



DAVIS COUNTY NOTICE OF PROPOSED TAX INCREASE

The following taxing entities are proposing to increase property tax revenue within DAVIS COUNTY. Data is based on the taxing entity's average value shown below.
The same value is used for both residential and commercial property. Concerned citizens are invited to attend the public hearings listed.

FOR FURTHER INFORMATION CONTACT THE INDIVIDUAL ENTITIES AT THE NUMBERS SHOWN BELOW.

Entities Proposing a Tax Increase	Average Market Value	If approved, tax will increase			Additional Ad Valorum Tax Revenue	% Increase if Proposed Tax Increase is Approved	Date/Time	Public hearing information	
		From:	To:					Location	Phone:
Centerville City	\$610,000	Residential:	\$381.46	\$440.85	\$369,103	15.61%	Aug 25,2026 6:00 PM	250 N. Main St. Centerville	801-295-3477
		Commercial:	\$693.57	\$801.54					
City of Clearfield	\$510,000	Residential:	\$329.87	\$351.47	\$233,106	6.59%	Aug 04,2026 7:00 pm	55 S State Street Clearfield City	801-525-2720
		Commercial:	\$599.76	\$639.03					
FARMINGTON	\$790,000	Residential:	\$654.36	\$686.94	\$285,108	4.99%	Aug 18,2026 7:00 PM	160 South Main Street Farmington	801-939-9218
		Commercial:	\$1,189.74	\$1,248.99					
KAYSVILLE	\$711,000	Residential:	\$543.56	\$620.21	\$802,910	14.12%	Aug 06,2026 7:00 PM	23 E Center Street Kaysville	801-546-1235
		Commercial:	\$988.29	\$1,127.65					
City of South Weber	\$596,000	Residential:	\$465.80	\$470.07	\$12,046	0.91%	Aug 11,2026 6:00 pm	1600 E South Weber Dr South Weber City	801-479-3177
		Commercial:	\$846.92	\$854.66					
WEST POINT	\$552,000	Residential:	\$215.86	\$236.81	\$86,166	9.73%	Aug 18,2026 7:00 P.M.	3200 W 300 N West Point	801-776-0970
		Commercial:	\$392.47	\$430.56					
WOODS CROSS CITY	\$543,000	Residential:	\$387.65	\$569.23	\$995,285	46.86%	Aug 04,2026 7:30 P.M.	1555 S 800 W Woods Cross	801-677-1009
		Commercial:	\$704.81	\$1,034.96					
WEBER BASIN WATER CONSERVANCY	\$619,000	Residential:	\$63.66	\$68.09	\$572,626	8.73%	Aug 24,2026 6:30 PM	2837 E Hwy 193 Layton	801-771-1677
		Commercial:	\$115.75	\$123.80					
SOUTH DAVIS METRO FIRE SERVICE AREA	\$651,000	Residential:	\$182.61	\$212.32	\$1,315,412	16.31%	Aug 03,2026 06:00 P.M.	255 S 100 W Bountiful	801-677-2400
		Commercial:	\$332.01	\$386.04					

***Additional Ad Valorum Tax Revenue does not include amount from Judgment Levies.**

****This list is for informational purposes only and should not be relied on to determine a taxpayer's property tax liability. For specific property tax liability information the taxpayer should review their "Notice of Valuation and Tax Change".**

Statement of Intent (1/2)



Kaysville City
Fiscal Year 2026-2027 Proposed Property Tax Impact Schedule
June 18, 2026

Kaysville City will consider an increase to its 2026 certified property tax rate from .001390 to .001586 (estimated) to generate an additional \$802,910 in revenue. 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 property tax increase is adopted.

Kaysville City's 2026 Certified Property Tax Rate	0.001390
Kaysville City's Current Property Tax Revenue	\$ 5,682,081
Proposed Total Property Tax Revenue with Tax Change	\$ 6,484,991
New Property Tax Revenue to Kaysville City	\$ 802,910

Estimated Increase in Property Tax Revenue	14.12%
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	Monthly	Annual
Estimated Increase to a Primary Residence of \$711,000	\$ 6.39	\$ 76.65
Estimated Increase to a Business Valued at \$1,610,000	\$ 26.35	\$ 316.23

Statement of Intent (2/2)

Departments Affected by Tax Increase:

The City did not receive a property tax increase in FY 2026. Accordingly, the proposed FY 2027 budget includes a targeted revenue increase to address prior-year funding needs and support ongoing operations.

GENERAL GOVERNMENT	BUDGET WITHOUT TAX INCREASE	PROPOSED BUDGET	BUDGET CHANGE
CITY COUNCIL	\$187,000	\$200,000	\$13,000
CITY MANAGER	\$280,500	\$293,500	\$13,000
ADMINISTRATIVE SERVICES	\$1,195,000	\$1,201,000	\$6,000
INFORMATION SYSTEMS	\$1,272,275	\$1,410,000	\$137,725
LEGAL SERVICES	\$602,000	\$669,000	\$67,000
GENERAL GOVERNMENT BUILDINGS	\$319,174	\$338,000	\$18,826
ELECTIONS	\$0	\$0	\$0
FLEET MAINTENANCE	\$885,000	\$904,000	\$19,000
TOTAL GENERAL GOVERNMENT	\$4,740,949	\$5,015,500	\$274,551

Impact of Tax Increase –IT will provide higher internet speeds to the city and bring the website ADA compliant. Other general government departments will see supply budgets increasing to keep up with inflation.

PUBLIC SAFETY	BUDGET WITHOUT TAX INCREASE	PROPOSED BUDGET	BUDGET CHANGE
POLICE DEPARTMENT	\$8,491,000	\$8,775,000	\$284,000
FIRE DEPARTMENT	\$4,676,000	\$5,041,000	\$365,000
TOTAL PUBLIC SAFETY	\$13,167,000	\$13,816,000	\$649,000

Impact of Tax Increase –The current part-time administrative assistant in the Fire Department will move to a full-time position. The fire department will also increase its equipment, training, and dispatch budgets to keep up with inflation.
The police department will add a part time records clerk, increase its dispatch, department supplies, and computer contract services budgets to keep up with inflation.

COMMUNITY DEVELOPMENT	BUDGET WITHOUT TAX INCREASE	PROPOSED BUDGET	BUDGET CHANGE
PLANNING & ZONING	\$607,000	\$642,000	\$35,000
BUILDING INSPECTION	\$723,000	\$736,000	\$13,000
TOTAL COMMUNITY DEVELOPMENT	\$1,330,000	\$1,378,000	\$48,000

Impact of Tax Increase – Planning and Zoning will see an increase in supply budget increase to keep up with inflation.

STREETS AND PUBLIC WORKS	BUDGET WITHOUT TAX INCREASE	PROPOSED BUDGET	BUDGET CHANGE
PUBLIC WORKS	\$808,500	\$808,500	\$0
TOTAL STREETS AND PUBLIC WORKS	\$808,500	\$808,500	\$0

Impact of Tax Increase – Public works budget is not affected by the tax increase directly and will still see a decrease with road-related expenditures moving to the Road Fund which has helped keep the tax increase low.

PARKS, RECREATION, AND CULTURE	BUDGET WITHOUT TAX INCREASE	PROPOSED BUDGET	BUDGET CHANGE
PARKS	\$1,540,400	\$1,660,000	\$119,600
RECREATION	\$1,252,000	\$1,289,000	\$37,000
COMMUNITY EVENTS	\$212,000	\$212,000	\$0
CEMETERY	\$523,000	\$549,000	\$26,000
TOTAL PARKS, RECREATION, AND CULTURE	\$3,527,400	\$3,710,000	\$182,600

Impact of Tax Increase – Parks will complete capital projects with the tax increase and replacement of mowers and other equipment.

TRANSFERS & NON-DEPARTMENTAL	BUDGET WITHOUT TAX INCREASE	PROPOSED BUDGET	BUDGET CHANGE
TRANSFERS & NON-DEPARTMENTAL	\$1,239,159	\$887,918	-\$351,241
TOTAL TRANSFER TO DEBT SERVICES	\$1,239,159	\$887,918	-\$351,241

Impact of Tax Increase – The general fund will transfer money to Debt Services to pay for the Kaysville Field House collaboration with Davis County School District

Total Budget Impact	BUDGET WITHOUT TAX INCREASE	PROPOSED BUDGET	BUDGET CHANGE
	\$24,813,008	\$25,615,918	\$802,910

FY 27 Modified Tentative Budget Highlights



Operations & Maintenance

- **Increases in General Fund operations costs are mainly due to inflation and proposed to be covered with a Property Tax Increase**
- **Increases in Enterprise Funds operation costs/utility rates are mainly “pass through” costs from suppliers**

Employees – Personnel and HR

- **Eliminate two full time position in Administration (\$195,000)**
- **Add Human Resources Specialist \$94,000**
- **Increase hours for Fire Admin Assistant \$18,000**
- **Add part time police records clerk \$29,000**

Capital and Infrastructure

Projects for FY27 include

- **Council chamber AV renovation - \$115,000**
- **Emergency Operations Center renovation - \$159,000**
- **Operation Center Expansion and Fuel Island upgrade - \$463,000**
- **Skatepark - \$450,000**
- **200N Project and Kings Ct waterline - \$1,500,000**
- **West Davis Corridor Trail enhancements - \$630,000**



FY 2027 Rate Impacts (BLUF)

Service	Usage	FY 26	FY 27 (Proposed)	Dollar Increase	% Increase
Property Taxes		\$ 45.30	\$ 51.68	\$ 6.39	14.12%
Water*	4,700 Gallons	\$ 31.37	\$ 33.00	\$ 1.63	5.20%
Electric*	1,020 kWh	\$ 115.79	\$ 116.10	\$ 0.31	0.27%
Sanitation**	1 Black / 1 Blue	\$ 20.55	\$ 22.17	\$ 1.62	7.88%
Sewer**		\$ 40.25	\$ 43.50	\$ 3.25	8.07%
Pressure Irrigation		\$ 1.45	\$ 2.45	\$ 1.00	68.97%
Storm Water		\$ 9.60	\$ 12.00	\$ 2.40	25.00%
Total Monthly		\$ 264.31	\$ 280.90	\$ 16.60	6.28%

*Based on average usage from Waterworth & Caselle data

**Pass-thru costs

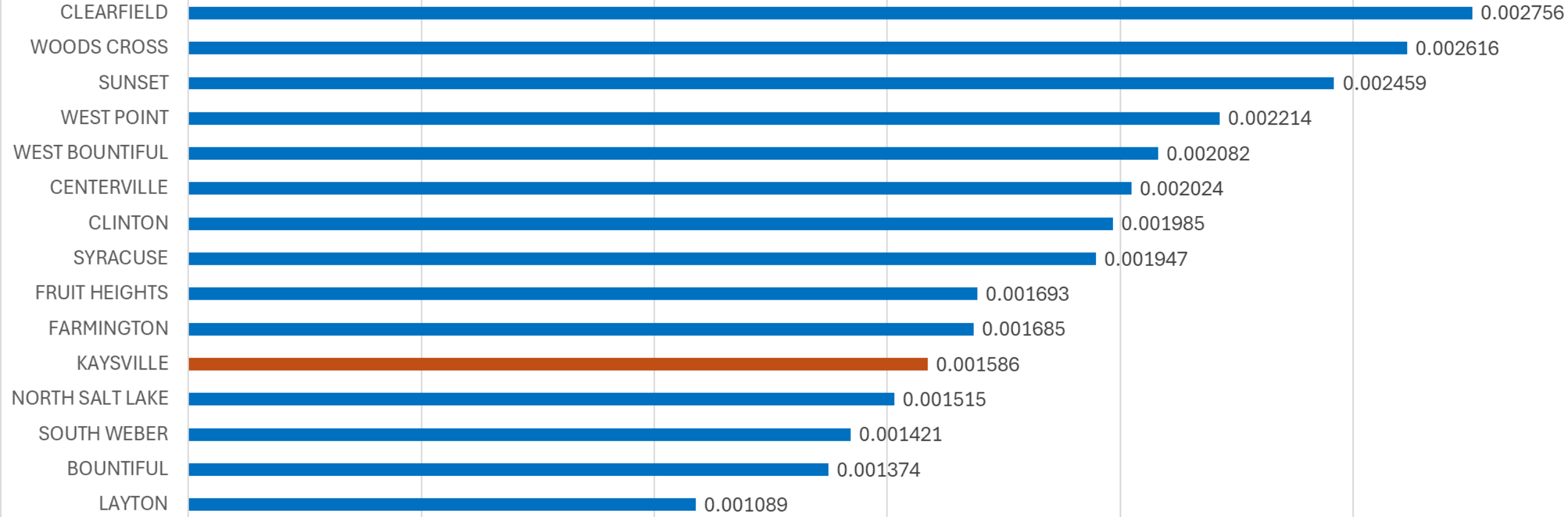
***Based on a \$711K average home value in Kaysville, assuming a 45% exemption

Different Home Values and Property Tax

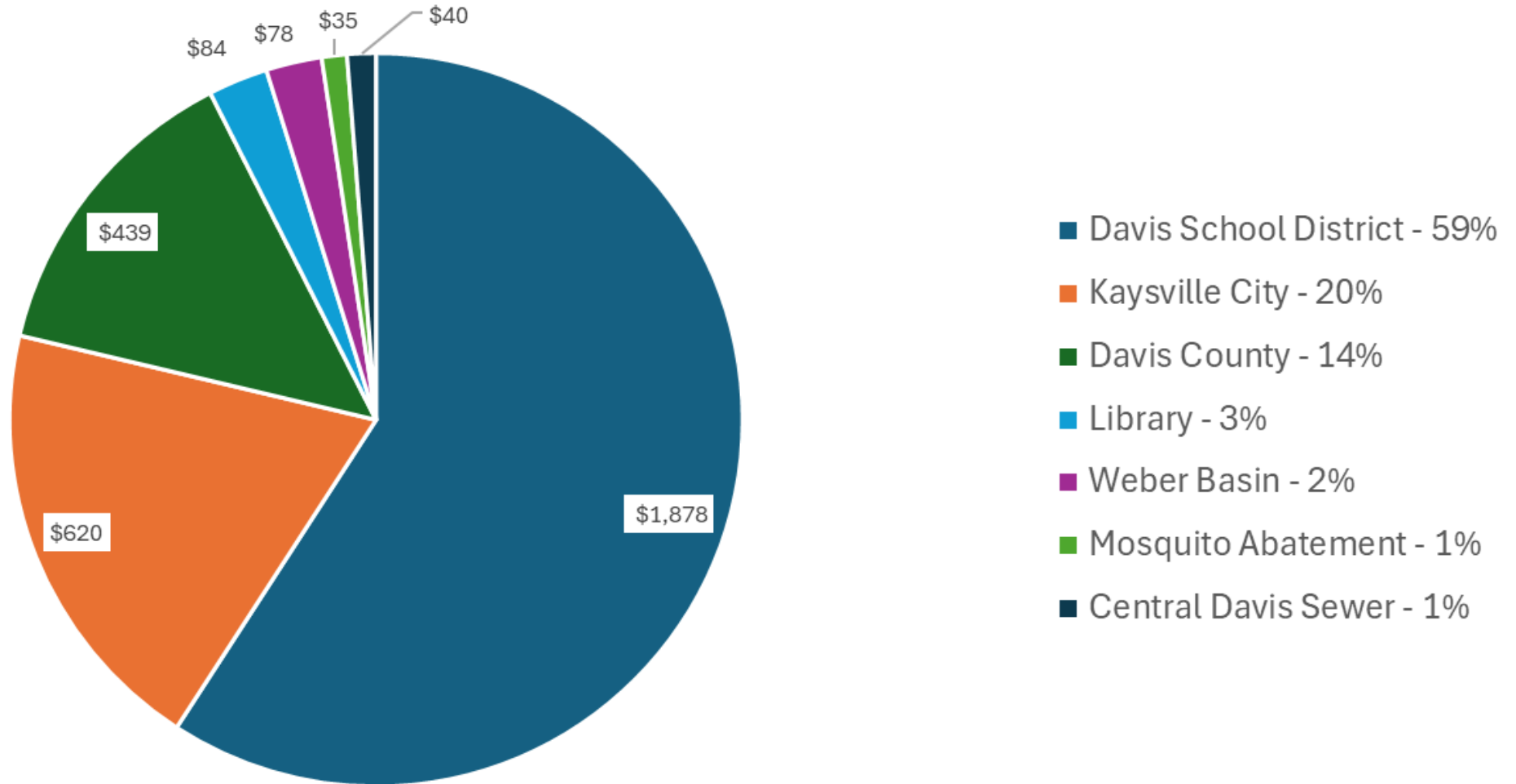


Home Value	Annual Increase	Monthly Increase
\$ 1,200,000	\$130	\$10.80
\$ 1,000,000	\$108	\$9.00
\$ 800,000	\$86	\$7.20
\$ 711,000	\$77	\$6.39
\$ 600,000	\$65	\$5.40
\$ 500,000	\$54	\$4.50
\$ 400,000	\$43	\$3.60

2026 Certified Property Tax Rates Including Service Districts



Where Do My Property Taxes Go?



**Kaysville Resident - Annual Property Tax Distribution Assuming \$711K Home Value and an annual property tax bill of \$3,175*