



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2023 Project Increment Paid by Entity

UTAH COUNTY

Vineyard CDRA

Project 8675

GENEVA URBAN RENEWAL PROJECT

Tax Area 096-0000

		2024 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	89,419,000	3,351,533	3,351,533	86,067,467
Trigger Year	2011 Personal Property	4,608,409	1,131,251	1,131,251	3,477,158
End Year	2035 Centrally Assessed	521,623,188	20,152,413	20,152,413	501,470,775

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	64,550,600	2,607,869	376,103,081	
Tax Rate	0.000656	0.000661	0.000656	\$290,844.37
Increment Available	\$42,345.19	\$1,723.80	\$246,723.62	\$290,792.61
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	64,550,600	2,607,869	376,103,081	
Tax Rate	0.005118	0.005724	0.005118	\$2,269,118.11
Increment Available	\$330,369.97	\$14,927.44	\$1,924,895.57	\$2,270,192.98
3195 - VINEYARD TOWN 75.00%				
Incremental Value	64,550,600	2,607,869	376,103,081	
Tax Rate	0.002842	0.002903	0.002842	\$1,260,030.03
Increment Available	\$183,452.81	\$7,570.64	\$1,068,884.96	\$1,259,908.41
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	64,550,600	2,607,869	376,103,081	
Tax Rate	0.000012	0.000012	0.000012	\$5,320.32
Increment Available	\$774.61	\$31.29	\$4,513.24	\$5,319.14
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	64,550,600	2,607,869	376,103,081	
Tax Rate	0.000387	0.000322	0.000387	\$171,580.44
Increment Available	\$24,981.08	\$839.73	\$145,551.89	\$171,372.70



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Project 8676

GENEVA URBAN RENEWAL PHASE II

Tax Area 095-0002

		2024 Year End Value		Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	165,693,295	51,181	51,181	165,642,114
Trigger Year	2016	Personal Property	2,541,051	0	0	2,541,051
End Year	2040	Centrally Assessed	1,234,067	0	0	1,234,067

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	124,231,586	1,905,788	925,550	
Tax Rate	0.000656	0.000661	0.000656	\$81,785.01
Increment Available	\$81,495.92	\$1,259.73	\$607.16	\$83,362.81
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	124,231,586	1,905,788	925,550	
Tax Rate	0.005118	0.005724	0.005118	\$638,072.64
Increment Available	\$635,817.26	\$10,908.73	\$4,736.96	\$651,462.95
3195 - VINEYARD TOWN 75.00%				
Incremental Value	124,231,586	1,905,788	925,550	
Tax Rate	0.002842	0.002903	0.002842	\$354,318.58
Increment Available	\$353,066.17	\$5,532.50	\$2,630.41	\$361,229.08
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	124,231,586	1,905,788	925,550	
Tax Rate	0.000387	0.000322	0.000387	\$48,248.16
Increment Available	\$48,077.62	\$613.66	\$358.19	\$49,049.47



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Project 8677

GENEVA URBAN RENEWAL PHASE III

Tax Area 095-0003

		2024 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	473,903,975	5,247,574	5,247,574	468,656,401
Trigger Year	2017 Personal Property				
End Year	2041 Centrally Assessed	2,329,974	0	0	2,329,974

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	351,492,301	0	1,747,481	
Tax Rate	0.000656	0.000661	0.000656	\$223,780.76
Increment Available	\$230,578.95	\$0.00	\$1,146.35	\$231,725.30
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	351,492,301	0	1,747,481	
Tax Rate	0.005118	0.005724	0.005118	\$1,745,899.30
Increment Available	\$1,798,937.60	\$0.00	\$8,943.61	\$1,807,881.21
3195 - VINEYARD TOWN 75.00%				
Incremental Value	351,492,301	0	1,747,481	
Tax Rate	0.002842	0.002903	0.002842	\$969,489.21
Increment Available	\$998,941.12	\$0.00	\$4,966.34	\$1,003,907.46
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	351,492,301	0	1,747,481	
Tax Rate	0.000387	0.000322	0.000387	\$132,017.01
Increment Available	\$136,027.52	\$0.00	\$676.28	\$136,703.80



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

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Vineyard CDRA

Project 8678

GENEVA URBAN RENEWAL PROJECT PHASE 4

Tax Area 095-0004

		2024 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	136,015,855	33,033,653	33,033,653	102,982,202
Trigger Year	2021 Personal Property				
End Year	2045 Centrally Assessed	324,669	0	0	324,669

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	77,236,652	0	243,502	
Tax Rate	0.000656	0.000661	0.000656	\$42,586.97
Increment Available	\$50,667.24	\$0.00	\$159.74	\$50,826.98
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	77,236,652	0	243,502	
Tax Rate	0.005118	0.005724	0.005118	\$332,256.27
Increment Available	\$395,297.18	\$0.00	\$1,246.24	\$396,543.42
3195 - VINEYARD TOWN 75.00%				
Incremental Value	77,236,652	0	243,502	
Tax Rate	0.002842	0.002903	0.002842	\$184,500.26
Increment Available	\$219,506.56	\$0.00	\$692.03	\$220,198.59
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	77,236,652	0	243,502	
Tax Rate	0.000387	0.000322	0.000387	\$25,123.72
Increment Available	\$29,890.58	\$0.00	\$94.24	\$29,984.82



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UTAH COUNTY

Vineyard CDRA

Project 9675

GENEVA URBAN RENEWAL PROJECT

Tax Area 095-0001

		2024 Year End Value		Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	69,369,900	25,462,609	25,462,609	43,907,291
Trigger Year	2011	Personal Property	4,290,937	1,225,522	1,225,522	3,065,415
End Year	2035	Centrally Assessed	1,893,948	0	0	1,893,948

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	32,930,468	2,299,061	1,420,461	
Tax Rate	0.000656	0.000661	0.000656	\$23,129.66
Increment Available	\$21,602.39	\$1,519.68	\$931.82	\$24,053.89
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	32,930,468	2,299,061	1,420,461	
Tax Rate	0.005118	0.005724	0.005118	\$180,453.68
Increment Available	\$168,538.14	\$13,159.83	\$7,269.92	\$188,967.89
3195 - VINEYARD TOWN 75.00%				
Incremental Value	32,930,468	2,299,061	1,420,461	
Tax Rate	0.002842	0.002903	0.002842	\$100,205.03
Increment Available	\$93,588.39	\$6,674.17	\$4,036.95	\$104,299.51
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	32,930,468	2,299,061	1,420,461	
Tax Rate	0.000387	0.000322	0.000387	\$13,645.09
Increment Available	\$12,744.09	\$740.30	\$549.72	\$14,034.11