UTAH PROPERTY TAX
2003 ANNUAL STATISTICAL REPORT

for

Locally Assessed Real Property
Locally Assessed Personal Property
Centrally Assessed Property
Motor Vehicle Fee-In-Lieu of Tax

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This ***Property Tax Division Annual Statistical Report*** provides assessment and property tax collection data for tax year **2003.**

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OVERVIEW

Property Value

County assessors value all taxable real property, personal property and motor vehicles which collectively are referred to as locally assessed property. The Property Tax Division of the State Tax Commission values utilities, mines and railroads, which are referred to collectively as centrally assessed property.

All taxable property in Utah is valued at 100 percent of its fair market value, based upon its location and status as of January 1st of each year.

Fair market value less any exemptions equals taxable value.[1] Taxable value is the value against which the tax rate is applied to compute taxes charged.

Currently, primary residential properties receive a 45% exemption.[2] Primary residential property is any dwelling used as a person's primary residence, including condominiums, apartments and rental property, and includes up to one acre of land. The taxable value of all other properties, except some farmland,[3] is 100% of fair market value.

Utah motor vehicles are charged a fee-in-lieu of property taxes which is identified throughout this report as "fee-in-lieu."

This Report deals with taxable value. The relationship of taxable value to fair market value is illustrated in the table below.

	FMV	Taxable Value
Primary Residential	100%	55%
All Other Locally Assessed Real Property (except FAA)	100%	100%
Personal Property (except Mobil Homes as Prim. Res.)	100%	100%
Personal Property (Mobile Homes as Prim. Res.)	100%	55%
Centrally Assessed Property	100%	100%
Motor Vehicle Age Based and Value Based Fee-in-Lieu[4]	100%	100%
FAA (Farmland Assessment Act	100%	Varies based on production value

[1]Taxable value is always expressed as a percentage of fair market value (e.g. fmv x.55). Fair market value is the most probable sale price of a property in terms of money in a competitive and open market.

[2]See Utah Code Annotated Section 59-2-103.

[3]See Utah Code Annotated Section 59-2-501 through 515.

[4]Age based fees are not based on market value. Numbers in this report are converted to market value. See Administrative Rule R884-24P-60(m).

Property Taxes

Tax rates are expressed as a percentage of taxable value. Rates are set under a statutory process known as "Truth inTaxation,"[5] which requires public notice and hearings in the event a taxing entity plans to increase its property tax revenues above the previous year's revenue, exclusive of revenue from new growth.

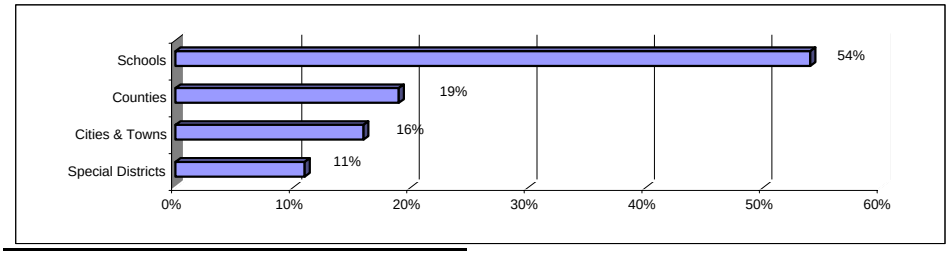
The following table summarizes statewide taxable value and statewide market value by class of property.

	Value			
Class of Property	**Taxable Value**	**%**	**Market Value**	**%**
Primary Residential	57,428,781,528	44.4%	104,415,966,414	59.1%
Commercial	25,995,762,668	20.1%	25,995,762,668	14.7%
Other Real	12,900,782,786	10.0%	12,900,782,786	7.3%
Personal	8,300,521,588	6.4%	8,509,149,517	4.8%
Fee-in-Lieu	11,973,726,252	9.3%	11,973,726,252	6.8%
Natural Resources	3,002,785,404	2.3%	3,002,785,404	1.7%
Utilities	9,742,802,798	7.5%	9,742,802,798	5.5%
Statewide	129,345,163,024	100.0%	176,540,975,839	100.0%

The following table summarizes taxes charged and average tax rates by class of property. Effective tax rates are a percentage of fair market value.

	Taxes Charged		Tax Rates	
Class of Property	**Taxes Charged**	**%**	**Actual %**	**Effective %**
Primary Residential	755,504,646	44.8%	1.32%	0.72%
Commercial	347,061,087	20.6%	1.34%	1.34%
Other Real	143,060,469	8.5%	1.11%	1.11%
Personal	107,007,925	6.3%	1.29%	1.26%
Fee-in-Lieu	179,605,894	10.6%	1.50%	1.50%
Natural Resources	34,920,431	2.1%	1.16%	1.16%
Utilities	119,604,872	7.1%	1.23%	1.23%
Statewide	1,686,765,323	100.0%	1.28%	0.96%

The following figure summarizes the distribution of property tax revenue in 2003.



[5]Utah Code Annotated 59-2-901 through 926.

Tax Relief

Tax relief is administered by county governments. Sixty-three percent of tax relief is state funded through the "Circuit Breaker" Program. County government funds tax relief to the indigent, blind and veterans. Also, a portion of the Circuit Breaker Program is funded by county government.

The following table summarizes the number of recipients and amount of relief in each property tax relief category.

Tax Relief				
Relief Type	**# of Recipients**	**%**	**Amount of Relief**	**%**
Veterans	8,157	15.8%	3,241,929	25%
Blind	1,783	3.4%	234,970	2%
Indigent	9,465	18.3%	1,192,799	9%
Circuit Breaker	32,380	62.5%	8,064,233	63%
Statewide	**51,785**	**100.0%**	**12,733,930**	**100%**

Miscellaneous Statistics

⇨	Number of locally assessed taxable real property parcels	1,089,719
⇨	Taxable value of locally assessed real property parcels	96,325,326,982
⇨	Average home sale price (Metropolitan area)[6]	168,205
⇨	Average home sale price (Non-metropolitan area)[7]	115,752
⇨	Per Capita Income[8]	21,949
⇨	Five year statewide average collection rate[9]	92.16%

[6]Metropolitan counties include Davis, Salt Lake, Utah and Weber.

[7]Non Metropolitan counties all others excluding Davis, Salt Lake, Utah and Weber.

[8]Average per capita personal income for 2003 forecast:
Utah Department of Workforce Services, Workforce Information, June 2004.

[9]Percent of taxes charged that are collected.
Fee in lieu revenues are no longer included in calculating the collection rate.

STATEWIDE SUMMARY FIGURES

FIGURE 1

TAXABLE VALUE FOR ALL UTAH PROPERTY BY TYPE FOR 2003

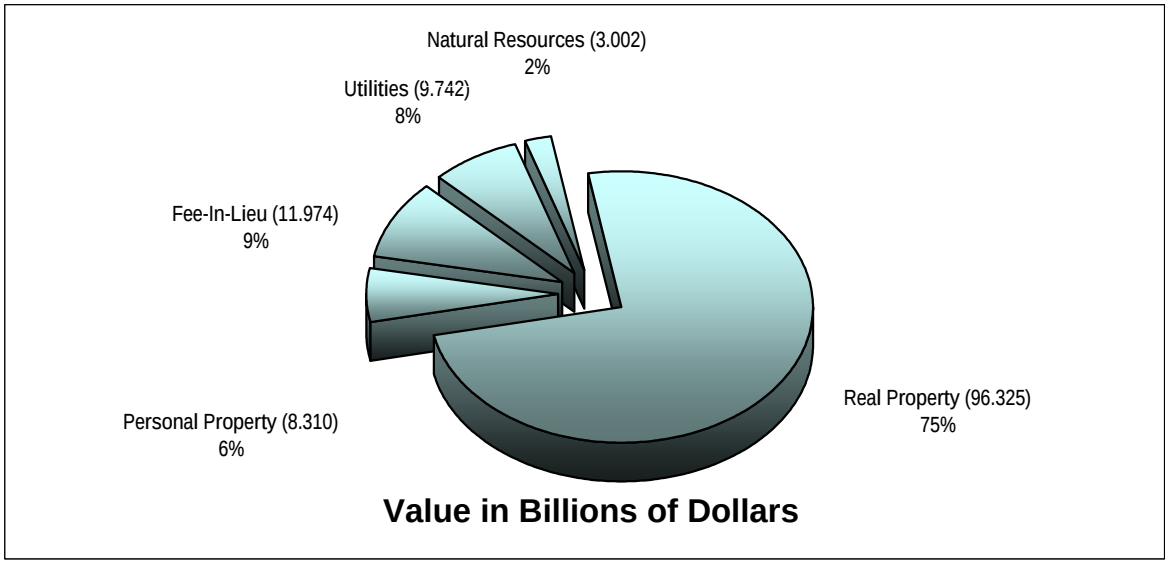


FIGURE 2

TAXES CHARGED FOR ALL UTAH PROPERTY BY TYPE FOR 2003

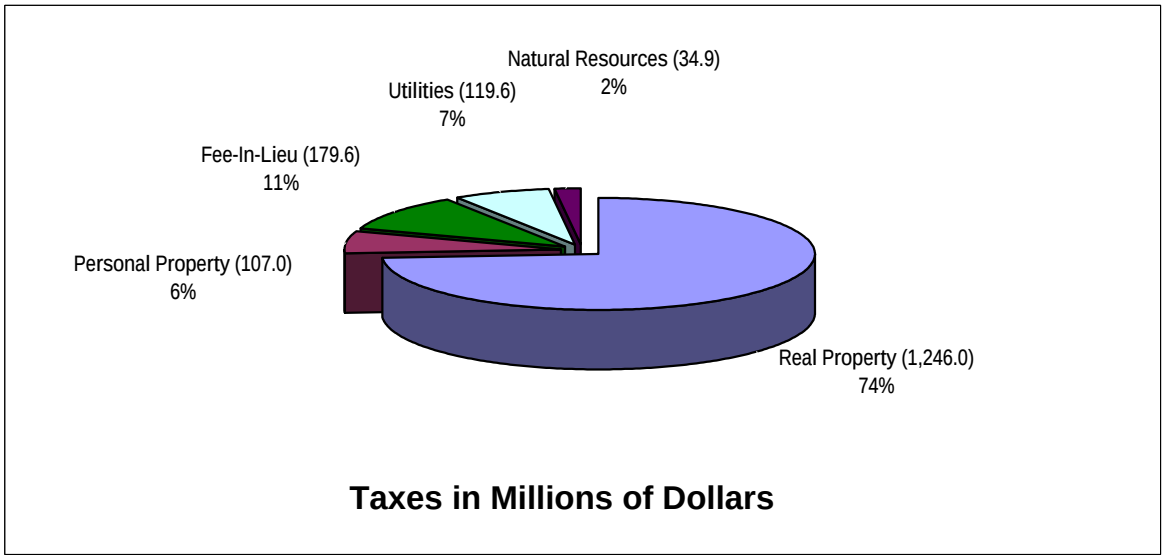


FIGURE 3

TAXABLE VALUE FOR 2003 NATURAL RESOURCES

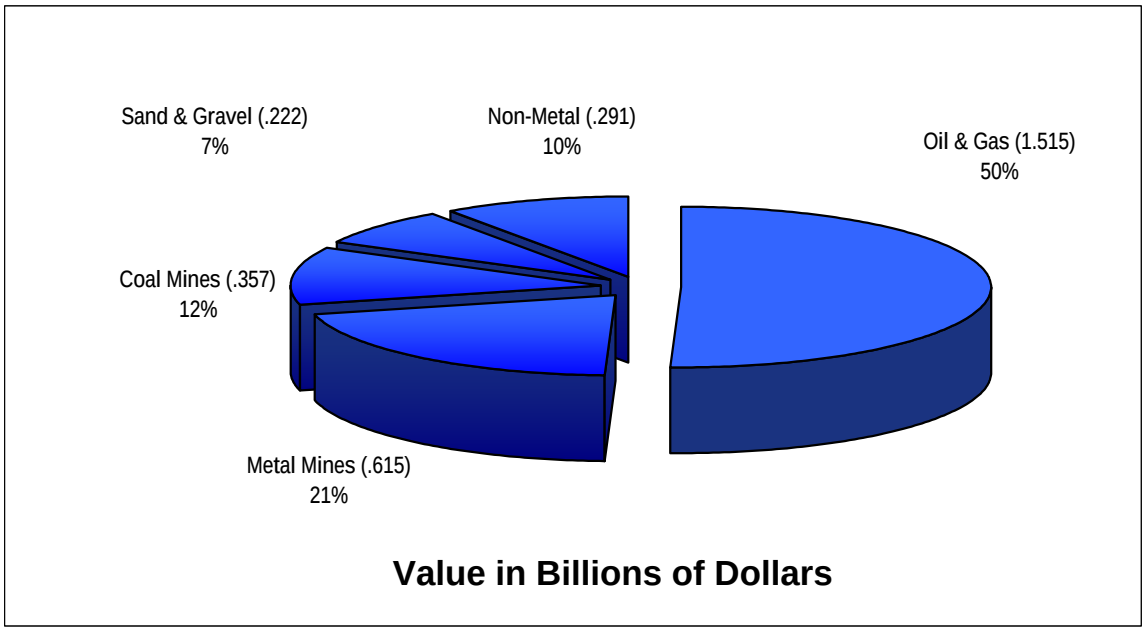


FIGURE 4

TAXES CHARGED FOR 2003 NATURAL RESOURCES

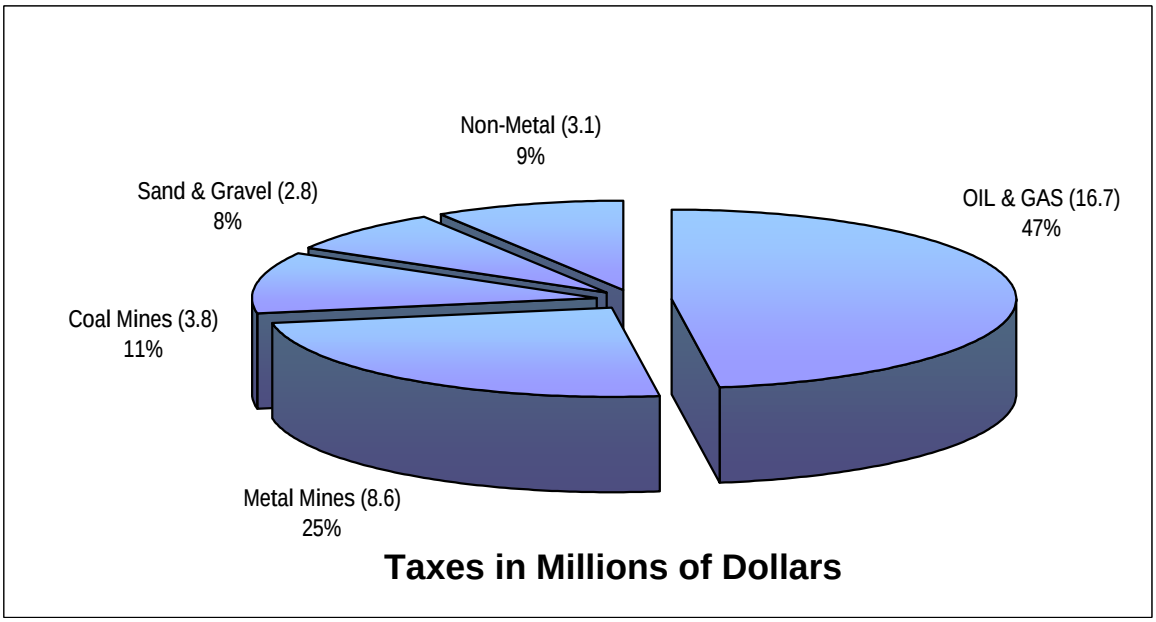


FIGURE 5

STATEWIDE TAXABLE VALUE FOR 2003
CENTRALLY ASSESSED UTILITIES

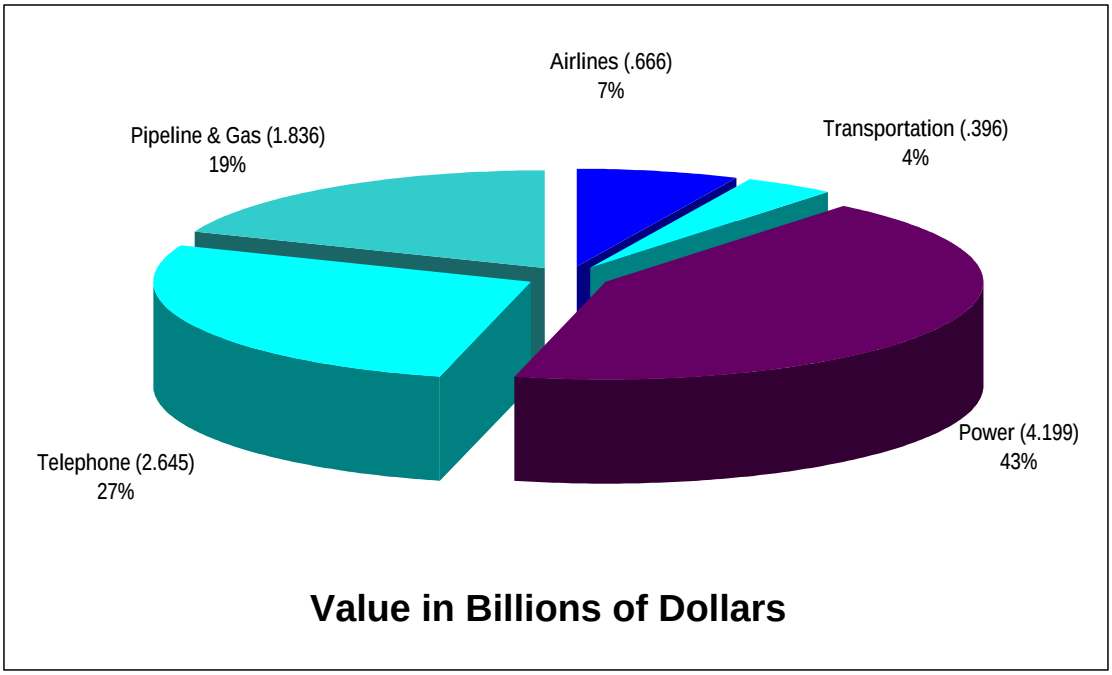


FIGURE 6

TAXES CHARGED FOR 2003 CENTRALLY ASSESSED UTILITIES

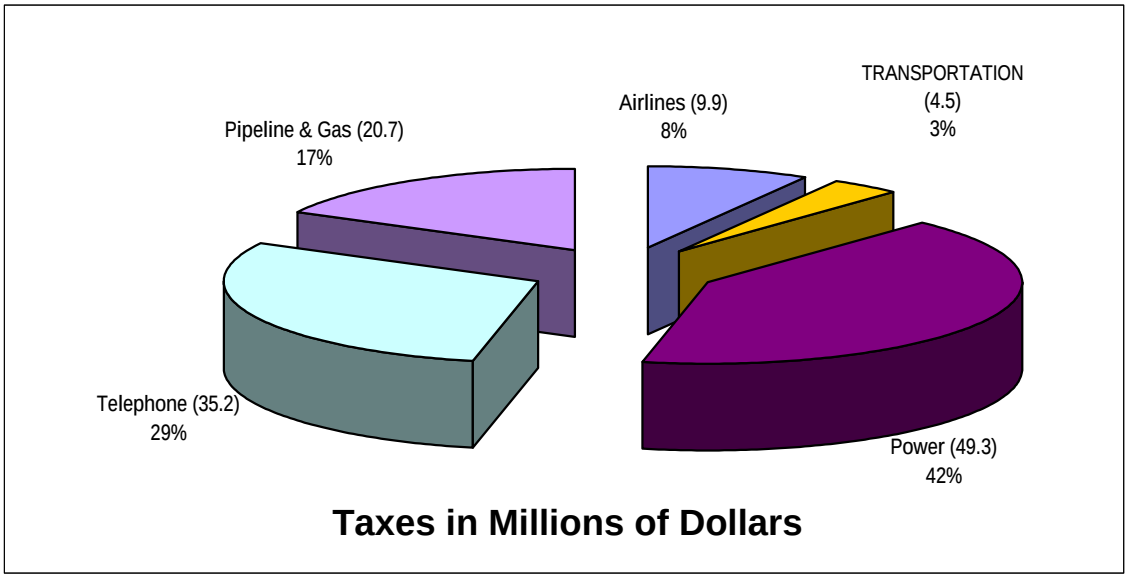


FIGURE 7

TAXABLE VALUE FOR 2003 LOCALLY ASSESSED REAL PROPERTY

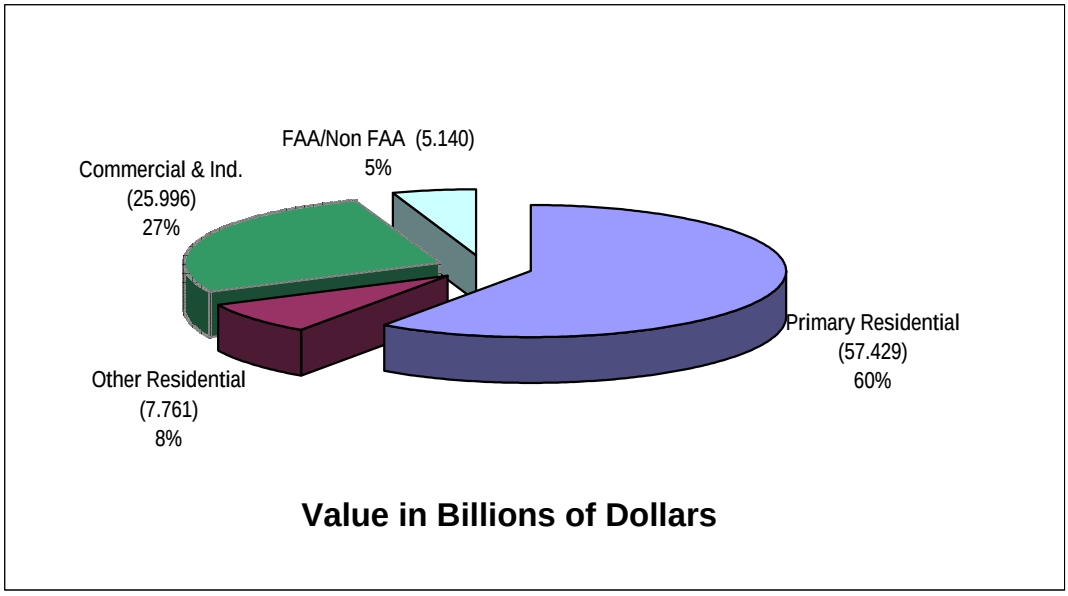


FIGURE 8

TAXES CHARGED FOR 2003 LOCALLY ASSESSED REAL PROPERTY

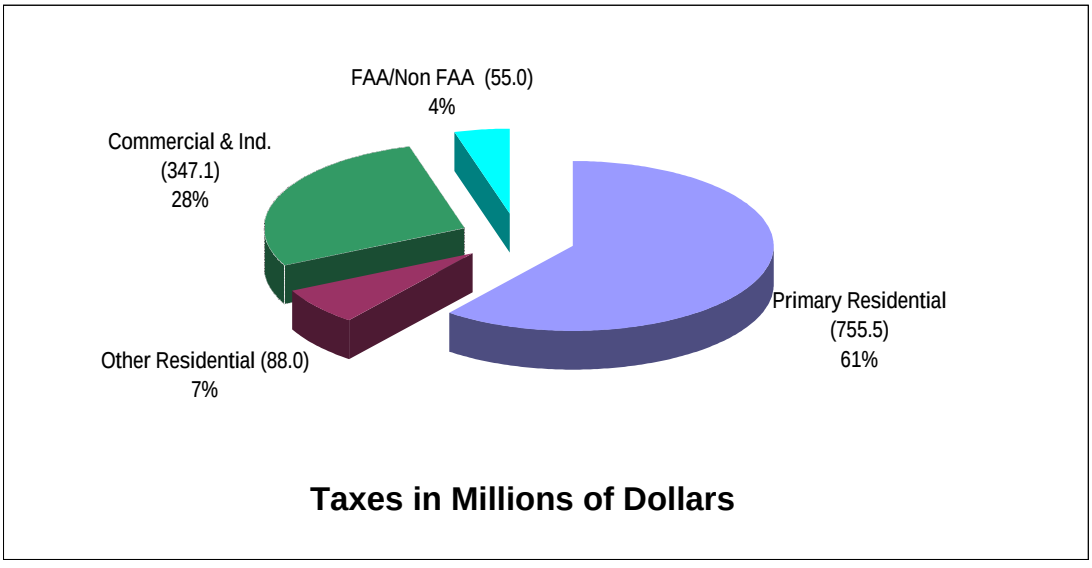


FIGURE 9

TAXABLE VALUE FOR 2003 PERSONAL PROPERTY

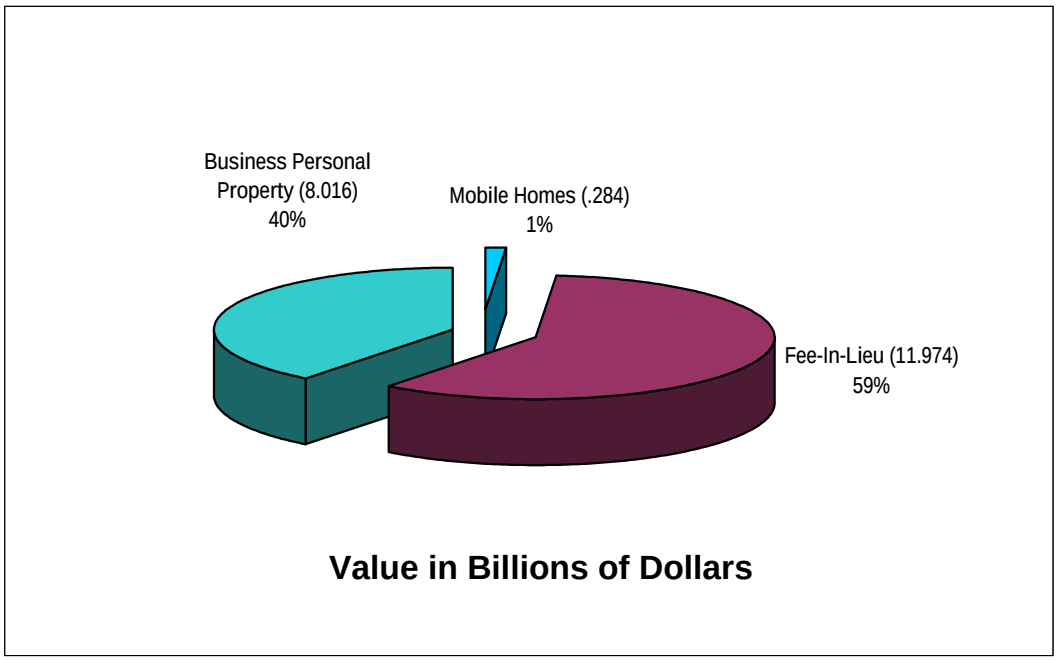
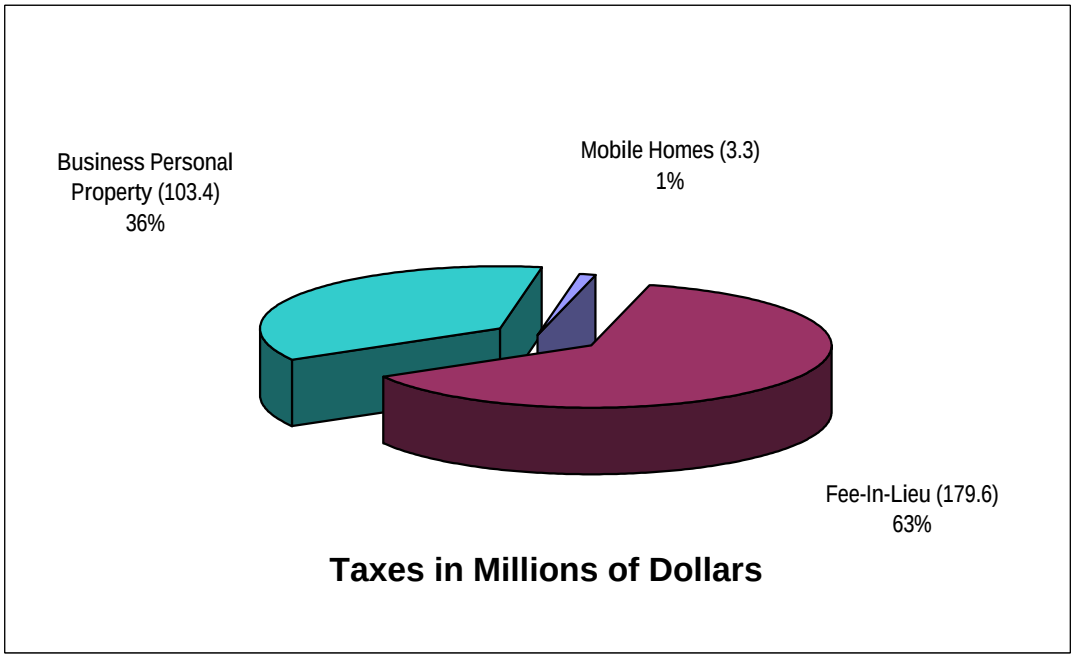


FIGURE 10

TAXES CHARGED FOR 2003 PERSONAL PROPERTY



COUNTY SPECIFIC TAXABLE VALUE

TABLE 1

TOTAL TAXABLE VALUE OF ALL PROPERTY IN UTAH FOR 2003

COUNTY	TOTAL LOCALLY ASSESSED[1]	TOTAL CENTRALLY ASSESSED[2]	TOTAL OF LOCAL & CENTRAL	TOTAL FEE IN LIEU PROPERTY[3]
BEAVER	262,220,659	182,058,674	444,279,333	36,773,739
BOX ELDER	1,737,373,005	253,161,889	1,990,534,894	258,526,265
CACHE	3,083,644,955	130,692,106	3,214,337,061	416,646,554
CARBON	635,080,453	818,216,207	1,453,296,660	135,890,567
DAGGETT	72,714,289	94,833,344	167,547,633	8,872,743
DAVIS	9,457,360,978	330,017,453	9,787,378,431	2,248,763,926
DUCHESNE	399,854,454	208,370,946	608,225,400	95,849,635
EMERY	195,708,085	1,109,396,659	1,305,104,744	69,459,028
GARFIELD	281,921,236	42,125,014	324,046,250	31,218,403
GRAND	463,279,377	130,778,429	594,057,806	48,597,289
IRON	1,611,822,647	242,066,663	1,853,889,310	150,603,500
JUAB	285,202,498	157,674,749	442,877,247	54,754,036
KANE	551,309,851	22,137,918	573,447,769	44,624,744
MILLARD	361,934,639	1,593,628,277	1,955,562,916	80,759,870
MORGAN	427,204,823	82,837,975	510,042,798	52,593,864
PIUTE	40,246,529	10,199,375	50,445,904	10,067,280
RICH	279,668,206	35,290,699	314,958,905	46,744,243
SALT LAKE	44,658,335,220	3,651,713,054	48,310,048,274	3,783,969,066
SAN JUAN	177,140,736	249,166,531	426,307,267	36,222,330
SAN PETE	681,267,142	53,450,691	734,717,833	119,108,731
SEVIER	510,617,505	167,458,652	678,076,157	110,365,210
SUMMIT	6,940,440,869	524,088,813	7,464,529,682	272,678,398
TOOELE	1,451,129,338	237,338,075	1,688,467,413	252,825,751
UINTAH	688,949,245	898,767,715	1,587,716,960	148,025,649
UTAH	14,979,056,991	713,136,197	15,692,193,188	1,802,175,057
WASATCH	1,688,565,678	65,807,862	1,754,373,540	110,659,328
WASHINGTON	5,191,982,683	363,587,333	5,555,570,016	616,006,136
WAYNE	128,202,265	9,609,445	137,811,710	18,686,748
WEBER	7,383,614,214	367,977,457	7,751,591,671	912,176,059
STATEWIDE	**104,625,848,571**	**12,745,588,202**	**117,371,436,773**	**11,973,644,149**

Numbers based upon year-end data from the TC-233b Reports received from each county.

[1] The sum of "Total Real Property" (Table 1B) and "Total Personal Property" (Table 1C).

[2] The sum of all centrally assessed property (Table 1D).

[3] Legislation was enacted that moved Class 22 vehicle (passenger vehicles, light trucks, vans, etc) to flat fee based upon age. Other personal property previously subject to fee in lieu remained taxed at the 1.5 percent of value (motor homes, boats, etc.). Total value is an estimate due to value subject to the Class 22 vehicle flat fee (Table 1C, column 6).

TABLE 1A

TAXABLE VALUE OF REAL PROPERTY FOR 2003 LAND & BUILDINGS[1]

COUNTY	PRIMARY RESIDENTIAL	OTHER RESIDENTIAL	COMMERCIAL & INDUSTRIAL	TOTAL RESIDENTIAL COMMERCIAL & INDUSTRIAL
BEAVER	89,695,795	24,845,095	41,067,425	155,608,315
BOX ELDER	812,511,394	3,758,005	419,587,939	1,235,857,338
CACHE	1,778,792,310	39,002,265	702,648,730	2,520,443,305
CARBON	304,556,213	33,161,328	192,921,101	530,638,642
DAGGETT	12,780,900	39,365,320	7,034,420	59,180,640
DAVIS	6,229,212,482	350,045,973	1,946,864,288	8,526,122,743
DUCHESNE	158,950,405	47,652,821	37,919,820	244,523,046
EMERY	118,893,140	7,384,699	31,750,760	158,028,599
GARFIELD	64,889,490	81,955,335	48,000,045	194,844,870
GRAND	170,273,845	45,344,765	96,492,435	312,111,045
IRON	614,993,000	202,216,375	354,438,455	1,171,647,830
JUAB	151,060,320	11,192,185	80,007,478	242,259,983
KANE	118,249,916	199,885,305	86,110,185	404,245,406
MILLARD	155,197,850	12,406,985	72,268,100	239,872,935
MORGAN	216,657,845	11,969,615	59,411,620	288,039,080
PIUTE	18,315,645	8,702,415	3,150,695	30,168,755
RICH	29,682,440	161,708,220	22,166,488	213,557,149
SALT LAKE	25,359,075,464	1,492,066,870	13,933,283,980	40,784,426,314
SAN JUAN	78,203,500	3,300,220	43,536,540	125,040,260
SAN PETE	349,043,770	93,475,946	62,048,210	504,567,926
SEVIER	313,548,495	22,855,980	88,291,670	424,696,145
SUMMIT	1,983,230,835	3,059,378,244	614,679,321	5,657,288,400
TOOELE	842,775,947	9,201,448	335,824,649	1,187,802,044
UINTAH	364,919,302	15,224,920	146,952,291	527,096,513
UTAH	9,481,534,189	82,568,485	3,709,021,692	13,273,124,366
WASATCH	594,432,250	739,630,560	131,753,965	1,465,816,775
WASHINGTON	2,531,711,453	565,483,895	1,009,343,810	4,106,539,158
WAYNE	37,070,395	25,042,035	23,958,880	86,071,310
WEBER	4,448,522,938	371,894,541	1,695,227,676	6,515,645,155
STATEWIDE	**57,428,781,528**	**7,760,719,850**	**25,995,762,668**	**91,185,264,046**

[1] Numbers based upon year-end data from the TC-233B Reports received from each county.

TABLE 1B

TAXABLE VALUE OF REAL PROPERTY FOR 2003 LAND AND BUILDINGS[1]

COUNTY	TOTAL RESIDENTIAL COMMERCIAL & INDUSTRIAL[2]	NON-FAA AGRICULTURAL	FAA LAND & BUILDINGS	TOTAL REAL PROPERTY
BEAVER	155,608,315	33,882,610	62,196,374	251,687,299
BOX ELDER	1,235,857,338	62,078,939	105,329,316	1,403,265,593
CACHE	2,520,443,305	165,168,430	97,526,170	2,783,137,905
CARBON	530,638,642	38,215,168	6,145,729	574,999,539
DAGGETT	59,180,640	8,789,725	2,269,095	70,239,460
DAVIS	8,526,122,743	69,475,413	30,738,116	8,626,336,272
DUCHESNE	244,523,046	98,315,185	25,956,744	368,794,975
EMERY	158,028,599	9,652,118	8,697,938	176,378,655
GARFIELD	194,844,870	59,445,545	15,334,752	269,625,167
GRAND	312,111,045	121,268,805	4,785,160	438,165,010
IRON	1,171,647,830	246,860,450	64,034,945	1,482,543,225
JUAB	242,259,983	11,810,892	12,791,890	266,862,765
KANE	404,245,406	126,999,696	5,891,707	537,136,809
MILLARD	239,872,935	21,675,545	70,706,985	332,255,465
MORGAN	288,039,080	30,443,385	15,121,520	333,603,985
PIUTE	30,168,755	3,554,400	5,755,825	39,478,980
RICH	213,557,149	44,789,418	13,465,579	271,812,146
SALT LAKE	40,784,426,314	2,128,450	65,724,870	40,852,279,634
SAN JUAN	125,040,260	26,411,002	9,082,283	160,533,545
SAN PETE	504,567,926	97,561,820	48,964,119	651,093,865
SEVIER	424,696,145	30,759,090	25,353,370	480,808,605
SUMMIT	5,657,288,400	1,080,765,068	37,506,286	6,775,559,754
TOOELE	1,187,802,044	141,531,715	15,165,986	1,344,499,745
UINTAH	527,096,513	48,453,724	26,805,657	602,355,894
UTAH	13,273,124,366	468,255,685	94,930,798	13,836,310,849
WASATCH	1,465,816,775	160,140,065	16,871,783	1,642,828,623
WASHINGTON	4,106,539,158	860,758,160	14,101,335	4,981,398,653
WAYNE	86,071,310	31,864,505	6,598,660	124,534,475
WEBER	6,515,645,155	89,810,601	41,344,335	6,646,800,091
STATEWIDE	**91,185,264,046**	**4,190,865,609**	**949,197,327**	**96,325,326,982**

[1] Numbers based upon year-end data from the TC-233B Reports received from each county.

[2] This column is the same as the column in Table 1A column 5.

FIGURE 11

LOCALLY ASSESSED TAXABLE VALUES RANKED BY COUNTY FOR 2003

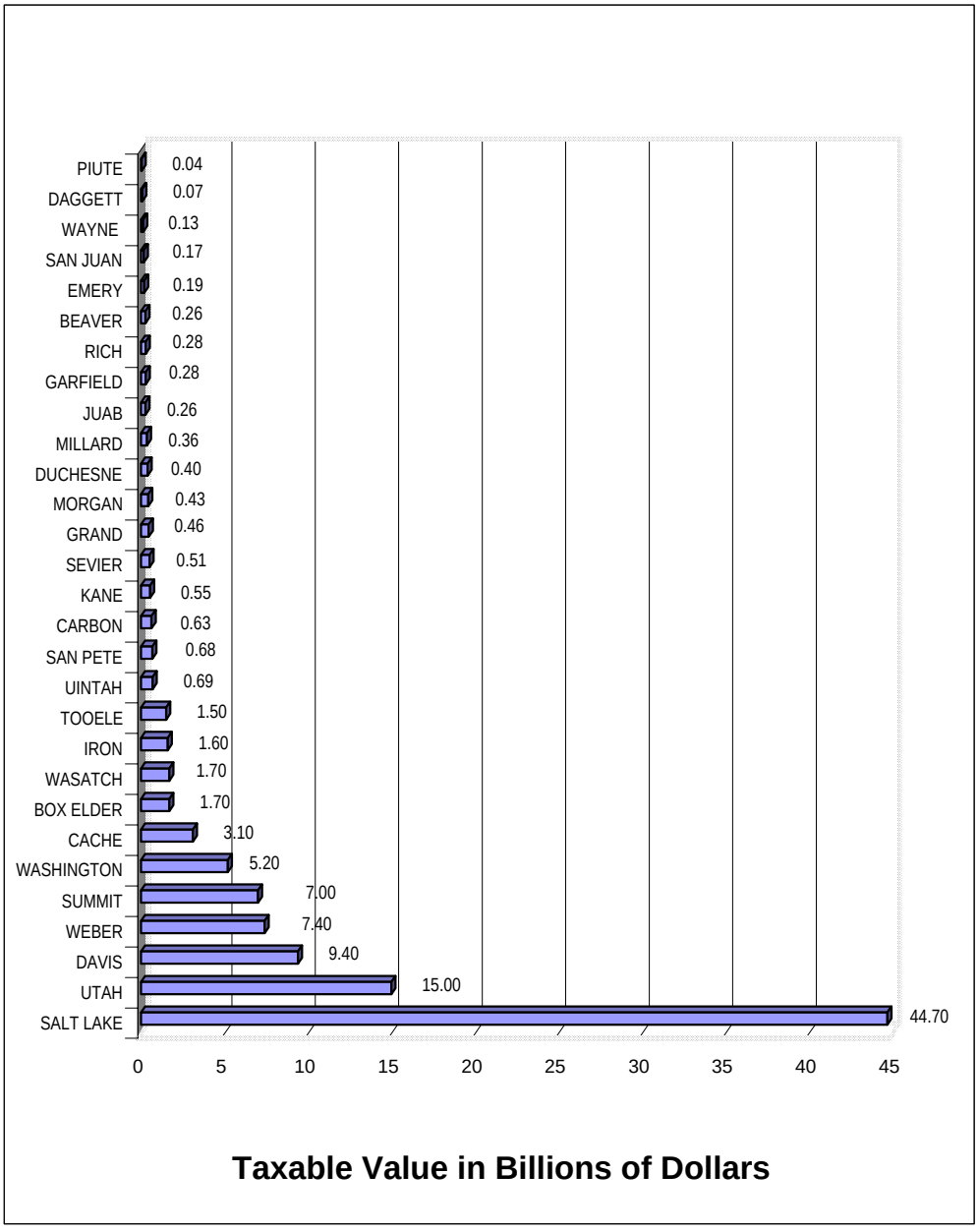


FIGURE 12

TAXABLE VALUE LOCAL AND CENTRALLY ASSESSED
RANKED BY UTAH'S 29 COUNTIES FOR 2003

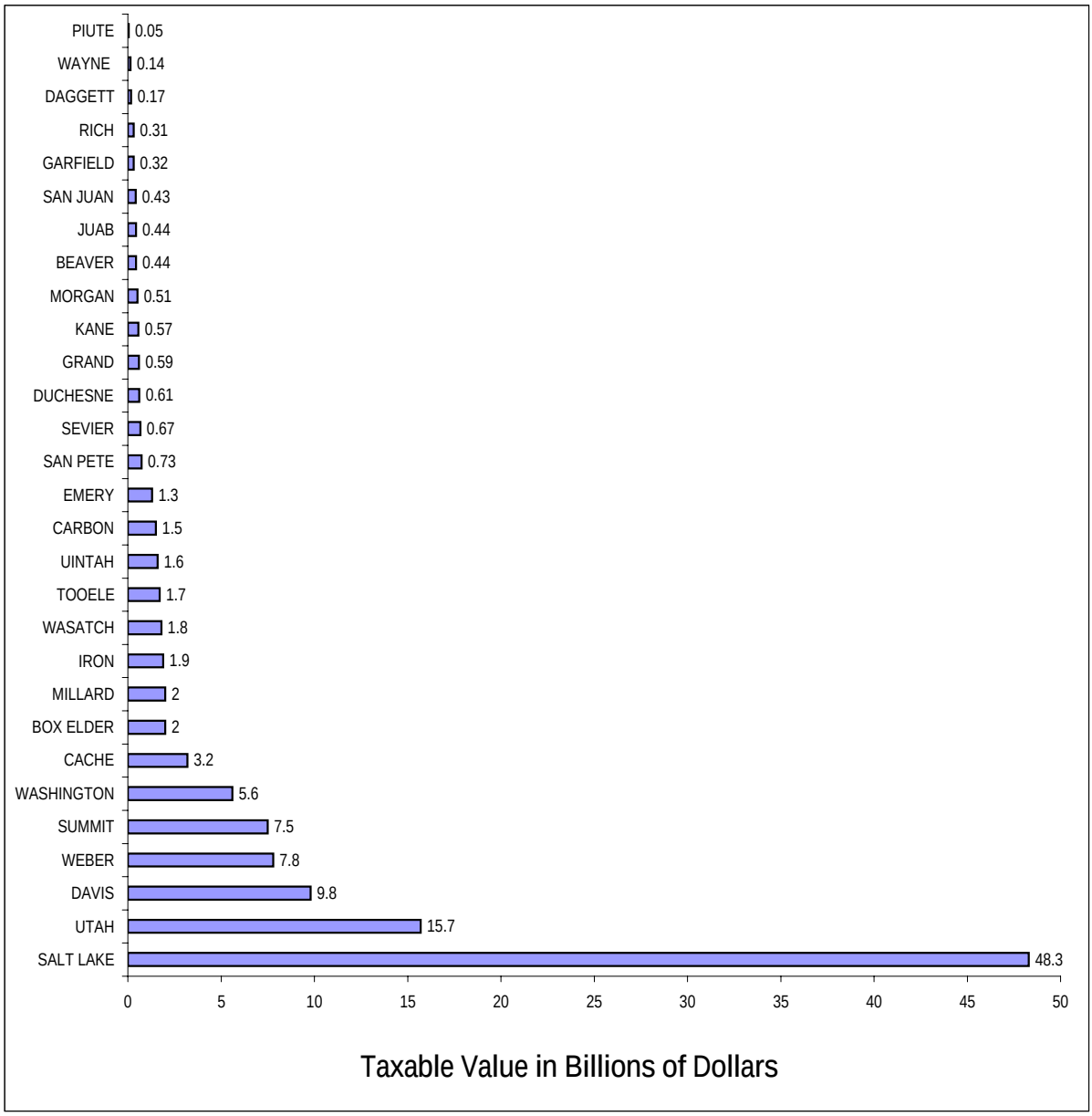


FIGURE 13

TAXABLE VALUE PRIMARY & OTHER RESIDENTIAL
PROPERTY BY COUNTY
FOR 2003

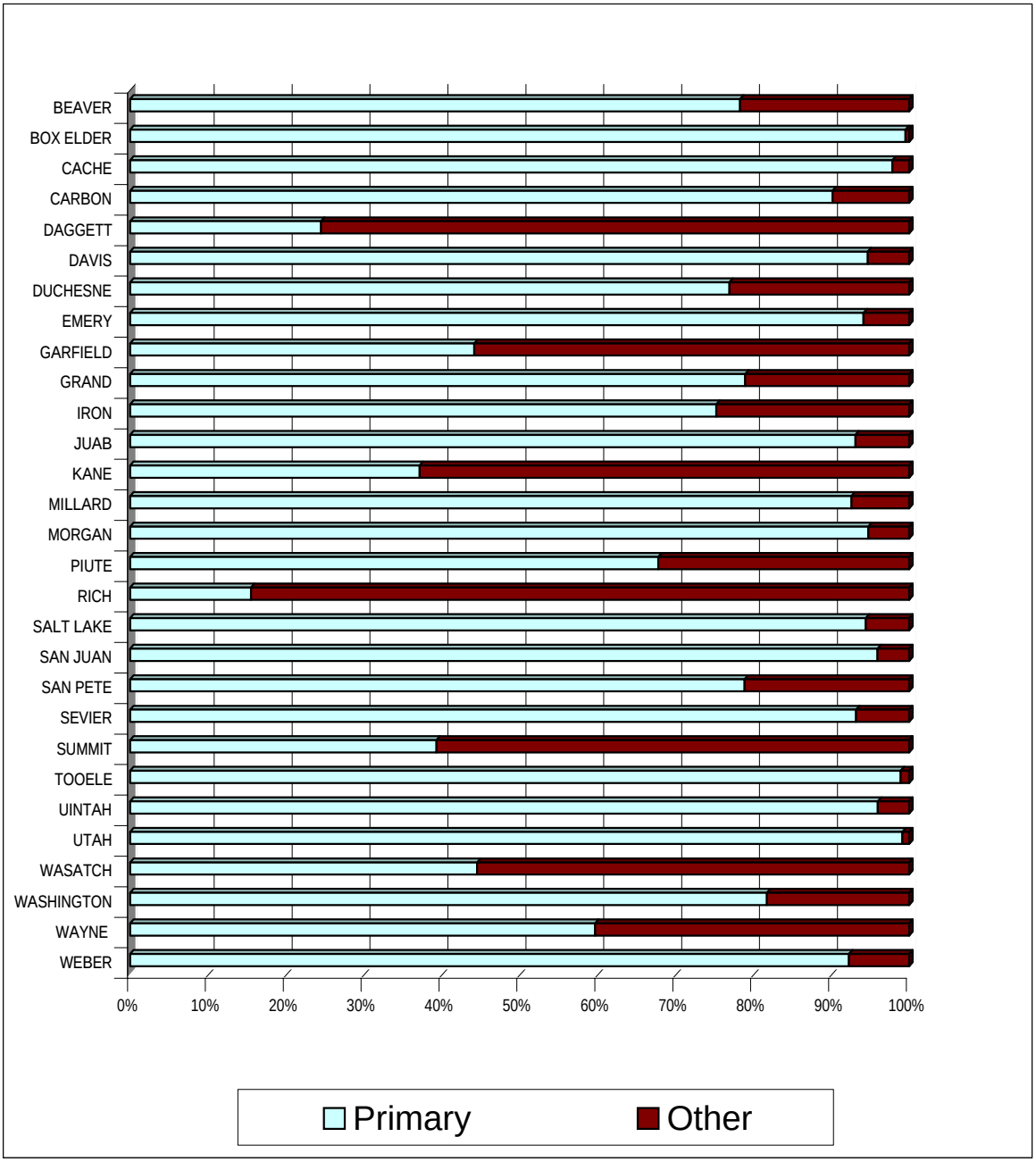


TABLE 1C

SUMMARY OF PERSONAL PROPERTY TAXABLE VALUE FOR 2003*

COUNTY	MOBILE HOMES PRIMARY USE	MOBILE HOMES NON PRIMARY	OTHER PERSONAL[1]	TOTAL PERSONAL PROPERTY[2]	TOTAL MOTOR VEHICLE[3]
BEAVER	379,390	230,155	9,923,815	10,533,360	36,773,739
BOX ELDER	4,638,012	384,092	329,085,308	334,107,413	258,526,265
CACHE	8,824,366	0	291,682,684	300,507,050	416,646,554
CARBON	5,293,941	1,292,165	53,494,808	60,080,914	135,890,567
DAGGETT	272,935	608,210	1,593,684	2,474,829	8,872,743
DAVIS	30,586,906	844,938	799,592,862	831,024,706	2,248,763,926
DUCHESNE	5,610,097	940,271	24,509,111	31,059,479	95,849,635
EMERY	2,991,206	322,887	16,015,337	19,329,430	69,459,028
GARFIELD	271,602	110,195	11,914,272	12,296,069	31,218,403
GRAND	5,883,675	614,770	18,615,922	25,114,367	48,597,289
IRON	3,331,543	56,274	125,891,605	129,279,422	150,603,500
JUAB	731,116	0	17,608,617	18,339,733	54,754,036
KANE	588,552	15,700	13,568,790	14,173,042	44,624,744
MILLARD	884,433	138,318	28,656,423	29,679,174	80,759,870
MORGAN	533,645	54,739	93,012,454	93,600,838	52,593,864
PIUTE	68,470	8,760	690,319	767,549	10,067,280
RICH	607,044	4,984,764	2,264,253	7,856,061	46,744,243
SALT LAKE	90,026,273	6,287,016	3,709,742,297	3,806,055,586	3,783,969,066
SAN JUAN	1,148,108	1,223,740	14,235,343	16,607,191	36,222,330
SAN PETE	1,314,290	244,150	28,614,837	30,173,277	119,108,731
SEVIER	937,231	410,861	28,460,808	29,808,900	110,365,210
SUMMIT	1,837,535	287,855	162,755,725	164,881,115	272,678,398
TOOELE	12,371,160	318,018	93,940,415	106,629,593	252,825,751
UINTAH	4,710,222	288,526	81,594,603	86,593,351	148,025,649
UTAH	31,212,799	2,200,939	1,109,332,404	1,142,746,142	1,802,175,057
WASATCH	2,512,687	204,000	43,020,368	45,737,055	110,659,328
WASHINGTON	10,552,796	6,374,842	193,656,392	210,584,030	616,006,136
WAYNE	178,245	132,075	3,357,470	3,667,790	18,686,748
WEBER	26,691,411	0	710,122,712	736,814,123	912,258,162
STATEWIDE	**254,989,690**	**28,578,260**	**8,016,953,638**	**8,300,521,588**	**11,973,726,252**

*Personal Property is taxed on prior year's property tax rates.

[1]The sum of all other personal property.

[2] The sum of mobile homes, machinery and fixtures and other personal property.

[3] Legislation was enacted that moved Class 22 vehicle (passenger vehicles, light trucks, vans, etc) to flat fee based upon age. Other personal property previously subject to fee in lieu remained taxed at the 1.5 percent of value (motor homes, boats, etc.). Total value is an estimate due to value subject to the Class 22 vehicle flat fee (Table 1C,column 6).

TABLE 1D

SUMMARY OF TAXABLE VALUES FOR CENTRALLY ASSESSED PROPERTY BY THE STATE TAX COMMISSION FOR CALENDAR YEAR 2003

COUNTY	TOTAL UTILITIES[1]	TOTAL NATURAL RESOURCES[2]	TOTAL CENTRALLY ASSESSED[3]
BEAVER	155,741,553	26,317,121	182,058,674
BOX ELDER	206,689,604	46,472,285	253,161,889
CACHE	124,640,805	6,051,301	130,692,106
CARBON	188,998,998	629,217,209	818,216,207
DAGGETT	74,008,808	20,824,536	94,833,344
DAVIS	318,115,848	11,901,605	330,017,453
DUCHESNE	75,186,747	133,184,199	208,370,946
EMERY	939,351,217	170,045,442	1,109,396,659
GARFIELD	29,106,234	13,018,780	42,125,014
GRAND	89,616,750	41,161,679	130,778,429
IRON	233,909,530	8,157,133	242,066,663
JUAB	138,269,251	19,405,498	157,674,749
KANE	19,369,543	2,768,375	22,137,918
MILLARD	1,541,522,990	52,105,287	1,593,628,277
MORGAN	72,326,451	10,511,524	82,837,975
PIUTE	9,165,844	1,033,531	10,199,375
RICH	32,633,783	2,656,916	35,290,699
SALT LAKE	3,016,033,408	635,679,646	3,651,713,054
SAN JUAN	87,155,535	162,010,996	249,166,531
SAN PETE	48,680,477	4,770,214	53,450,691
SEVIER	69,147,154	98,311,498	167,458,652
SUMMIT	269,835,320	254,253,493	524,088,813
TOOELE	167,609,753	69,728,322	237,338,075
UINTAH	423,200,616	475,567,099	898,767,715
UTAH	673,487,006	39,649,191	713,136,197
WASATCH	54,099,993	11,707,869	65,807,862
WASHINGTON	347,817,057	15,770,276	363,587,333
WAYNE	9,118,411	491,034	9,609,445
WEBER	327,964,112	40,013,345	367,977,457
STATEWIDE	**9,742,802,798**	**3,002,785,404**	**12,745,588,202**

Based upon values from TC-233B Reports from each county

[1] These values are detailed in Table 1E.

[2] These values are detailed Table 1F.

[3] Sum of "Utilities" and "Natural Recourses" columns.

TABLE 1E

UTILITY TAXABLE VALUES FOR PROPERTY ASSESSED BY THE STATE TAX COMMISSION FOR CALENDAR YEAR 2003

COUNTY	AIRLINES	OTHER TRANSPORTATION	POWER	TELEPHONE	PIPELINE & GAS UTILITIES	TOTAL UTILITIES[1]
BEAVER	0	8,569,475	52,345,510	23,157,613	71,668,955	155,741,553
BOX ELDER	6,490	36,023,698	73,473,246	85,491,292	11,694,878	206,689,604
CACHE	43,230	9,496,735	34,831,945	57,961,484	22,307,411	124,640,805
CARBON	37,544	34,158,871	71,397,853	21,587,574	61,817,156	188,998,998
DAGGETT	0	0	1,857,846	2,433,908	69,717,054	74,008,808
DAVIS	41,360	23,298,782	66,054,691	144,731,169	83,989,846	318,115,848
DUCHESNE	670	0	35,761,512	27,802,017	11,622,548	75,186,747
EMERY	530	12,567,777	904,484,947	11,095,153	11,202,810	939,351,217
GARFIELD	48,670	0	12,594,608	14,234,538	2,228,418	29,106,234
GRAND	2,118,540	19,640,858	13,794,037	12,212,544	41,850,771	89,616,750
IRON	1,626,131	18,132,118	50,289,781	50,132,286	113,729,214	233,909,530
JUAB	150	13,365,740	39,973,036	15,660,342	69,269,983	138,269,251
KANE	160	0	10,946,223	8,423,160	0	19,369,543
MILLARD	670	16,048,559	1,328,064,539	28,222,182	169,187,040	1,541,522,990
MORGAN	0	7,117,997	5,550,720	12,319,773	47,337,961	72,326,451
PIUTE	0	0	6,058,872	1,606,039	1,500,933	9,165,844
RICH	0	0	12,779,124	5,553,731	14,300,928	32,633,783
SALT LAKE	624,494,141	55,619,945	618,207,034	1,374,732,844	342,979,444	3,016,033,408
SAN JUAN	201,774	0	40,927,951	9,216,018	36,809,792	87,155,535
SAN PETE	1,650	0	19,859,867	18,436,703	10,382,257	48,680,477
SEVIER	280	0	40,662,918	23,229,820	5,254,136	69,147,154
SUMMIT	8,130	11,711,952	58,506,117	79,011,526	120,597,595	269,835,320
TOOELE	12,500	38,569,323	48,669,745	71,314,690	9,043,495	167,609,753
UINTAH	2,456,676	359,137	309,701,062	22,053,623	88,630,118	423,200,616
UTAH	486,200	53,176,970	148,081,258	258,816,314	212,926,264	673,487,006
WASATCH	970	1,507,666	24,025,827	24,080,671	4,484,859	54,099,993
WASHINGTON	34,412,782	7,488	74,358,626	78,077,844	160,960,317	347,817,057
WAYNE	0	0	4,737,077	4,381,334	0	9,118,411
WEBER	154,326	36,679,360	91,431,371	159,029,948	40,669,107	327,964,112
STATEWIDE	**666,153,574**	**396,052,451**	**4,199,427,343**	**2,645,006,140**	**1,836,163,290**	**9,742,802,798**

Numbers based upon values from the TC-233B Reports from each county.

[1] These "Total Utilities" numbers are included in detail Table 1D.

TABLE 1F

NATURAL RESOURCE TAXABLE VALUES FOR PROPERTY ASSESSED BY THE STATE TAX COMMISSION FOR 2003

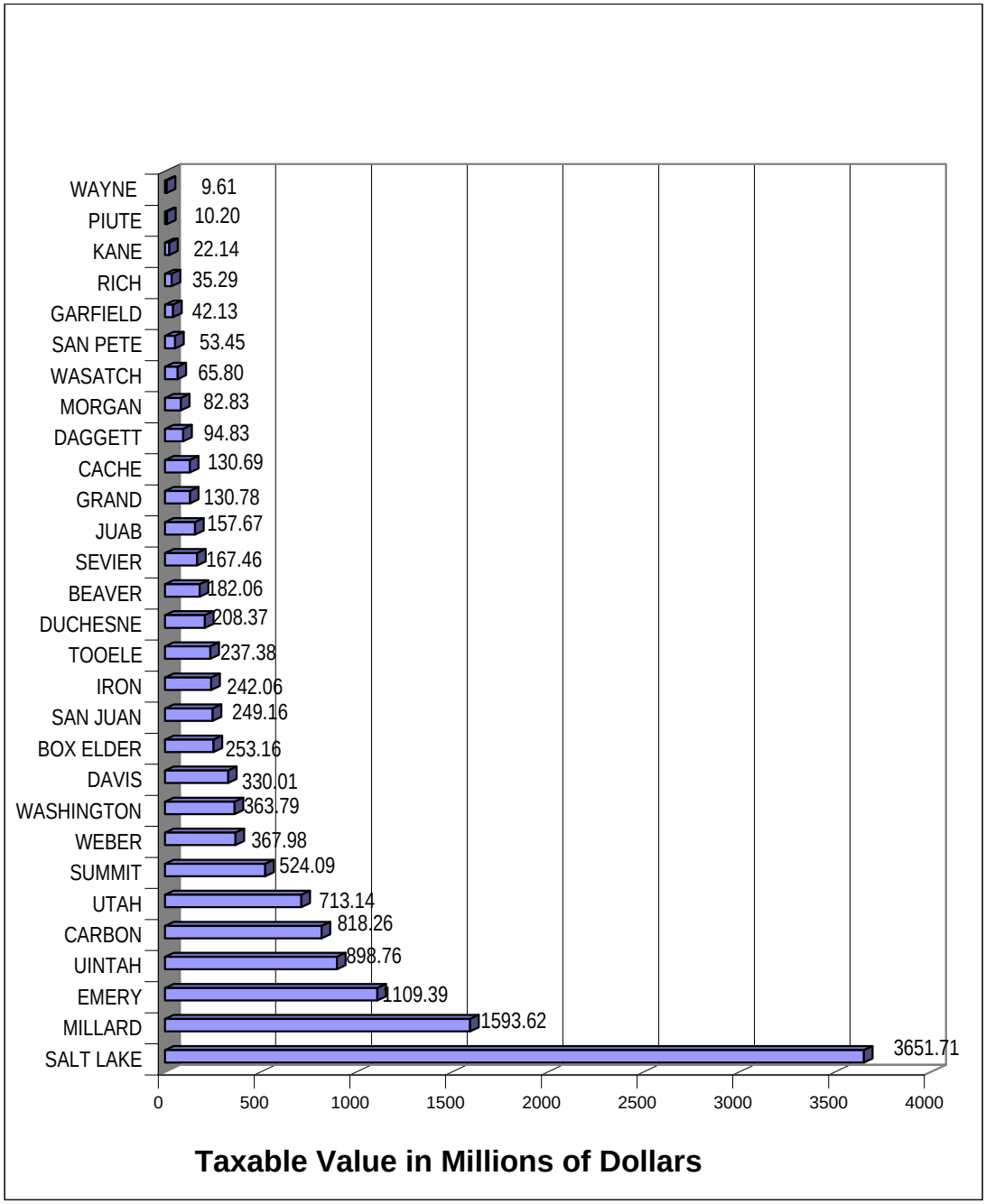
COUNTY	OIL & GAS EXTRACTION	METAL MINES	COAL MINES	SAND & GRAVEL	NON-METAL MINES	TOTAL NATURAL RESOURCE[1]
BEAVER	0	575,817	0	1,154,161	24,587,143	26,317,121
BOX ELDER	0	190,002	0	18,569,694	27,712,589	46,472,285
CACHE	0	9,734	0	6,041,567	0	6,051,301
CARBON	433,253,909	0	194,774,683	818,733	369,884	629,217,209
DAGGETT	18,655,074	0	0	37,588	2,131,874	20,824,536
DAVIS	0	0	0	11,901,605	0	11,901,605
DUCHESNE	131,192,429	0	0	1,814,869	176,901	133,184,199
EMERY	88,361,771	13,241	80,560,710	454,995	654,725	170,045,442
GARFIELD	6,802,464	5,413,080	0	803,236	0	13,018,780
GRAND	32,273,477	239,717	0	32,942	8,615,543	41,161,679
IRON	0	2,167,599	92,588	5,771,298	125,648	8,157,133
JUAB	0	4,203,033	1,957,415	2,876,013	10,369,037	19,405,498
KANE	0	0	0	2,200,527	567,848	2,768,375
MILLARD	0	21,987,471	0	971,158	29,146,658	52,105,287
MORGAN	0	32,158	0	2,293,567	8,185,799	10,511,524
PIUTE	0	854,798	0	0	178,733	1,033,531
RICH	2,305,582	0	0	226,752	124,582	2,656,916
SALT LAKE	0	534,631,513	0	100,273,632	774,501	635,679,646
SAN JUAN	158,740,039	389,801	0	1,423,601	1,457,555	162,010,996
SAN PETE	24,620	34,399	0	2,365,725	2,345,470	4,770,214
SEVIER	0	42,288	80,409,791	1,900,027	15,959,392	98,311,498
SUMMIT	226,532,666	16,065,012	0	3,634,993	8,020,822	254,253,493
TOOELE	0	15,228,377	0	4,938,474	49,561,471	69,728,322
UINTAH	417,653,357	49,594	6,000	1,762,177	56,095,971	475,567,099
UTAH	0	7,635,601	0	27,027,043	4,986,547	39,649,191
WASATCH	0	5,494,622	0	6,013,001	200,246	11,707,869
WASHINGTON	0	271,678	0	14,832,566	666,032	15,770,276
WAYNE	0	0	0	152,975	338,059	491,034
WEBER	0	1,002	0	2,312,343	37,700,000	40,013,345
STATEWIDE	**1,515,795,388**	**615,530,537**	**357,801,187**	**222,605,262**	**291,053,030**	**3,002,785,404**

Numbers based upon values from the TC-233B Reports from each county.

[1]These "Total Natural Resourse" numbers are included in Table 1D, Column 3.

FIGURE 14

CENTRALLY ASSESSED TAXABLE VALUES RANKED
BY COUNTY FOR 2003



TAXES CHARGED INFORMATION by COUNTY

TABLE 2

SUMMARY TOTALS PROPERTY TAXES CHARGED AGAINST EACH CLASS OF PROPERTY FOR 2003

COUNTY	TOTAL REAL PROPERTY	TOTAL PERSONAL PROPERTY	TOTAL LOCALLY ASSESSED	TOTAL UTILITIES	TOTAL NATURAL RESOURCES	TOTAL CENTRAL ASSESSED	TOTAL LOCAL & CENTRAL ASSESSED	MOTOR VEHICLE FEE IN LIEU	TOTAL LOCAL, CENTRALLY ASSESSED PLUS FEE IN LIEU
BEAVER	2,852,937	121,117	2,974,054	1,704,518	285,840	1,990,358	4,964,412	551,606	5,516,018
BOX ELDER	14,617,340	3,466,020	18,083,360	1,975,620	446,733	2,422,352	20,505,712	3,877,894	24,383,606
CACHE	29,637,432	3,041,239	32,678,671	1,261,197	53,393	1,314,590	33,993,261	6,249,698	40,242,959
CARBON	7,254,372	680,049	7,934,421	2,119,740	6,581,292	8,701,032	16,635,453	2,038,359	18,673,811
DAGGETT	624,936	16,718	641,654	602,174	168,949	771,124	1,412,778	133,091	1,545,869
DAVIS	110,053,937	10,324,766	120,378,703	4,045,637	149,654	4,195,292	124,573,995	33,731,459	158,305,454
DUCHESNE	5,391,807	468,507	5,860,314	1,066,133	1,765,340	2,831,473	8,691,787	1,437,745	10,129,532
EMERY	2,442,006	269,402	2,711,408	12,417,612	1,897,237	14,314,849	17,026,257	1,041,885	18,068,143
GARFIELD	3,037,007	125,685	3,162,692	325,837	130,023	455,860	3,618,552	468,276	4,086,828
GRAND	4,561,137	264,527	4,825,664	860,399	386,714	1,247,113	6,072,777	728,959	6,801,736
IRON	17,767,066	1,525,034	19,292,100	2,366,529	89,749	2,456,278	21,748,379	2,259,053	24,007,431
JUAB	3,373,731	222,904	3,596,635	1,590,628	223,988	1,814,615	5,411,251	821,311	6,232,561
KANE	4,869,474	127,579	4,997,053	171,390	24,342	195,732	5,192,785	669,371	5,862,156
MILLARD	3,686,111	341,190	4,027,301	15,458,351	517,407	15,975,758	20,003,058	1,211,398	21,214,456
MORGAN	3,192,464	814,407	4,006,871	663,387	95,749	759,136	4,766,007	788,908	5,554,915
PIUTE	376,059	7,223	383,282	83,372	9,003	92,375	475,657	151,009	626,666
RICH	2,074,048	66,634	2,140,682	260,551	21,059	281,610	2,422,293	701,164	3,123,456
SALT LAKE	598,803,456	54,466,100	653,269,556	44,861,557	9,208,256	54,069,814	707,339,370	56,759,536	764,098,906
SAN JUAN	2,669,185	265,333	2,934,518	1,294,957	2,362,925	3,657,882	6,592,400	543,335	7,135,735
SAN PETE	6,901,046	312,540	7,213,586	497,343	46,838	544,181	7,757,767	1,786,631	9,544,398
SEVIER	6,178,981	384,068	6,563,049	833,290	1,116,278	1,949,568	8,512,617	1,655,478	10,168,096
SUMMIT	68,977,815	1,676,787	70,654,602	2,570,767	2,495,979	5,066,746	75,721,348	4,090,176	79,811,524
TOOELE	17,304,860	1,278,553	18,583,413	1,948,905	756,160	2,705,065	21,288,477	3,792,386	25,080,864
UINTAH	7,047,437	973,630	8,021,067	4,397,105	4,877,534	9,274,639	17,295,706	2,220,385	19,516,091
UTAH	157,530,097	12,316,107	169,846,204	7,598,177	452,285	8,050,462	177,896,666	27,032,626	204,929,292
WASATCH	16,470,130	461,378	16,931,508	531,235	110,598	641,833	17,573,341	1,659,890	19,233,231
WASHINGTON	55,127,197	2,351,263	57,478,460	3,503,576	168,657	3,672,233	61,150,693	9,241,324	70,392,016
WAYNE	935,865	23,283	959,148	69,628	3,629	73,257	1,032,405	280,301	1,312,706
WEBER	91,441,277	10,615,882	102,057,159	4,525,257	474,818	5,000,075	107,057,234	13,682,641	120,739,875
STATEWIDE	**1,245,199,212**	**107,007,925**	**1,352,207,137**	**119,604,872**	**34,920,431**	**154,525,303**	**1,506,732,440**	**179,605,894**	**1,686,338,334**

TABLE 2A

PROPERTY TAXES CHARGED AGAINST EACH CLASS OF PROPERTY FOR 2003[1]

COUNTY	PRIMARY RESIDENTIAL	OTHER RESIDENTIAL	COMMERCIAL INDUSTRIAL	TOTAL RESIDENTIAL COMMERCIAL & INDUSTRIAL
BEAVER	1,042,154	272,363	492,803	1,807,320
BOX ELDER	8,720,706	36,443	4,256,333	13,013,481
CACHE	18,866,363	373,743	7,757,101	26,997,207
CARBON	3,837,464	356,162	2,557,602	6,751,227
DAGGETT	113,137	352,685	61,790	527,612
DAVIS	79,279,387	4,429,596	25,087,587	108,796,570
DUCHESNE	2,430,381	648,116	619,458	3,697,955
EMERY	1,720,209	93,093	412,226	2,225,529
GARFIELD	788,510	896,486	544,505	2,229,501
GRAND	1,776,158	475,812	991,202	3,243,172
IRON	7,341,874	2,514,028	4,464,568	14,320,470
JUAB	1,964,161	143,449	961,785	3,069,395
KANE	1,169,926	1,679,286	843,267	3,692,479
MILLARD	1,775,059	131,356	829,888	2,736,303
MORGAN	2,091,564	110,444	561,062	2,763,070
PIUTE	176,185	82,445	30,135	288,765
RICH	240,640	1,218,554	171,571	1,630,766
SALT LAKE	373,277,291	22,111,605	202,417,200	597,806,096
SAN JUAN	1,337,363	49,457	741,805	2,128,624
SAN PETE	3,904,216	882,570	706,934	5,493,720
SEVIER	4,059,178	265,599	1,180,963	5,505,741
SUMMIT	20,456,020	31,320,803	6,304,672	58,081,495
TOOELE	11,051,730	111,341	4,187,642	15,350,712
UINTAH	4,287,368	171,879	1,743,517	6,202,764
UTAH	108,294,932	1,050,990	42,051,910	151,397,833
WASATCH	6,103,569	7,225,107	1,379,189	14,707,865
WASHINGTON	28,114,301	6,187,723	11,327,112	45,629,136
WAYNE	281,638	187,199	180,858	649,695
WEBER	61,003,163	4,626,649	24,196,400	89,826,212
STATEWIDE	**755,504,646**	**88,004,983**	**347,061,087**	**1,190,570,715**

[1]Numbers based upon year-end data from the TC233b Reports received from each county.

TABLE 2B

PROPERTY TAXES CHARGED AGAINST EACH CLASS OF PROPERTY FOR 2003[1]

COUNTY	TOTAL RESIDENTIAL COMMERCIAL & INDUSTRIAL	NON FAA & UNIMPROVED	FAA LAND & BUILDINGS	TOTAL REAL PROPERTY
BEAVER	1,807,320	372,493	673,125	2,852,937
BOX ELDER	13,013,481	630,332	973,527	14,617,340
CACHE	26,997,207	1,709,799	930,425	29,637,432
CARBON	6,751,227	438,185	64,960	7,254,372
DAGGETT	527,612	78,048	19,276	624,936
DAVIS	108,796,570	870,030	387,338	110,053,937
DUCHESNE	3,697,955	1,332,836	361,016	5,391,807
EMERY	2,225,529	117,773	98,704	2,442,006
GARFIELD	2,229,501	640,080	167,426	3,037,007
GRAND	3,243,172	1,270,571	47,394	4,561,137
IRON	14,320,470	2,831,387	615,209	17,767,066
JUAB	3,069,395	154,002	150,334	3,373,731
KANE	3,692,479	1,126,844	50,150	4,869,474
MILLARD	2,736,303	235,891	713,916	3,686,111
MORGAN	2,763,070	291,352	138,042	3,192,464
PIUTE	288,765	34,188	53,106	376,059
RICH	1,630,766	336,547	106,735	2,074,048
SALT LAKE	597,806,096	31,777	965,584	598,803,456
SAN JUAN	2,128,624	405,303	135,257	2,669,185
SAN PETE	5,493,720	936,847	470,479	6,901,046
SEVIER	5,505,741	384,085	289,155	6,178,981
SUMMIT	58,081,495	10,550,862	345,458	68,977,815
TOOELE	15,350,712	1,776,384	177,763	17,304,860
UINTAH	6,202,764	544,220	300,454	7,047,437
UTAH	151,397,833	6,132,265	426,989	157,530,097
WASATCH	14,707,865	1,601,185	161,080	16,470,130
WASHINGTON	45,629,136	9,352,897	145,164	55,127,197
WAYNE	649,695	237,191	48,979	935,865
WEBER	89,826,212	1,118,122	496,943	91,441,277
STATEWIDE	**1,190,570,715**	**45,541,497**	**9,513,989**	**1,245,626,201**

[1]Numbers based upon year-end data from the TC233b Reports received from each county.

TABLE 2C

PROPERTY TAXES CHARGED AGAINST EACH CLASS OF PROPERTY FOR 2003[1]

COUNTY	MOBILE HOMES PRIMARY RESIDENTIAL	MOBILE HOMES NON PRIMARY	OTHER PERSONAL PROPERTY	TOTAL PERSONAL PROPERTY	TOTAL FEE IN LIEU PROPERTY
BEAVER	4,533	2,885	113,699	121,117	551,606
BOX ELDER	51,011	3,960	3,411,049	3,466,020	3,877,894
CACHE	91,199	0	2,950,040	3,041,239	6,249,698
CARBON	56,755	11,957	611,337	680,049	2,038,359
DAGGETT	1,955	4,063	10,700	16,718	133,091
DAVIS	387,820	10,459	9,926,487	10,324,766	33,731,459
DUCHESNE	93,992	13,719	360,796	468,507	1,437,745
EMERY	46,935	3,885	218,582	269,402	1,041,885
GARFIELD	2,723	973	121,989	125,685	468,276
GRAND	62,237	6,263	196,027	264,527	728,959
IRON	40,652	623	1,483,759	1,525,034	2,259,053
JUAB	9,842	0	213,062	222,904	821,311
KANE	5,857	128	121,594	127,579	669,371
MILLARD	10,833	1,525	328,832	341,190	1,211,398
MORGAN	5,238	487	808,682	814,407	788,908
PIUTE	674	80	6,469	7,223	151,009
RICH	5,267	41,122	20,245	66,634	701,164
SALT LAKE	1,278,115	89,295	53,098,690	54,466,100	56,759,536
SAN JUAN	19,889	18,758	226,686	265,333	543,335
SAN PETE	13,844	1,913	296,783	312,540	1,786,631
SEVIER	11,900	5,237	366,931	384,068	1,655,478
SUMMIT	19,623	2,637	1,654,527	1,676,787	4,090,176
TOOELE	159,156	3,693	1,115,704	1,278,553	3,792,386
UINTAH	53,802	3,229	916,599	973,630	2,220,385
UTAH	338,298	21,924	11,955,885	12,316,107	27,032,626
WASATCH	25,768	2,119	433,491	461,378	1,659,890
WASHINGTON	113,743	70,085	2,167,435	2,351,263	9,241,324
WAYNE	1,145	841	21,297	23,283	280,301
WEBER	350,462	0	10,265,420	10,615,882	13,682,641
STATEWIDE	**3,263,268**	**321,860**	**103,422,797**	**107,007,925**	**179,605,894**

[1]Numbers based upon year-end data from the TC233b Reports received from each county.

TABLE 2D

PROPERTY TAXES CHARGED AGAINST EACH CLASS OF PROPERTY FOR 2003[1]

COUNTY	AIRLINE COMPANIES	OTHER TRANSPORTATION	POWER	TELEPHONE	PIPELINE & GAS UTILITIES	TOTAL UTILITIES
BEAVER	0	100,762	570,189	255,517	778,050	1,704,518
BOX ELDER	72	336,875	696,227	823,919	118,526	1,975,620
CACHE	493	90,599	332,298	609,446	228,361	1,261,197
CARBON	390	377,459	796,757	284,042	661,092	2,119,740
DAGGETT	0	0	15,556	21,004	565,614	602,174
DAVIS	527	303,086	838,582	1,870,105	1,033,338	4,045,637
DUCHESNE	12	0	486,329	419,565	160,228	1,066,133
EMERY	6	139,280	11,999,514	147,731	131,082	12,417,612
GARFIELD	508	0	132,256	169,226	23,847	325,837
GRAND	19,905	184,442	136,430	120,512	399,109	860,399
IRON	15,484	175,563	511,869	560,233	1,103,380	2,366,529
JUAB	2	158,591	456,357	193,759	781,920	1,590,628
KANE	2	0	91,732	79,656	0	171,390
MILLARD	8	166,203	13,313,090	303,137	1,675,914	15,458,351
MORGAN	0	66,020	51,135	117,009	429,223	663,387
PIUTE	0	0	54,395	15,015	13,962	83,372
RICH	0	0	100,478	45,503	114,570	260,551
SALT LAKE	9,394,266	798,363	9,191,480	20,379,725	5,097,723	44,861,557
SAN JUAN	2,967	0	606,653	147,552	537,784	1,294,957
SAN PETE	20	0	190,391	204,330	102,602	497,343
SEVIER	4	0	473,972	293,070	66,244	833,290
SUMMIT	86	106,286	569,279	782,598	1,112,518	2,570,767
TOOELE	138	411,489	576,998	846,924	113,355	1,948,905
UINTAH	25,124	3,673	3,188,833	249,016	930,460	4,397,105
UTAH	5,326	593,234	1,684,993	2,925,465	2,389,159	7,598,177
WASATCH	10	15,832	228,160	241,843	45,390	531,235
WASHINGTON	387,663	70	737,003	845,172	1,533,669	3,503,576
WAYNE	0	0	36,513	33,115	0	69,628
WEBER	2,464.48	481,845	1,214,972.19	2,255,631.91	570,343.42	4,525,257
STATEWIDE	**9,855,477**	**4,509,670**	**49,282,441**	**35,239,821**	**20,717,463**	**119,604,872**

[1]Numbers based upon year-end data from the TC233b Reports received from each county.

TABLE 2E

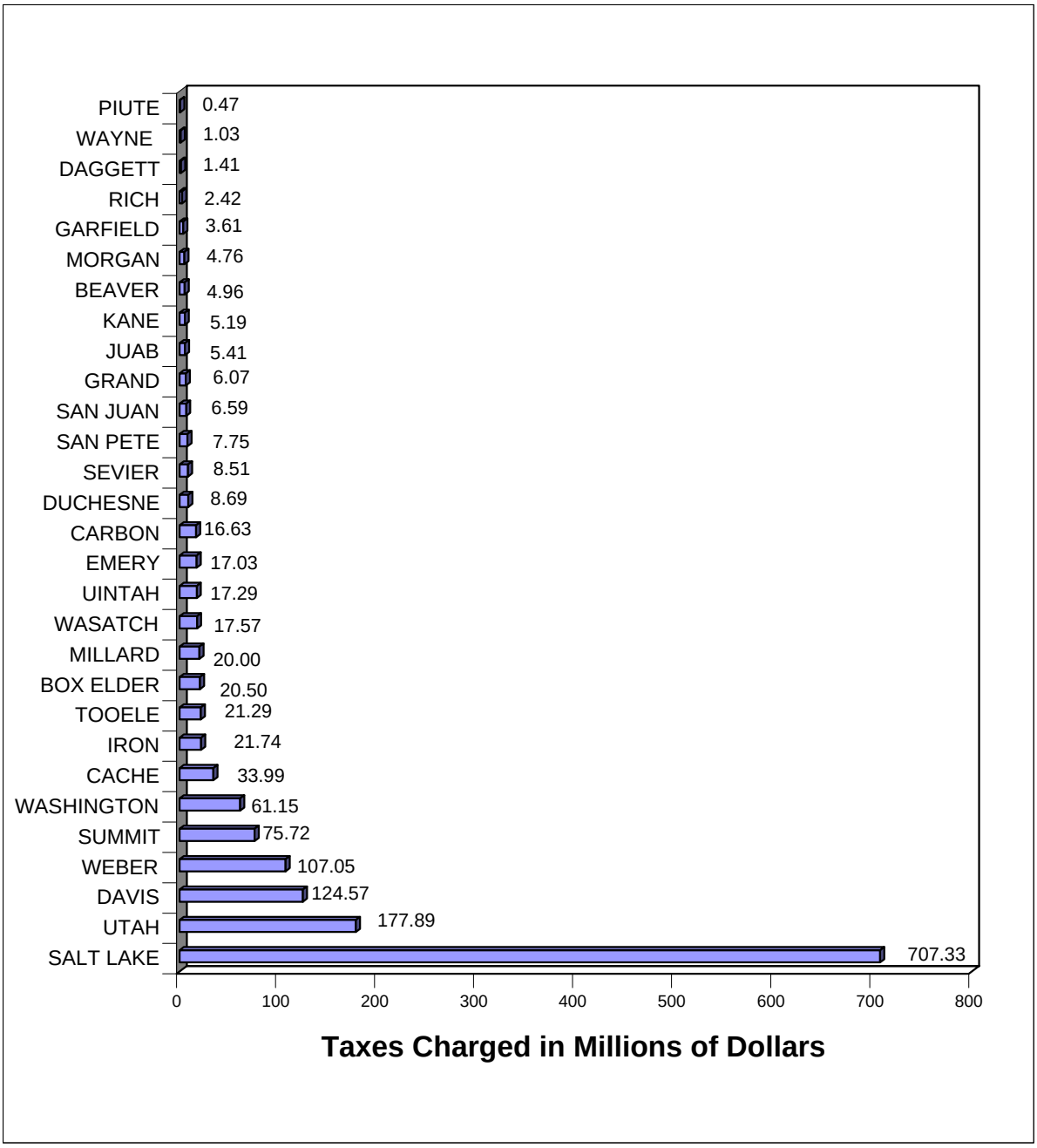
PROPERTY TAXES CHARGED AGAINST EACH CLASS OF PROPERTY FOR 2003[1]

COUNTY	OIL & GAS EXTRACTION	METAL MINES	COAL MINES	SAND & GRAVEL	NON METAL MINES	TOTAL NATURAL RESOURCES
BEAVER	0	6,234	0	12,302	267,305	285,840
BOX ELDER	0	1,707	0	197,011	248,015	446,733
CACHE	0	86	0	53,307	0	53,393
CARBON	4,567,518	0	2,000,908	9,090	3,777	6,581,292
DAGGETT	151,349	0	0	305	17,296	168,949
DAVIS	0	0	0	149,654	0	149,654
DUCHESNE	1,739,101	0	0	23,926	2,314	1,765,340
EMERY	985,587	148	898,574	5,072	7,856	1,897,237
GARFIELD	67,885	53,556	0	8,582	0	130,023
GRAND	303,209	2,252	0	309	80,943	386,714
IRON	0	23,902	887	63,765	1,195	89,749
JUAB	0	51,325	22,095	33,118	117,450	223,988
KANE	0	0	0	19,670	4,673	24,342
MILLARD	0	220,330	0	9,603	287,473	517,407
MORGAN	0	291	0	21,426	74,032	95,749
PIUTE	0	7,446	0	0	1,557	9,003
RICH	18,299	0	0	1,764	996	21,059
SALT LAKE	0	7,727,304	0	1,469,816	11,136	9,208,256
SAN JUAN	2,314,921	5,683	0	20,959	21,363	2,362,925
SAN PETE	212	347	0	22,113	24,165	46,838
SEVIER	0	477	908,144	21,429	186,229	1,116,278
SUMMIT	2,229,433	163,912	0	32,695	69,939	2,495,979
TOOELE	0	165,391	0	54,939	535,829	756,160
UINTAH	4,276,125	507	61	19,133	581,707	4,877,534
UTAH	0	84,785	0	312,781	54,719	452,285
WASATCH	0	51,882	0	56,826	1,890	110,598
WASHINGTON	0	2,537	0	159,875	6,244	168,657
WAYNE	0	0	0	1,131	2,499	3,629
WEBER	0	12	0	27,002	447,804	474,818
STATEWIDE	**16,653,638**	**8,570,116**	**3,830,670**	**2,807,602**	**3,058,406**	**34,920,431**

[1]Numbers based upon year-end data from the TC233b Reports received from each county.

FIGURE 15

TAXES CHARGED LOCAL AND CENTRALLY ASSESSED FOR 2003



Note: Motor Vehicle Fee-in-Lieu Excluded

FIGURE 16

TAXES CHARGED PRIMARY AND
OTHER RESIDENTIAL PROPERTY
BY COUNTY FOR 2003

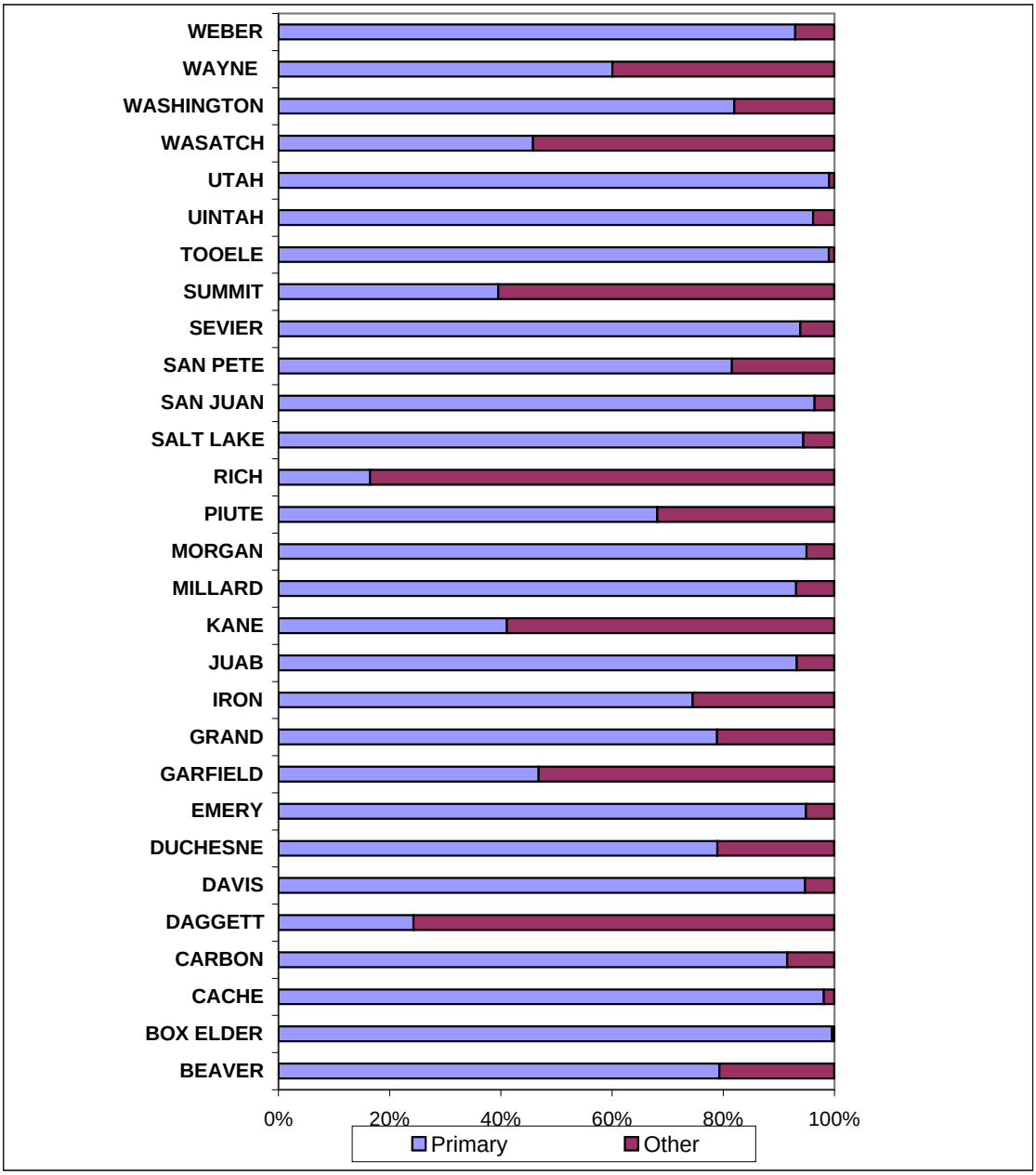


TABLE 2F

PROPERTY TAXES CHARGED BY ENTITY AND COUNTY FOR 2003

COUNTY	GENERAL COUNTY	%	SCHOOLS	%	CITIES & TOWNS	%	SPECIAL DISTRICTS	%	TOTAL TAXES CHARGED[2]
BEAVER	906,774	18%	3,504,475	71%	214,303	4%	337,647	7%	4,964,412
BOX ELDER	3,744,196	18%	12,713,546	62%	2,536,856	12%	1,378,654	7%	20,505,712
CACHE	7,257,973	21%	21,452,537	63%	5,408,557	16%	97,854	0%	33,993,261
CARBON	4,227,640	25%	10,158,544	61%	1,267,550	8%	1,074,994	6%	16,635,453
DAGGETT	598,313	42%	761,001	54%	26,300	2%	31,353	2%	1,412,778
DAVIS	19,124,537	15%	75,666,223	61%	17,189,575	14%	12,997,137	10%	124,573,995
DUCHESNE	2,437,159	28%	4,863,370	56%	547,096	6%	833,767	10%	8,691,787
EMERY	5,948,667	35%	8,128,192	48%	260,182	2%	2,671,077	16%	17,026,257
GARFIELD	459,174	13%	2,739,487	75%	259,653	7%	173,529	5%	3,618,552
GRAND	1,634,775	27%	3,575,959	59%	65,036	1%	788,086	13%	6,072,777
IRON	3,652,210	17%	13,943,284	64%	4,073,408	19%	128,677	1%	21,748,379
JUAB	1,248,028	23%	3,292,363	61%	317,134	6%	556,821	10%	5,411,251
KANE	1,270,760	24%	2,950,389	57%	420,516	8%	551,680	11%	5,192,785
MILLARD	7,366,606	37%	11,504,577	58%	437,457	2%	690,509	3%	20,003,058
MORGAN	1,608,675	33%	2,904,184	60%	139,164	3%	153,581	3%	4,766,007
PIUTE	121,625	26%	297,379	63%	36,094	8%	20,431	4%	475,657
RICH	571,650	24%	1,642,196	68%	73,985	3%	127,387	5%	2,422,293
SALT LAKE	138,524,378	20%	341,893,435	48%	128,868,757	18%	99,358,343	14%	707,339,370
SAN JUAN	1,780,259	27%	3,766,425	57%	326,530	5%	718,603	11%	6,592,400
SAN PETE	1,100,607	14%	5,281,361	68%	874,985	11%	515,037	7%	7,757,767
SEVIER	2,576,422	30%	5,054,063	59%	867,651	10%	0	0%	8,512,617
SUMMIT	11,368,479	15%	42,998,979	57%	8,653,712	11%	12,872,901	17%	75,721,348
TOOELE	2,223,565	10%	15,019,618	71%	3,173,493	15%	887,686	4%	21,288,477
UINTAH	4,726,633	27%	9,861,310	57%	368,664	2%	2,362,762	14%	17,295,706
UTAH	22,141,663	12%	117,865,370	66%	30,927,673	17%	8,068,945	5%	177,896,666
WASATCH	3,929,797	22%	10,980,624	62%	956,820	5%	1,713,174	10%	17,573,341
WASHINGTON	9,345,076	15%	36,828,972	61%	8,832,893	15%	5,674,462	9%	61,150,693
WAYNE	318,628	32%	660,986	66%	13,668	1%	5,733	1%	1,032,405
WEBER	27,962,840	26%	50,387,314	47%	17,991,642	17%	10,718,298	10%	107,057,234
STATEWIDE	**288,177,110**	**19%**	**820,696,162**	**54%**	**235,129,358**	**16%**	**165,509,127**	**11%**	**1,506,732,440**

[1] Percentages derived from tax rate certification records.

[2] Total taxes charged, excluding a statewide uniform fee of 1.5 percent for fee-in-lieu and aged-based vehicles are the same as appear in Table 2, Column 8 of this Report.

MISCELLANEOUS PROPERTY TAX INFORMATION

TABLE 3 (Revised/Corrected October 6, 2004)

PROPERTY TAX PER CAPITA AND PROPERTY TAX AS A PERCENT OF PER CAPITA INCOME

COUNTY	2003 INCOME IN MILLIONS OF $[1]	2003 POPULATION ESTIMATE ROUNDED TO 100[2]	2003 PER CAPITA PERSONAL INCOME IN NOMINAL $[6]	2003 LOCALLY ASSESSED PROPERTY TAXES[3]	2003 PROPERTY $ TAXES PER CAPITA[4]	PROPERTY TAX PER CAPITA % OF INCOME PER CAPITA[5]
BEAVER	149	6,105	24,468	3,525,660	578	2.36%
BOX ELDER	978	44,504	21,968	21,961,254	493	2.25%
CACHE	1,926	95,664	20,128	38,928,369	407	2.02%
CARBON	465	19,764	23,510	9,972,779	505	2.15%
DAGGETT	16	889	17,698	774,746	871	4.92%
DAVIS	6,776	255,597	26,510	154,110,162	603	2.27%
DUCHESNE	312	14,846	21,037	7,298,059	492	2.34%
EMERY	203	10,651	19,070	3,753,293	352	1.85%
GARFIELD	92	4,542	20,311	3,630,968	799	3.94%
GRAND	189	8,759	21,550	5,554,623	634	2.94%
IRON	661	35,741	18,494	21,551,153	603	3.26%
JUAB	170	8,792	19,367	4,417,946	502	2.59%
KANE	149	6,039	24,726	5,666,424	938	3.79%
MILLARD	266	12,455	21,357	5,238,699	421	1.97%
MORGAN	173	7,518	22,995	4,795,779	638	2.77%
PIUTE	26	1,380	18,999	534,291	387	2.04%
RICH	46	2,019	22,896	2,841,846	1408	6.15%
SALT LAKE	26,581	924,247	28,760	710,029,092	768	2.67%
SAN JUAN	197	13,901	14,190	3,477,853	250	1.76%
SAN PETE	410	23,689	17,321	9,000,217	380	2.19%
SEVIER	362	19,103	18,956	8,218,528	430	2.27%
SUMMIT	1,500	33,020	45,427	74,744,778	2,264	4.98%
TOOELE	967	47,965	20,166	22,375,799	467	2.31%
UINTAH	508	26,296	19,320	10,241,452	389	2.02%
UTAH	7,804	398,059	19,604	196,878,830	495	2.52%
WASATCH	396	17,509	22,591	18,591,398	1062	4.70%
WASHINGTON	2,108	104,132	20,246	66,719,784	641	3.16%
WAYNE 49		2,454	20,024	1,239,449	505	2.52%
WEBER	5,111	205,827	24,831	115,739,800	562	2.26%
STATEWIDE	**51,612**	**2,351,467**	**21,949**	**1,532,240,020**	**652**	**2.97%**

[1] US Department of Commerce, Bureau of Economic Analysis April 2002.

[2] U.S. Census Bureau, ePodunk.

[3] Based upon year-end data from TC-233b Reports from each county and 2003 tax rates for each taxing area. If the majority of a county secondary residential value does not consist of local residents, the entire value of "Other Residential" is subtracted from "Total Locally Assessed" property. "Locally Assessed" includes "Totally Locally Assessed" and "Fee-in-Lieu Motor Vehicles."

[4] Per capita taxes only include locally assessed real and personal property. Since centrally assessed property taxes are generally exported, they are excluded from this calculation. Column 4 divided by Column 2.

[5] Column 5 divided by Column 3.

[6] Per Capita Personal Income for 2003 Forecast : Utah Department of Workforce Services, Workforce Information, June 2004.

TABLE 4

UTAH WEIGHTED AVERAGE TAX RATES FOR 2003

COUNTY	NUMBER OF TAX AREAS	RANGE OF RATES MIN	RANGE OF RATES MAX	WEIGHTED AVERAGE TAX RATES[1]
BEAVER	7	0.010304	0.013465	0.011174
BOX ELDER	57	0.008942	0.012271	0.010302
CACHE	45	0.008735	0.011481	0.010576
CARBON	18	0.010210	0.016134	0.011447
DAGGETT	6	0.008113	0.010742	0.008432
DAVIS	85	0.010119	0.014088	0.012728
DUCHESNE	19	0.013059	0.018722	0.014290
EMERY	16	0.010786	0.015801	0.013046
GARFIELD	25	0.009871	0.013910	0.011167
GRAND	11	0.009128	0.011856	0.010223
IRON	11	0.009491	0.015276	0.011731
JUAB	12	0.010930	0.016337	0.012218
KANE	11	0.008229	0.015229	0.009055
MILLARD	15	0.009863	0.013893	0.010229
MORGAN	5	0.009044	0.010415	0.009344
PIUTE	5	0.008711	0.011245	0.009429
RICH	14	0.007306	0.009688	0.007691
SALT LAKE	251	0.011660	0.018024	0.014642
SAN JUAN	9	0.014579	0.018931	0.015464
SAN PETE	19	0.008624	0.012548	0.010559
SEVIER	15	0.011278	0.013735	0.012554
SUMMIT	67	0.007903	0.012062	0.010144
TOOELE	26	0.010213	0.014028	0.012608
UINTAH	27	0.009834	0.014417	0.010893
UTAH	87	0.010230	0.015076	0.011337
WASATCH	26	0.009440	0.012317	0.010017
WASHINGTON	42	0.009340	0.014735	0.011007
WAYNE	7	0.007391	0.008447	0.007491
WEBER	201	0.010822	0.016434	0.013811
STATEWIDE	**1139**	**0.007306**	**0.018931**	**0.010582**

[1]"Weighted Average Tax Rates" are computed by dividing total locally and centrally-assessed taxes charged from Table 2 by total taxable value, excluding motor vehicle fee-in-lieu value from Table 1.

TABLE 5

HISTORICAL WEIGHTED AVERAGE TAX RATES BY COUNTY[1]

COUNTY	1995	1996	1997	1998	1999	2000	2001	2002	2003
BEAVER	0.010573	0.009927	0.010096	0.009746	0.009406	0.011319	0.010938	0.011297	0.011174
BOX ELDER	0.010267	0.010023	0.009801	0.009170	0.009793	0.009921	0.010155	0.010549	0.010302
CACHE	0.011270	0.010348	0.010626	0.009941	0.009956	0.010129	0.009846	0.010008	0.010576
CARBON	0.013150	0.012360	0.011964	0.011320	0.011057	0.010443	0.010658	0.010034	0.011447
DAGGETT	0.008159	0.007412	0.007376	0.006725	0.007389	0.007181	0.006984	0.006782	0.008432
DAVIS	0.014408	0.013168	0.013151	0.012063	0.012134	0.012280	0.012248	0.011713	0.012728
DUCHESNE	0.014761	0.013547	0.013556	0.012591	0.012089	0.014535	0.014303	0.014589	0.014290
EMERY	0.013393	0.013293	0.014086	0.012427	0.012962	0.013558	0.014613	0.014115	0.013046
GARFIELD	0.011508	0.010890	0.011556	0.009585	0.011570	0.010354	0.010219	0.010082	0.011167
GRAND	0.013171	0.012275	0.011408	0.010811	0.010299	0.010465	0.010513	0.010439	0.010223
IRON	0.012847	0.012066	0.011446	0.012116	0.011711	0.011513	0.011863	0.011580	0.011731
JUAB	0.010840	0.012501	0.012022	0.011213	0.011393	0.011966	0.012687	0.012201	0.012218
KANE	0.009177	0.008722	0.008225	0.007660	0.008061	0.008701	0.009292	0.008976	0.009055
MILLARD	0.009455	0.008742	0.009066	0.009229	0.009213	0.009413	0.009297	0.010302	0.010229
MORGAN	0.010813	0.010486	0.010159	0.009229	0.009132	0.008576	0.008303	0.008825	0.009344
PIUTE	0.013048	0.010585	0.011204	0.011658	0.010528	0.010309	0.009929	0.009612	0.009429
RICH	0.010571	0.009987	0.009845	0.009373	0.008904	0.008683	0.008763	0.008596	0.007691
SALT LAKE	0.015034	0.014053	0.001350	0.012896	0.014282	0.014126	0.014468	0.014403	0.014642
SAN JUAN	0.016194	0.015900	0.014996	0.014388	0.015417	0.015131	0.014652	0.015414	0.015464
SAN PETE	0.013959	0.012510	0.012757	0.011135	0.010973	0.010276	0.010336	0.010038	0.010559
SEVIER	0.012412	0.010942	0.010785	0.009895	0.009754	0.011637	0.012763	0.012378	0.012554
SUMMIT	0.001150	0.010495	0.011082	0.009374	0.010555	0.010301	0.009993	0.010144	0.010144
TOOELE	0.012250	0.011496	0.011293	0.011700	0.012094	0.011286	0.012796	0.012424	0.012608
UINTAH	0.010986	0.010796	0.011867	0.011891	0.011140	0.010974	0.010584	0.010913	0.010893
UTAH	0.011345	0.010437	0.010954	0.010602	0.010994	0.010876	0.010706	0.010754	0.011364
WASATCH	0.009997	0.010551	0.009368	0.009612	0.009906	0.009546	0.009436	0.009836	0.010017
WASHINGTON	0.011697	0.011018	0.011738	0.011265	0.010902	0.011276	0.010864	0.014029	0.011009
WAYNE	0.008623	0.007398	0.006088	0.005775	0.006613	0.006527	0.006168	0.006270	0.007491
WEBER	0.016123	0.015037	0.014613	0.014193	0.014808	0.014388	0.013637	0.013706	0.013793

[1]Weighted average tax rates are computed by dividing total locally and centrally assessed taxes charged by total taxable value, excluding motor vehicle fee-in-lieu value.

FIGURE 17

WEIGHTED AVERAGE TAX RATES
EXCLUDING MOTOR VEHICLE FEE-IN-LIEU
RANKED BY COUNTY FOR 2003

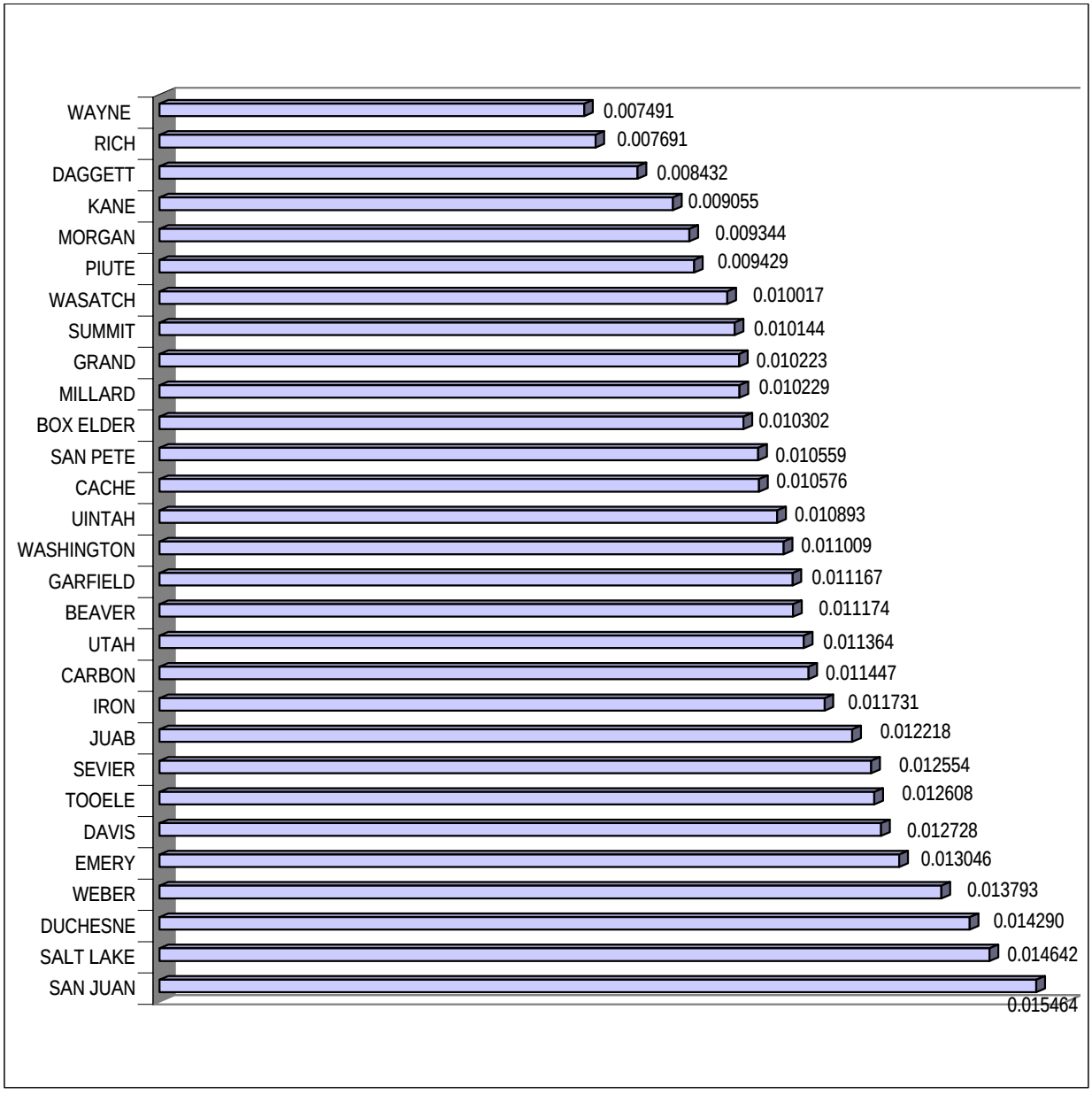


TABLE 6

2003 ESTIMATED AVERAGE HOUSE VALUES, PROPERTY TAXES AND TAX DOLLAR DISTRIBUTIONS BY COUNTY

COUNTY	2003 AVERAGE ESTIMATED RESIDENTIAL SALES PRICE[1]	2003 PRIMARY RESIDENTIAL EFFECTIVE TAX RATE[2]	PROPERTY TAX	DOLLAR DISTRIBUTION OF PROPERTY TAX			
				COUNTIES	SCHOOL DISTRICTS	CITIES & TOWNS	SPECIAL DISTRICTS
BEAVER	71,737	0.006390	458	84	324	20	31
BOX ELDER	116,017	0.005903	685	126	427	85	46
CACHE	141,170	0.005833	824	175	516	130	2
CARBON	50,925	0.006930	353	89	214	27	23
DAGGETT	87,375	0.004869	425	180	228	8	9
DAVIS	170,731	0.007000	1195	183	724	164	124
DUCHESNE	89,579	0.008410	753	211	422	47	72
EMERY	74,176	0.007958	590	206	282	9	93
GARFIELD	58,833	0.006683	393	50	297	28	19
GRAND	124,250	0.005737	713	192	420	8	93
IRON	72,472	0.006566	476	80	304	89	3
JUAB	104,190	0.007151	745	172	453	44	77
KANE	84,250	0.005442	458	112	260	37	49
MILLARD	67,403	0.006291	424	156	244	9	15
MORGAN	189,037	0.005310	1004	336	607	29	32
PIUTE	100,000	0.005291	529	135	331	40	23
RICH	163,128	0.004459	727	172	495	22	38
SALT LAKE	187,034	0.008096	1514	296	731	275	212
SAN JUAN	74,750	0.009406	703	190	402	35	77
SAN PETE	83,984	0.006152	517	73	351	58	34
SEVIER	65,014	0.007120	463	140	275	47	0
SUMMIT	398,430	0.005673	2260	339	1281	258	383
TOOELE	122,902	0.007212	886	93	625	132	37
UINTAH	79,469	0.006462	514	140	292	11	70
UTAH	183,802	0.006282	1155	143	760	199	52
WASATCH	229,896	0.005647	1298	290	811	71	127
WASHINGTON	153,568	0.006109	938	144	569	137	88
WAYNE	91,250	0.004179	381	122	252	5	2
WEBER	131,254	0.007542	990	259	466	166	99
STATEWIDE[3]	**122,987**	**0.006417**	**771**	**147**	**417**	**123**	**85**

[1] Wasatch Front Regional Multiple Listing Service Sales for 2003.

[2] Effective tax rate equals the total residential taxes charged divided by the total residential market values.

[3] Each county receives equal weight (unweighted average).

FIGURE 18

ESTIMATED AVERAGE RESIDENTIAL PROPERTY TAX
RANKED BY COUNTY FOR 2003

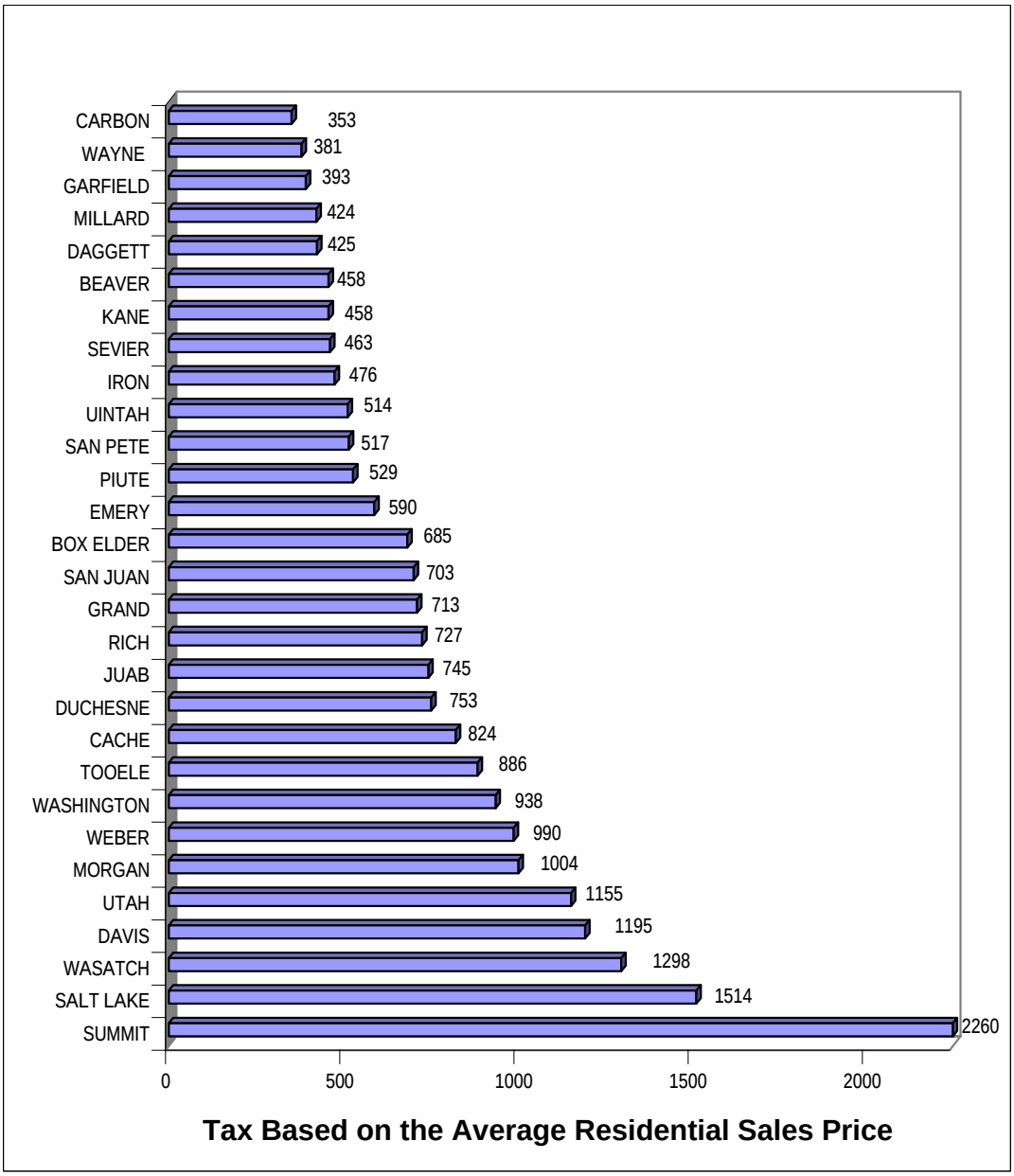


TABLE 7

UTAH'S 25 LARGEST CENTRALLY ASSESSED COMPANIES FOR 2003 RANKED FROM LARGEST TO SMALLEST[1]

COMPANY NAME	SIC CODE[2]	ECONOMIC ACTIVITY
PACIFICORP	4911	ELECTRIC SERVICE
INTERMOUNTAIN POWER AGENCY	4811	ELECTRIC SERVICE
QWEST COMMUNICATIONS	3331	COMMUNICATIONS
KERN RIVER PIPELINE CO	4011	NATURAL GAS
KENNECOTT CORPORATION	4911	COPPER MINING
QUESTAR CORPORATION	2911	PETROLEUM PRODUCTION
DESERET GENERATION & TRANSMISSION	4911	ELECTRIC SERVICE
CONOCOPHILLIPS PETROLEUM COMPANY	4011	OIL & GAS
UNION PACIFIC CORPORATION	4922	RAILROADS
SKYWEST AIRLINES	4512	AIRLINES
DELTA AIR LINES INC	4512	AIRLINES
VERIZON WIRELESS FKA AIR TOUCH	3669	COMMUNICATIONS
QUESTAR PIPELINES	4011	NATURAL GAS
AMOCO	4011	PETROLEUM PRODUCTION
AT & T WIRELESS	3669	COMMUNICATIONS
ANAKARKO PETROLEUM CORP	4011	OIL & GAS
AT & T COMM fka AMERICAN T&T	3669	COMMUNICATIONS
WESTPORT OIL & GAS COMPANY	4011	OIL & GAS
SHENANDOAH ENERGY INC	4011	OIL & GAS
CANYON FUEL COMPANY	1211	COAL MINING
T-MOBILE USA fka VOICE STREAM	3669	COMMUNICATIONS
SPRINT SPECTRUM PCS	3669	COMMUNICATIONS
CANYON FUEL COMPANY LLC SUFCO	1211	COAL MINING
MOBILE EXPLORATION & PROD	4011	OIL & GAS
MID AMERICA PIPELINE CO	4011	PIPELINE

[1]Source: Utah State Tax Commission, Property Tax Division.
[2]SIC Code: Four Digit Standard Industrial Classification.

FIGURE 19

TAXABLE VALUE FOR UTAH'S 25 LARGEST
CENTRALLY ASSESSED COMPANIES FOR 2003

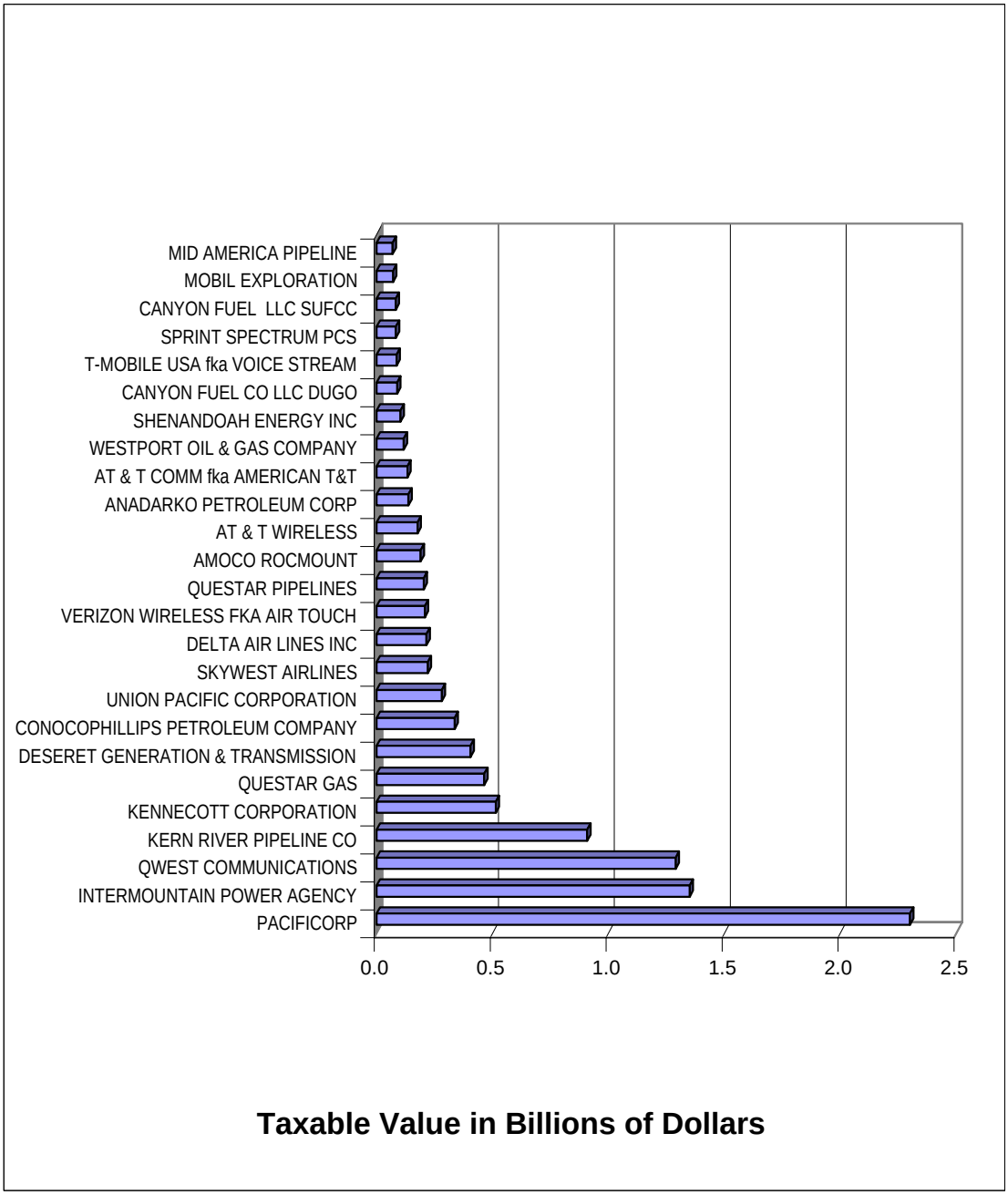


TABLE 8

THE LARGEST CENTRALLY ASSESSED COMPANIES FOR EACH OF UTAH'S COUNTIES FOR THE 2003 ASSESSMENT YEAR

COUNTY NAME	COMPANY NAME
BEAVER	KERNRIVER TRANSMISSION CO
BOX ELDER	PACIFICORP (Utah Power & Light)
CACHE	QWEST CORP fka US WEST COMMM
CARBON	CONOCOPHILIPS COMPANY
DAGGETT	QUESTAR PIPELINES
DAVIS	QUEST CORP fka US WEST COMM
DUCHESNE	INLAND PRODUCITON CO
EMERY	PACIFICORP (Utah Power & Light)
GARFIELD	SOUTH CENTRAL UTAH TELEPHONE CO
GRAND	PACIFICORP (Utah Power & Light)
IRON	KERN RIVER TRANSMISSIN CO
JUAB	PACIFICORP
KANE	GARKANE ENERGY COOP INC
MILLARD	INTERMOUNTAIN POWER AGENCY
MORGAN	KERN RIVER TRANSMISSIN CO
PIUTE	PACIFICORP (Utah Power & Light)
RICH	QUESTAR PIPELINES
SALT LAKE	QWEST CORP fka US WEST COMM
SAN JUAN	MOBILE EXPLORATION & PROD
SAN PETE	PACIFICORP (Utah Power & Light)
SEVIER	CANYON FUEL COMPANY
SUMMIT	AMOCO
TOOELE	PACIFICORP
UINTAH	WESTPORT OIL & GAS
UTAH	QWEST COMMUNICATIONS
WASATCH	QWEST COMMUNICATIONS
WASHINGTON	KERN RIVER TRANSMISSION CO
WAYNE	GARKANE POWER ASSOC INC
WEBER	QWEST COMMUNICATIONS

TABLE 9

HISTORY OF TAX INCREMENT FUNDS TAKEN BY REDEVELOPMENT AGENCIES

REDEVELOPMENT AGENCY	1999 & PRIOR	2000	2001	2002	2003	TOTAL
Brigham City RDA	2,910,150	324,694	353,719	401,896	334,390	4,324,849
Garland City RDA	59,513	8,861	9,063	10,650	12,674	100,761
Tremonton City RDA	919,498	405,769	451,945	483,800	481,904	2,742,916
Box Elder County RDA	0	238,109	302,000	301,000	330,000	1,171,109
Price City RDA	1,979,211	126,301	149,485	157,919	117,736	2,530,652
Helper City RDA	203,860	7,354	8,007	8,074	8,947	236,242
Wellington City RDA	0	0	0	3,524	4,035	7,559
Carbon County	0	0	0	56,973	125,505	182,478
Logan City RDA	3,579,575	776,571	780,507	855,604	1,158,627	7,150,884
Smithfield City RDA	494,912	111,307	116,826	161,000	171,935	1,055,980
Bountiful City RDA	6,447,441	513,043	695,706	560,602	532,921	8,749,713
Centerville City RDA	1,097,534	464,707	615,527	506,783	513,803	3,198,354
Clearfield City RDA	1,463,729	535,175	893,847	982,561	954,007	4,829,319
Clinton City RDA	39,954	20,000	23,933	31,629	25,740	141,256
Farmington City RDA	725,205	164,709	198,543	199,251	216,719	1,504,427
North Salt City Lake	449,095	148,869	181,905	35,944	37,556	853,369
Sunset City RDA	366,670	56,237	46,969	64,983	65,734	600,593
West Bountiful City RDA	1,880,505	221,731	231,893	102,475	337,007	2,773,611
Woods Cross City RDA	2,262,540	298,597	492,898	414,105	540,926	4,009,066
Roosevelt City RDA	561,496	20,000	20,000	20,000	20,000	641,496
Cedar City RDA	3,988,168	496,464	624,307	616,455	695,214	6,420,608
Fillmore City RDA	0	0	0	283,166	291,653	574,819
Morgan County RDA	69,913	20,000	30,718	40,000	40,000	200,631
Garden City RDA	219,994	81,049	91,718	96,605	88,035	577,401
Salt Lake City RDA	197,216,128	19,877,969	19,531,865	23,608,688	22,917,592	283,152,242
Murray City RDA	10,761,886	472,424	539,847	577,151	801,000	13,152,308
Sandy City RDA	15,377,192	3,640,516	4,122,597	3,974,909	4,056,818	31,172,032
Draper City RDA	5,257,389	1,280,292	1,513,363	1,781,847	1,959,381	11,792,272
Midvale City RDA	608,503	175,000	240,000	240,000	0	1,263,503
South Jordan City RDA	1,495,728	984,860	1,584,879	1,980,237	2,121,946	8,167,650
West Jordan City RDA	1,901,190	1,145,086	1,849,081	1,927,527	1,864,268	8,687,152
Riverton City RDA	100,000	87,290	615,491	659,228	819,410	2,281,419
South Salt Lake City RDA	7,361,845	852,999	922,754	795,067	820,383	10,753,048
West Valley City RDA	12,986,000	2,683,531	2,727,315	4,451,724	4,958,170	27,806,740
Salt Lake County RDA(Ft Union)	0	170,000	448,063	436545	424,600	1,479,208
Salt Lake County RDA (Magna)	47,178	26,000	79,000	79,000	10,000	241,178
Salt Lake County RDA (Cottowood Cc	1,835,995	1,500,059	983,936	1,772,161	0	6,092,151
Salt Lake County RDA (Arbor Park)	512,844	232,602	205,426	218,434	49,000	1,218,306
Ephriam City RDA	744,272	32,575	30,412	18,817	23,644	849,720
Mt Pleasant City RDA	616,622	18,553	18,557	19,000	23,910	696,642
Richfield City RDA	1,399,392	145,228	170,000	159,428	191,866	2,065,914
Park City RDA	27,792,360	2,696,951	2,937,500	3,116,675	3,409,202	39,952,688
Summit County RDA	2,151,282	100,000	80,000	75,000	60,000	2,466,282
Tooele City RDA	3,301,353	850,000	944,230	810,520	1,023,265	6,929,368
Naples City RDA	232,246	22,941	21,407	42,400	43,923	362,917
American Fork City RDA	2,351,170	541,932	575,056	644,467	664,957	4,777,583
Lehi City RDA	11,362,517	1,726,208	3,847,300	861,791	2,428,202	20,226,018
Lindon City RDA	2,901,221	483,687	708,981	749,318	724,892	5,568,099
Orem City RDA	14,851,803	1,229,017	1,483,942	1,657,362	2,049,568	21,271,693
Pleasant Grove City RDA	158,154	161,569	199,787	199,416	213,290	932,217
Payson City RDA	366,142	271,285	341,728	354,317	372,690	1,706,162
Spanish Fork City RDA	4,638,860	775,954	766,036	576,442	381,721	7,139,014
Provo City RDA	4,958,357	1,275,365	1,353,460	1,378,968	1,155,375	10,121,525
Hurricane City RDA	3,453,600	530,000	655,366	200,000	375,000	5,213,966
St. George City RDA	5,728,557	587,000	600,000	725,000	695,000	8,335,557
Ogden City RDA	34,263,090	2,760,749	3,345,034	4,315,188	4,839,755	49,523,816
Roy City RDA	8,220,148	418,499	643,425	490,421	156,335	9,928,828
South Ogden City RDA	645,932	137,679	124,043	102,074	104,343	1,114,071
North Ogden City RDA	152,111	193,190	213,979	209,167	359,472	1,127,919
Washington Terrace City RDA	1,352,933	282,286	292,284	324,151	353,022	2,604,676
Riverdale City RDA	3,771,865	719,555	631,864	702,885	413,023	6,239,192
Weber County RDA	3,979,805	766,205	799,242	800,000	800,000	7,145,252
Total State Wide	424,574,633	54,894,603	62,466,766	67,430,326	68,770,091	678,136,419

TABLE 10

UTAH ASSESSMENT/SALES RATIO PERFORMANCE MEASURES FOR SELECTED PROPERTY TYPES FOR 2003[3]

	Measure of Central Tendency			Measure of Dispersion(COD/C0V)		
COUNTY	**RES**	**VAC**	**COM**	**RES**	**VAC**	**COM**
BEAVER	92.24 [1]	90.05	126.07	19.14 [1]	41.02	N/A
BOX ELDER	97.75 [1]	95.83 [1]	82.73 [1]	12.04 [1]	19.13	28.24 [1]
CACHE	94.92 [2]	94.92 [2]	92.28 [1]	8.5 [2]	12.59 [2]	21.28 [1]
CARBON	93.58 [1]	91.59 [1]	89.09 [1]	13.17 [1]	19.00	29.00 [1]
DAGGETT	96.09 [1]	104.35	107.87	23.83 [1]	17.67	N/A
DAVIS	98.28 [2]	93.72 [2]	97.63 [2]	13.04 [2]	22.89	14.53 [2]
DUCHESNE	94.35 [1]	90.32 [2]	80.20 [1]	26.34 [1]	46.1 [2]	58.85 [1]
EMERY	90.35 [1]	91.58 [1]	97.15 [2]	15.00 [1]	13.00 [1]	20.01 [2]
GARFIELD	96.32 [2]	94.21 [1]	79.36	22.15 [1]	31.45 [1]	N/A
GRAND	92.06 [1]	97.32 [1]	62.00 [2]	15.54 [1]	10.39 [1]	49.49 [1]
IRON	93.35 [2]	97.22 [2]	85.84 [1]	11.01 [2]	22.22 [2]	33.94 [1]
JUAB	100.01 [2]	94.22 [2]	100.28 [2]	23.23 [2]	16.21 [2]	15.01 [2]
KANE	94.58 [2]	94.30 [2]	106.81 [2]	21.44 [2]	28.00 [2]	6.24 [2]
MILLARD	97.81 [1]	100.00 [1]	N/A	33.00 [1]	93.03 [1]	N/A
MORGAN	98.02 [1]	98.89 [1]	N/A	9.30 [1]	12.96 [1]	N/A
PIUTE	97.15 [1]	129.34 [1]	N/A	10.21 [1]	129.34 [1]	N/A
RICH	67.87 [1]	93.90 [1]	77.03 [2]	20.29 [1]	25.40 [1]	N/A
SALT LAKE	98.21 [2]	92.50 [2]	98.85 [2]	4.19 [2]	10.17 [2]	7.51 [2]
SAN JUAN	97.52 [1]	94.25 [1]	N/A	12.43 [1]	14.08 [1]	N/A
SAN PETE	99.38 [1]	90.52 [1]	56.28 [2]	18.73 [1]	46.25 [1]	27.41 [1]
SEVIER	97.10 [2]	96.48 [1]	106.93 [2]	13.20 [2]	16.34 [1]	14.00 [2]
SUMMIT	92.21 [2]	94.14 [2]	92.33 [2]	13.51 [2]	19.72 [2]	25.21 [2]
TOOELE	96.68 [2]	106.17 [1]	106.17 [1]	10.17 [2]	25.78 [1]	25.78 [1]
UINTAH	99.65 [2]	92.20 [1]	96.51 [1]	4.12 [2]	35.43 [1]	11.00 [1]
UTAH	95.48 [2]	94.85 [2]	92.1 [2]	10.76 [2]	18.31 [2]	25.2 [2]
WASATCH	101.28 [2]	98.94 [2]	100.79 [2]	15.57 [2]	20.31 [2]	18.66 [2]
WASHINGTON	98 [2]	98	99.95 [2]	4.52 [2]	7.92	98.00 [2]
WAYNE	97.76 [1]	89.18 [1]	N/A	21.84 [1]	27.77 [1]	N/A
WEBER	96.15 [2]	98.12 [2]	99.82 [1]	8.63 [2]	11.58 [2]	18.06 [1]

NA=Less than 10 sales, statistical data is not displayed because they are not deemed reliable

[1] Normal distribution:

Mean represents central tendency.

COV (coefficient of variation) represents dispersion.

[2] Non-Normal distribution:

Median represents central tendency.

COD (coefficient of dispersion) represents dispersion.

[3] Res - Residential Property; Vac = Vacant Land; Com = Locally Assessed commercial property.

TABLE 11

REPORT OF TAX RELIEF GRANTED FOR 2003

	VETERANS TAX RELIEF		BLIND TAX RELIEF		INDIGENT TAX RELIEF		[1] REIMBURSEABLE CIRCUIT BREAKER		[2] NON-REIMBURSEABLE CIRCUIT BREAKER		TOTAL TAX RELIEF	
	NUMBER	AMOUNT	NUMBER	AMOUNT	NUMBER	AMOUNT	NUMBER	AMOUNT	NUMBER	AMOUNT	NUMBER	AMOUNT
BEAVER	174	6,607.09	31	404.03	282	2,727.46	1,147	35,113.00	426	5,851.92	2,060	50,703.50
BOX ELDER	150	48,199.11	33	4,162.83	198	18,470.07	373	128,903.42	347	53,197.55	1,101	252,932.98
CACHE	149	59,133.24	23	2,684.31	307	31,696.25	603	223,450.27	491	94,881.09	1,573	411,845.16
CARBON	84	31,368.35	27	2,987.43	160	17,900.05	282	75,669.63	160	23,467.16	713	151,392.62
DAGGETT	5	771.04	3	268.49	3	468.46	3	709.12	1	177.28	15	2,394.39
DAVIS	1,762	665,398.30	148	21,481.61	756	163,854.45	870	243,617.75	734	127,042.33	4,270	1,221,394.44
DUCHESNE	70	18,884.78	14	808.81	186	10,280.21	297	80,165.08	134	22,756.61	701	132,895.49
EMERY	29	15,911.10	2	208.33	6	1,090.25	105	21,113.04	105	14,929.26	247	53,251.98
GARFIELD	27	7,925.72	0	0.00	8	1,000.54	114	33,507.39	60	8,907.33	209	51,340.98
GRAND	20	4,592.23	6	585.95	93	10,473.17	193	51,858.92	114	21,191.13	426	88,701.40
IRON	92	40,255.77	11	1,436.71	180	16,579.01	285	87,004.00	202	40,454.25	770	185,729.74
JUAB	24	11,837.99	5	747.45	14	3,921.76	140	49,567.01	106	24,833.66	289	90,907.87
KANE	24	7,553.40	4	449.17	33	3,332.16	119	35,367.91	58	9,936.88	238	56,639.52
MILLARD	25	7,167.71	6	657.00	15	2,191.46	189	57,059.42	67	10,685.99	302	77,761.58
MORGAN	40	12,814.43	6	647.00	31	3,143.00	40	14,634.04	37	8,961.38	154	40,199.85
PIUTE	4	1,219.57	0	0.00	6	625.78	61	13,362.75	21	1,586.78	92	16,794.88
RICH	13	3,250.00	0	0.00	1	95.00	24	5,379.00	1	176.00	39	8,900.00
SALT LAKE	2,362	1,194,564.00	745	122,634.00	1,511	311,078.00	4,385	1,472,668.00	3,791	1,378,889.00	12,794	4,479,833.00
SAN JUAN	28	14,839.41	5	1,085.68	38	2,632.81	101	34,010.36	63	11,763.30	235	64,331.56
SANPETE	533	27,160.49	160	2,026.46	1,387	21,339.02	3,107	131,359.44	1,593	35,120.93	6,780	217,006.34
SEVIER	48	18,212.20	10	1,284.07	200	26,063.03	416	134,307.93	263	49,025.92	937	228,893.15
SUMMIT	98	34,527.00	5	638.20	99	29,625.75	173	67,042.82	143	44,412.32	518	176,246.09
TOOELE	186	88,672.62	26	3,403.72	213	26,185.55	325	97,171.13	274	59,351.84	1,024	274,784.86
UINTAH	116	35,317.42	12	1,347.34	6	1,003.56	298	88,710.31	192	28,875.80	624	155,254.43
UTAH	561	228,689.32	222	25,849.13	2,095	247,737.99	2,276	744,319.50	2,065	578,492.95	7,219	1,825,088.89
WASATCH	26	9,014.46	9	937.94	67	7,109.94	143	37,631.14	123	51,670.56	368	106,364.04
WASHINGTON	392	157,065.00	71	8,351.00	578	70,972.00	977	305,294.00	781	171,157.00	2,799	712,839.00
WAYNE	0	0.00	0	0.00	0	0.00	42	9,444.06	4	269.49	46	9,713.55
WEBER	1115	490,977.00	199	29,883.00	992	161,202.00	1515	522,929.00	1421	384,798.00	5242	1,589,789.00
TOTAL	**8,157**	**3,241,928.75**	**1,783**	**234,969.66**	**9,465**	**1,192,798.73**	**18,603**	**4,801,369.44**	**13,777**	**3,262,863.71**	**51,785**	**12,733,930.29**

[1] **Circuit Breaker funded from the State General Fund.**

[2] **Circuit Breaker funded by the counties.**

FIGURE 20

STATEWIDE TAX RELIEF BY CATEGORY FOR 2003

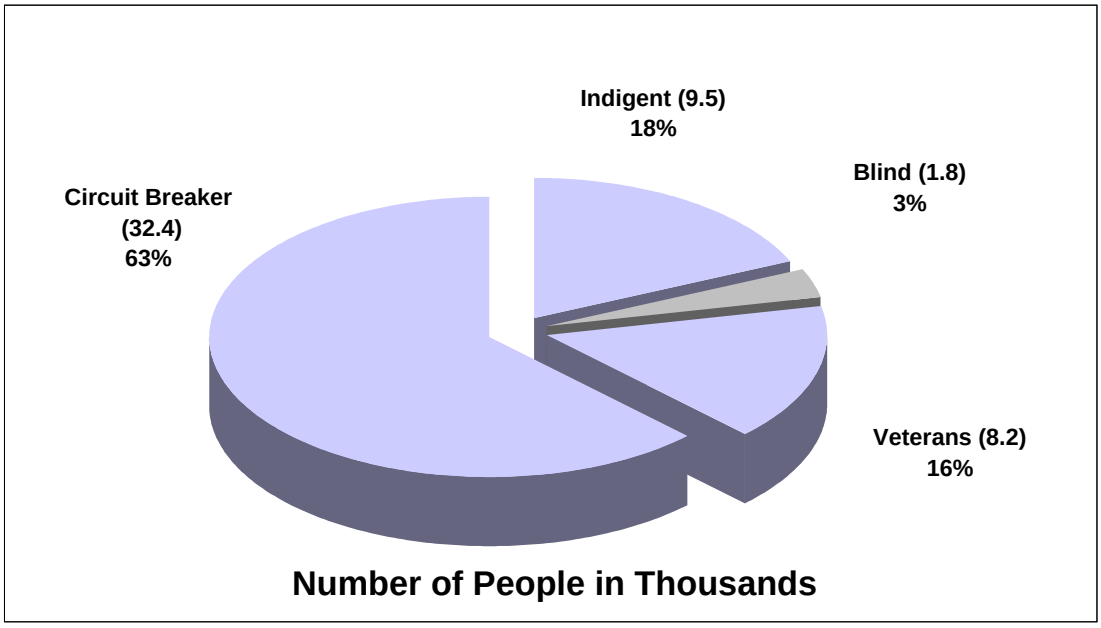


FIGURE 21

STATEWIDE TAX RELIEF BY CATEGORY FOR 2003

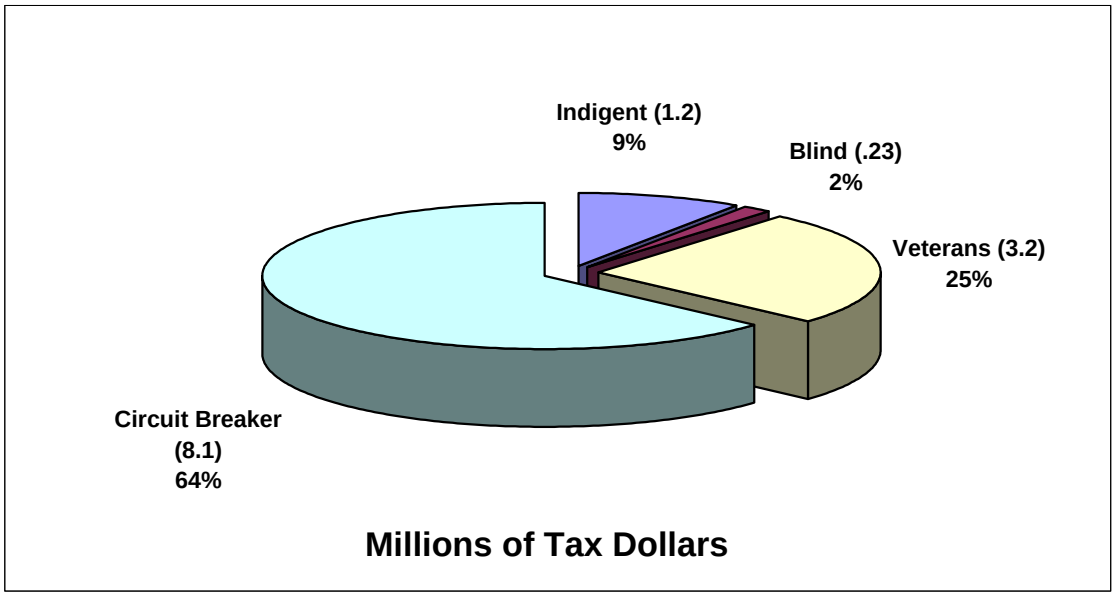


Table 12

2003 REAL PROPERTY PARCEL COUNTS

COUNTY	RESIDENTIAL PRIMARY USE	RESIDENTIAL NON PRIMARY USE	TOTAL RESIDENTIAL	COMMERCIAL	FAA	TOTAL RESIDENTIAL & COMMERCIAL	OTHER	TOTAL PARCEL COUNT
BEAVER	2,076	461	2,537	222	1,901	2,759	2,776	7,436
BOX ELDER	12,455	84	12,539	1,147	7,902	13,686	7,851	29,439
CACHE	22,295	489	22,784	1,490	871	24,274	6,733	31,878
CARBON	7,076	706	7,782	607	1,618	8,389	4,020	14,027
DAGGETT	256	713	969	72	303	1,041	1,472	2,816
DAVIS	66,392	198	66,590	2,660	2,029	69,250	12,204	83,483
DUCHESNE	4,570	2,112	6,682	453	4,785	7,135	1,316	13,236
EMERY	3,334	245	3,579	252	2,202	3,831	3,193	9,226
GARFIELD	1,592	1,266	2,858	217	1,755	3,075	4,208	9,038
GRAND	2,719	314	3,033	30	350	3,063	2,786	6,199
IRON	9,731	2,577	12,308	829	3,914	13,137	20,842	37,893
JUAB	2,692	25	2,717	238	3,256	2,955	2,748	8,959
KANE	2,215	2,536	4,751	298	1,765	5,049	8,868	15,682
MILLARD	3,845	382	4,227	364	5,445	4,591	5,110	15,146
MORGAN	2,249	136	2,385	102	2,120	2,487	1,335	5,942
PIUTE	550	233	783	63	984	846	871	2,701
RICH	699	980	1,679	123	2,252	1,802	4,476	8,530
SALT LAKE	249,526	3,251	252,777	21,576	5,422	274,353	25,386	305,161
SAN JUAN	2,225	133	2,358	373	2,446	2,731	2,000	7,177
SAN PETE	6,403	2,950	9,353	510	9,227	9,863	8,367	27,457
SEVIER	6,409	708	7,117	593	4,286	7,710	4,422	16,418
SUMMIT	11,113	9,459	20,572	973	3,492	21,545	9,937	34,974
TOOELE	12,821	488	13,309	494	2,773	13,803	5,272	21,848
UINTAH	7,700	631	8,331	5,034	4,299	13,365	5,207	22,871
UTAH	105,997	484	106,481	5,999	10,639	112,480	13,464	136,583
WASATCH	5,004	2,527	7,531	364	2,225	7,895	6,467	16,587
WASHINGTON	31,229	4,820	36,049	1,992	2,605	38,041	68,596	109,242
WAYNE	880	355	1,235	139	1,011	1,374	1,397	3,782
WEBER COUNTY	60,781	1,226	62,007	4,805	4,031	66,812	15,145	85,988
STATEWIDE	**644,834**	**40,489**	**685,323**	**52,019**	**95,908**	**737,342**	**256,469**	**1,089,719**