



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2024 Project Increment Paid by Entity

UTAH COUNTY

Lehi City Redevelopment Agency

Project 8202

ALPINE HIGHWAY ECONOMIC DEVELOPMENT PLAN

Tax Area 010-0002

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	440,017,900	38,205,473	38,205,473	401,812,427
Trigger Year	1997	Personal Property	510,205,933	0	0	510,205,933
End Year	2028	Centrally Assessed	2,705	0	0	2,705

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 100.00%				
Incremental Value	401,812,427	510,205,933	2,705	
Tax Rate	0.000652	0.000656	0.000652	\$568,350.35
Increment Available	\$261,981.70	\$334,695.09	\$1.76	\$596,678.55
2010 - ALPINE SCHOOL DISTRICT 100.00%				
Incremental Value	401,812,427	510,205,933	2,705	
Tax Rate	0.005715	0.005118	0.005715	\$4,981,782.50
Increment Available	\$2,296,358.02	\$2,611,233.97	\$15.46	\$4,907,607.45
3090 - LEHI CITY 100.00%				
Incremental Value	401,812,427	510,205,933	2,705	
Tax Rate	0.001165	0.001153	0.001165	\$1,015,533.97
Increment Available	\$468,111.48	\$588,267.44	\$3.15	\$1,056,382.07
4020 - LEHI METROPOLITAN WATER DISTRICT 100.00%				
Incremental Value	401,812,427	510,205,933	2,705	
Tax Rate	0.000006	0.000006	0.000006	\$5,230.21
Increment Available	\$2,410.87	\$3,061.24	\$0.02	\$5,472.13
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 100.00%				
Incremental Value	401,812,427	510,205,933	2,705	
Tax Rate	0.000012	0.000012	0.000012	\$10,460.44
Increment Available	\$4,821.75	\$6,122.47	\$0.03	\$10,944.25
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%				
Incremental Value	401,812,427	510,205,933	2,705	
Tax Rate	0.000380	0.000387	0.000380	\$331,247.13
Increment Available	\$152,688.72	\$197,449.70	\$1.03	\$350,139.45



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Lehi City Redevelopment Agency

Project 8204

ALPINE HIGHWAY WEST ECONOMIC DEVELOPMENT PROJECT - LEHI

Tax Area 010-0004

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	191,885,800	10,892,500	10,892,500	180,993,300
Trigger Year	2013	Personal Property	34,059,545	0	0	34,059,545
End Year	2032	Centrally Assessed	1,246	0	0	1,246

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
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1010 - UTAH 75.00%

Incremental Value	135,744,975	25,544,659	935	
Tax Rate	0.000652	0.000656	0.000652	\$103,826.73
Increment Available	\$88,505.72	\$16,757.30	\$0.61	\$105,263.63

2010 - ALPINE SCHOOL DISTRICT 75.00%

Incremental Value	135,744,975	25,544,659	935	
Tax Rate	0.005715	0.005118	0.005715	\$910,076.34
Increment Available	\$775,782.53	\$130,737.56	\$5.34	\$906,525.43

3090 - LEHI CITY 75.00%

Incremental Value	135,744,975	25,544,659	935	
Tax Rate	0.001165	0.001153	0.001165	\$185,518.62
Increment Available	\$158,142.90	\$29,452.99	\$1.09	\$187,596.98

4020 - LEHI METROPOLITAN WATER DISTRICT 75.00%

Incremental Value	135,744,975	25,544,659	935	
Tax Rate	0.000006	0.000006	0.000006	\$955.47
Increment Available	\$814.47	\$153.27	\$0.01	\$967.75

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%

Incremental Value	135,744,975	25,544,659	935	
Tax Rate	0.000012	0.000012	0.000012	\$1,910.92
Increment Available	\$1,628.94	\$306.54	\$0.01	\$1,935.49

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%

Incremental Value	135,744,975	25,544,659	935	
Tax Rate	0.000380	0.000387	0.000380	\$60,512.52
Increment Available	\$51,583.09	\$9,885.78	\$0.36	\$61,469.23



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Project 8205

TRAVERSE MOUNTAIN CDA - LEHI

Tax Area 010-0005

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2013	Real Property	127,187,900	12,460,687	12,460,687	114,727,213
Trigger Year	2013	Personal Property				
End Year	2032	Centrally Assessed	99,678	0	0	99,678

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
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1010 - UTAH 75.00%

Incremental Value	86,045,410	0	74,759	
Tax Rate	0.000652	0.000656	0.000652	\$57,381.99
Increment Available	\$56,101.61	\$0.00	\$48.74	\$56,150.35

3090 - LEHI CITY 100.00%

Incremental Value	114,727,213	0	99,678	
Tax Rate	0.001165	0.001153	0.001165	\$136,707.62
Increment Available	\$133,657.20	\$0.00	\$116.12	\$133,773.32

4020 - LEHI METROPOLITAN WATER DISTRICT 75.00%

Incremental Value	86,045,410	0	74,759	
Tax Rate	0.000006	0.000006	0.000006	\$528.06
Increment Available	\$516.27	\$0.00	\$0.45	\$516.72

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%

Incremental Value	86,045,410	0	74,759	
Tax Rate	0.000012	0.000012	0.000012	\$1,056.11
Increment Available	\$1,032.54	\$0.00	\$0.90	\$1,033.44

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%

Incremental Value	86,045,410	0	74,759	
Tax Rate	0.000380	0.000387	0.000380	\$33,443.49
Increment Available	\$32,697.26	\$0.00	\$28.41	\$32,725.67



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Lehi City Redevelopment Agency

Project 8206

WEST TIMPANOGAS COMMUNITY DEVELOPMENT AREA

Tax Area 010-0006

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	134,072,100	6,448,875	6,448,875	127,623,225
Trigger Year	2015	Personal Property	54,885,714	0	0	54,885,714
End Year	2035	Centrally Assessed	2,492	0	0	2,492

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
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1010 - UTAH 50.00%

Incremental Value	63,811,613	27,442,857	1,246	
Tax Rate	0.000652	0.000656	0.000652	\$65,886.02
Increment Available	\$41,605.17	\$18,002.51	\$0.81	\$59,608.49

2010 - ALPINE SCHOOL DISTRICT 15.00%

Incremental Value	19,143,484	8,232,857	374	
Tax Rate	0.005715	0.005118	0.005715	\$173,253.95
Increment Available	\$109,405.01	\$42,135.76	\$2.14	\$151,542.91

3090 - LEHI CITY 50.00%

Incremental Value	63,811,613	27,442,857	1,246	
Tax Rate	0.001165	0.001153	0.001165	\$117,725.78
Increment Available	\$74,340.53	\$31,641.61	\$1.45	\$105,983.59

4020 - LEHI METROPOLITAN WATER DISTRICT 50.00%

Incremental Value	63,811,613	27,442,857	1,246	
Tax Rate	0.000006	0.000006	0.000006	\$606.31
Increment Available	\$382.87	\$164.66	\$0.01	\$547.54

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 50.00%

Incremental Value	63,811,613	27,442,857	1,246	
Tax Rate	0.000380	0.000387	0.000380	\$38,399.83
Increment Available	\$24,248.41	\$10,620.39	\$0.47	\$34,869.27



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Lehi City Redevelopment Agency

Project 8209

MEADOW POINT COMMUNITY REINVESTMENT AREA

Tax Area 010-0009

			2025 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2019	Real Property	257,353,543	160,609,400	160,609,400	96,744,143
Trigger Year	2021	Personal Property				
End Year	2040	Centrally Assessed				

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
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3090 - LEHI CITY 50.00%

Incremental Value	48,372,072	0	0	
Tax Rate	0.001165	0.001153	0.001165	\$55,868.01
Increment Available	\$56,353.46	\$0.00	\$0.00	\$56,353.46