



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2020 Project Increment Paid by Entity

UTAH COUNTY

Vineyard CDRA

Project 8675

GENEVA URBAN RENEWAL PROJECT

Tax Area 096-0000

		2021 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	53,742,400	3,351,533	3,351,533	50,390,867
Trigger Year	2011 Personal Property	2,924,976	1,131,251	1,131,251	1,793,725
End Year	2035 Centrally Assessed	668,957,172	20,152,413	20,152,413	648,804,759

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	37,793,150	1,345,294	486,603,569	
Tax Rate	0.000635	0.000672	0.000635	\$331,699.54
Increment Available	\$23,998.65	\$904.04	\$308,993.27	\$333,895.96
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	37,793,150	1,345,294	486,603,569	
Tax Rate	0.006600	0.006498	0.006600	\$3,447,585.74
Increment Available	\$249,434.79	\$8,741.72	\$3,211,583.56	\$3,469,760.07
3195 - VINEYARD TOWN 75.00%				
Incremental Value	37,793,150	1,345,294	486,603,569	
Tax Rate	0.003249	0.003369	0.003249	\$1,697,152.43
Increment Available	\$122,789.94	\$4,532.30	\$1,580,975.00	\$1,708,297.24
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	37,793,150	1,345,294	486,603,569	
Tax Rate	0.000016	0.000017	0.000016	\$8,357.78
Increment Available	\$604.69	\$22.87	\$7,785.66	\$8,413.22
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	37,793,150	1,345,294	486,603,569	
Tax Rate	0.000382	0.000378	0.000382	\$199,542.08
Increment Available	\$14,436.98	\$508.52	\$185,882.56	\$200,828.06



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Project 8676

GENEVA URBAN RENEWAL PHASE II

Tax Area 095-0002

		2021 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	128,860,620	51,181	51,181	128,809,439
Trigger Year	2016 Personal Property	3,544,500	0	0	3,544,500
End Year	2040 Centrally Assessed	991,564	0	0	991,564

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	96,607,079	2,658,375	743,673	
Tax Rate	0.000635	0.000672	0.000635	\$62,806.82
Increment Available	\$61,345.50	\$1,786.43	\$472.23	\$63,604.16
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	96,607,079	2,658,375	743,673	
Tax Rate	0.006600	0.006498	0.006600	\$652,795.28
Increment Available	\$637,606.72	\$17,274.12	\$4,908.24	\$659,789.08
3195 - VINEYARD TOWN 75.00%				
Incremental Value	96,607,079	2,658,375	743,673	
Tax Rate	0.003249	0.003369	0.003249	\$321,353.32
Increment Available	\$313,876.40	\$8,956.07	\$2,416.19	\$325,248.66
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	96,607,079	2,658,375	743,673	
Tax Rate	0.000382	0.000378	0.000382	\$37,783.00
Increment Available	\$36,903.90	\$1,004.87	\$284.08	\$38,192.85



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Vineyard CDRA

Project 8677

GENEVA URBAN RENEWAL PHASE III

Tax Area 095-0003

		2021 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	304,842,603	5,247,574	5,247,574	299,595,029
Trigger Year	Personal Property				
End Year	Centrally Assessed	2,131,340	0	0	2,131,340

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	224,696,272	0	1,598,505	
Tax Rate	0.000635	0.000672	0.000635	\$138,912.05
Increment Available	\$142,682.13	\$0.00	\$1,015.05	\$143,697.18
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	224,696,272	0	1,598,505	
Tax Rate	0.006600	0.006498	0.006600	\$1,443,810.36
Increment Available	\$1,482,995.40	\$0.00	\$10,550.13	\$1,493,545.53
3195 - VINEYARD TOWN 75.00%				
Incremental Value	224,696,272	0	1,598,505	
Tax Rate	0.003249	0.003369	0.003249	\$710,748.46
Increment Available	\$730,038.19	\$0.00	\$5,193.54	\$735,231.73
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	224,696,272	0	1,598,505	
Tax Rate	0.000382	0.000378	0.000382	\$83,565.99
Increment Available	\$85,833.98	\$0.00	\$610.63	\$86,444.61



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Project 9675 GENEVA URBAN RENEWAL PROJECT

Tax Area 095-0001

		2021 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	Real Property	53,656,300	25,462,609	25,462,609	28,193,691
Trigger Year	2011 Personal Property	4,682,900	1,225,522	1,225,522	3,457,378
End Year	2035 Centrally Assessed	2,630,791	0	0	2,630,791

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	21,145,268	2,593,034	1,973,093	
Tax Rate	0.000635	0.000672	0.000635	\$14,860.00
Increment Available	\$13,427.25	\$1,742.52	\$1,252.91	\$16,422.68
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	21,145,268	2,593,034	1,973,093	
Tax Rate	0.006600	0.006498	0.006600	\$154,450.41
Increment Available	\$139,558.77	\$16,849.53	\$13,022.41	\$169,430.71
3195 - VINEYARD TOWN 75.00%				
Incremental Value	21,145,268	2,593,034	1,973,093	
Tax Rate	0.003249	0.003369	0.003249	\$76,031.72
Increment Available	\$68,700.98	\$8,735.93	\$6,410.58	\$83,847.49
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	21,145,268	2,593,034	1,973,093	
Tax Rate	0.000382	0.000378	0.000382	\$8,939.40
Increment Available	\$8,077.49	\$980.17	\$753.72	\$9,811.38