



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

*Year-End 2021 Project Increment Paid by Entity*

**UTAH COUNTY**

**Vineyard CDRA**

**Project 8675 GENEVA URBAN RENEWAL PROJECT**

**Tax Area 096-0000**

		2022 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	59,545,900	3,351,533	3,351,533	56,194,367
Trigger Year	2011 Personal Property	2,505,087	1,131,251	1,131,251	1,373,836
End Year	2035 Centrally Assessed	597,065,333	20,152,413	20,152,413	576,912,920

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 75.00%</b>				
Incremental Value	42,145,775	1,030,377	432,684,690	
Tax Rate	0.000853	0.000853	0.000853	<b>\$404,379.08</b>
Increment Available	\$35,950.35	\$878.91	\$369,080.04	<b>\$405,909.30</b>
<b>2010 - ALPINE SCHOOL DISTRICT 75.00%</b>				
Incremental Value	42,145,775	1,030,377	432,684,690	
Tax Rate	0.006604	0.006604	0.006604	<b>\$3,130,737.87</b>
Increment Available	\$278,330.70	\$6,804.61	\$2,857,449.69	<b>\$3,142,585.00</b>
<b>3195 - VINEYARD TOWN 75.00%</b>				
Incremental Value	42,145,775	1,030,377	432,684,690	
Tax Rate	0.003329	0.003329	0.003329	<b>\$1,578,168.75</b>
Increment Available	\$140,303.28	\$3,430.13	\$1,440,407.33	<b>\$1,584,140.74</b>
<b>4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%</b>				
Incremental Value	42,145,775	1,030,377	432,684,690	
Tax Rate	0.000015	0.000015	0.000015	<b>\$7,111.00</b>
Increment Available	\$632.19	\$15.46	\$6,490.27	<b>\$7,137.92</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%</b>				
Incremental Value	42,145,775	1,030,377	432,684,690	
Tax Rate	0.000375	0.000375	0.000375	<b>\$177,775.09</b>
Increment Available	\$15,804.67	\$386.39	\$162,256.76	<b>\$178,447.82</b>



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**Project 8676**

**GENEVA URBAN RENEWAL PHASE II**

**Tax Area 095-0002**

		2022 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	134,062,585	51,181	51,181	134,011,404
Trigger Year	2016 Personal Property	3,331,371	0	0	3,331,371
End Year	2040 Centrally Assessed	991,140	0	0	991,140

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 75.00%</b>				
Incremental Value	100,508,553	2,498,528	743,355	
Tax Rate	0.000853	0.000853	0.000853	<b>\$87,276.22</b>
Increment Available	\$85,733.80	\$2,131.24	\$634.08	<b>\$88,499.12</b>
<b>2010 - ALPINE SCHOOL DISTRICT 75.00%</b>				
Incremental Value	100,508,553	2,498,528	743,355	
Tax Rate	0.006604	0.006604	0.006604	<b>\$675,700.05</b>
Increment Available	\$663,758.48	\$16,500.28	\$4,909.12	<b>\$685,167.88</b>
<b>3195 - VINEYARD TOWN 75.00%</b>				
Incremental Value	100,508,553	2,498,528	743,355	
Tax Rate	0.003329	0.003329	0.003329	<b>\$340,612.58</b>
Increment Available	\$334,592.97	\$8,317.60	\$2,474.63	<b>\$345,385.20</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%</b>				
Incremental Value	100,508,553	2,498,528	743,355	
Tax Rate	0.000375	0.000375	0.000375	<b>\$38,368.79</b>
Increment Available	\$37,690.71	\$936.95	\$278.76	<b>\$38,906.42</b>



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**Project 8677**

**GENEVA URBAN RENEWAL PHASE III**

**Tax Area 095-0003**

		2022 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	333,712,160	5,247,574	5,247,574	328,464,586
Trigger Year	Personal Property				
End Year	Centrally Assessed	2,148,192	0	0	2,148,192

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 75.00%</b>				
Incremental Value	246,348,440	0	1,611,144	
Tax Rate	0.000853	0.000853	0.000853	<b>\$205,835.67</b>
Increment Available	\$210,135.22	\$0.00	\$1,374.31	<b>\$211,509.53</b>
<b>2010 - ALPINE SCHOOL DISTRICT 75.00%</b>				
Incremental Value	246,348,440	0	1,611,144	
Tax Rate	0.006604	0.006604	0.006604	<b>\$1,593,597.60</b>
Increment Available	\$1,626,885.10	\$0.00	\$10,639.99	<b>\$1,637,525.09</b>
<b>3195 - VINEYARD TOWN 75.00%</b>				
Incremental Value	246,348,440	0	1,611,144	
Tax Rate	0.003329	0.003329	0.003329	<b>\$803,314.12</b>
Increment Available	\$820,093.96	\$0.00	\$5,363.50	<b>\$825,457.46</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%</b>				
Incremental Value	246,348,440	0	1,611,144	
Tax Rate	0.000375	0.000375	0.000375	<b>\$90,490.47</b>
Increment Available	\$92,380.67	\$0.00	\$604.18	<b>\$92,984.85</b>



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**Project 8678 GENEVA URBAN RENEWAL PROJECT PHASE 4**

**Tax Area 095-0004**

		2022 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	104,557,370	33,033,653	33,033,653	71,523,717
Trigger Year	2021 Personal Property		0	0	
End Year	2045 Centrally Assessed		0	0	

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 75.00%</b>				
Incremental Value	53,642,788	0	0	
Tax Rate	0.000853	0.001041	0.000853	<b>\$39,186.08</b>
Increment Available	\$45,757.30	\$0.00	\$0.00	<b>\$45,757.30</b>
<b>2010 - ALPINE SCHOOL DISTRICT 75.00%</b>				
Incremental Value	53,642,788	0	0	
Tax Rate	0.006604	0.006600	0.006604	<b>\$303,382.03</b>
Increment Available	\$354,256.97	\$0.00	\$0.00	<b>\$354,256.97</b>
<b>3195 - VINEYARD TOWN 75.00%</b>				
Incremental Value	53,642,788	0	0	
Tax Rate	0.003329	0.003249	0.003329	<b>\$152,931.37</b>
Increment Available	\$178,576.84	\$0.00	\$0.00	<b>\$178,576.84</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%</b>				
Incremental Value	53,642,788	0	0	
Tax Rate	0.000375	0.000382	0.000375	<b>\$17,227.18</b>
Increment Available	\$20,116.05	\$0.00	\$0.00	<b>\$20,116.05</b>



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**Project 9675 GENEVA URBAN RENEWAL PROJECT**

**Tax Area 095-0001**

		2022 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	55,179,400	25,462,609	25,462,609	29,716,791
Trigger Year	2011 Personal Property	3,526,150	1,225,522	1,225,522	2,300,628
End Year	2035 Centrally Assessed	2,681,023	0	0	2,681,023

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
<b>1010 - UTAH 75.00%</b>				
Incremental Value	22,287,593	1,725,471	2,010,767	
Tax Rate	0.000853	0.000853	0.000853	<b>\$21,622.89</b>
Increment Available	\$19,011.32	\$1,471.83	\$1,715.18	<b>\$22,198.33</b>
<b>2010 - ALPINE SCHOOL DISTRICT 75.00%</b>				
Incremental Value	22,287,593	1,725,471	2,010,767	
Tax Rate	0.006604	0.006604	0.006604	<b>\$167,406.28</b>
Increment Available	\$147,187.26	\$11,395.01	\$13,279.11	<b>\$171,861.38</b>
<b>3195 - VINEYARD TOWN 75.00%</b>				
Incremental Value	22,287,593	1,725,471	2,010,767	
Tax Rate	0.003329	0.003329	0.003329	<b>\$84,387.57</b>
Increment Available	\$74,195.40	\$5,744.09	\$6,693.84	<b>\$86,633.33</b>
<b>4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%</b>				
Incremental Value	22,287,593	1,725,471	2,010,767	
Tax Rate	0.000375	0.000375	0.000375	<b>\$9,505.96</b>
Increment Available	\$8,357.85	\$647.05	\$754.04	<b>\$9,758.94</b>