

Cache County

CONNECTION

NOVEMBER 2024



FROM YOUR COUNTY EXECUTIVE

Property taxes are one of the most hated taxes. One reason people dislike this tax so much is because we have very little control over how much we have to pay. That is because property tax is based on the value of our property, which sometimes changes significantly based on economic conditions. For example, economic changes related to the pandemic have caused significant inflation, which caused most property tax bills to increase.

The job of determining the taxable value of our property is carried out by our elected assessor and his staff. It's a big job - with more than 50,000 parcels across our county. I hope you find this month's edition helpful in clarifying the process they use to determine those values, as well as other services provided by our Assessor's Office.

A LOOK AT THE CACHE COUNTY ASSESSOR'S OFFICE

The Cache County Assessor's Office is committed to providing accurate, equitable property appraisals for all taxable real estate within the county. While the Assessor's Office determines the market value of properties as of January 1 each year, it does not set the tax rates. Tax rates are determined based on the budgets established by local taxing entities such as schools, cities, and county services. These valuations help ensure that property owners contribute their fair share to essential community services, including education, law enforcement, and public infrastructure.



Brett Robinson, Cache County Assessor

UNDERSTANDING PROPERTY ASSESSMENTS

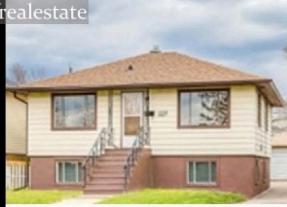
Property assessments are a cornerstone of local government, ensuring that all property owners are taxed based on current market values. These values reflect a property's potential sale price between a willing buyer and seller in an open market. The Assessor's Office updates and maintains property records, ensuring data integrity for future use in determining fair valuations.

YOUR HOME AS SEEN BY:

@leadersofrealestate



YOU



YOUR BUYER



YOUR LENDER



YOUR APPRAISER



YOUR TAX ASSESSOR

PERSONAL AND BUSINESS PROPERTY ASSESSMENTS

In addition to real estate, the Assessor's Office values all non-exempt tangible personal property used in business operations, such as machinery, mobile homes, and motor vehicles. Business owners must annually declare their taxable assets by May 15 through self-assessing statements sent in January. These assessments fund local services, benefiting schools, cities, and other government operations.

DEPARTMENT OF MOTOR VEHICLES

The Cache County Assessor's Office also oversees motor vehicle assessments through the Department of Motor Vehicles (DMV) division. Registered vehicles are assessed at the time of registration, with tax rates based on the vehicle's value as of January 1 each year. The DMV provides critical services such as vehicle registration renewals, title transfers, and fee assessments, ensuring compliance with state regulations and supporting the county's infrastructure and services.

PRIMARY RESIDENTIAL EXEMPTION

Homeowners may qualify for a 45% reduction in their residential property's taxable value under the Primary Residential Exemption. This benefit applies to primary residences that are occupied for at least 183 consecutive days in a year. However, short-term rental properties do not qualify. Additionally, each household can only claim one exemption, even if they own multiple properties.

SUPPORTING AGRICULTURAL LANDS THROUGH THE GREENBELT ACT

The Utah Farmland Assessment Act (FAA), also known as the Greenbelt Act, supports agriculture by assessing farmland based on its productive value rather than market value. Eligible properties must meet specific criteria, including a minimum size of five contiguous acres and active agricultural use for at least two years. This policy helps preserve agricultural land in rapidly urbanizing areas, where rising land values could otherwise make farming financially unsustainable. However, if agricultural land becomes ineligible, a rollback tax is applied to recapture the difference between market and productive values over a maximum of five years.



APPEALING PROPERTY VALUES

Property owners who believe their assessed market value differs from actual market conditions can appeal through the Cache County Board of Equalization. Appeal notices, known as "Truth in Taxation" notices, are mailed in late July. The appeal process begins on August 1 and concludes on September 15, allowing owners to submit supporting documents to justify their valuation concerns.



Assessor's Office Personnel

ASSESSOR'S OFFICE BY THE NUMBERS

- County Assessor: **1**
- Real Property Appraisers: **10**
- Personal Property Specialists: **3**
- Department of Motor Vehicles Personnel: **6**

KEY DATES TO REMEMBER

- **January 1:** Property values set for the year
- **May 1:** Greenbelt application deadline
- **May 15:** Personal property statements due
- **July 22:** Truth in Taxation notices mailed
- **September 15:** Deadline to submit property value appeals
- **November 30:** Property taxes due



Appraisers



Department of Motor Vehicles



**ASSESSOR
OFFICE
INFORMATION**



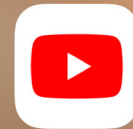
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**CACHE COUNTY
WEBSITE**

*Cache County's Mission is
"To Make life better for our residents."*