



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2024 Project Increment Paid by Entity

UTAH COUNTY

Eagle Mountain City Redevelopment Agency

Project 8601

PARKSIDE COMMUNIITY DEVELOPEMENT AREA - EAGLE MOUNTAIN

Tax Area 038-0005

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2013	Real Property	27,607,200	302,100	302,100	27,305,100
Trigger Year	2016	Personal Property	3,450,916	0	0	3,450,916
End Year	2024	Centrally Assessed	67,106	0	0	67,106

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
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1010 - UTAH 25.00%

Incremental Value	6,826,275	862,729	16,777	
Tax Rate	0.000652	0.000656	0.000652	\$4,902.47
Increment Available	\$4,450.73	\$565.95	\$10.94	\$5,027.62

3047 - EAGLE MOUNTAIN CITY 100.00%

Incremental Value	27,305,100	3,450,916	67,106	
Tax Rate	0.000561	0.000524	0.000561	\$16,872.92
Increment Available	\$15,318.16	\$1,808.28	\$37.65	\$17,164.09



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2024 Project Increment Paid by Entity

UTAH COUNTY

Eagle Mountain City Redevelopment Agency

Project 8603

POLE CANYON COM

Tax Area 038-0008

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2018	Real Property	688,700	57,079	57,079	631,621
Trigger Year	2018	Personal Property				
End Year	2040	Centrally Assessed				

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 60.00%				
Incremental Value	378,973	0	0	
Tax Rate	0.000652	0.000656	0.000652	\$247.09
Increment Available	\$247.09	\$0.00	\$0.00	\$247.09
2010 - ALPINE SCHOOL DISTRICT 60.00%				
Incremental Value	378,973	0	0	
Tax Rate	0.005715	0.005118	0.005715	\$2,165.83
Increment Available	\$2,165.83	\$0.00	\$0.00	\$2,165.83
3047 - EAGLE MOUNTAIN CITY 60.00%				
Incremental Value	378,973	0	0	
Tax Rate	0.000561	0.000524	0.000561	\$212.60
Increment Available	\$212.60	\$0.00	\$0.00	\$212.60
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 60.00%				
Incremental Value	378,973	0	0	
Tax Rate	0.000380	0.000387	0.000380	\$144.01
Increment Available	\$144.01	\$0.00	\$0.00	\$144.01
4400 - UNIFIED FIRE SERVICE AREA -SALT LAKE COUNTY 60.00%				
Incremental Value	378,973	0	0	
Tax Rate	0.001255	0.001339	0.001255	\$475.61
Increment Available	\$475.61	\$0.00	\$0.00	\$475.61



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Eagle Mountain City Redevelopment Agency

Project 8604

SWEETWATER #1 COMMUNITY REINVESTMENT AREA

Tax Area 038-0007

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2017	Real Property	88,592,300	5,867	5,867	88,586,433
Trigger Year	2021	Personal Property	191,981,827	0	0	191,981,827
End Year	2040	Centrally Assessed	64,985	0	0	64,985

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

Incremental Value	88,586,433	191,981,827	64,985	
Tax Rate	0.000652	0.000656	0.000652	\$162,105.74
Increment Available	\$57,758.35	\$125,940.08	\$42.37	\$183,740.80

2010 - ALPINE SCHOOL DISTRICT 100.00%

Incremental Value	88,586,433	191,981,827	64,985	
Tax Rate	0.005715	0.005118	0.005715	\$1,420,911.48
Increment Available	\$506,271.46	\$982,562.99	\$371.39	\$1,489,205.84

3047 - EAGLE MOUNTAIN CITY 100.00%

Incremental Value	88,586,433	191,981,827	64,985	
Tax Rate	0.000561	0.000524	0.000561	\$139,480.55
Increment Available	\$49,696.99	\$100,598.48	\$36.46	\$150,331.93

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%

Incremental Value	88,586,433	191,981,827	64,985	
Tax Rate	0.000380	0.000387	0.000380	\$94,478.81
Increment Available	\$33,662.84	\$74,296.97	\$24.69	\$107,984.50

4400 - UNIFIED FIRE SERVICE AREA -SALT LAKE COUNTY 100.00%

Incremental Value	88,586,433	191,981,827	64,985	
Tax Rate	0.001255	0.001339	0.001255	\$312,028.68
Increment Available	\$111,175.97	\$257,063.67	\$81.56	\$368,321.20



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2024 Project Increment Paid by Entity

UTAH COUNTY

Eagle Mountain City Redevelopment Agency

Project 8606

SWEETWATER #1 - PHASE 2 - BLDG ONLY

Tax Area 038-0010

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2017	Real Property	130,585,400	0	0	130,585,400
Trigger Year	2023	Personal Property	539,528,866	0	0	539,528,866
End Year	2042	Centrally Assessed				

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 100.00%				
Incremental Value	130,585,400	539,528,866	0	
Tax Rate	0.000652	0.000656	0.000652	\$393,812.33
Increment Available	\$85,141.68	\$353,930.94	\$0.00	\$439,072.62
2010 - ALPINE SCHOOL DISTRICT 100.00%				
Incremental Value	130,585,400	539,528,866	0	
Tax Rate	0.005715	0.005118	0.005715	\$3,451,897.97
Increment Available	\$746,295.56	\$2,761,308.74	\$0.00	\$3,507,604.30
3047 - EAGLE MOUNTAIN CITY 100.00%				
Incremental Value	130,585,400	539,528,866	0	
Tax Rate	0.000561	0.000524	0.000561	\$338,847.73
Increment Available	\$73,258.41	\$282,713.13	\$0.00	\$355,971.54
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%				
Incremental Value	130,585,400	539,528,866	0	
Tax Rate	0.000380	0.000387	0.000380	\$229,522.52
Increment Available	\$49,622.45	\$208,797.67	\$0.00	\$258,420.12
4400 - UNIFIED FIRE SERVICE AREA -SALT LAKE COUNTY 100.00%				
Incremental Value	130,585,400	539,528,866	0	
Tax Rate	0.001255	0.001339	0.001255	\$758,028.34
Increment Available	\$163,884.68	\$722,429.15	\$0.00	\$886,313.83



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2024 Project Increment Paid by Entity

UTAH COUNTY

Eagle Mountain City Redevelopment Agency

Project 8608

SWEETWATER #1 - PHASE 3 - BLDGS 5 & 6

Tax Area 038-0012

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2017	Real Property	134,129,000	0	0	134,129,000
Trigger Year	2024	Personal Property	764,041,054	0	0	764,041,054
End Year	2043	Centrally Assessed				

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 100.00%				
Incremental Value	134,129,000	764,041,054	0	
Tax Rate	0.000652	0.000656	0.000652	\$531,191.81
Increment Available	\$87,452.11	\$501,210.93	\$0.00	\$588,663.04
2010 - ALPINE SCHOOL DISTRICT 100.00%				
Incremental Value	134,129,000	764,041,054	0	
Tax Rate	0.005715	0.005118	0.005715	\$4,656,075.45
Increment Available	\$766,547.24	\$3,910,362.11	\$0.00	\$4,676,909.35
3047 - EAGLE MOUNTAIN CITY 100.00%				
Incremental Value	134,129,000	764,041,054	0	
Tax Rate	0.000561	0.000524	0.000561	\$457,053.08
Increment Available	\$75,246.37	\$400,357.51	\$0.00	\$475,603.88
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%				
Incremental Value	134,129,000	764,041,054	0	
Tax Rate	0.000380	0.000387	0.000380	\$309,590.32
Increment Available	\$50,969.02	\$295,683.89	\$0.00	\$346,652.91
4400 - UNIFIED FIRE SERVICE AREA -SALT LAKE COUNTY 100.00%				
Incremental Value	134,129,000	764,041,054	0	
Tax Rate	0.001255	0.001339	0.001255	\$1,022,462.77
Increment Available	\$168,331.90	\$1,023,050.97	\$0.00	\$1,191,382.87



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

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UTAH COUNTY

Eagle Mountain City Redevelopment Agency

Project 9603

POLE CANYON COMMUNITY REINVESTMENT AREA - EAGLE MT

Tax Area 053-0001

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2018	Real Property	75,551,400	1,142,921	1,142,921	74,408,479
Trigger Year	2021	Personal Property	72,130,088	0	0	72,130,088
End Year	2040	Centrally Assessed	40,819	0	0	40,819

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

Incremental Value	44,645,087	43,278,053	24,491	
Tax Rate	0.000652	0.000656	0.000652	\$55,276.94
Increment Available	\$29,108.60	\$28,390.40	\$15.97	\$57,514.97

2010 - ALPINE SCHOOL DISTRICT 60.00%

Incremental Value	44,645,087	43,278,053	24,491	
Tax Rate	0.005715	0.005118	0.005715	\$484,520.99
Increment Available	\$255,146.67	\$221,497.08	\$139.97	\$476,783.72

3047 - EAGLE MOUNTAIN CITY 60.00%

Incremental Value	44,645,087	43,278,053	24,491	
Tax Rate	0.000561	0.000524	0.000561	\$47,561.91
Increment Available	\$25,045.89	\$22,677.70	\$13.74	\$47,737.33

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 60.00%

Incremental Value	44,645,087	43,278,053	24,491	
Tax Rate	0.000380	0.000387	0.000380	\$32,216.62
Increment Available	\$16,965.13	\$16,748.61	\$9.31	\$33,723.05

4400 - UNIFIED FIRE SERVICE AREA -SALT LAKE COUNTY 60.00%

Incremental Value	44,645,087	43,278,053	24,491	
Tax Rate	0.001255	0.001339	0.001255	\$106,399.62
Increment Available	\$56,029.58	\$57,949.31	\$30.74	\$114,009.63