



UTAH STATE TAX COMMISSION - PROPERTY TAX DIVISION

Year-End 2025 Project Increment Paid by Entity

UTAH COUNTY

Orem City Redevelopment Agency

Project 8058

OREM - UNIVERSITY PLACE CDA

Tax Area 090-0008

			2026 Year End Value	Base Value	Adjusted Base Value	Marginal Value
Base Year	2016	Real Property	340,374,435	129,187,998	129,187,998	211,186,437
Trigger Year	2018	Personal Property	28,339,673	0	0	28,339,673
End Year	2036	Centrally Assessed	1,183,553	0	0	1,183,553

	Real Property	Personal Property	Centrally Assessed	Increment Paid/Available
1010 - UTAH 75.00%				
Incremental Value	158,389,828	21,254,755	887,665	
Tax Rate	0.000609	0.000652	0.000609	\$183,341.44
Increment Available	\$96,459.41	\$13,858.10	\$540.59	\$110,858.10
2010 - ALPINE SCHOOL DISTRICT 65.00%				
Incremental Value	137,271,184	18,420,787	769,309	
Tax Rate	0.005674	0.005715	0.005674	\$1,480,421.87
Increment Available	\$778,876.70	\$105,274.80	\$4,365.06	\$888,516.56
3120 - OREM CITY 75.00%				
Incremental Value	158,389,828	21,254,755	887,665	
Tax Rate	0.000755	0.000870	0.000755	\$227,295.61
Increment Available	\$119,584.32	\$18,491.64	\$670.19	\$138,746.15
4040 - OREM METROPOLITAN WATER DISTRICT 75.00%				
Incremental Value	158,389,828	21,254,755	887,665	
Tax Rate	0.000016	0.000017	0.000016	\$4,816.86
Increment Available	\$2,534.24	\$361.33	\$14.20	\$2,909.77
4250 - CENTRAL UTAH WATER CONSERVANCY DISTRICT 75.00%				
Incremental Value	158,389,828	21,254,755	887,665	
Tax Rate	0.000380	0.000380	0.000380	\$114,400.42
Increment Available	\$60,188.13	\$8,076.81	\$337.31	\$68,602.25
4250 - CENTRAL UTAH WATER CONSERVANCY 75.00%				
Incremental Value	158,389,828	21,254,755	887,665	
Tax Rate	0.000380	0.000380	0.000380	\$114,400.42
Increment Available	\$60,188.13	\$8,076.81	\$337.31	\$68,602.25