Total Expense Adjustments				$1,513,638
Total Financial Impact				$2,475,138

Administration

Without the proposed property tax increase, the Administration Department will be unable to hire a Treasurer, an Accounts Payable Clerk, and a Communications Specialist. These positions are essential to maintain sound financial management, meet statutory and reporting requirements, and provide timely communication to residents regarding City services, projects, and public meetings. Without these positions, the City will need to rely on volunteers, limiting the City's ability to effectively serve the public.

Class C - Roads

Delays in road maintenance will accelerate pavement deterioration, requiring more extensive and costly repairs in future years.

Community Development - Planning and Engineering

Cuts to the Planning Department will significantly limit long-term planning efforts, reducing operations to essential functions. Staffing levels will be minimal, limiting the City's ability to respond to citizen requests in a timely manner. This will impair the City's ability to thoughtfully guide growth in the Valley and may lead to higher costs and missed opportunities in the future.

Public Works/Municipal Services

While delaying master plans and scaling back engineering may provide short-term budget relief, it significantly increases long-term costs and risk. Without proper planning and design, the City is more likely to face unanticipated infrastructure issues, costly emergency repairs, and missed opportunities for efficient development.

Grant Management

While reducing funding for grant matches may provide short-term budget relief, it will prevent the City from accessing grant opportunities that require local participation. This will result in missed funding opportunities and higher long-term costs for the City.

Addition to Fund Balance

To meet the statutorily required fund balance levels without a tax increase, the City's General Fund revenues will have limited capacity to contribute. As a result, the City will rely on a combination of fee-supported revenues and operational efficiencies to support compliance.