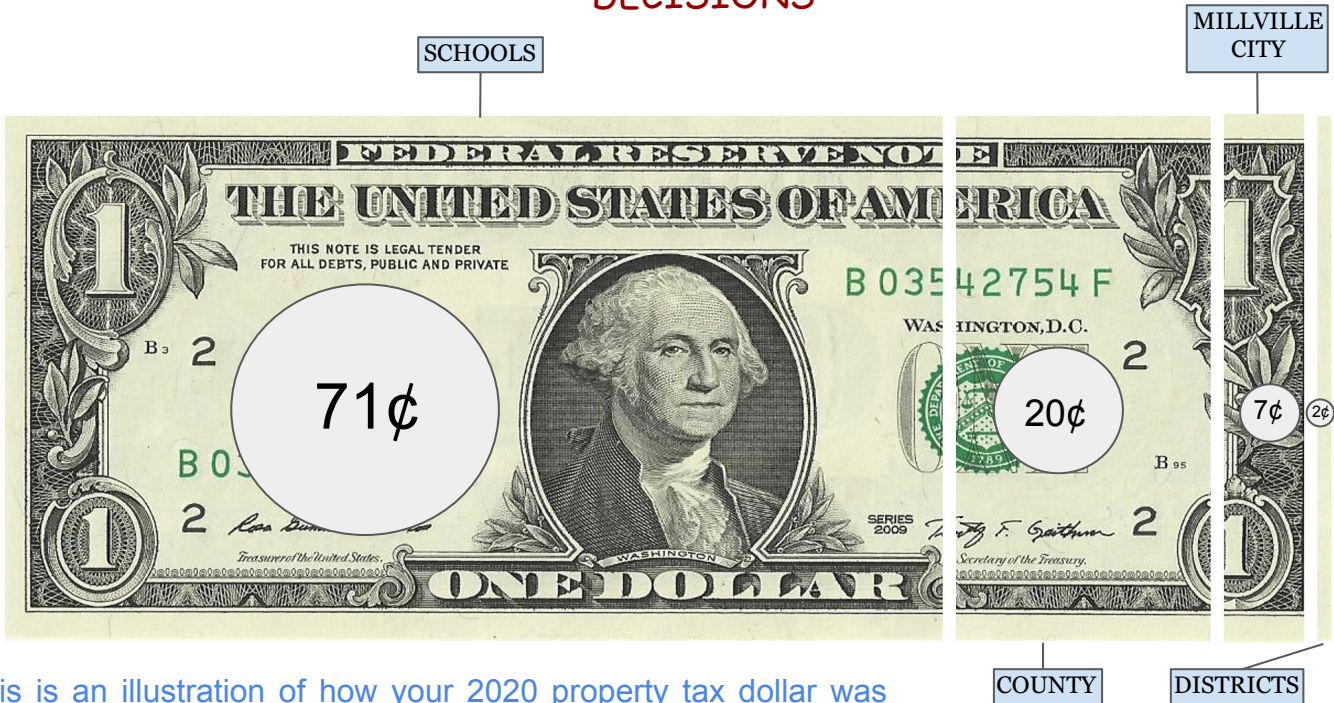


PROPERTY TAX

EXAMPLE ONLY - THESE SLIDES DO NOT REPRESENT TAX RATE DECISIONS



This is an illustration of how your 2020 property tax dollar was distributed. Approximately 7% went to Millville City. If the City increases property tax revenue by 15%, that really means 15% of 7% which translates to a 1% change to your total tax bill.

HOW MUCH WILL THIS CHANGE COST ME?



IMPACT ON PROPERTY OWNERS

An increase to the total property tax bill of
\$5.50 A YEAR PER \$100,000
of assessed market value.
For Millville the average would be \$21/year

An increase of
1%
of resident's total property tax bill

PROPERTY TAX

The Millville City were to increase the property tax revenue by 15%. **Millville would continue to have one of the lowest property tax rates in Cache Valley.**

The cost of construction and labor continued to increase. Fire protection, law enforcement and other contract service costs continue to increase. Millville will need to add additional staff as the City continues to grow.

2020 ENTITY TAX RATE COMPARISON		
ENTITY NAME	TAX RATE	MULTIPLE OF MILLVILLE RATE
TRENTON TOWN	0.000591	0.78
AMALGA TOWN	0.000607	0.81
MILLVILLE CITY	0.000754	1.00
LOGAN CITY	0.000774	1.03
RIVER HEIGHTS CITY	0.000807	1.07
PARADISE TOWN	0.000906	1.20
WELLSVILLE CITY	0.000949	1.26
HYRUM CITY	0.000992	1.32
NORTH LOGAN CITY	0.001042	1.38
HYDE PARK CITY	0.001078	1.43
NEWTON TOWN	0.001140	1.51
CLARKSTON TOWN	0.001203	1.60
RICHMOND CITY	0.001367	1.81
NIBLEY CITY	0.001667	2.21
SMITHFIELD CITY	0.001674	2.22
PROVIDENCE CITY	0.001780	2.36
CORNISH TOWN	0.001842	2.44
MENDON CITY	0.001933	2.56
LEWISTON CITY	0.002288	3.03

PROPERTY TAX

This chart shows the entities that have proposed a property tax rate increase for 2021, the amount of the increase for an average residence and the new total amount that would be collected by the entity if the new rate is adopted.

You will note that the Millville increase would be the smallest increase.

2021 ENTITY PROPOSED TAX RATE INCREASES

Entity Name	Proposed Increase (avg)	New Total
Richmond City	\$56	\$255
Lewiston Town	\$48	\$359
Clarkston Town	\$45	\$189
Nibley City	\$36	\$324
Hyde Park City	\$33	\$250
Wellsville City	\$28	\$191
Millville City	\$21	\$191

WHAT IS THE CERTIFIED TAX RATE AND WHAT DOES A PROPERTY TAX INCREASE MEAN?

If a city adopts the “certified tax rate” that is set by the County, that means that they should collect about the same amount of property tax revenue as they did the year before (not including any growth). It does not mean that the tax rate (percentage) stays the same.

The way that Nibley City handles their tax rate is a good illustration of how property taxes work. Nibley (and some other cities) have a tax rate percentage that they believe is sustainable and that they hold from year-to-year. This means that the actual amount collected changes from year-to-year based on what happens with property values. Although they maintain the same tax rate, it is not the certified tax rate, so they go through the Truth in Taxation process every year. If a city holds their tax rate and property values increase, the city will collect more from the residents than they did the year before (see Nibley in graph above). This is one way to keep up with inflation.

HERALD JOURNAL NOTICE OF COUNTY-WIDE TAX RATE INCREASES

NOTICE OF PROPOSED TAX INCREASES

The following taxing entities are proposing to increase property tax revenue within Cache 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 ENCOURAGED TO ATTEND THE PUBLIC HEARINGS LISTED
Per Utah Code 59-2-919(6)(e)(ii)(B) the purpose of a truth in taxation hearing is: to hear comments regarding any proposed increase AND to explain the reasons for the proposed increase

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

Entities Proposing Tax Increases	Avg Value	If approved, each entity's annual tax revenue will increase forever			Parcel Avg Dollar Increase	Entity Proposed Budget	Entity Certified Budget	Entity Budget \$ Increase	Entity Budget % Increase	Public Hearing Information		
		Avg Parcel	From:	To:						Date/Time	Location	Phone
CLARKSTON TOWN	\$ 257,000	Residential:	\$144.18	\$188.98	\$44.80	\$53,730	\$40,987	\$12,743	31.03%	August 18, 2021 7:00 p.m.	50 S Main Clarkston	435-563-9090
		Commercial:	\$262.14	\$343.61	\$81.47							
HYDE PARK CITY	\$ 414,000	Residential:	\$217.23	\$250.47	\$33.24	\$551,274	\$478,105	\$73,169	15.25%	August 25, 2021 7:00 p.m.	113 E Center Hyde Park	435-563-6507
		Commercial:	\$394.96	\$455.40	\$60.44							
LEWISTON CITY	\$ 285,000	Residential:	\$310.68	\$358.64	\$47.96	\$388,435	\$336,485	\$51,950	15.42%	August 19, 2021 7:30 p.m.	29 S Main Lewiston	435-258-2141
		Commercial:	\$564.87	\$652.08	\$87.21							
MILLVILLE CITY	\$ 385,000	Residential:	\$142.08	\$163.26	\$21.18	\$147,400	\$128,238	\$19,162	14.90%	August 12, 2021 7:15 p.m.	510 E 300 S Millville	435-881-2669
		Commercial:	\$258.34	\$296.84	\$38.50							
NIBLEY CITY	\$ 353,000	Residential:	\$288.12	\$323.65	\$35.53	\$788,124	\$701,605	\$86,519	12.32%	August 26, 2021 6:30 p.m.	455 W 3200 S Nibley	435-752-0431
		Commercial:	\$523.85	\$588.45	\$64.60							
RICHMOND CITY	\$ 339,000	Residential:	\$198.76	\$254.88	\$56.12	\$281,571	\$219,572	\$61,999	28.22%	August 17, 2021 8:00 p.m.	90 S 100 W Richmond	435-258-2092
		Commercial:	\$361.37	\$463.41	\$102.04							
WELLSVILLE CITY	\$ 366,000	Residential:	\$163.46	\$191.03	\$27.57	\$255,038	\$215,220	\$39,818	16.84%	August 3, 2021 6:10 p.m.	75 E Main Wellsville	435-245-3686
		Commercial:	\$297.19	\$347.33	\$50.14							

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".