



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2025 Project Increment Paid by Entity

UTAH COUNTY

Lehi City Redevelopment Agency

Project 8202

LEHI - ALPINE HIGHWAY EDA

Tax Area 010-0002

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	421,931,000	38,205,473	38,205,473	383,725,527
Trigger Year	1997	Personal Property	613,582,437	0	0	613,582,437
End Year	2028	Centrally Assessed	2,715	0	0	2,715

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 100.00%				
Incremental Value	383,725,527	613,582,437	2,715	
Tax Rate	0.000609	0.000652	0.000609	\$621,476.34
Increment Available	\$233,688.85	\$400,055.75	\$1.65	\$633,746.25
2010 - ALPINE SCHOOL DISTRICT 100.00%				
Incremental Value	383,725,527	613,582,437	2,715	
Tax Rate	0.005674	0.005715	0.005674	\$5,790,241.03
Increment Available	\$2,177,258.64	\$3,506,623.63	\$15.40	\$5,683,897.67
3090 - LEHI CITY 100.00%				
Incremental Value	383,725,527	613,582,437	2,715	
Tax Rate	0.001163	0.001165	0.001163	\$1,186,825.93
Increment Available	\$446,272.79	\$714,823.54	\$3.16	\$1,161,099.49
4020 - LEHI METROPOLITAN WATER DISTRICT 100.00%				
Incremental Value	383,725,527	613,582,437	2,715	
Tax Rate	0.000006	0.000006	0.000006	\$6,122.92
Increment Available	\$2,302.35	\$3,681.49	\$0.02	\$5,983.86
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 100.00%				
Incremental Value	383,725,527	613,582,437	2,715	
Tax Rate	0.000011	0.000012	0.000011	\$11,225.36
Increment Available	\$4,220.98	\$7,362.99	\$0.03	\$11,584.00
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 100.00%				
Incremental Value	383,725,527	613,582,437	2,715	
Tax Rate	0.000380	0.000380	0.000380	\$387,784.92
Increment Available	\$145,815.70	\$233,161.33	\$1.03	\$378,978.06
4250 - CENTRAL UTAH WATER CONSERVANCY 100.00%				
Incremental Value	383,725,527	613,582,437	2,715	
Tax Rate	0.000380	0.000380	0.000380	\$387,784.92
Increment Available	\$145,815.70	\$233,161.33	\$1.03	\$378,978.06



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Lehi City Redevelopment Agency

Project 8204

LEHI - ALPINE HIGHWAY WEST EDA

Tax Area 010-0004

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	179,679,400	10,892,500	10,892,500	168,786,900
Trigger Year	2013	Personal Property	32,018,539	0	0	32,018,539
End Year	2032	Centrally Assessed	1,358	0	0	1,358

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	126,590,175	24,013,904	1,019	
Tax Rate	0.000609	0.000652	0.000609	\$91,995.86
Increment Available	\$77,093.42	\$15,657.07	\$0.62	\$92,751.11
2010 - ALPINE SCHOOL DISTRICT 75.00%				
Incremental Value	126,590,175	24,013,904	1,019	
Tax Rate	0.005674	0.005715	0.005674	\$857,117.43
Increment Available	\$718,272.65	\$137,239.46	\$5.78	\$855,517.89
3090 - LEHI CITY 75.00%				
Incremental Value	126,590,175	24,013,904	1,019	
Tax Rate	0.001163	0.001165	0.001163	\$175,683.39
Increment Available	\$147,224.37	\$27,976.20	\$1.19	\$175,201.76
4020 - LEHI METROPOLITAN WATER DISTRICT 75.00%				
Incremental Value	126,590,175	24,013,904	1,019	
Tax Rate	0.000006	0.000006	0.000006	\$906.37
Increment Available	\$759.54	\$144.08	\$0.01	\$903.63
4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	126,590,175	24,013,904	1,019	
Tax Rate	0.000011	0.000012	0.000011	\$1,661.66
Increment Available	\$1,392.49	\$288.17	\$0.01	\$1,680.67
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	126,590,175	24,013,904	1,019	
Tax Rate	0.000380	0.000380	0.000380	\$57,403.00
Increment Available	\$48,104.27	\$9,125.28	\$0.39	\$57,229.94
4250 - CENTRAL UTAH WATER CONSERVANCY 75.00%				
Incremental Value	126,590,175	24,013,904	1,019	
Tax Rate	0.000380	0.000380	0.000380	\$57,403.00
Increment Available	\$48,104.27	\$9,125.28	\$0.39	\$57,229.94



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

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UTAH COUNTY

Lehi City Redevelopment Agency

Project 8205

LEHI - TRAVERSE MOUNTAIN CDA

Tax Area 010-0005

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2013	Real Property	127,875,000	12,460,687	12,460,687	115,414,313
Trigger Year	2013	Personal Property	8,281,257	0	0	8,281,257
End Year	2032	Centrally Assessed	108,608	0	0	108,608

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

Incremental Value	86,560,735	6,210,943	81,456	
Tax Rate	0.000609	0.000652	0.000609	\$56,509.17
Increment Available	\$52,715.49	\$4,049.53	\$49.61	\$56,814.63

3090 - LEHI CITY 100.00%

Incremental Value	115,414,313	8,281,257	108,608	
Tax Rate	0.001163	0.001165	0.001163	\$143,886.49
Increment Available	\$134,226.85	\$9,647.66	\$126.31	\$144,000.82

4020 - LEHI METROPOLITAN WATER DISTRICT 75.00%

Incremental Value	86,560,735	6,210,943	81,456	
Tax Rate	0.000006	0.000006	0.000006	\$556.74
Increment Available	\$519.36	\$37.27	\$0.49	\$557.12

4080 - NORTH UTAH COUNTY WATER CONSERVANCY DISTRICT 75.00%

Incremental Value	86,560,735	6,210,943	81,456	
Tax Rate	0.000011	0.000012	0.000011	\$1,020.69
Increment Available	\$952.17	\$74.53	\$0.90	\$1,027.60

4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%

Incremental Value	86,560,735	6,210,943	81,456	
Tax Rate	0.000380	0.000380	0.000380	\$35,260.24
Increment Available	\$32,893.08	\$2,360.16	\$30.95	\$35,284.19

4250 - CENTRAL UTAH WATER CONSERVANCY 75.00%

Incremental Value	86,560,735	6,210,943	81,456	
Tax Rate	0.000380	0.000380	0.000380	\$35,260.24
Increment Available	\$32,893.08	\$2,360.16	\$30.95	\$35,284.19



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UTAH COUNTY

Lehi City Redevelopment Agency

Project 8206

LEHI - WEST TIMPANOGOS CDA

Tax Area 010-0006

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year		Real Property	159,047,100	6,448,875	6,448,875	152,598,225
Trigger Year	2015	Personal Property	65,646,050	0	0	65,646,050
End Year	2035	Centrally Assessed	2,715	0	0	2,715

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 50.00%				
Incremental Value	76,299,113	32,823,025	1,358	
Tax Rate	0.000609	0.000652	0.000609	\$68,909.64
Increment Available	\$46,466.16	\$21,400.61	\$0.83	\$67,867.60
2010 - ALPINE SCHOOL DISTRICT 15.00%				
Incremental Value	22,889,734	9,846,908	407	
Tax Rate	0.005674	0.005715	0.005674	\$192,607.53
Increment Available	\$129,876.35	\$56,275.08	\$2.31	\$186,153.74
3090 - LEHI CITY 50.00%				
Incremental Value	76,299,113	32,823,025	1,358	
Tax Rate	0.001163	0.001165	0.001163	\$131,595.91
Increment Available	\$88,735.87	\$38,238.82	\$1.58	\$126,976.27
4020 - LEHI METROPOLITAN WATER DISTRICT 50.00%				
Incremental Value	76,299,113	32,823,025	1,358	
Tax Rate	0.000006	0.000006	0.000006	\$678.91
Increment Available	\$457.79	\$196.94	\$0.01	\$654.74
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 50.00%				
Incremental Value	76,299,113	32,823,025	1,358	
Tax Rate	0.000380	0.000380	0.000380	\$42,997.81
Increment Available	\$28,993.66	\$12,472.75	\$0.52	\$41,466.93
4250 - CENTRAL UTAH WATER CONSERVANCY 50.00%				
Incremental Value	76,299,113	32,823,025	1,358	
Tax Rate	0.000380	0.000380	0.000380	\$42,997.81
Increment Available	\$28,993.66	\$12,472.75	\$0.52	\$41,466.93



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UTAH COUNTY

Lehi City Redevelopment Agency

Project 8209

LEHI - MEADOW POINTE CDA

Tax Area 010-0009

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2019	Real Property	227,430,900	160,609,400	160,609,400	66,821,500
Trigger Year	2021	Personal Property	9,307,064	0	0	9,307,064
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	33,410,750	4,653,532	0	
Tax Rate	0.001163	0.001165	0.001163	\$32,967.03
Increment Available	\$38,856.70	\$5,421.36	\$0.00	\$44,278.06