

Subject: Questions about "TNT Hearing" and Tax Increase Proposal
Date: Tuesday, August 4, 2026 at 10:34:35 AM Mountain Daylight Time
From: Bart Smith
To: Interlaken Town
Attachments: image001.png, image002.png, image003.jpg, Interlaken TNT Notice Only.pdf

Hi All-

I got a response to my email reminder about our **Truth in Taxation Public Hearing set for tonight at 6pm** that made me think it may be helpful to some to describe what this is, and how it affects your annual property tax bill.

The TNT hearing is a Utah State requirement for all entities proposing an increase in property tax revenue from their local taxing authority. Our taxing authority is Wasatch County. If you look at your annual Wasatch County property tax bill, you'll see a line broken out specifically for "**INTERLAKEN**." This is the portion of your property tax bill that goes directly to Interlaken Town. This year, these notices will be mailed out on October 1st.

Property tax revenue is used for the town's administrative services (town management, attorney fees, bookkeeping and accounting, financial reporting, systems support, misc administrative expenses,...) as well as capital improvements and maintenance of the town roads and other infrastructure, and contributions to our road reserves fund. You can see exactly how this money is spent by looking at the town's proposed annual fiscal budget and expense and revenue reports. These reports are all available online at: <https://www.interlakenut.gov/documents-03>, and are updated quarterly.

Section from a Wasatch County Tax Bill

Taxing Entities	Taxes	Rate	Taxes	Rate	Taxable Value	Taxes	Change In Tax	Change in %
COUNTY GENERAL FUND	586.43	0.001151	781.26	0.001185	678,766	804.34	23.08	2.95%
COUNTY LOCAL A&C	70.52	0.000138	93.67	0.000138	678,766	93.67	0.00	0.00%
COUNTY BONDS	28.95	0.000060	40.73	0.000060	678,766	40.73	0.00	0.00%
MULTI COUNTY A&C	4.45	0.000010	6.79	0.000015	678,766	10.18	3.39	50.00%
BASIC ST SCHOOL LEVY	616.49	0.001401	950.95	0.001652	678,766	1,121.32	170.37	17.92%
WASATCH CO SCHOOL DIST	1,977.89	0.003895	2,643.79	0.003895	678,766	2,643.79	0.00	0.00%
SCHOOL DIST BOND	446.13	0.001056	716.78	0.001056	678,766	716.78	0.00	0.00%
HEALTH	33.78	0.000066	44.80	0.000066	678,766	44.80	0.00	0.00%
CHARTER SCHOOL LEVY	20.04	0.000032	21.72	0.000032	678,766	21.72	0.00	0.00%
INTERLAKEN	781.28	0.001098	745.29	0.001098	678,766	745.29	0.00	0.00%
WASATCH COUNTY FIRE DISTRICT	253.87	0.000498	338.03	0.000516	678,766	350.24	12.22	3.61%
PARK & REC GENERAL	97.99	0.000193	131.00	0.000193	678,766	131.00	0.00	0.00%
LIBRARY	57.90	0.000114	77.38	0.000114	678,766	77.38	0.00	0.00%
MIDWAY SANITATION	19.30	0.000029	19.68	0.000029	678,766	19.68	0.00	0.00%
CENTRAL UT WATER CONSERVANCY	148.46	0.000322	218.56	0.000400	678,766	271.51	52.94	24.22%

How is your INTERLAKEN tax bill calculated? This is the part that may be confusing. Three factors determine how your property tax bill is calculated:

- Residency Status – property owners claiming residency in Interlaken pay a smaller amount, due to a reduced property "assessment" – 55% of fair market value.
- Property Assessed Value – the county performs assessments on your property value periodically, and typically when a building permit is issued for your property, resulting in improvements
- Tax Rate – often referred to the "mil rate" is the number multiplied by your property assessment value to determine your tax bill – just the Interlaken portion of the bill

When Interlaken (or any municipality) determines a need for additional property tax revenue, they begin the process with the state and county to pursue this increase. The process starts with a request for additional revenue, in a dollar amount. For example, looking at the attached TNT Notice, you'll see that Interlaken is requesting an **additional \$6,955 for this tax year, 2026**. Note that this tax year's billing is due on November 30, 2026.

So how is this additional revenue divided up amongst all the Interlaken lots?

1. The County calculates the **TOTAL** assessed value of **ALL** properties in Interlaken. Note that full time residents' property is assessed at 55% of what the county determines fair market value. Last fall, in 2025, that total assessed

property value was determined to be **97,414,108**. This is a dynamic number and will change until the final tax bills are ready. This is the number used in the initial calculation of the tax or mil rate.

2. The town is requesting an additional **\$6,955** from the county this tax year, for a total of **\$202,483** (for fiscal year 2027: 7/1/26-6/30/27).
3. Dividing **\$202,483 / \$97,414,108** generates an “estimated” mil rate. I say estimated, because the denominator - total assessed value, may change up until the billing date, October 1st. The main point here is that the town requests a total amount of tax revenue. The underlying math determines the rate, but the revenue amount (numerator) is fixed unless an increase is approved.

Here’s the part that needs explanation. The town requests a set amount of revenue. If that amount is an increase, the TNT process begins. But your tax bill may or may not change. Why – because, the rate is determined by the **total** assessed property value in Interlaken, not just **your** property value. Let’s say, for example, all the homes in Interlaken increase in assessed value by 5%, but yours doesn’t (unlikely, but just go with this). Now the denominator in that rate calculation goes up, but if the numerator doesn’t go up as much as a percentage (say 3% for example), the calculated rate may go down. That means your bill will decrease, while others will increase, because your assessment value was unchanged, but the tax rate went down.

The point here is that the assessed value of your property is not the only factor determining your tax bill, it’s how your assessed property value compares to all the other properties in town. Likewise, if the town doesn’t request a revenue increase (numerator stays the same), and the total assessed property value goes up, the rate will decrease. Does your tax bill go up? Maybe, depending on how much your property increases relative to all the others.

If you’re interested in drilling down more in this tax stuff, here are some resources you can use to track your tax bill.

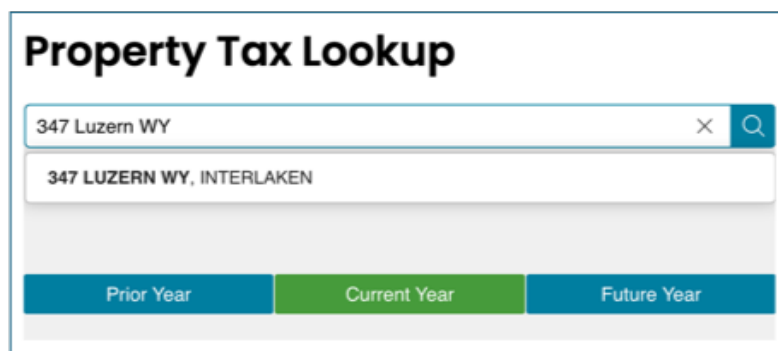
This is a useful link that will help you identify your property as part of the Wasatch County records. Online Parcel Map – Wasatch County:

<https://experience.arcgis.com/experience/de4679a719754351af621c85d08b4c4e>

This link can be used to look up your past or present year tax bill. Note the disclaimer that bills will not be finalized until October 1st.

Property Tax Lookup:

<https://www.wasatchcounty.gov/283/Property-Tax-Lookup>



I hope this has been helpful and I didn’t confuse you – if you made it this far – congratulations!

Join us tonight for the TNT hearing – 6pm at the pumphouse, 326 Luzern Rd.

Or online at:

Zoom Meeting ID: 516 337 9977

Password: 84049

Zoom Meeting Link

<https://us02web.zoom.us/j/5163379977?pwd=QUNT3loV3J4Nm83TFJOdGVsUE1ldz09>

Thanks,
Bart Smith
Interlaken Town Administrator

NOTICE OF PROPOSED TAX INCREASE INTERLAKEN TOWN

The INTERLAKEN TOWN is proposing to increase its property tax revenue.

The INTERLAKEN TOWN tax on a \$723,000 residence would increase from \$810.01 to \$838.64, which is \$28.63 per year.

The INTERLAKEN TOWN tax on a \$723,000 business would increase from \$1,472.75 to \$1,524.81, which is \$52.06 per year.

If the proposed budget is approved, INTERLAKEN TOWN would receive an additional **\$6,955** in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, INTERLAKEN TOWN would increase its property tax budgeted revenue by 3.54% above last year's property tax budgeted revenue excluding eligible new growth.

The INTERLAKEN TOWN invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or virtually.

PUBLIC HEARING

Date/Time: 8/4/2026 6:00 PM

Location: Town Pumphouse Main Room
326 Luzern Rd.
Midway

To obtain more information regarding the tax increase, citizens may contact the INTERLAKEN TOWN at 435-565-3812 or visit <https://www.interlakenut.gov/> Instructions for virtual participation in the public hearing will be available at <https://www.interlakenut.gov/> no later than 24 hours before the public hearing is scheduled to begin.