



Piute County Taxpayers,

You have either recently received or will soon be receiving your property tax disclosure notice for 2024. The school district is proposing a tax increase and would like to provide some context for how it will be displayed on your notice. The percentages and the dollar amount of the increase will be displayed significantly higher because it will assume that the 2010 high school bond was going to be removed this year regardless of the elementary school projects. The high school bond was set to expire after the 2026 tax year. The school district has chosen to make the last three years of payments on that bond from cash on hand in order to lessen the impact of the tax increase for the new elementary schools. Because that tax rate would have eventually gone away, it must be included in the illustration of the tax increase.

It is also important to note that the tax increase from 2023 will fluctuate significantly from one property to the next based on changes in assessed value. Some properties had a value increase of less than 5% and others had a value change greater than 20%. Properties that increase more in value will naturally see a higher tax increase from the year previous.

In the 1960's, Piute County School District replaced all the schools in the county. Rebuilding all the schools in such a short time frame was a sacrifice for the county, but it allowed the county to go multiple decades without any significant school building projects. We are in a similar position today. We rebuilt/remodeled Piute High School in 2010 and we now have two elementary schools that are older than the high school was in 2010. Constructing these two elementary schools now would again allow for multiple decades without a significant school building project.

The State of Utah has generously provided a previously unheard of and unprecedented \$18 million, specifically for replacing our two elementary schools. The state has not granted funding support for replacing more than one school in any other school district. The school district received the \$18 million on January 31st and as of June 30th, has earned an additional \$412,203 in interest. The school district expects the grant funding to be over \$19 million with the accumulated interest before ground is broken in late spring 2025. In order to keep that funding, the school district is required by the state to raise the school district's capital levy to 0.00225 and contribute \$5 million to the overall cost of the construction projects.

For tax year 2023, Piute County School District had the lowest capital levy of Utah's 41 school districts. Piute County School District also had the lowest overall school district tax rates for school districts in the central Utah region and is among the lowest 20% of school district rates in the state. The back of this letter shows a sample tax disclosure notice with a breakdown of the individual levies and the tax increase. Please feel free to contact us at the school district office with questions.

Thanks for your support of Piute County schools,


Koby Willis
Superintendent


Dallas Sylvester
Business Administrator

Sample Tax Disclosure Notice

PARCEL NO.	PROPERTY TYPE ASSESSED	2023 MARKET VALUE	2023 TAXABLE VALUE	2024 MARKET VALUE	2024 TAXABLE VALUE
##-####-####					
DISTRICT NO.	LAND IMPROVED PRIMARY RESIDENTIAL PRIMARY BUILDING	25,000 161,855	13,750 89,020	26,250 176,750	14,438 97,212
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LAST PROPERTY REVIEW					
##/##/####					
TOTAL PROPERTY VALUE \$		186,855	102,770	203,000	111,650

TAXING ENTITIES	2023		2024 IF NO INCREASE		2024 IF PROPOSED BUDGET APPROVED		IF 2024 INCREASE	
	TAXES	RATE	TAXES	RATE	TAXABLE VALUE	TAXES	CHANGE IN TAX	CHANGE IN%
MARYSVALE	146.045	0.001246	139.12	0.001246	111,650	139.12	0.00	0.00%
PIUTE COUNTY	255.49	0.002282	254.79	0.002282	111,650	254.79	0.00	0.00%
MULTICOUNTY A&C	1.54	0.000015	1.67	0.000015	111,650	1.67	0.00	0.00%
ASSESSING & COLLECTING	34.63	0.000308	34.39	0.000308	111,650	34.39	0.00	0.00%
SEVIER WATER DISTRICT	17.27	0.000141	15.74	0.000141	111,650	15.74	0.00	0.00%
PIUTE SCHOOL DISTRICT	285.60	0.001730	193.16	0.003944	111,650	440.35	247.19	127.98%
BASIC SCHOOL LEVY	144.49	0.001408	157.20	0.001408	111,650	157.20	0.00	0.00%
CHARTER SCHOOL LEVY	0.72	0.000006	0.67	0.000006	111,650	0.67	0.00	0.00%
	885.78	0.007136	796.74	0.009350	111,650	1,043.93	247.19	31.03%

The "Piute School District" line includes the four levies that the local school board controls. The "Basic School Levy" and the "Charter School Levy" are controlled by the state legislature.

The "2024 If No Increase" columns indicate a significant tax reduction from 2023. That is because it is assuming the debt service levy would be removed either way. The "If 2024 Increase" columns compare the 2024 proposed amounts with the "2024 If No Increase" amounts. If the 2024 proposed amounts are compared with the 2023 column, there is a closer estimation of the increase factoring for the debt service levy, but not factoring for individual changes in assessed value.

The required Truth-In-Taxation advertisement will state the increase as follows.

- The PIUTE COUNTY SCHOOL DISTRICT tax on a \$203,000 residence would increase from \$351.03 to \$598.22, which is \$247.19 per year.

- The PIUTE COUNTY SCHOOL DISTRICT tax on a \$203,000 business would increase from \$638.23 to \$1,087.67, which is \$449.44 per year.

Estimating the actual impact with the removal of the debt levy would have it displayed as follows.

- The PIUTE COUNTY SCHOOL DISTRICT tax on a \$203,000 residence would increase from \$443.47 to \$598.22, which is \$154.75 per year.

- The PIUTE COUNTY SCHOOL DISTRICT tax on a \$203,000 business would increase from \$806.32 to \$1,087.67, which is \$281.36 per year.