

ASSUMPTIONS:	
Discount Rate	4.0%
Inflation Rate	0.0%

INCREMENTAL TAX ANALYSIS:	Payment Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	TOTALS	NPV	
	Tax Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039			2040
Cumulative Taxable Value	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20			
Base Year Value (Real Property)		\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441		
TOTAL INCREMENTAL VALUE:		\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441	\$69,547,441		
TAX RATE & INCREMENT ANALYSIS:	2017 Rates																							
Salt Lake County	0.002025	140,834	140,834	140,834	140,834	140,834	140,834	140,834	140,834	140,834	140,834	140,834	140,834	140,834	140,834	140,834	140,834	140,834	140,834	140,834	140,834	\$2,816,671	\$1,913,974	
Salt Lake County Library	0.000559	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	38,877	\$777,540	\$528,351	
Granite School District	0.007822	544,000	544,000	544,000	544,000	544,000	544,000	544,000	544,000	544,000	544,000	544,000	544,000	544,000	544,000	544,000	544,000	544,000	544,000	544,000	544,000	\$10,880,002	\$7,393,139	
Millcreek City	0.002012	139,929	139,929	139,929	139,929	139,929	139,929	139,929	139,929	139,929	139,929	139,929	139,929	139,929	139,929	139,929	139,929	139,929	139,929	139,929	139,929	\$2,798,589	\$1,901,687	
South Salt Lake Valley Mosquito Abatement District	0.000015	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	\$20,864	\$14,178	
Mt. Olympus Improvement District	0.000279	19,404	19,404	19,404	19,404	19,404	19,404	19,404	19,404	19,404	19,404	19,404	19,404	19,404	19,404	19,404	19,404	19,404	19,404	19,404	19,404	\$388,075	\$263,703	
Central Utah Water Conservancy District	0.000400	27,819	27,819	27,819	27,819	27,819	27,819	27,819	27,819	27,819	27,819	27,819	27,819	27,819	27,819	27,819	27,819	27,819	27,819	27,819	27,819	\$556,380	\$378,069	
Unified Fire Service Area	0.001858	129,219	129,219	129,219	129,219	129,219	129,219	129,219	129,219	129,219	129,219	129,219	129,219	129,219	129,219	129,219	129,219	129,219	129,219	129,219	129,219	\$2,584,383	\$1,756,130	
Totals:	0.014970	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	1,041,125	\$20,822,504	\$14,149,231	
TOTAL BASE YEAR REVENUE IN PROJECT AREA:		\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$1,041,125	\$20,822,504	\$14,149,231	

Retained Property Tax																							
Salt Lake County	6,078	11,711	15,067	18,589	21,355	24,176	25,484	26,902	28,320	28,208	28,208	28,208	28,208	28,208	28,208	28,208	487,971	315,156	-	-	-	\$1,150,058	\$667,752
Salt Lake County Library	1,678	3,233	4,159	5,132	5,895	6,674	7,035	7,426	7,818	7,787	7,787	7,787	7,787	7,787	7,787	7,787	134,704	86,999	-	-	-	\$317,473	\$184,333
Granite School District	23,476	45,238	58,201	71,806	82,489	93,385	98,438	103,916	109,394	108,959	108,959	108,959	108,959	108,959	108,959	108,959	1,884,893	1,217,359	-	-	-	\$4,442,349	\$2,579,338
Millcreek City	6,039	11,636	14,971	18,470	21,218	24,021	25,321	26,730	28,139	28,027	28,027	28,027	28,027	28,027	28,027	28,027	484,838	313,133	-	-	-	\$1,142,675	\$663,466
South Salt Lake Valley Mosquito Abatement District	45	87	112	138	158	179	189	199	210	209	209	209	209	209	209	209	3,615	2,334	-	-	-	\$8,519	\$4,946
Mt. Olympus Improvement District	837	1,614	2,076	2,561	2,942	3,331	3,511	3,707	3,902	3,886	3,886	3,886	3,886	3,886	3,886	3,886	67,232	43,422	-	-	-	\$158,453	\$92,001
Central Utah Water Conservancy District	1,201	2,313	2,976	3,672	4,218	4,776	5,034	5,314	5,572	5,572	5,572	5,572	5,572	5,572	5,572	5,572	96,389	62,253	-	-	-	\$227,172	\$131,902
Unified Fire Service Area	5,576	10,746	13,825	17,056	19,594	22,182	23,383	24,684	25,985	25,882	25,882	25,882	25,882	25,882	25,882	25,882	447,728	289,166	-	-	-	\$1,055,214	\$612,683
Total	44,929	86,578	111,387	137,424	157,871	178,724	188,394	198,878	209,361	208,530	208,530	208,530	208,530	208,530	208,530	208,530	3,607,370	2,329,821	-	-	-	\$8,501,914	\$4,936,421

Total Base and Retained																							
Salt Lake County	146,911	152,545	155,901	159,423	162,189	165,010	166,318	167,736	169,154	169,041	169,041	169,041	169,041	169,041	169,041	169,041	628,804	455,990	140,834	140,834	140,834	\$3,966,730	\$2,581,726
Salt Lake County Library	40,555	42,110	43,036	44,009	44,772	45,551	45,912	46,303	46,695	46,664	46,664	46,664	46,664	46,664	46,664	46,664	173,581	125,876	38,877	38,877	38,877	\$1,095,013	\$712,684
Granite School District	567,476	589,238	602,201	615,806	626,489	637,385	642,438	647,916	653,394	652,959	652,959	652,959	652,959	652,959	652,959	652,959	2,428,893	1,761,359	544,000	544,000	544,000	\$15,322,351	\$9,972,476
Millcreek City	145,968	151,566	154,900	158,400	161,148	163,950	165,250	166,659	168,068	167,956	167,956	167,956	167,956	167,956	167,956	167,956	624,768	453,062	139,929	139,929	139,929	\$3,941,264	\$2,565,152
South Salt Lake Valley Mosquito Abatement District	1,088	1,130	1,155	1,181	1,201	1,222	1,232	1,242	1,253	1,252	1,252	1,252	1,252	1,252	1,252	1,252	4,658	3,378	1,043	1,043	1,043	\$29,383	\$19,124
Mt. Olympus Improvement District	20,241	21,017	21,480	21,965	22,346	22,735	22,915	23,110	23,306	23,290	23,290	23,290	23,290	23,290	23,290	23,290	86,635	62,825	19,404	19,404	19,404	\$546,527	\$355,705
Central Utah Water Conservancy District	29,019	30,132	30,795	31,491	32,037	32,594	32,853	33,133	33,413	33,391	33,391	33,391	33,391	33,391	33,391	33,391	124,208	90,072	27,819	27,819	27,819	\$783,552	\$509,971
Unified Fire Service Area	134,795	139,965	143,044	146,276	148,813	151,401	152,602	153,903	155,204	155,101	155,101	155,101	155,101	155,101	155,101	155,101	576,948	418,385	129,219	129,219	129,219	\$3,639,597	\$2,368,814
Total	1,086,054	1,127,703	1,152,512	1,178,550	1,198,996	1,219,849	1,229,519	1,240,003	1,250,486	1,249,655	1,249,655	1,249,655	1,249,655	1,249,655	1,249,655	1,249,655	4,648,495	3,370,946	1,041,125	1,041,125	1,041,125	\$29,324,417	\$19,085,652

	Base Year (Annual) Taxes	Increment (Annually) after 15 Years	Total	
Salt Lake County	\$140,834	94,026	234,860	
Salt Lake County Library	\$38,877	25,956	64,833	
Granite School District	\$544,000	363,197	907,197	
Millcreek City	\$139,929	93,423	233,352	
South Salt Lake Valley Mosquito Abatement District	\$1,043	696	1,740	
Mt. Olympus Improvement District	\$19,404	12,955	32,358	
Central Utah Water Conservancy District	\$27,819	18,573	46,392	
Unified Fire Service Area	\$129,219	86,272	215,491	
Total	\$1,041,125	\$695,098	\$1,736,224	67%