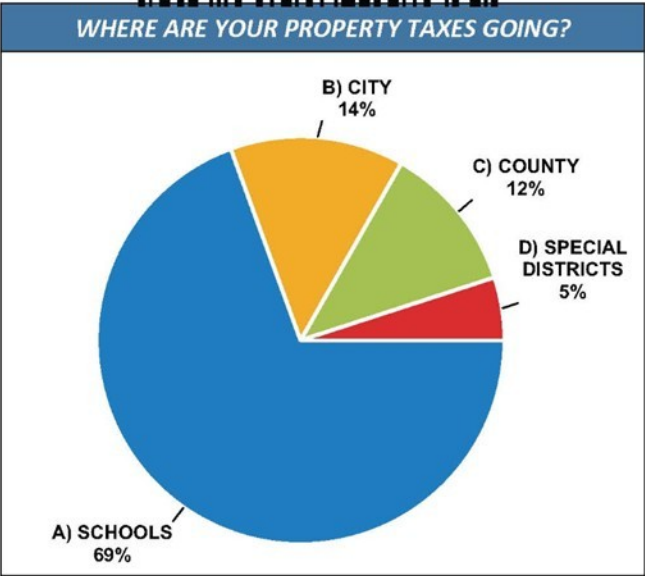




NOTICE OF VALUATION FIELDS (see definitions on page 2)

PROPERTY INFORMATION

1

SERIAL NUMBER

99:999:9999

TAX DISTRICT

040

PROPERTY TYPE

RES PRIMARY

ACRES

0.35

YEAR OF LAST PROPERTY REVIEW

2023

Property Physical Address:

NOTICE OF PROPERTY VALUATION

3

2025

4

2026

ASSESSMENT TYPE

MARKET VALUE
Residential Exemption

961,400
-432,630

993,700
-447,165

TOTAL TAXABLE VALUE

528,770

546,535

Scan the QR Code or visit
[www.utahcounty.gov/
LandRecords/
SerialSearchForm.asp](http://www.utahcounty.gov/LandRecords/SerialSearchForm.asp) for
detailed property information.

2

YOUR RIGHT TO APPEAL YOUR PROPERTY VALUE

If you believe the **Full Market Value** of your property is incorrect, you may begin the appeal process by filing an appeal (online, mail or email) with the County Auditor by **Tuesday, September 15, 2026** to auditor.utahcounty.gov/appeal to file your appeal or get instructions. If you can't use the website, call (801) 851-8110, opt 3, to request an emailed or mailed application. **Appeals cannot be filed by phone.** You must submit a completed application and property-specific supporting documents. Only your property value can be appealed, not your property taxes. Appeals for Centrally Assessed properties must be filed directly with the Utah State Tax Commission. See your notice from the Tax Commission for filing information.

THIS IS NOT A BILL. DO NOT PAY FROM THIS NOTICE. ADJUSTMENTS FOR TAX RELIEF PROGRAMS ARE NOT LISTED.

NOTICE OF TAX CHANGES - PRIOR, CURRENT, AND PROPOSED TAXES COMPARISON

5

6

7

8

9

10

TAXING ENTITIES

Entity sets its own budget. For questions about tax changes, please contact that specific entity.

2025

2026

2026

2026

2026

2026

ESTIMATED TAX DUE
BUDGET INCREASE

ESTIMATED TAX DUE
INCREASE APPROVED

CHG TAX

% CHG

TAXES

RATE

TAXES

RATE

TAXES

CHG TAX

% CHG

A ALPINE SCHOOL DISTRICT LEVY

\$2,039.99

0.003829

\$2,092.68

0.003829

\$2,092.68

\$0.00

0.00%

alpineschools.org

A ALPINE SCHOOL DISTRICT BOND

\$234.77

0.000601

\$328.47

0.000601

\$328.47

\$0.00

0.00%

alpineschools.org

A STATEWIDE SCHOOL BASIC LEVY

\$729.17

0.001351

\$738.37

0.001351

\$738.37

\$0.00

0.00%

alpineschools.org

A STATE CHARTER SCHOOL-ALPINE

\$49.18

0.000125

\$68.32

0.000125

\$68.32

\$0.00

0.00%

schools.utah.gov

B ALPINE CITY

\$635.05

0.001174

\$641.63

0.001174

\$641.63

\$0.00

0.00%

www.alpineut.gov

C UTAH COUNTY GENERAL

\$423.54

0.000799

\$436.68

0.000745

\$407.17

(\$29.51)

-6.76%

www.utahcounty.gov

C UTAH COUNTY OTHER

\$48.65

0.000092

\$50.28

0.000092

\$50.28

\$0.00

0.00%

www.utahcounty.gov

C UTAH COUNTY HEALTH DEPT

\$0.00

0.000000

\$0.00

0.000054

\$29.51

\$29.51

100.00%

www.utahcounty.gov

C ASSESSING & COLLECTING - COUNTY

\$59.22

0.000110

\$60.12

0.000110

\$60.12

\$0.00

0.00%

www.utahcounty.gov

D ASSESSING & COLLECTING - STATE

\$7.40

0.000014

\$7.65

0.000014

\$7.65

\$0.00

0.00%

www.utahcounty.gov

D CENTRAL UTAH WATER CONS DIST

\$211.51

0.000394

\$215.33

0.000400

\$218.61

\$3.28

1.52%

www.cuwcd.gov

D NORTH UTAH COUNTY WATER DIST

\$5.82

0.000011

\$6.01

0.000011

\$6.01

\$0.00

0.00%

www.utahcounty.gov/nucwcd/

TOTALS

\$4,444.30

0.008500

\$4,645.54

0.008506

\$4,648.82

\$3.28

0.07%

For more information about the 2026 Budget please visit the website listed below for each entity.

Information for upcoming hearings for proposed tax increases are listed on the back page of this notice.

7-10-26 V3

PUBLIC HEARINGS FOR PROPOSED TAX INCREASES

TAXING ENTITY	TOTAL ADDITIONAL REVENUE	DATE	MEETING TIME	PUBLIC HEARING ADDRESS/LOCATION	PHONE NUMBER	WEBSITE
CENTRAL UTAH WATER CONS DIST	\$555,517	August 25, 2026	6:00 PM	DISTRICT OFFICE, 1426 E 750 N OREM, UT 84097	801-226-7100	WWW.CUWCD.GOV

***A NOTE ABOUT MARKET VALUE**

Property taxes are based upon the market value as of January 1 of the current year. Market value is determined by the County Assessor. As market value increases or decreases, the property tax may also increase or decrease.

- **Fair Market Value:** Defined by U.C.A. 59-2-102 (13)(a) as the amount at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell and both having reasonable knowledge of the relevant facts.
- **Taxable Value:** The value that is multiplied by the tax rate to determine the total property taxes due. A primary residence receives a 45% reduction from market value. Land assessed under the Farmland Assessment Act or Urban Farming Act also receive a reduction from Market Value. For all other classes of property, taxable value is the same as market value.

VALUATION NOTICE DEFINITIONS

1. **Serial Number** – This is your property’s unique number ID within the Utah County Land Records system. All property within the county is identified with a unique 9-digit number. When contacting the county offices with questions about your property, it is incredibly helpful to have this ID number available to you.
2. **Right to Appeal** – If you do not agree with the assessed fair market value from the Assessor, you can file an appeal with the Utah County Auditor through the Board of Equalization until date shown
3. **Last Year’s Market Value*** – Your property’s fair market value for the previous year as determined by the County Assessor.
4. **This Year’s Market Value *** – Your property’s fair market value for the current year as determined by the County Assessor.
5. **Taxing Entity** – This is a list of all the local government agencies that levy a property in the area where your property is located. Local government’s ability to levy a property is based solely on a property’s geographical location.
6. **Taxes Last Year** – This is last year’s tax amount. Actual tax paid may have been less if you received a tax credit. Taxes on personal property or motor vehicles are not included in these amounts.
7. **No Budget Change** – Tax amount for this year *IF none of the Taxing Entities listed adopt an annual budget that includes a Tax Increase above what has been calculated by the State & County*. These amounts do not reflect any reduction for a tax credit. Taxes on personal property or motor vehicles are not included in these amounts.
8. **Proposed Budget** – Tax amount for this *IF all of the Taxing Entities listed adopt an annual budget that includes a Tax Increase above what has been calculated by the State & County*. These amounts do not reflect reduction for tax credits. Taxes on personal property or motor vehicles are not included in these amounts. You are encouraged to participate and give your input in any public budget meetings. Locations and time for budget meetings (if required) are listed on the front of this notice.
9. **Change in Taxes** – This is the difference between the amount in the Proposed Budget Column and the amount in the No Budget Change Column for this year’s property tax.
10. **Percentage** – This is the percentage increase (decrease) of the Change in Taxes. (Formula: Change in Taxes column ÷ No Budget Change column = % of increase/decrease)
11. **Public Budge Meeting Information** – This section shows the date, time, and place where an entity proposing tax increases will hold a public hearing to explain their increases and provide taxpayers an opportunity to voice/state their opinions.