



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2021 Project Increment Paid by Entity

UTAH COUNTY

Lehi City Redevelopment Agency

Project 8202 ALPINE HIGHWAY ECONOMIC DEVELOPMENT PLAN

Tax Area 010-0002

		2022 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	285,247,300	505,973	505,973	284,741,327
Trigger Year	1997 Personal Property	578,291,757	0	0	578,291,757
End Year	2028 Centrally Assessed	2,087	0	0	2,087

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 100.00%				
Incremental Value	284,741,327	578,291,757	2,087	
Tax Rate	0.000853	0.000853	0.000853	\$736,168.04
Increment Available	\$242,884.35	\$493,282.87	\$1.78	\$736,169.00
2010 - ALPINE SCHOOL DISTRICT 100.00%				
Incremental Value	284,741,327	578,291,757	2,087	
Tax Rate	0.006604	0.006604	0.006604	\$5,699,476.88
Increment Available	\$1,880,431.72	\$3,819,038.76	\$13.78	\$5,699,484.26
3090 - LEHI CITY 100.00%				
Incremental Value	284,741,327	578,291,757	2,087	
Tax Rate	0.001429	0.001429	0.001429	\$1,233,275.66
Increment Available	\$406,895.36	\$826,378.92	\$2.98	\$1,233,277.26
4020 - LEHI METROPOLITAN WATER DISTRICT 100.00%				
Incremental Value	284,741,327	578,291,757	2,087	
Tax Rate	0.000008	0.000008	0.000008	\$6,904.27
Increment Available	\$2,277.93	\$4,626.33	\$0.02	\$6,904.28
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 100.00%				
Incremental Value	284,741,327	578,291,757	2,087	
Tax Rate	0.000015	0.000015	0.000015	\$12,945.51
Increment Available	\$4,271.12	\$8,674.38	\$0.03	\$12,945.53
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%				
Incremental Value	284,741,327	578,291,757	2,087	
Tax Rate	0.000375	0.000375	0.000375	\$323,637.77
Increment Available	\$106,778.00	\$216,859.41	\$0.78	\$323,638.19



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Project 8203 THANKSGIVING PARK EDA - LEHI

Tax Area 010-0003

		2022 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	163,633,200	7,098,683	7,098,683	156,534,517
Trigger Year	2010 Personal Property	766,666	0	0	766,666
End Year	2024 Centrally Assessed	52,375	0	0	52,375

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 20.00%				
Incremental Value	31,306,903	153,333	10,475	
Tax Rate	0.000853	0.000853	0.000853	\$26,844.51
Increment Available	\$26,704.79	\$130.79	\$8.94	\$26,844.52
2010 - ALPINE SCHOOL DISTRICT 15.00%				
Incremental Value	23,480,178	115,000	7,856	
Tax Rate	0.006604	0.006604	0.006604	\$155,874.43
Increment Available	\$155,063.10	\$759.46	\$51.88	\$155,874.44
3090 - LEHI CITY 20.00%				
Incremental Value	31,306,903	153,333	10,475	
Tax Rate	0.001429	0.001429	0.001429	\$44,971.64
Increment Available	\$44,737.56	\$219.11	\$14.97	\$44,971.64
4020 - LEHI METROPOLITAN WATER DISTRICT 20.00%				
Incremental Value	31,306,903	153,333	10,475	
Tax Rate	0.000008	0.000008	0.000008	\$251.77
Increment Available	\$250.46	\$1.23	\$0.08	\$251.77
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 20.00%				
Incremental Value	31,306,903	153,333	10,475	
Tax Rate	0.000015	0.000015	0.000015	\$472.06
Increment Available	\$469.60	\$2.30	\$0.16	\$472.06
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 20.00%				
Incremental Value	31,306,903	153,333	10,475	
Tax Rate	0.000375	0.000375	0.000375	\$11,801.52
Increment Available	\$11,740.09	\$57.50	\$3.93	\$11,801.52



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Lehi City Redevelopment Agency

Project 8204

ALPINE HIGHWAY WEST ECONOMIC DEVELOPMENT PROJECT - LEHI

Tax Area 010-0004

		2022 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	163,568,798	10,892,500	10,892,500	152,676,298
Trigger Year	2013 Personal Property	24,242,260	0	0	24,242,260
End Year	2032 Centrally Assessed	5,055	0	0	5,055

Real Property Personal Property Centrally Assessed Increment Paid/Available

1010 - UTAH 75.00%

Incremental Value	114,507,224	18,181,695	3,791	\$113,182.83
Tax Rate	0.000853	0.000853	0.000853	
Increment Available	\$97,674.66	\$15,508.99	\$3.23	\$113,186.88

2010 - ALPINE SCHOOL DISTRICT 75.00%

Incremental Value	114,507,224	18,181,695	3,791	\$876,271.26
Tax Rate	0.006604	0.006604	0.006604	
Increment Available	\$756,205.71	\$120,071.91	\$25.04	\$876,302.66

3090 - LEHI CITY 75.00%

Incremental Value	114,507,224	18,181,695	3,791	\$189,611.09
Tax Rate	0.001429	0.001429	0.001429	
Increment Available	\$163,630.82	\$25,981.64	\$5.42	\$189,617.88

4020 - LEHI METROPOLITAN WATER DISTRICT 75.00%

Incremental Value	114,507,224	18,181,695	3,791	\$1,061.51
Tax Rate	0.000008	0.000008	0.000008	
Increment Available	\$916.06	\$145.45	\$0.03	\$1,061.54

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%

Incremental Value	114,507,224	18,181,695	3,791	\$1,990.32
Tax Rate	0.000015	0.000015	0.000015	
Increment Available	\$1,717.61	\$272.73	\$0.06	\$1,990.40

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%

Incremental Value	114,507,224	18,181,695	3,791	\$49,757.98
Tax Rate	0.000375	0.000375	0.000375	
Increment Available	\$42,940.21	\$6,818.14	\$1.42	\$49,759.77



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Project 8205

TRAVERSE MOUNTAIN CDA - LEHI

Tax Area 010-0005

			2022 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2013	Real Property	93,559,400	12,460,687	12,460,687	81,098,713
Trigger Year	2013	Personal Property				
End Year	2032	Centrally Assessed	85,805	0	0	85,805

Real Property Personal Property Centrally Assessed Increment Paid/Available

1010 - UTAH 75.00%

Incremental Value	60,824,035	0	64,354	
Tax Rate	0.000853	0.001041	0.000853	\$51,981.73
Increment Available	\$51,882.90	\$0.00	\$54.89	\$51,937.79

3090 - LEHI CITY 100.00%

Incremental Value	81,098,713	0	85,805	
Tax Rate	0.001429	0.001451	0.001429	\$116,110.80
Increment Available	\$115,890.06	\$0.00	\$122.62	\$116,012.68

4020 - LEHI METROPOLITAN WATER DISTRICT 75.00%

Incremental Value	60,824,035	0	64,354	
Tax Rate	0.000008	0.000008	0.000008	\$487.52
Increment Available	\$486.59	\$0.00	\$0.51	\$487.10

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%

Incremental Value	60,824,035	0	64,354	
Tax Rate	0.000015	0.000016	0.000015	\$914.10
Increment Available	\$912.36	\$0.00	\$0.97	\$913.33

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%

Incremental Value	60,824,035	0	64,354	
Tax Rate	0.000375	0.000382	0.000375	\$22,852.46
Increment Available	\$22,809.01	\$0.00	\$24.13	\$22,833.14



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Project 8206

WEST TIMPANOGAS COMMUNITY DEVELOPMENT AREA

Tax Area 010-0006

		2022 Year End Value		Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	117,784,400	6,448,875	6,448,875	111,335,525
Trigger Year	2015	Personal Property	45,722,062	0	0	45,722,062
End Year	2035	Centrally Assessed	45,130	0	0	45,130

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 50.00%				
Incremental Value	55,667,763	22,861,031	22,565	
Tax Rate	0.000853	0.000853	0.000853	\$67,004.31
Increment Available	\$47,484.60	\$19,500.46	\$19.25	\$67,004.31
2010 - ALPINE SCHOOL DISTRICT 15.00%				
Incremental Value	16,700,329	6,858,309	6,770	
Tax Rate	0.006604	0.006604	0.006604	\$164,948.52
Increment Available	\$110,288.97	\$45,292.27	\$44.71	\$155,625.95
3090 - LEHI CITY 50.00%				
Incremental Value	55,667,763	22,861,031	22,565	
Tax Rate	0.001429	0.001429	0.001429	\$112,249.89
Increment Available	\$79,549.23	\$32,668.41	\$32.25	\$112,249.89
4020 - LEHI METROPOLITAN WATER DISTRICT 50.00%				
Incremental Value	55,667,763	22,861,031	22,565	
Tax Rate	0.000008	0.000008	0.000008	\$628.41
Increment Available	\$445.34	\$182.89	\$0.18	\$628.41
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 50.00%				
Incremental Value	55,667,763	22,861,031	22,565	
Tax Rate	0.000375	0.000375	0.000375	\$29,456.76
Increment Available	\$20,875.41	\$8,572.89	\$8.46	\$29,456.76



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Project 8209

MEADOW POINT COMMUNITY REINVESTMENT AREA

Tax Area 010-0009

			2022 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2019	Real Property	176,679,379	160,609,400	160,609,400	16,069,979
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	8,034,990	0	0	
Tax Rate	0.001429	0.001429	0.001429	\$5,864.10
Increment Available	\$11,482.00	\$0.00	\$0.00	\$11,482.00