



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2025 Project Increment Paid by Entity

UTAH COUNTY

Eagle Mountain City Redevelopment Agency

Project 8601

EAGLE MTN - PARKSIDE CDA

Tax Area 038-0005

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2013	Real Property	27,425,000	302,100	302,100	27,122,900
Trigger Year	2016	Personal Property	2,787,698	0	0	2,787,698
End Year	2025	Centrally Assessed	75,156	0	0	75,156

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

Incremental Value	6,780,725	696,925	18,789	
Tax Rate	0.000609	0.000652	0.000609	\$4,367.90
Increment Available	\$4,129.46	\$454.40	\$11.44	\$4,595.30

3047 - EAGLE MOUNTAIN CITY 100.00%

Incremental Value	27,122,900	2,787,698	75,156	
Tax Rate	0.000534	0.000561	0.000534	\$15,319.94
Increment Available	\$14,483.63	\$1,563.90	\$40.13	\$16,087.66



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2025 Project Increment Paid by Entity

UTAH COUNTY

Eagle Mountain City Redevelopment Agency

Project 8603

EAGLE MTN - POLE CANYON CDA - TA038

Tax Area 038-0008

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2018	Real Property	685,900	57,079	57,079	628,821
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	377,293	0	0	
Tax Rate	0.000609	0.000652	0.000609	\$229.77
Increment Available	\$229.77	\$0.00	\$0.00	\$229.77
2010 - ALPINE SCHOOL DISTRICT 60.00%				
Incremental Value	377,293	0	0	
Tax Rate	0.005674	0.005715	0.005674	\$2,140.76
Increment Available	\$2,140.76	\$0.00	\$0.00	\$2,140.76
3047 - EAGLE MOUNTAIN CITY 60.00%				
Incremental Value	377,293	0	0	
Tax Rate	0.000534	0.000561	0.000534	\$201.47
Increment Available	\$201.47	\$0.00	\$0.00	\$201.47
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 60.00%				
Incremental Value	377,293	0	0	
Tax Rate	0.000380	0.000380	0.000380	\$143.37
Increment Available	\$143.37	\$0.00	\$0.00	\$143.37
4250 - CENTRAL UTAH WATER CONSERVANCY 60.00%				
Incremental Value	377,293	0	0	
Tax Rate	0.000380	0.000380	0.000380	\$143.37
Increment Available	\$143.37	\$0.00	\$0.00	\$143.37
4400 - UNIFIED FIRE SERVICE AREA -SALT LAKE COUNTY 60.00%				
Incremental Value	377,293	0	0	
Tax Rate	0.001347	0.001255	0.001347	\$508.21
Increment Available	\$508.21	\$0.00	\$0.00	\$508.21
4400 - UNIFIED FIRE SERVICE AREA 60.00%				
Incremental Value	377,293	0	0	
Tax Rate	0.001347	0.001255	0.001347	\$508.21
Increment Available	\$508.21	\$0.00	\$0.00	\$508.21



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UTAH COUNTY

Eagle Mountain City Redevelopment Agency

Project 8604

EAGLE MTN - SWEETWATER #1 CDA

Tax Area 038-0007

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2017	Real Property	158,353,000	5,867	5,867	158,347,133
Trigger Year	2021	Personal Property	219,534,970	0	0	219,534,970
End Year	2040	Centrally Assessed	73,288	0	0	73,288

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 100.00%				
Incremental Value	158,347,133	219,534,970	73,288	
Tax Rate	0.000609	0.000652	0.000609	\$209,110.97
Increment Available	\$96,433.40	\$143,136.80	\$44.63	\$239,614.83
2010 - ALPINE SCHOOL DISTRICT 100.00%				
Incremental Value	158,347,133	219,534,970	73,288	
Tax Rate	0.005674	0.005715	0.005674	\$1,948,268.63
Increment Available	\$898,461.63	\$1,254,642.35	\$415.84	\$2,153,519.82
3047 - EAGLE MOUNTAIN CITY 100.00%				
Incremental Value	158,347,133	219,534,970	73,288	
Tax Rate	0.000534	0.000561	0.000534	\$183,358.38
Increment Available	\$84,557.37	\$123,159.12	\$39.14	\$207,755.63
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%				
Incremental Value	158,347,133	219,534,970	73,288	
Tax Rate	0.000380	0.000380	0.000380	\$130,479.74
Increment Available	\$60,171.91	\$83,423.29	\$27.85	\$143,623.05
4250 - CENTRAL UTAH WATER CONSERVANCY 100.00%				
Incremental Value	158,347,133	219,534,970	73,288	
Tax Rate	0.000380	0.000380	0.000380	\$130,479.74
Increment Available	\$60,171.91	\$83,423.29	\$27.85	\$143,623.05
4400 - UNIFIED FIRE SERVICE AREA -SALT LAKE COUNTY 100.00%				
Incremental Value	158,347,133	219,534,970	73,288	
Tax Rate	0.001347	0.001255	0.001347	\$462,516.36
Increment Available	\$213,293.59	\$275,516.39	\$98.72	\$488,908.70
4400 - UNIFIED FIRE SERVICE AREA 100.00%				
Incremental Value	158,347,133	219,534,970	73,288	
Tax Rate	0.001347	0.001255	0.001347	\$462,516.36
Increment Available	\$213,293.59	\$275,516.39	\$98.72	\$488,908.70



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

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UTAH COUNTY

Eagle Mountain City Redevelopment Agency

Project 8606

EAGLE MTN - SWEETWATER #1 - PHASE 2 - BLDGS 3 & 4

Tax Area 038-0010

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2017	Real Property	126,861,000	0	0	126,861,000
Trigger Year	2023	Personal Property	414,193,921	0	0	414,193,921
End Year	2042	Centrally Assessed				

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 100.00%				
Incremental Value	126,861,000	414,193,921	0	
Tax Rate	0.000609	0.000652	0.000609	\$310,768.84
Increment Available	\$77,258.35	\$270,054.44	\$0.00	\$347,312.79
2010 - ALPINE SCHOOL DISTRICT 100.00%				
Incremental Value	126,861,000	414,193,921	0	
Tax Rate	0.005674	0.005715	0.005674	\$2,895,406.19
Increment Available	\$719,809.31	\$2,367,118.26	\$0.00	\$3,086,927.57
3047 - EAGLE MOUNTAIN CITY 100.00%				
Incremental Value	126,861,000	414,193,921	0	
Tax Rate	0.000534	0.000561	0.000534	\$272,496.81
Increment Available	\$67,743.77	\$232,362.79	\$0.00	\$300,106.56
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%				
Incremental Value	126,861,000	414,193,921	0	
Tax Rate	0.000380	0.000380	0.000380	\$193,911.58
Increment Available	\$48,207.18	\$157,393.69	\$0.00	\$205,600.87
4250 - CENTRAL UTAH WATER CONSERVANCY 100.00%				
Incremental Value	126,861,000	414,193,921	0	
Tax Rate	0.000380	0.000380	0.000380	\$193,911.58
Increment Available	\$48,207.18	\$157,393.69	\$0.00	\$205,600.87
4400 - UNIFIED FIRE SERVICE AREA -SALT LAKE COUNTY 100.00%				
Incremental Value	126,861,000	414,193,921	0	
Tax Rate	0.001347	0.001255	0.001347	\$687,365.55
Increment Available	\$170,881.77	\$519,813.37	\$0.00	\$690,695.14
4400 - UNIFIED FIRE SERVICE AREA 100.00%				
Incremental Value	126,861,000	414,193,921	0	
Tax Rate	0.001347	0.001255	0.001347	\$687,365.55
Increment Available	\$170,881.77	\$519,813.37	\$0.00	\$690,695.14



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

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UTAH COUNTY

Eagle Mountain City Redevelopment Agency

Project 8608

EAGLE MTN - SWEETWATER #1 - PHASE 3 - BLDGS 5 & 6

Tax Area 038-0012

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2017	Real Property	132,976,500	0	0	132,976,500
Trigger Year	2024	Personal Property	743,381,536	0	0	743,381,536
End Year	2043	Centrally Assessed				

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 100.00%				
Incremental Value	132,976,500	743,381,536	0	
Tax Rate	0.000609	0.000652	0.000609	\$511,615.80
Increment Available	\$80,982.69	\$484,684.76	\$0.00	\$565,667.45
2010 - ALPINE SCHOOL DISTRICT 100.00%				
Incremental Value	132,976,500	743,381,536	0	
Tax Rate	0.005674	0.005715	0.005674	\$4,766,679.89
Increment Available	\$754,508.66	\$4,248,425.48	\$0.00	\$5,002,934.14
3047 - EAGLE MOUNTAIN CITY 100.00%				
Incremental Value	132,976,500	743,381,536	0	
Tax Rate	0.000534	0.000561	0.000534	\$448,608.93
Increment Available	\$71,009.45	\$417,037.04	\$0.00	\$488,046.49
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%				
Incremental Value	132,976,500	743,381,536	0	
Tax Rate	0.000380	0.000380	0.000380	\$319,234.82
Increment Available	\$50,531.07	\$282,484.98	\$0.00	\$333,016.05
4250 - CENTRAL UTAH WATER CONSERVANCY 100.00%				
Incremental Value	132,976,500	743,381,536	0	
Tax Rate	0.000380	0.000380	0.000380	\$319,234.82
Increment Available	\$50,531.07	\$282,484.98	\$0.00	\$333,016.05
4400 - UNIFIED FIRE SERVICE AREA -SALT LAKE COUNTY 100.00%				
Incremental Value	132,976,500	743,381,536	0	
Tax Rate	0.001347	0.001255	0.001347	\$1,131,603.43
Increment Available	\$179,119.35	\$932,943.83	\$0.00	\$1,112,063.18
4400 - UNIFIED FIRE SERVICE AREA 100.00%				
Incremental Value	132,976,500	743,381,536	0	
Tax Rate	0.001347	0.001255	0.001347	\$1,131,603.43
Increment Available	\$179,119.35	\$932,943.83	\$0.00	\$1,112,063.18



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

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UTAH COUNTY

Eagle Mountain City Redevelopment Agency

Project 9603

EAGLE MTN - POLE CANYON CDA - TA053

Tax Area 053-0001

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2018	Real Property	75,668,900	1,142,921	1,142,921	74,525,979
Trigger Year	2021	Personal Property	73,766,492	0	0	73,766,492
End Year	2040	Centrally Assessed				

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 60.00%				
Incremental Value	44,715,587	44,259,895	0	
Tax Rate	0.000609	0.000652	0.000609	\$52,757.76
Increment Available	\$27,231.79	\$28,857.45	\$0.00	\$56,089.24
2010 - ALPINE SCHOOL DISTRICT 60.00%				
Incremental Value	44,715,587	44,259,895	0	
Tax Rate	0.005674	0.005715	0.005674	\$491,539.41
Increment Available	\$253,716.24	\$252,945.30	\$0.00	\$506,661.54
3047 - EAGLE MOUNTAIN CITY 60.00%				
Incremental Value	44,715,587	44,259,895	0	
Tax Rate	0.000534	0.000561	0.000534	\$46,260.49
Increment Available	\$23,878.12	\$24,829.80	\$0.00	\$48,707.92
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 60.00%				
Incremental Value	44,715,587	44,259,895	0	
Tax Rate	0.000380	0.000380	0.000380	\$32,919.46
Increment Available	\$16,991.92	\$16,818.76	\$0.00	\$33,810.68
4250 - CENTRAL UTAH WATER CONSERVANCY 60.00%				
Incremental Value	44,715,587	44,259,895	0	
Tax Rate	0.000380	0.000380	0.000380	\$32,919.46
Increment Available	\$16,991.92	\$16,818.76	\$0.00	\$33,810.68
4400 - UNIFIED FIRE SERVICE AREA -SALT LAKE COUNTY 60.00%				
Incremental Value	44,715,587	44,259,895	0	
Tax Rate	0.001347	0.001255	0.001347	\$116,690.80
Increment Available	\$60,231.90	\$55,546.17	\$0.00	\$115,778.07
4400 - UNIFIED FIRE SERVICE AREA 60.00%				
Incremental Value	44,715,587	44,259,895	0	
Tax Rate	0.001347	0.001255	0.001347	\$116,690.80
Increment Available	\$60,231.90	\$55,546.17	\$0.00	\$115,778.07