



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2023 Project Increment Paid by Entity

UTAH COUNTY

Lehi City Redevelopment Agency

Project 8202

ALPINE HIGHWAY ECONOMIC DEVELOPMENT PLAN

Tax Area 010-0002

		2024 Year End Value		Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	373,464,100	505,973	505,973	372,958,127
Trigger Year	1997	Personal Property	282,025,115	0	0	282,025,115
End Year	2028	Centrally Assessed	2,733	0	0	2,733

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 100.00%				
Incremental Value	372,958,127	282,025,115	2,733	
Tax Rate	0.000656	0.000661	0.000656	\$435,500.74
Increment Available	\$244,660.53	\$186,418.60	\$1.79	\$431,080.92
2010 - ALPINE SCHOOL DISTRICT 100.00%				
Incremental Value	372,958,127	282,025,115	2,733	
Tax Rate	0.005118	0.005724	0.005118	\$3,397,702.40
Increment Available	\$1,908,799.69	\$1,614,311.76	\$13.99	\$3,523,125.44
3090 - LEHI CITY 100.00%				
Incremental Value	372,958,127	282,025,115	2,733	
Tax Rate	0.001153	0.001150	0.001153	\$765,445.66
Increment Available	\$430,020.72	\$324,328.88	\$3.15	\$754,352.75
4020 - LEHI METROPOLITAN WATER DISTRICT 100.00%				
Incremental Value	372,958,127	282,025,115	2,733	
Tax Rate	0.000006	0.000006	0.000006	\$3,983.24
Increment Available	\$2,237.75	\$1,692.15	\$0.02	\$3,929.92
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 100.00%				
Incremental Value	372,958,127	282,025,115	2,733	
Tax Rate	0.000012	0.000012	0.000012	\$7,966.48
Increment Available	\$4,475.50	\$3,384.30	\$0.03	\$7,859.83
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%				
Incremental Value	372,958,127	282,025,115	2,733	
Tax Rate	0.000387	0.000322	0.000387	\$256,918.87
Increment Available	\$144,334.80	\$90,812.09	\$1.06	\$235,147.95



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Project 8203

THANKSGIVING PARK EDA - LEHI

Tax Area 010-0003

		2024 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	217,272,900	7,098,683	7,098,683	210,174,217
Trigger Year	2010 Personal Property	382,307	0	0	382,307
End Year	2024 Centrally Assessed	12,470	0	0	12,470

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 20.00%				
Incremental Value	42,034,843	76,461	2,494	
Tax Rate	0.000656	0.000661	0.000656	\$27,628.23
Increment Available	\$27,574.86	\$50.54	\$1.64	\$27,627.04
2010 - ALPINE SCHOOL DISTRICT 15.00%				
Incremental Value	31,526,133	57,346	1,871	
Tax Rate	0.005118	0.005724	0.005118	\$161,663.07
Increment Available	\$161,350.75	\$328.25	\$9.58	\$161,688.58
3090 - LEHI CITY 20.00%				
Incremental Value	42,034,843	76,461	2,494	
Tax Rate	0.001153	0.001150	0.001153	\$48,559.99
Increment Available	\$48,466.17	\$87.93	\$2.88	\$48,556.98
4020 - LEHI METROPOLITAN WATER DISTRICT 20.00%				
Incremental Value	42,034,843	76,461	2,494	
Tax Rate	0.000006	0.000006	0.000006	\$252.69
Increment Available	\$252.21	\$0.46	\$0.01	\$252.68
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 20.00%				
Incremental Value	42,034,843	76,461	2,494	
Tax Rate	0.000012	0.000012	0.000012	\$505.40
Increment Available	\$504.42	\$0.92	\$0.03	\$505.37
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 20.00%				
Incremental Value	42,034,843	76,461	2,494	
Tax Rate	0.000387	0.000322	0.000387	\$16,298.97
Increment Available	\$16,267.48	\$24.62	\$0.97	\$16,293.07



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Lehi City Redevelopment Agency

Project 8204

ALPINE HIGHWAY WEST ECONOMIC DEVELOPMENT PROJECT - LEHI

Tax Area 010-0004

		2024 Year End Value		Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	198,682,800	10,892,500	10,892,500	187,790,300
Trigger Year	2013	Personal Property	42,776,980	0	0	42,776,980
End Year	2032	Centrally Assessed	1,134	0	0	1,134

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	140,842,725	32,082,735	851	
Tax Rate	0.000656	0.000661	0.000656	\$114,096.16
Increment Available	\$92,392.83	\$21,206.69	\$0.56	\$113,600.08
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	140,842,725	32,082,735	851	
Tax Rate	0.005118	0.005724	0.005118	\$890,158.74
Increment Available	\$720,833.07	\$183,641.58	\$4.36	\$904,479.01
3090 - LEHI CITY 75.00%				
Incremental Value	140,842,725	32,082,735	851	
Tax Rate	0.001153	0.001150	0.001153	\$200,537.91
Increment Available	\$162,391.66	\$36,895.15	\$0.98	\$199,287.79
4020 - LEHI METROPOLITAN WATER DISTRICT 75.00%				
Incremental Value	140,842,725	32,082,735	851	
Tax Rate	0.000006	0.000006	0.000006	\$1,043.56
Increment Available	\$845.06	\$192.50	\$0.01	\$1,037.57
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	140,842,725	32,082,735	851	
Tax Rate	0.000012	0.000012	0.000012	\$2,087.12
Increment Available	\$1,690.11	\$384.99	\$0.01	\$2,075.11
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	140,842,725	32,082,735	851	
Tax Rate	0.000387	0.000322	0.000387	\$67,309.77
Increment Available	\$54,506.13	\$10,330.64	\$0.33	\$64,837.10



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Lehi City Redevelopment Agency

Project 8205

TRAVERSE MOUNTAIN CDA - LEHI

Tax Area 010-0005

		2024 Year End Value		Base Value	Adjusted Base Value	Marginal Value
Base Year	2013	Real Property	116,462,200	12,460,687	12,460,687	104,001,513
Trigger Year	2013	Personal Property				
End Year	2032	Centrally Assessed	90,695	0	0	90,695

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	78,001,135	0	68,021	
Tax Rate	0.000656	0.000661	0.000656	\$51,213.36
Increment Available	\$51,168.74	\$0.00	\$44.62	\$51,213.36
3090 - LEHI CITY 100.00%				
Incremental Value	104,001,513	0	90,695	
Tax Rate	0.001153	0.001150	0.001153	\$120,018.31
Increment Available	\$119,913.74	\$0.00	\$104.57	\$120,018.31
4020 - LEHI METROPOLITAN WATER DISTRICT 75.00%				
Incremental Value	78,001,135	0	68,021	
Tax Rate	0.000006	0.000006	0.000006	\$468.41
Increment Available	\$468.01	\$0.00	\$0.41	\$468.42
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	78,001,135	0	68,021	
Tax Rate	0.000012	0.000012	0.000012	\$936.83
Increment Available	\$936.01	\$0.00	\$0.82	\$936.83
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	78,001,135	0	68,021	
Tax Rate	0.000387	0.000322	0.000387	\$30,212.77
Increment Available	\$30,186.44	\$0.00	\$26.32	\$30,212.76



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Lehi City Redevelopment Agency

Project 8206

WEST TIMPANOGAS COMMUNITY DEVELOPMENT AREA

Tax Area 010-0006

		2024 Year End Value		Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	147,930,400	6,448,875	6,448,875	141,481,525
Trigger Year	2015	Personal Property	55,668,977	0	0	55,668,977
End Year	2035	Centrally Assessed	2,267	0	0	2,267

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 50.00%				
Incremental Value	70,740,763	27,834,489	1,134	
Tax Rate	0.000656	0.000661	0.000656	\$65,241.49
Increment Available	\$46,405.94	\$18,398.60	\$0.74	\$64,805.28
2010 - ALPINE SCHOOL DISTRICT 15.00%				
Incremental Value	21,222,229	8,350,347	340	
Tax Rate	0.005118	0.005724	0.005118	\$152,700.92
Increment Available	\$108,615.37	\$47,797.39	\$1.74	\$156,414.50
3090 - LEHI CITY 50.00%				
Incremental Value	70,740,763	27,834,489	1,134	
Tax Rate	0.001153	0.001150	0.001153	\$114,669.90
Increment Available	\$81,564.10	\$32,009.66	\$1.31	\$113,575.07
4020 - LEHI METROPOLITAN WATER DISTRICT 50.00%				
Incremental Value	70,740,763	27,834,489	1,134	
Tax Rate	0.000006	0.000006	0.000006	\$596.72
Increment Available	\$424.44	\$167.01	\$0.01	\$591.46
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 50.00%				
Incremental Value	70,740,763	27,834,489	1,134	
Tax Rate	0.000387	0.000322	0.000387	\$38,488.50
Increment Available	\$27,376.68	\$8,962.71	\$0.44	\$36,339.83



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Project 8209

MEADOW POINT COMMUNITY REINVESTMENT AREA

Tax Area 010-0009

			2024 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2019	Real Property	208,942,493	160,609,400	160,609,400	48,333,093
Trigger Year	2021	Personal Property				
End Year	2040	Centrally Assessed				

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
3090 - LEHI CITY 50.00%				
Incremental Value	24,166,547	0	0	
Tax Rate	0.001153	0.001150	0.001153	\$27,864.03
Increment Available	\$27,864.03	\$0.00	\$0.00	\$27,864.03