



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2023 Project Increment Paid by Entity

UTAH COUNTY

American Fork City Redevelopment Agency

Project 8251

NORTH VALLEY REDEVELOPMENT PROJECT

Tax Area 060-0002

			2024 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	1985	Real Property	126,860,700	6,267,468	6,267,468	120,593,232
Trigger Year	1994	Personal Property	11,701,199	0	0	11,701,199
End Year	2025	Centrally Assessed	250,143	15,230	15,230	234,913

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
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1010 - UTAH 100.00%

Incremental Value	120,593,232	11,701,199	234,913	
Tax Rate	0.000656	0.000661	0.000656	\$84,835.38
Increment Available	\$79,109.16	\$7,734.49	\$154.10	\$86,997.75

3020 - AMERICAN FORK CITY 100.00%

Incremental Value	120,593,232	11,701,199	234,913	
Tax Rate	0.001778	0.001265	0.001778	\$229,934.89
Increment Available	\$214,414.77	\$14,802.02	\$417.68	\$229,634.47

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	120,593,232	11,701,199	234,913	
Tax Rate	0.000012	0.000012	0.000012	\$1,551.87
Increment Available	\$1,447.12	\$140.41	\$2.82	\$1,590.35

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	120,593,232	11,701,199	234,913	
Tax Rate	0.000387	0.000322	0.000387	\$50,047.69
Increment Available	\$46,669.58	\$3,767.79	\$90.91	\$50,528.28



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Project 8253

EAST MAIN STREET REDEVELOPMENT PROJECT

Tax Area 060-0004

			2024 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	1991	Real Property	26,202,500	5,563,282	5,563,282	20,639,218
Trigger Year	1994	Personal Property	3,696,539	0	0	3,696,539
End Year	2024	Centrally Assessed	79,005	58,250	58,250	20,755

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
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1010 - UTAH 100.00%

Incremental Value	20,639,218	3,696,539	20,755	
Tax Rate	0.000656	0.000661	0.000656	\$14,517.49
Increment Available	\$13,539.33	\$2,443.41	\$13.62	\$15,996.36

3020 - AMERICAN FORK CITY 100.00%

Incremental Value	20,639,218	3,696,539	20,755	
Tax Rate	0.001778	0.001265	0.001778	\$39,347.68
Increment Available	\$36,696.53	\$4,676.12	\$36.90	\$41,409.55

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	20,639,218	3,696,539	20,755	
Tax Rate	0.000012	0.000012	0.000012	\$265.57
Increment Available	\$247.67	\$44.36	\$0.25	\$292.28

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	20,639,218	3,696,539	20,755	
Tax Rate	0.000387	0.000322	0.000387	\$8,564.43
Increment Available	\$7,987.38	\$1,190.29	\$8.03	\$9,185.70



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Project 8254

EGG FARM ECONOMIC DEVELOPMENT PLAN

Tax Area 060-0005

			2024 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	165,144,368	705,802	705,802	164,438,566
Trigger Year	2004	Personal Property	6,305,937	0	0	6,305,937
End Year	2027	Centrally Assessed	361,344	0	0	361,344

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	123,328,925	4,729,453	271,008	
Tax Rate	0.000656	0.000661	0.000656	\$84,209.84
Increment Available	\$80,903.77	\$3,126.17	\$177.78	\$84,207.72
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	123,328,925	4,729,453	271,008	
Tax Rate	0.005118	0.005724	0.005118	\$656,990.79
Increment Available	\$631,197.44	\$27,071.39	\$1,387.02	\$659,655.85
3020 - AMERICAN FORK CITY 75.00%				
Incremental Value	123,328,925	4,729,453	271,008	
Tax Rate	0.001778	0.001265	0.001778	\$228,239.47
Increment Available	\$219,278.83	\$5,982.76	\$481.85	\$225,743.44
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	123,328,925	4,729,453	271,008	
Tax Rate	0.000012	0.000012	0.000012	\$1,540.43
Increment Available	\$1,479.95	\$56.75	\$3.25	\$1,539.95
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	123,328,925	4,729,453	271,008	
Tax Rate	0.000387	0.000322	0.000387	\$49,678.67
Increment Available	\$47,728.29	\$1,522.88	\$104.88	\$49,356.05



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American Fork City Redevelopment Agency

Project 8255

PATRIOT STATION COMMUNITY REINVESTMENT AREA - AMERICAN FORK

Tax Area 060-0008

			2024 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2019	Real Property	281,674,036	24,541,352	24,541,352	257,132,684
Trigger Year	2023	Personal Property				
End Year	2042	Centrally Assessed	458,012	0	0	458,012

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
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1010 - UTAH 60.00%

Incremental Value	154,279,610	0	274,807	
Tax Rate	0.000656	0.000661	0.000656	\$98,272.76
Increment Available	\$101,207.42	\$0.00	\$180.27	\$101,387.69

2010 - ALPINE SCHOOL DISTRICT 60.00%

Incremental Value	154,279,610	0	274,807	
Tax Rate	0.005518	0.005724	0.005518	\$826,629.71
Increment Available	\$851,314.89	\$0.00	\$1,516.39	\$852,831.28

3020 - AMERICAN FORK CITY 60.00%

Incremental Value	154,279,610	0	274,807	
Tax Rate	0.001778	0.001265	0.001778	\$266,355.13
Increment Available	\$274,309.15	\$0.00	\$488.61	\$274,797.76

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 60.00%

Incremental Value	154,279,610	0	274,807	
Tax Rate	0.000012	0.000012	0.000012	\$1,797.68
Increment Available	\$1,851.36	\$0.00	\$3.30	\$1,854.66

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 60.00%

Incremental Value	154,279,610	0	274,807	
Tax Rate	0.000400	0.000322	0.000400	\$59,922.41
Increment Available	\$61,711.84	\$0.00	\$109.92	\$61,821.76



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American Fork City Redevelopment Agency

Project 8256

PATRIOT STATION COMMUNITY REINVESTMENT AREA - COUNTY

Tax Area 020-0003

			2024 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2019	Real Property	10,917,471	1,758,648	1,758,648	9,158,823
Trigger Year	2023	Personal Property				
End Year	2042	Centrally Assessed	33,354	0	0	33,354

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
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1010 - UTAH 60.00%

Incremental Value	5,495,294	0	20,012	
Tax Rate	0.000656	0.000661	0.000656	\$1,234.15
Increment Available	\$3,604.91	\$0.00	\$13.13	\$3,618.04

2010 - ALPINE SCHOOL DISTRICT 60.00%

Incremental Value	5,495,294	0	20,012	
Tax Rate	0.005518	0.005724	0.005518	\$10,381.17
Increment Available	\$30,323.03	\$0.00	\$110.43	\$30,433.46

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 60.00%

Incremental Value	5,495,294	0	20,012	
Tax Rate	0.000012	0.000012	0.000012	\$22.57
Increment Available	\$65.94	\$0.00	\$0.24	\$66.18

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 60.00%

Incremental Value	5,495,294	0	20,012	
Tax Rate	0.000400	0.000322	0.000400	\$752.53
Increment Available	\$2,198.12	\$0.00	\$8.00	\$2,206.12