



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

*Year-End 2020 Project Increment Paid by Entity*

**UTAH COUNTY**

**Orem City Redevelopment Agency**

**Project 8051**

**WESTSIDE REDEVELOPMENT PROJECT AREA #85-01**

**Tax Area 090-0001**

		2021 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	86,687,600	1,452,681	1,452,681	85,234,919
Trigger Year	1990 Personal Property	69,806,275	0	0	69,806,275
End Year	2021 Centrally Assessed	347,444	19,540	19,540	327,904

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 100.00%</b>				
Incremental Value	85,234,919	69,806,275	327,904	
Tax Rate	0.000635	0.000672	0.000635	<b>\$90,317.26</b>
Increment Available	\$54,124.17	\$46,909.82	\$208.22	<b>\$101,242.21</b>
<b>3120 - OREM CITY 100.00%</b>				
Incremental Value	85,234,919	69,806,275	327,904	
Tax Rate	0.001166	0.001188	0.001166	<b>\$165,842.39</b>
Increment Available	\$99,383.92	\$82,929.85	\$382.34	<b>\$182,696.11</b>
<b>4040 - OREM METROPOLITAN WATER DISTRICT 100.00%</b>				
Incremental Value	85,234,919	69,806,275	327,904	
Tax Rate	0.000025	0.000027	0.000025	<b>\$3,555.80</b>
Increment Available	\$2,130.87	\$1,884.77	\$8.20	<b>\$4,023.84</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%</b>				
Incremental Value	85,234,919	69,806,275	327,904	
Tax Rate	0.000382	0.000378	0.000382	<b>\$54,332.59</b>
Increment Available	\$32,559.74	\$26,386.77	\$125.26	<b>\$59,071.77</b>



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**Orem City Redevelopment Agency**

**Project 8052 REDEVELOPMENT PROJECT AREA #85-02**

**Tax Area 090-0002**

		2021 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	91,170,390	7,282,440	7,282,440	83,887,950
Trigger Year	1989 Personal Property	1,824,259	0	0	1,824,259
End Year	2020 Centrally Assessed	389,094	51,532	51,532	337,562

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 100.00%</b>				
Incremental Value	83,887,950	1,824,259	337,562	
Tax Rate	0.000635	0.000672	0.000635	<b>\$52,681.59</b>
Increment Available	\$53,268.85	\$1,225.90	\$214.35	<b>\$54,709.10</b>
<b>3120 - OREM CITY 100.00%</b>				
Incremental Value	83,887,950	1,824,259	337,562	
Tax Rate	0.001166	0.001188	0.001166	<b>\$96,735.03</b>
Increment Available	\$97,813.35	\$2,167.22	\$393.60	<b>\$100,374.17</b>
<b>4040 - OREM METROPOLITAN WATER DISTRICT 100.00%</b>				
Incremental Value	83,887,950	1,824,259	337,562	
Tax Rate	0.000025	0.000027	0.000025	<b>\$2,074.08</b>
Increment Available	\$2,097.20	\$49.25	\$8.44	<b>\$2,154.89</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%</b>				
Incremental Value	83,887,950	1,824,259	337,562	
Tax Rate	0.000382	0.000378	0.000382	<b>\$31,691.92</b>
Increment Available	\$32,045.20	\$689.57	\$128.95	<b>\$32,863.72</b>



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**Orem City Redevelopment Agency**

**Project 8053 REDEVELOPMENT PROJECT AREA #85-03-A**

**Tax Area 090-0003**

		2021 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	148,624,350	30,388,549	30,388,549	118,235,801
Trigger Year	1989 Personal Property	9,873,943	0	0	9,873,943
End Year	2020 Centrally Assessed	1,109,522	164,159	164,159	945,363

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 100.00%</b>				
Incremental Value	118,235,801	9,873,943	945,363	
Tax Rate	0.000635	0.000672	0.000635	<b>\$60,949.99</b>
Increment Available	\$75,079.73	\$6,635.29	\$600.31	<b>\$82,315.33</b>
<b>3120 - OREM CITY 100.00%</b>				
Incremental Value	118,235,801	9,873,943	945,363	
Tax Rate	0.001166	0.001188	0.001166	<b>\$111,917.60</b>
Increment Available	\$137,862.94	\$11,730.24	\$1,102.29	<b>\$150,695.47</b>
<b>4040 - OREM METROPOLITAN WATER DISTRICT 100.00%</b>				
Incremental Value	118,235,801	9,873,943	945,363	
Tax Rate	0.000025	0.000027	0.000025	<b>\$2,399.60</b>
Increment Available	\$2,955.90	\$266.60	\$23.63	<b>\$3,246.13</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%</b>				
Incremental Value	118,235,801	9,873,943	945,363	
Tax Rate	0.000382	0.000378	0.000382	<b>\$36,665.97</b>
Increment Available	\$45,166.08	\$3,732.35	\$361.13	<b>\$49,259.56</b>



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

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**Orem City Redevelopment Agency**

**Project 8054 REDEVELOPMENT PROJECT AREA #85-03-B**

**Tax Area 090-0004**

			2021 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2012	Real Property	156,657,240	6,777,516	6,777,516	149,879,724
Trigger Year	1989	Personal Property	9,422,249	0	0	9,422,249
End Year	2020	Centrally Assessed	1,102,083	76,941	76,941	1,025,142

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 100.00%</b>				
Incremental Value	149,879,724	9,422,249	1,025,142	
Tax Rate	0.000635	0.000672	0.000635	<b>\$99,245.98</b>
Increment Available	\$95,173.62	\$6,331.75	\$650.97	<b>\$102,156.34</b>
<b>3120 - OREM CITY 100.00%</b>				
Incremental Value	149,879,724	9,422,249	1,025,142	
Tax Rate	0.001166	0.001188	0.001166	<b>\$182,237.50</b>
Increment Available	\$174,759.76	\$11,193.63	\$1,195.32	<b>\$187,148.71</b>
<b>4040 - OREM METROPOLITAN WATER DISTRICT 100.00%</b>				
Incremental Value	149,879,724	9,422,249	1,025,142	
Tax Rate	0.000025	0.000027	0.000025	<b>\$3,907.32</b>
Increment Available	\$3,746.99	\$254.40	\$25.63	<b>\$4,027.02</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%</b>				
Incremental Value	149,879,724	9,422,249	1,025,142	
Tax Rate	0.000382	0.000378	0.000382	<b>\$59,703.88</b>
Increment Available	\$57,254.05	\$3,561.61	\$391.60	<b>\$61,207.26</b>



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

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**Orem City Redevelopment Agency**

**Project 8055 REDEVELOPMENT PROJECT AREA #85-04**

**Tax Area 090-0005**

		2021 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	66,880,720	18,621,549	18,621,549	48,259,171
Trigger Year	1989 Personal Property	3,197,663	0	0	3,197,663
End Year	2020 Centrally Assessed	868,790	179,630	179,630	689,160

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 100.00%</b>				
Incremental Value	48,259,171	3,197,663	689,160	
Tax Rate	0.000635	0.000672	0.000635	<b>\$29,493.38</b>
Increment Available	\$30,644.57	\$2,148.83	\$437.62	<b>\$33,231.02</b>
<b>3120 - OREM CITY 100.00%</b>				
Incremental Value	48,259,171	3,197,663	689,160	
Tax Rate	0.001166	0.001188	0.001166	<b>\$54,156.33</b>
Increment Available	\$56,270.19	\$3,798.82	\$803.56	<b>\$60,872.57</b>
<b>4040 - OREM METROPOLITAN WATER DISTRICT 100.00%</b>				
Incremental Value	48,259,171	3,197,663	689,160	
Tax Rate	0.000025	0.000027	0.000025	<b>\$1,161.16</b>
Increment Available	\$1,206.48	\$86.34	\$17.23	<b>\$1,310.05</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%</b>				
Incremental Value	48,259,171	3,197,663	689,160	
Tax Rate	0.000382	0.000378	0.000382	<b>\$17,742.47</b>
Increment Available	\$18,435.00	\$1,208.72	\$263.26	<b>\$19,906.98</b>



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

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**UTAH COUNTY**

**Orem City Redevelopment Agency**

**Project 8056**

**OREM REDEVELOPMENT PROJECT AREA NO. 87-10**

**Tax Area 090-0006**

		2021 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	125,228,085	32,780,305	32,780,305	92,447,780
Trigger Year	Personal Property	5,647,146	0	0	5,647,146
End Year	Centrally Assessed	922,601	34,910	34,910	887,691

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 100.00%</b>				
Incremental Value	92,447,780	5,647,146	887,691	
Tax Rate	0.000635	0.000672	0.000635	<b>\$58,927.81</b>
Increment Available	\$58,704.34	\$3,794.88	\$563.68	<b>\$63,062.90</b>
<b>3120 - OREM CITY 100.00%</b>				
Incremental Value	92,447,780	5,647,146	887,691	
Tax Rate	0.001166	0.001188	0.001166	<b>\$108,204.46</b>
Increment Available	\$107,794.11	\$6,708.81	\$1,035.05	<b>\$115,537.97</b>
<b>4040 - OREM METROPOLITAN WATER DISTRICT 100.00%</b>				
Incremental Value	92,447,780	5,647,146	887,691	
Tax Rate	0.000025	0.000027	0.000025	<b>\$2,319.98</b>
Increment Available	\$2,311.19	\$152.47	\$22.19	<b>\$2,485.85</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%</b>				
Incremental Value	92,447,780	5,647,146	887,691	
Tax Rate	0.000382	0.000378	0.000382	<b>\$35,449.49</b>
Increment Available	\$35,315.05	\$2,134.62	\$339.10	<b>\$37,788.77</b>



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

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**UTAH COUNTY**

**Orem City Redevelopment Agency**

**Project 8057 REDEVELOPMENT PROJECT AREA #90-08**

**Tax Area 090-0007**

		2021 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	51,416,515	11,047,977	11,047,977	40,368,538
Trigger Year	1990 Personal Property	5,380,788	0	0	5,380,788
End Year	2023 Centrally Assessed	815,745	124,470	124,470	691,275

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 100.00%</b>				
Incremental Value	40,368,538	5,380,788	691,275	
Tax Rate	0.000635	0.000672	0.000635	<b>\$27,444.39</b>
Increment Available	\$25,634.02	\$3,615.89	\$438.96	<b>\$29,688.87</b>
<b>2010 - ALPINE SCHOOL DISTRICT 60.00%</b>				
Incremental Value	24,221,123	3,228,473	414,765	
Tax Rate	0.006600	0.006498	0.006600	<b>\$171,149.31</b>
Increment Available	\$159,859.41	\$20,978.62	\$2,737.45	<b>\$183,575.48</b>
<b>3120 - OREM CITY 100.00%</b>				
Incremental Value	40,368,538	5,380,788	691,275	
Tax Rate	0.001166	0.001188	0.001166	<b>\$50,393.95</b>
Increment Available	\$47,069.72	\$6,392.38	\$806.03	<b>\$54,268.13</b>
<b>4040 - OREM METROPOLITAN WATER DISTRICT 100.00%</b>				
Incremental Value	40,368,538	5,380,788	691,275	
Tax Rate	0.000025	0.000027	0.000025	<b>\$1,080.50</b>
Increment Available	\$1,009.21	\$145.28	\$17.28	<b>\$1,171.77</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%</b>				
Incremental Value	40,368,538	5,380,788	691,275	
Tax Rate	0.000382	0.000378	0.000382	<b>\$16,509.85</b>
Increment Available	\$15,420.78	\$2,033.94	\$264.07	<b>\$17,718.79</b>



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

*Year-End 2020 Project Increment Paid by Entity*

**UTAH COUNTY**

**Orem City Redevelopment Agency**

**Project 8058 UNIVERSITY PLACE CDA**

**Tax Area 090-0008**

			2021 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2016	Real Property	306,768,901	129,187,998	129,187,998	177,580,903
Trigger Year	2018	Personal Property	14,878,053	0	0	14,878,053
End Year	2036	Centrally Assessed	1,016,867	0	0	1,016,867

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 75.00%</b>				
Incremental Value	133,185,677	11,158,540	762,650	
Tax Rate	0.000635	0.000672	0.000635	<b>\$91,095.95</b>
Increment Available	\$84,572.90	\$7,498.54	\$484.28	<b>\$92,555.72</b>
<b>2010 - ALPINE SCHOOL DISTRICT 65.00%</b>				
Incremental Value	115,427,587	9,670,734	660,964	
Tax Rate	0.006600	0.006498	0.006600	<b>\$820,580.74</b>
Increment Available	\$761,822.07	\$62,840.43	\$4,362.36	<b>\$829,024.86</b>
<b>3120 - OREM CITY 75.00%</b>				
Incremental Value	133,185,677	11,158,540	762,650	
Tax Rate	0.001166	0.001188	0.001166	<b>\$167,272.22</b>
Increment Available	\$155,294.50	\$13,256.35	\$889.25	<b>\$169,440.10</b>
<b>4040 - OREM METROPOLITAN WATER DISTRICT 75.00%</b>				
Incremental Value	133,185,677	11,158,540	762,650	
Tax Rate	0.000025	0.000027	0.000025	<b>\$3,586.45</b>
Increment Available	\$3,329.64	\$301.28	\$19.07	<b>\$3,649.99</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%</b>				
Incremental Value	133,185,677	11,158,540	762,650	
Tax Rate	0.000382	0.000378	0.000382	<b>\$54,801.02</b>
Increment Available	\$50,876.93	\$4,217.93	\$291.33	<b>\$55,386.19</b>