

Estimate Taxes

HOW TO ESTIMATE TAXES FOR NEW CONSTRUCTION

Take the value (appraised value) of the property. Times the value by .55 because Utah grants a 45% residential exemption if the home is a primary residence (not a second home). Then multiply that number by the correct tax rate.

THE FORMULA

$$\text{Value} \times .55 \times \text{Tax Rate} = \text{Estimated Taxes}$$

A buyer is about to close on a new construction home in Stansbury Park.

The appraisal came in at \$275,000. $\$275,000 \times .55 = \$151,250$.

Last year's tax rate is 0.015740. $\$151,250 \times 0.015740 = \$2,380.68$.

Estimated taxes are \$2,380.68

**These figures are good for 2017 tax year and are estimates for 2018. Official tax rates for 2018 won't be set until late in the year.

DISTRICT TAX RATES 2017-2018						
1	TOOELE	0.013160		23	NO TOOELE CITY SSD	0.013488
2	GRANTSVILLE	0.014102		24	WENDOVER EDA PRO	0.014860
3	WENDOVER	0.014860		25	SADDLEBACK SSD-A	0.014023
4	STOCKTON	0.014326		26	SADDLEBACK SSD-B	0.013531
5	VERNON	0.012185		27	SADDLEBACK SSD-C	0.013193
6	LAKEPOINT	0.014023		28	SOUTH RIM SSD-A	0.013734
7	STANSBURY PARK	0.015740		29	SOUTH RIM SSD-B	0.013033
8	OPHIR	0.012571		30	WEST BENCH EDP	0.011560
9	RUSH VALLEY	0.012232		31	LAKEOINT SOUTH IMP	0.013683
10	O.D. MOSQUITO	0.013531		32	VERNON WATERWOR	0.012185
11	O.D. COUNTY	0.012492		33	DESERET PEAK SSD	0.014102
13	EAST STANSBURY	0.013635		34	NORTH ROWLEY EDP	0.013531
14	STNS PK OUTSIDE	0.015630		35	COPPER CANYON SS	0.013160
15	WEST ERDA	0.013531		36	DESERET PEAK COM	0.013531
16	MOD WATER CONSV	0.012909		37	N STANSBURY COM	0.015740
17	O.S. WATER CONSV	0.012571		39	DESERET PEAK OUTS	0.001650
18	TOOELE R.D.A.	0.013160		40	SALT POINTE COMME	0.013683
19	NO T-CO FIRE DIST	0.013193		41	SALT POINTE EAST	0.013683
20	AIRPORT RDA #1	0.013160		43	BROADWAY CDP TOO	0.013160
21	AIRPORT RDA #2	0.013160		44	DP COMMERCIAL GRA	0.014102
22	REDEVELOPMENT	0.013160				