COUNTY RECORDER

Mission Statement

"The mission of the Office of County Recorder of Davis County is to provide the citizens of Davis County, Utah, protection, preservation, and presentation of the official records of Davis County administered by this office in accordance with statutory requirements, in the most efficient, professional, and cost effective manner."

Prior Year Inputs/Outputs

FTE (2021): 15 FTE's

Documents recorded 2021: 113,495

Pages recorded 2021: 655,648

E-recording Documents 2021: 83,375

73% of documents recorded were recorded electronically resulting in a savings of mailing costs as follows:

83,375 documents returned by U.S.Mail would have cost Davis County $42,521.25 postage plus envelope and handling costs.

Core Functions & Services

THREE CORE FUNCTIONS OF THE OFFICE OF COUNTY RECORDER:

1. Determine ownership and acreage of all parcels of real property in Davis County for taxation assessment purposes. Maintain current owners' mailing addresses for notices, as per recorded documents. Convey such data to County Assessor for taxation appraisal.

2. Record all documents submitted to the office for recordation provided they qualify for recording under Utah Code Annotated provisions.

3. Provide public access to all non-private records regarding matters recorded in the Office, and maintaining perpetual preservation, publication, and presentation of all records. Includes submissions to various state agencies as required.

Public purpose is primarily transparency of Davis County government operations, and by providing accurate real property ownership information for taxation fairness..

Provides public access to real property records for commercial and private purposes.

Supports Davis County economy and commerce.

COUNTY RECORDER

Current Year Projected Outcomes

REVENUES: Department estimates of 2022 office revenues were $2,500,000. County imposed revenue estimate was set at $4,040.000. Current projection by actual collections affirm department estimates near $2,500,000. End of August collections totaled 49% of County imposed total vs. 79% of department estimate, with the year 2022 at 67% expired.

CAPITAL IMPROVEMENTS: Office did not undertake any capital improvements, and none are planned.

PROGRAM OPERATIONS: Office continues to strive for records presentation through on-line initiatives; i.e. Property Search, REDI-Web. Current REDI-Web subscriptions estimated at 365 subscribers. Actual hits on Property Search is unknown, but significant, from all anecdotal reports. Income from REDI-Web sources in 2021 exceeded $410,000.00 in combined subscriptions and search fees.

Next Year Budget Initiatives

REVENUES: Department projects a $2,750,000 revenue goal. Goldman Sachs forecasts (9-1-2022) a housing downturn in 2023 nationwide, which will likely negatively impact Davis County. Federal Reserve Bank in June forecast their key rate to end 2022 in a range of 3.25 percent to 3.5 percent, with a rise next year to a level between 3.75 percent and 4.0 percent. Information published Aug 26, 2022

When interest rates rise, home sales and refinances decline. Office is not expecting any significant increase in recordings, hence revenues.

PROJECTS:

1. We have initiated a records preservation effort for historic bound ownership plats drawn in the 19th and early 20th centuries. We have been in contact with a commercial vendor of records preservation who assists in ARPA funds applications for government agencies. Need to preserve historic records of all kinds, and anticipate continuing our efforts with preservation of these plat books.

2. We have a large collection of records scanned, but inaccessible to the public except through personal office visits. We would like to provide on-line access to these records. A commercial vendor of records preservation services has examined the records and has suggested a possible solution with OCR technology that other counties in Utah and elsewhere currently employ. Again, he has suggested applying for ARPA funding for the project.