



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2024 Project Increment Paid by Entity

UTAH COUNTY

American Fork City Redevelopment Agency

Project 8251

NORTH VALLEY REDEVELOPMENT PROJECT

Tax Area 060-0002

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	1985	Real Property	132,199,599	6,267,468	6,267,468	125,932,131
Trigger Year	1994	Personal Property	40,237,034	0	0	40,237,034
End Year	2025	Centrally Assessed	247,886	15,230	15,230	232,656

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

Incremental Value	125,932,131	40,237,034	232,656	
Tax Rate	0.000652	0.000656	0.000652	\$100,442.73
Increment Available	\$82,107.75	\$26,395.49	\$151.69	\$108,654.93

3020 - AMERICAN FORK CITY 100.00%

Incremental Value	125,932,131	40,237,034	232,656	
Tax Rate	0.001697	0.001778	0.001697	\$261,428.38
Increment Available	\$213,706.83	\$71,541.45	\$394.82	\$285,643.10

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	125,932,131	40,237,034	232,656	
Tax Rate	0.000012	0.000012	0.000012	\$1,848.64
Increment Available	\$1,511.19	\$482.84	\$2.79	\$1,996.82

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	125,932,131	40,237,034	232,656	
Tax Rate	0.000380	0.000387	0.000380	\$58,540.24
Increment Available	\$47,854.21	\$15,571.73	\$88.41	\$63,514.35



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Project 8253

EAST MAIN STREET REDEVELOPMENT PROJECT

Tax Area 060-0004

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	1991	Real Property	27,977,000	5,563,282	5,563,282	22,413,718
Trigger Year	1994	Personal Property	4,032,708	0	0	4,032,708
End Year	2024	Centrally Assessed	82,041	58,250	58,250	23,791

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

Incremental Value	22,413,718	4,032,708	23,791	
Tax Rate	0.000652	0.000656	0.000652	\$15,467.63
Increment Available	\$14,613.74	\$2,645.46	\$15.51	\$17,274.71

3020 - AMERICAN FORK CITY 100.00%

Incremental Value	22,413,718	4,032,708	23,791	
Tax Rate	0.001697	0.001778	0.001697	\$40,258.54
Increment Available	\$38,036.08	\$7,170.15	\$40.37	\$45,246.60

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	22,413,718	4,032,708	23,791	
Tax Rate	0.000012	0.000012	0.000012	\$284.67
Increment Available	\$268.96	\$48.39	\$0.29	\$317.64

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	22,413,718	4,032,708	23,791	
Tax Rate	0.000380	0.000387	0.000380	\$9,014.87
Increment Available	\$8,517.21	\$1,560.66	\$9.04	\$10,086.91



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Project 8254

EGG FARM ECONOMIC DEVELOPMENT PLAN

Tax Area 060-0005

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	158,432,500	705,802	705,802	157,726,698
Trigger Year	2004	Personal Property	34,335,269	0	0	34,335,269
End Year	2027	Centrally Assessed	371,738	0	0	371,738

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	118,295,024	25,751,452	278,804	
Tax Rate	0.000652	0.000656	0.000652	\$85,496.45
Increment Available	\$77,128.36	\$16,892.95	\$181.78	\$94,203.09
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	118,295,024	25,751,452	278,804	
Tax Rate	0.005715	0.005118	0.005715	\$749,405.19
Increment Available	\$676,056.06	\$131,795.93	\$1,593.36	\$809,445.35
3020 - AMERICAN FORK CITY 75.00%				
Incremental Value	118,295,024	25,751,452	278,804	
Tax Rate	0.001697	0.001778	0.001697	\$222,526.78
Increment Available	\$200,746.66	\$45,786.08	\$473.13	\$247,005.87
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	118,295,024	25,751,452	278,804	
Tax Rate	0.000012	0.000012	0.000012	\$1,573.56
Increment Available	\$1,419.54	\$309.02	\$3.35	\$1,731.91
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	118,295,024	25,751,452	278,804	
Tax Rate	0.000380	0.000387	0.000380	\$49,829.22
Increment Available	\$44,952.11	\$9,965.81	\$105.95	\$55,023.87



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American Fork City Redevelopment Agency

Project 8255

PATRIOT STATION COMMUNITY REINVESTMENT AREA - AMERICAN FORK

Tax Area 060-0008

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2019	Real Property	338,238,219	24,541,352	24,541,352	313,696,867
Trigger Year	2023	Personal Property	454,888	0	0	454,888
End Year	2042	Centrally Assessed	544,093	0	0	544,093

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 60.00%				
Incremental Value	188,218,120	272,933	326,456	
Tax Rate	0.000652	0.000656	0.000652	\$119,395.27
Increment Available	\$122,718.21	\$179.04	\$212.85	\$123,110.10
2010 - ALPINE SCHOOL DISTRICT 60.00%				
Incremental Value	188,218,120	272,933	326,456	
Tax Rate	0.006115	0.005518	0.006115	\$1,119,786.67
Increment Available	\$1,150,953.80	\$1,506.04	\$1,996.28	\$1,154,456.12
3020 - AMERICAN FORK CITY 60.00%				
Incremental Value	188,218,120	272,933	326,456	
Tax Rate	0.001697	0.001778	0.001697	\$310,757.32
Increment Available	\$319,406.15	\$485.27	\$554.00	\$320,445.42
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 60.00%				
Incremental Value	188,218,120	272,933	326,456	
Tax Rate	0.000012	0.000012	0.000012	\$2,197.45
Increment Available	\$2,258.62	\$3.28	\$3.92	\$2,265.82
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 60.00%				
Incremental Value	188,218,120	272,933	326,456	
Tax Rate	0.000400	0.000400	0.000400	\$0.00
Increment Available	\$75,287.25	\$109.17	\$130.58	\$75,527.00



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UTAH COUNTY

American Fork City Redevelopment Agency

Project 8256

PATRIOT STATION COMMUNITY REINVESTMENT AREA - COUNTY

Tax Area 020-0003

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2019	Real Property	9,721,815	1,758,648	1,758,648	7,963,167
Trigger Year	2023	Personal Property				
End Year	2042	Centrally Assessed	24,203	0	0	24,203

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

Incremental Value	4,777,900	0	14,522	
Tax Rate	0.000652	0.000656	0.000652	\$0.00
Increment Available	\$3,115.19	\$0.00	\$9.47	\$3,124.66

2010 - ALPINE SCHOOL DISTRICT 60.00%

Incremental Value	4,777,900	0	14,522	
Tax Rate	0.006115	0.005518	1.000000	\$0.00
Increment Available	\$29,216.86	\$0.00	\$14,522.00	\$43,738.86

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 60.00%

Incremental Value	4,777,900	0	14,522	
Tax Rate	0.000012	0.000012	0.000012	\$0.00
Increment Available	\$57.33	\$0.00	\$0.17	\$57.50

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 60.00%

Incremental Value	4,777,900	0	14,522	
Tax Rate	0.000380	0.000387	0.000380	\$0.00
Increment Available	\$1,815.60	\$0.00	\$5.52	\$1,821.12