



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2021 Project Increment Paid by Entity

UTAH COUNTY

American Fork City Redevelopment Agency

Project 8251 NORTH VALLEY REDEVELOPMENT PROJECT

Tax Area 060-0002

			2022 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	1985	Real Property	100,985,700	6,267,468	6,267,468	94,718,232
Trigger Year	1994	Personal Property	10,530,276	0	0	10,530,276
End Year	2025	Centrally Assessed	385,477	15,230	15,230	370,247

Real Property Personal Property Centrally Assessed Increment Paid/Available

1010 - UTAH 100.00%

Incremental Value	94,718,232	10,530,276	370,247	
Tax Rate	0.000853	0.000853	0.000853	\$88,449.54
Increment Available	\$80,794.65	\$8,982.33	\$315.82	\$90,092.80

2010 - ALPINE SCHOOL DISTRICT 60.00%

Incremental Value
Tax Rate
Increment Available

3020 - AMERICAN FORK CITY 100.00%

Incremental Value	94,718,232	10,530,276	370,247	
Tax Rate	0.001687	0.001687	0.001687	\$174,928.91
Increment Available	\$159,789.66	\$17,764.58	\$624.61	\$178,178.85

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	94,718,232	10,530,276	370,247	
Tax Rate	0.000015	0.000015	0.000015	\$1,555.39
Increment Available	\$1,420.77	\$157.95	\$5.55	\$1,584.27

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	94,718,232	10,530,276	370,247	
Tax Rate	0.000375	0.000375	0.000375	\$38,884.62
Increment Available	\$35,519.34	\$3,948.85	\$138.84	\$39,607.03



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Project 8253 EAST MAIN STREET REDEVELOPMENT PROJECT

Tax Area 060-0004

			2022 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	1991	Real Property	19,531,900	5,563,282	5,563,282	13,968,618
Trigger Year	1994	Personal Property	1,659,869	0	0	1,659,869
End Year	2024	Centrally Assessed	527,256	58,250	58,250	469,006

Real Property Personal Property Centrally Assessed Increment Paid/Available

1010 - UTAH 100.00%

Incremental Value	13,968,618	1,659,869	469,006	
Tax Rate	0.000853	0.000853	0.000853	\$11,851.49
Increment Available	\$11,915.23	\$1,415.87	\$400.06	\$13,731.16

2010 - ALPINE SCHOOL DISTRICT 60.00%

Incremental Value
Tax Rate
Increment Available

3020 - AMERICAN FORK CITY 100.00%

Incremental Value	13,968,618	1,659,869	469,006	
Tax Rate	0.001687	0.001687	0.001687	\$23,438.99
Increment Available	\$23,565.06	\$2,800.20	\$791.21	\$27,156.47

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	13,968,618	1,659,869	469,006	
Tax Rate	0.000015	0.000015	0.000015	\$5,210.20
Increment Available	\$209.53	\$24.90	\$7.04	\$241.47

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	13,968,618	1,659,869	469,006	
Tax Rate	0.000375	0.000375	0.000375	\$208.41
Increment Available	\$5,238.23	\$622.45	\$175.88	\$6,036.56



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American Fork City Redevelopment Agency

Project 8254 EGG FARM ECONOMIC DEVELOPMENT PLAN

Tax Area 060-0005

		2022 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property 130,794,500	705,802	705,802	130,088,698
Trigger Year	2004	Personal Property 9,170,212	0	0	9,170,212
End Year	2027	Centrally Assessed 389,942	0	0	389,942

Real Property Personal Property Centrally Assessed Increment Paid/Available

1010 - UTAH 75.00%

Incremental Value	97,566,524	6,877,659	292,457	
Tax Rate	0.000853	0.000853	0.000853	\$87,854.16
Increment Available	\$83,224.24	\$5,866.64	\$249.47	\$89,340.35

2010 - ALPINE SCHOOL DISTRICT 75.00%

Incremental Value	97,566,524	6,877,659	292,457	
Tax Rate	0.006604	0.006604	0.006604	\$680,174.53
Increment Available	\$644,329.32	\$45,420.06	\$1,931.39	\$691,680.77

3020 - AMERICAN FORK CITY 75.00%

Incremental Value	97,566,524	6,877,659	292,457	
Tax Rate	0.001687	0.001687	0.001687	\$173,751.43
Increment Available	\$164,594.73	\$11,602.61	\$493.37	\$176,690.71

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%

Incremental Value	97,566,524	6,877,659	292,457	
Tax Rate	0.000015	0.000015	0.000015	\$1,544.92
Increment Available	\$1,463.50	\$103.16	\$4.39	\$1,571.05

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%

Incremental Value	97,566,524	6,877,659	292,457	
Tax Rate	0.000375	0.000375	0.000375	\$38,622.87
Increment Available	\$36,587.45	\$2,579.12	\$109.67	\$39,276.24