



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2022 Project Increment Paid by Entity

UTAH COUNTY

Lehi City Redevelopment Agency

Project 8202

ALPINE HIGHWAY ECONOMIC DEVELOPMENT PLAN

Tax Area 010-0002

		2023 Year End Value		Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	363,486,700	505,973	505,973	362,980,727
Trigger Year	1997	Personal Property	260,505,733	0	0	260,505,733
End Year	2028	Centrally Assessed	2,708	0	0	2,708

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 100.00%</b>				
Incremental Value	362,980,727	260,505,733	2,708	
Tax Rate	0.000661	0.000853	0.000661	<b>\$447,019.12</b>
Increment Available	\$239,930.26	\$222,211.39	\$1.79	<b>\$462,143.44</b>
<b>2010 - ALPINE SCHOOL DISTRICT 100.00%</b>				
Incremental Value	362,980,727	260,505,733	2,708	
Tax Rate	0.005473	0.006604	0.005473	<b>\$3,701,264.21</b>
Increment Available	\$1,986,593.52	\$1,720,379.86	\$14.82	<b>\$3,706,988.20</b>
<b>3090 - LEHI CITY 100.00%</b>				
Incremental Value	362,980,727	260,505,733	2,708	
Tax Rate	0.001150	0.001429	0.001150	<b>\$777,718.59</b>
Increment Available	\$417,427.84	\$372,262.69	\$3.11	<b>\$789,693.64</b>
<b>4020 - LEHI METROPOLITAN WATER DISTRICT 100.00%</b>				
Incremental Value	362,980,727	260,505,733	2,708	
Tax Rate	0.000006	0.000008	0.000006	<b>\$4,057.66</b>
Increment Available	\$2,177.88	\$2,084.05	\$0.02	<b>\$4,261.95</b>
<b>4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 100.00%</b>				
Incremental Value	362,980,727	260,505,733	2,708	
Tax Rate	0.000012	0.000015	0.000012	<b>\$8,115.32</b>
Increment Available	\$4,355.77	\$3,907.59	\$0.03	<b>\$8,263.39</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%</b>				
Incremental Value	362,980,727	260,505,733	2,708	
Tax Rate	0.000322	0.000375	0.000322	<b>\$217,761.21</b>
Increment Available	\$116,879.79	\$97,689.65	\$0.87	<b>\$214,570.31</b>



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Project 8203

THANKSGIVING PARK EDA - LEHI

Tax Area 010-0003

		2023 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	180,877,100	7,098,683	7,098,683	173,778,417
Trigger Year	2010 Personal Property	744,432	0	0	744,432
End Year	2024 Centrally Assessed	109,230	0	0	109,230

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 20.00%</b>				
Incremental Value	34,755,683	148,886	21,846	
Tax Rate	0.000661	0.000853	0.000661	<b>\$23,106.07</b>
Increment Available	\$22,973.51	\$127.00	\$14.44	<b>\$23,114.95</b>
<b>2010 - ALPINE SCHOOL DISTRICT 15.00%</b>				
Incremental Value	26,066,763	111,665	16,385	
Tax Rate	0.005473	0.006604	0.005473	<b>\$143,486.57</b>
Increment Available	\$142,663.39	\$737.44	\$89.68	<b>\$143,490.51</b>
<b>3090 - LEHI CITY 20.00%</b>				
Incremental Value	34,755,683	148,886	21,846	
Tax Rate	0.001150	0.001429	0.001150	<b>\$40,199.66</b>
Increment Available	\$39,969.04	\$212.76	\$25.12	<b>\$40,206.92</b>
<b>4020 - LEHI METROPOLITAN WATER DISTRICT 20.00%</b>				
Incremental Value	34,755,683	148,886	21,846	
Tax Rate	0.000006	0.000008	0.000006	<b>\$209.73</b>
Increment Available	\$208.53	\$1.19	\$0.13	<b>\$209.85</b>
<b>4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 20.00%</b>				
Incremental Value	34,755,683	148,886	21,846	
Tax Rate	0.000012	0.000015	0.000012	<b>\$419.48</b>
Increment Available	\$417.07	\$2.23	\$0.26	<b>\$419.56</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 20.00%</b>				
Incremental Value	34,755,683	148,886	21,846	
Tax Rate	0.000322	0.000375	0.000322	<b>\$11,255.91</b>
Increment Available	\$11,191.33	\$55.83	\$7.03	<b>\$11,254.19</b>



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

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UTAH COUNTY

Lehi City Redevelopment Agency

Project 8204

ALPINE HIGHWAY WEST ECONOMIC DEVELOPMENT PROJECT - LEHI

Tax Area 010-0004

		2023 Year End Value		Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	166,365,800	10,892,500	10,892,500	155,473,300
Trigger Year	2013	Personal Property	40,513,740	0	0	40,513,740
End Year	2032	Centrally Assessed	4,130	0	0	4,130

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 75.00%</b>				
Incremental Value	116,604,975	30,385,305	3,098	
Tax Rate	0.000661	0.000853	0.000661	<b>\$101,224.95</b>
Increment Available	\$77,075.89	\$25,918.67	\$2.05	<b>\$102,996.61</b>
<b>2010 - ALPINE SCHOOL DISTRICT 75.00%</b>				
Incremental Value	116,604,975	30,385,305	3,098	
Tax Rate	0.005473	0.006604	0.005473	<b>\$838,130.35</b>
Increment Available	\$638,179.03	\$200,664.55	\$16.96	<b>\$838,860.54</b>
<b>3090 - LEHI CITY 75.00%</b>				
Incremental Value	116,604,975	30,385,305	3,098	
Tax Rate	0.001150	0.001429	0.001150	<b>\$176,109.98</b>
Increment Available	\$134,095.72	\$43,420.60	\$3.56	<b>\$177,519.88</b>
<b>4020 - LEHI METROPOLITAN WATER DISTRICT 75.00%</b>				
Incremental Value	116,604,975	30,385,305	3,098	
Tax Rate	0.000006	0.000008	0.000006	<b>\$918.84</b>
Increment Available	\$699.63	\$243.08	\$0.02	<b>\$942.73</b>
<b>4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%</b>				
Incremental Value	116,604,975	30,385,305	3,098	
Tax Rate	0.000012	0.000015	0.000012	<b>\$1,837.67</b>
Increment Available	\$1,399.26	\$455.78	\$0.04	<b>\$1,855.08</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%</b>				
Incremental Value	116,604,975	30,385,305	3,098	
Tax Rate	0.000322	0.000375	0.000322	<b>\$49,310.80</b>
Increment Available	\$37,546.80	\$11,394.49	\$1.00	<b>\$48,942.29</b>



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Lehi City Redevelopment Agency

Project 8205

TRAVERSE MOUNTAIN CDA - LEHI

Tax Area 010-0005

		2023 Year End Value		Base Value	Adjusted Base Value	Marginal Value
Base Year	2013	Real Property	101,408,570	12,460,687	12,460,687	88,947,883
Trigger Year	2013	Personal Property				
End Year	2032	Centrally Assessed	94,546	0	0	94,546

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 75.00%</b>				
Incremental Value	66,710,912	0	70,910	
Tax Rate	0.000661	0.000853	0.000661	<b>\$44,142.21</b>
Increment Available	\$44,095.91	\$0.00	\$46.87	<b>\$44,142.78</b>
<b>3090 - LEHI CITY 100.00%</b>				
Incremental Value	88,947,883	0	94,546	
Tax Rate	0.001150	0.001429	0.001150	<b>\$102,397.46</b>
Increment Available	\$102,290.07	\$0.00	\$108.73	<b>\$102,398.80</b>
<b>4020 - LEHI METROPOLITAN WATER DISTRICT 75.00%</b>				
Incremental Value	66,710,912	0	70,910	
Tax Rate	0.000006	0.000008	0.000006	<b>\$400.69</b>
Increment Available	\$400.27	\$0.00	\$0.43	<b>\$400.70</b>
<b>4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%</b>				
Incremental Value	66,710,912	0	70,910	
Tax Rate	0.000012	0.000015	0.000012	<b>\$801.37</b>
Increment Available	\$800.53	\$0.00	\$0.85	<b>\$801.38</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%</b>				
Incremental Value	66,710,912	0	70,910	
Tax Rate	0.000322	0.000375	0.000322	<b>\$21,503.47</b>
Increment Available	\$21,480.91	\$0.00	\$22.83	<b>\$21,503.74</b>



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

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UTAH COUNTY

Lehi City Redevelopment Agency

Project 8206

WEST TIMPANOGAS COMMUNITY DEVELOPMENT AREA

Tax Area 010-0006

		2023 Year End Value		Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	130,083,100	6,448,875	6,448,875	123,634,225
Trigger Year	2015	Personal Property	44,775,738	0	0	44,775,738
End Year	2035	Centrally Assessed	34,227	0	0	34,227

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 50.00%</b>				
Incremental Value	61,817,113	22,387,869	17,114	
Tax Rate	0.000661	0.000853	0.000661	<b>\$56,536.82</b>
Increment Available	\$40,861.11	\$19,096.85	\$11.31	<b>\$59,969.27</b>
<b>2010 - ALPINE SCHOOL DISTRICT 15.00%</b>				
Incremental Value	18,545,134	6,716,361	5,134	
Tax Rate	0.005473	0.006604	0.005473	<b>\$140,435.41</b>
Increment Available	\$101,497.52	\$44,354.85	\$28.10	<b>\$145,880.47</b>
<b>3090 - LEHI CITY 50.00%</b>				
Incremental Value	61,817,113	22,387,869	17,114	
Tax Rate	0.001150	0.001429	0.001150	<b>\$98,362.09</b>
Increment Available	\$71,089.68	\$31,992.26	\$19.68	<b>\$103,101.62</b>
<b>4020 - LEHI METROPOLITAN WATER DISTRICT 50.00%</b>				
Incremental Value	61,817,113	22,387,869	17,114	
Tax Rate	0.000006	0.000008	0.000006	<b>\$513.19</b>
Increment Available	\$370.90	\$179.10	\$0.10	<b>\$550.10</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 50.00%</b>				
Incremental Value	61,817,113	22,387,869	17,114	
Tax Rate	0.000322	0.000375	0.000322	<b>\$27,541.39</b>
Increment Available	\$19,905.11	\$8,395.45	\$5.51	<b>\$28,306.07</b>



**UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION**

*Year-End 2022 Project Increment Paid by Entity*

**UTAH COUNTY**

**Lehi City Redevelopment Agency**

**Project 8209**

**MEADOW POINT COMMUNITY REINVESTMENT AREA**

**Tax Area 010-0009**

			2023 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2019	Real Property	206,061,989	160,609,400	160,609,400	45,452,589
Trigger Year	2021	Personal Property				
End Year	2040	Centrally Assessed	8,037	0	0	8,037

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>3090 - LEHI CITY 50.00%</b>				
Incremental Value	22,726,295	0	4,019	
Tax Rate	0.001150	0.001429	0.001150	<b>\$26,139.86</b>
Increment Available	\$26,135.24	\$0.00	\$4.62	<b>\$26,139.86</b>