



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2022 Project Increment Paid by Entity

UTAH COUNTY

Vineyard CDRA

Project 8675

GENEVA URBAN RENEWAL PROJECT

Tax Area 096-0000

		2023 Year End Value		Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	69,190,800	3,351,533	3,351,533	65,839,267
Trigger Year	2011	Personal Property	2,537,900	1,131,251	1,131,251	1,406,649
End Year	2035	Centrally Assessed	605,958,672	20,152,413	20,152,413	585,806,259

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	49,379,450	1,054,987	439,354,694	
Tax Rate	0.000661	0.000853	0.000661	\$323,983.75
Increment Available	\$32,639.82	\$899.90	\$290,413.45	\$323,953.17
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	49,379,450	1,054,987	439,354,694	
Tax Rate	0.005473	0.006604	0.005473	\$2,682,546.18
Increment Available	\$270,253.73	\$6,967.13	\$2,404,588.24	\$2,681,809.10
3195 - VINEYARD TOWN 75.00%				
Incremental Value	49,379,450	1,054,987	439,354,694	
Tax Rate	0.002903	0.003329	0.002903	\$1,422,881.71
Increment Available	\$143,348.54	\$3,512.05	\$1,275,446.68	\$1,422,307.27
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	49,379,450	1,054,987	439,354,694	
Tax Rate	0.000012	0.000015	0.000012	\$5,881.70
Increment Available	\$592.55	\$15.82	\$5,272.26	\$5,880.63
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	49,379,450	1,054,987	439,354,694	
Tax Rate	0.000322	0.000375	0.000322	\$157,825.67
Increment Available	\$15,900.18	\$395.62	\$141,472.21	\$157,768.01



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Project 8676

GENEVA URBAN RENEWAL PHASE II

Tax Area 095-0002

		2023 Year End Value		Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	169,505,595	51,181	51,181	169,454,414
Trigger Year	2016	Personal Property	2,773,553	0	0	2,773,553
End Year	2040	Centrally Assessed	1,149,631	0	0	1,149,631

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	127,090,811	2,080,165	862,223	
Tax Rate	0.000661	0.000853	0.000661	\$79,720.69
Increment Available	\$84,007.03	\$1,774.38	\$569.93	\$86,351.34
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	127,090,811	2,080,165	862,223	
Tax Rate	0.005473	0.006604	0.005473	\$660,077.71
Increment Available	\$695,568.01	\$13,737.41	\$4,718.95	\$714,024.37
3195 - VINEYARD TOWN 75.00%				
Incremental Value	127,090,811	2,080,165	862,223	
Tax Rate	0.002903	0.003329	0.002903	\$350,119.79
Increment Available	\$368,944.62	\$6,924.87	\$2,503.03	\$378,372.52
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	127,090,811	2,080,165	862,223	
Tax Rate	0.000322	0.000375	0.000322	\$38,835.19
Increment Available	\$40,923.24	\$780.06	\$277.64	\$41,980.94



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Project 8677

GENEVA URBAN RENEWAL PHASE III

Tax Area 095-0003

		2023 Year End Value		Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	462,150,655		5,247,574	5,247,574	456,903,081
Trigger Year	2017 Personal Property					
End Year	2041 Centrally Assessed	2,331,653		0	0	2,331,653

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	342,677,311	0	1,748,740	
Tax Rate	0.000661	0.000853	0.000661	\$220,088.66
Increment Available	\$226,509.70	\$0.00	\$1,155.92	\$227,665.62
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	342,677,311	0	1,748,740	
Tax Rate	0.005473	0.006604	0.005473	\$1,822,307.43
Increment Available	\$1,875,472.92	\$0.00	\$9,570.85	\$1,885,043.77
3195 - VINEYARD TOWN 75.00%				
Incremental Value	342,677,311	0	1,748,740	
Tax Rate	0.002903	0.003329	0.002903	\$966,592.07
Increment Available	\$994,792.23	\$0.00	\$5,076.59	\$999,868.82
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	342,677,311	0	1,748,740	
Tax Rate	0.000322	0.000375	0.000322	\$107,214.14
Increment Available	\$110,342.09	\$0.00	\$563.09	\$110,905.18



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

		2023 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	131,245,160	33,033,653	33,033,653	98,211,507
Trigger Year	2021 Personal Property				
End Year	2045 Centrally Assessed				

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	73,658,630	0	0	
Tax Rate	0.000661	0.000853	0.000661	\$41,256.97
Increment Available	\$48,688.35	\$0.00	\$0.00	\$48,688.35
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	73,658,630	0	0	
Tax Rate	0.005473	0.006604	0.005473	\$341,602.69
Increment Available	\$403,133.68	\$0.00	\$0.00	\$403,133.68
3195 - VINEYARD TOWN 75.00%				
Incremental Value	73,658,630	0	0	
Tax Rate	0.002903	0.003329	0.002903	\$181,193.61
Increment Available	\$213,831.00	\$0.00	\$0.00	\$213,831.00
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	73,658,630	0	0	
Tax Rate	0.000322	0.000375	0.000322	\$20,097.95
Increment Available	\$23,718.08	\$0.00	\$0.00	\$23,718.08



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Vineyard CDRA

Project 9675

GENEVA URBAN RENEWAL PROJECT

Tax Area 095-0001

		2023 Year End Value		Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	62,139,500	25,462,609	25,462,609	36,676,891
Trigger Year	2011	Personal Property	3,379,599	1,225,522	1,225,522	2,154,077
End Year	2035	Centrally Assessed	2,766,070	0	0	2,766,070

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	27,507,668	1,615,558	2,074,553	
Tax Rate	0.000661	0.000853	0.000661	\$20,038.15
Increment Available	\$18,182.57	\$1,378.07	\$1,371.28	\$20,931.92
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	27,507,668	1,615,558	2,074,553	
Tax Rate	0.005473	0.006604	0.005473	\$165,913.43
Increment Available	\$150,549.47	\$10,669.15	\$11,354.03	\$172,572.65
3195 - VINEYARD TOWN 75.00%				
Incremental Value	27,507,668	1,615,558	2,074,553	
Tax Rate	0.002903	0.003329	0.002903	\$88,004.15
Increment Available	\$79,854.76	\$5,378.19	\$6,022.43	\$91,255.38
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	27,507,668	1,615,558	2,074,553	
Tax Rate	0.000322	0.000375	0.000322	\$9,761.40
Increment Available	\$8,857.47	\$605.83	\$668.01	\$10,131.31