



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2025 Project Increment Paid by Entity

UTAH COUNTY

American Fork City Redevelopment Agency

Project 8251

NORTH VALLEY REDEVELOPMENT PROJECT

Tax Area 060-0002

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	1985	Real Property	131,512,300	6,267,468	6,267,468	125,244,832
Trigger Year	1994	Personal Property	37,383,385	0	0	37,383,385
End Year	2025	Centrally Assessed	270,918	15,230	15,230	255,688

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

Incremental Value	125,244,832	37,383,385	255,688	
Tax Rate	0.000609	0.000652	0.000609	\$92,692.22
Increment Available	\$76,274.10	\$24,373.97	\$155.71	\$100,803.78

3020 - AMERICAN FORK CITY 100.00%

Incremental Value	125,244,832	37,383,385	255,688	
Tax Rate	0.001532	0.001697	0.001532	\$233,176.49
Increment Available	\$191,875.08	\$63,439.60	\$391.71	\$255,706.39

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	125,244,832	37,383,385	255,688	
Tax Rate	0.000011	0.000012	0.000011	\$1,674.24
Increment Available	\$1,377.69	\$448.60	\$2.81	\$1,829.10

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	125,244,832	37,383,385	255,688	
Tax Rate	0.000380	0.000380	0.000380	\$57,837.51
Increment Available	\$47,593.04	\$14,205.69	\$97.16	\$61,895.89

4250 - CENTRAL UTAH WATER CONSERVANCY 100.00%

Incremental Value	125,244,832	37,383,385	255,688	
Tax Rate	0.000380	0.000380	0.000380	\$57,837.51
Increment Available	\$47,593.04	\$14,205.69	\$97.16	\$61,895.89



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Project 8253 EAST MAIN STREET REDEVELOPMENT PROJECT

Tax Area 060-0004

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	1991	Real Property	31,706,100	5,563,282	5,563,282	26,142,818
Trigger Year	1994	Personal Property	3,949,350	0	0	3,949,350
End Year	2025	Centrally Assessed	108,564	58,250	58,250	50,314

Real Property Personal Property Centrally Assessed Increment Paid/Available

1010 - UTAH 100.00%

Incremental Value	26,142,818	3,949,350	50,314	
Tax Rate	0.000609	0.000652	0.000609	\$18,337.89
Increment Available	\$15,920.98	\$2,574.98	\$30.64	\$18,526.60

3020 - AMERICAN FORK CITY 100.00%

Incremental Value	26,142,818	3,949,350	50,314	
Tax Rate	0.001532	0.001697	0.001532	\$46,130.78
Increment Available	\$40,050.80	\$6,702.05	\$77.08	\$46,829.93

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	26,142,818	3,949,350	50,314	
Tax Rate	0.000011	0.000012	0.000011	\$331.22
Increment Available	\$287.57	\$47.39	\$0.55	\$335.51

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	26,142,818	3,949,350	50,314	
Tax Rate	0.000380	0.000380	0.000380	\$11,442.36
Increment Available	\$9,934.27	\$1,500.75	\$19.12	\$11,454.14

4250 - CENTRAL UTAH WATER CONSERVANCY 100.00%

Incremental Value	26,142,818	3,949,350	50,314	
Tax Rate	0.000380	0.000380	0.000380	\$11,442.36
Increment Available	\$9,934.27	\$1,500.75	\$19.12	\$11,454.14



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Project 8254

EGG FARM ECONOMIC DEVELOPMENT PLAN

Tax Area 060-0005

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	153,406,400	705,802	705,802	152,700,598
Trigger Year	2004	Personal Property	33,308,537	0	0	33,308,537
End Year	2027	Centrally Assessed	387,974	0	0	387,974

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	114,525,449	24,981,403	290,981	
Tax Rate	0.000609	0.000652	0.000609	\$85,349.65
Increment Available	\$69,746.00	\$16,287.87	\$177.21	\$86,211.08
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	114,525,449	24,981,403	290,981	
Tax Rate	0.005674	0.005715	0.005674	\$795,195.29
Increment Available	\$649,817.40	\$142,768.72	\$1,651.03	\$794,237.15
3020 - AMERICAN FORK CITY 75.00%				
Incremental Value	114,525,449	24,981,403	290,981	
Tax Rate	0.001532	0.001697	0.001532	\$214,705.53
Increment Available	\$175,452.99	\$42,393.44	\$445.78	\$218,292.21
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	114,525,449	24,981,403	290,981	
Tax Rate	0.000011	0.000012	0.000011	\$1,541.62
Increment Available	\$1,259.78	\$299.78	\$3.20	\$1,562.76
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	114,525,449	24,981,403	290,981	
Tax Rate	0.000380	0.000380	0.000380	\$53,255.93
Increment Available	\$43,519.67	\$9,492.93	\$110.57	\$53,123.17
4250 - CENTRAL UTAH WATER CONSERVANCY 75.00%				
Incremental Value	114,525,449	24,981,403	290,981	
Tax Rate	0.000380	0.000380	0.000380	\$53,255.93
Increment Available	\$43,519.67	\$9,492.93	\$110.57	\$53,123.17



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American Fork City Redevelopment Agency

Project 8255

PATRIOT STATION COMMUNITY REINVESTMENT AREA - AMERICAN FORK

Tax Area 060-0008

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2019	Real Property	412,894,554	24,541,352	24,541,352	388,353,202
Trigger Year	2023	Personal Property	184,519	0	0	184,519
End Year	2042	Centrally Assessed	601,423	0	0	601,423

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 60.00%				
Incremental Value	233,011,921	110,711	360,854	
Tax Rate	0.000893	0.000652	0.000893	\$198,084.83
Increment Available	\$208,079.65	\$72.18	\$322.24	\$208,474.07
2010 - ALPINE SCHOOL DISTRICT 60.00%				
Incremental Value	233,011,921	110,711	360,854	
Tax Rate	0.005774	0.006115	0.005774	\$1,281,912.06
Increment Available	\$1,345,410.83	\$677.00	\$2,083.57	\$1,348,171.40
3020 - AMERICAN FORK CITY 60.00%				
Incremental Value	233,011,921	110,711	360,854	
Tax Rate	0.001532	0.001697	0.001532	\$340,143.52
Increment Available	\$356,974.26	\$187.88	\$552.83	\$357,714.97
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 60.00%				
Incremental Value	233,011,921	110,711	360,854	
Tax Rate	0.000011	0.000012	0.000011	\$2,442.28
Increment Available	\$2,563.13	\$1.33	\$3.97	\$2,568.43
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 60.00%				
Incremental Value	233,011,921	110,711	360,854	
Tax Rate	0.000400	0.000400	0.000400	\$88,797.35
Increment Available	\$93,204.77	\$44.28	\$144.34	\$93,393.39
4250 - CENTRAL UTAH WATER CONSERVANCY 60.00%				
Incremental Value	233,011,921	110,711	360,854	
Tax Rate	0.000400	0.000400	0.000400	\$88,797.35
Increment Available	\$93,204.77	\$44.28	\$144.34	\$93,393.39



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UTAH COUNTY

American Fork City Redevelopment Agency

Project 8256

PATRIOT STATION COMMUNITY REINVESTMENT AREA - COUNTY

Tax Area 020-0003

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2019	Real Property	11,495,126	1,758,648	1,758,648	9,736,478
Trigger Year	2023	Personal Property				
End Year	2042	Centrally Assessed	122,239	0	0	122,239

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

Incremental Value	5,841,887	0	73,343	
Tax Rate	0.000893	0.000652	0.000893	\$1,295.21
Increment Available	\$5,216.81	\$0.00	\$65.50	\$5,282.31

2010 - ALPINE SCHOOL DISTRICT 60.00%

Incremental Value	5,841,887	0	73,343	
Tax Rate	0.005774	0.006115	0.005774	\$8,387.66
Increment Available	\$33,731.06	\$0.00	\$423.48	\$34,154.54

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 60.00%

Incremental Value	5,841,887	0	73,343	
Tax Rate	0.000011	0.000012	0.000011	\$15.98
Increment Available	\$64.26	\$0.00	\$0.81	\$65.07

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 60.00%

Incremental Value	5,841,887	0	73,343	
Tax Rate	0.000400	0.000400	0.000400	\$580.97
Increment Available	\$2,336.75	\$0.00	\$29.34	\$2,366.09

4250 - CENTRAL UTAH WATER CONSERVANCY 60.00%

Incremental Value	5,841,887	0	73,343	
Tax Rate	0.000400	0.000400	0.000400	\$580.97
Increment Available	\$2,336.75	\$0.00	\$29.34	\$2,366.09