Assumed Property Tax rates

North Logan City	16%	0.001679
Cache Co General Fund	23%	0.002521
Cache Co School District	60%	0.006510
Cache Mosquito Abatement	1%	0.000073
TOTAL		0.010783

2007 Base Year Valuation	
Real Property	$3,348,610
Personal Property	$0
Total Assessed Value	$3,348,610
Assumed Property Valuation at End of Project - 2022	
Real Property	$206,187,500
Personal Property	$24,000,000
Total Assessed Value	$230,187,500
Incremental Valuation	$226,838,890

Proposed Participation Level for Each Tax Entity

NORTH LOGAN CITY - 100% of Tax Increment for 15 years
CACHE COUNTY SCHOOL DISTRICT - 50% of Tax Increment for 12 years
CACHE COUNTY - 50% of Tax Increment for 12 Years
Mosquito Abatement District - No Participation

CDA Project Area Budget Summary

NORTH LOGAN & CACHE COUNTY SCHOOL DISTRICT
Incremental Revenues over 15 years

	Total Generated	Invested in the CDA	Stays with Taxing Entity
North Logan			
Property Tax	$3,204,008	$3,204,008	$0
Local Sales Tax (City)	$2,625,000	$0	$2,625,000
TRT (City)	$480,000	$0	$480,000
NL Sub-Total	$6,309,008	$3,204,008	$3,105,000
Cache County School District			
Property Tax	$12,422,925	$4,135,395	$8,287,530
Total - NLC and School District	$18,731,932	$7,339,402	$11,392,530
Cache County for 200 East			
Property Tax	$4,810,782	$1,601,433	$3,209,349
TRT (County)	$1,920,000	$0	$1,920,000
Restaurant Tax (County)	$1,350,000	$0	$1,350,000
Local Sales Tax (County)	$656,250	$0	$656,250
Total	$8,737,032	$1,601,433	$7,135,599
Total Incremental Revenues From All Tax Sources	$27,468,965	$8,940,836	$18,528,129

Project Area Budget

Land Purchases		$2,640,000
Dev. of the Village Green Area		$499,000
Streets and Roads		$1,184,770
Water Mains		$148,500
Sewer Mains		$231,375
7% Engineering & Planning		$144,455
	Total	$4,848,100
Contingency/Future Projects		$1,340,000
Bonding/Financing		$1,000,000
2% Administration		$146,788
	Total Costs	$7,334,888
200 East (Part)		$1,466,730
7% Engineering & Planning		$102,671
2% Administration		$32,029
	Total Costs	$1,601,430
Total Costs		**$8,936,318**
Amount Total CDA Tax Increment Exceeds Costs		**$4,518**
Amount Total Taxes Generated Exceeds Costs		**$18,532,647**

Once the amount of planned Tax Increment to be generated by each Taxing Entity has been reached, no further tax increment shall be paid to or retained by the Agency.

North Logan City Community Development Area Plan - Tax Increment Projections

Project Year	**15-Yr. Total in 2007 $**	2008 **Year 1**	2009 **Year 2**	2010 **Year 3**	2011 **Year 4**	2012 **Year 5**	2013 **Year 6**	2014 **Year 7**	2015 **Year 8**	2016 **Year 9**	2017 **Year 10**	2018 **Year 11**	2019 **Year 12**	2020 **Year 13**	2021 **Year 14**	2022 **Year 15**
Taxable Value of base - Undeveloped		$3,348,610	$3,348,610	$3,348,610	$3,348,610	$3,348,610	$3,348,610	$3,348,610	$3,348,610	$3,348,610	$3,348,610	$3,348,610	$3,348,610	$3,348,610	$3,348,610	$3,348,610
Gross Commercial Building Area	1,000,000	140,000	201,429	262,857	324,286	385,714	447,143	508,571	570,000	631,429	692,857	754,286	815,714	877,143	938,571	1,000,000
Gross Residential Building Area	150,000	0	0	11,538	23,077	34,615	46,154	57,692	69,231	80,769	92,308	103,846	115,385	126,923	138,462	150,000
Gross Exempt Building Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Additional taxable value - bldg		$28,000,000	$40,285,714	$53,047,390	$65,809,066	$78,570,742	$91,332,418	$104,094,093	$116,855,769	$129,617,445	$142,379,121	$155,140,797	$167,902,473	$180,664,148	$193,425,824	$206,187,500
Additional personal property value		$3,360,000	$4,834,286	$6,308,571	$7,782,857	$9,257,143	$10,731,429	$12,205,714	$13,680,000	$15,154,286	$16,628,571	$18,102,857	$19,577,143	$21,051,429	$22,525,714	$24,000,000
Total incremental taxable value		$28,011,390	$41,771,390	$56,007,352	$70,243,313	$84,479,275	$98,715,236	$112,951,198	$127,187,159	$141,423,121	$155,659,082	$169,895,044	$184,131,005	$198,366,967	$212,602,928	$226,838,890
Tax increment generated - 100%	**$20,577,019**	**$302,047**	**$450,421**	**$603,927**	**$757,434**	**$910,940**	**$1,064,446**	**$1,217,953**	**$1,371,459**	**$1,524,966**	**$1,678,472**	**$1,831,978**	**$1,985,485**	**$2,138,991**	**$2,292,497**	**$2,446,004**
15 Year 100%																
Tax Increment generated - 100%	$20,577,019	$302,047	$450,421	$603,927	$757,434	$910,940	$1,064,446	$1,217,953	$1,371,459	$1,524,966	$1,678,472	$1,831,978	$1,985,485	$2,138,991	$2,292,497	$2,446,004
Administrative	$178,817	$3,470	$5,175	$6,939	$8,702	$10,466	$12,230	$13,994	$15,757	$17,521	$19,285	$21,048	$22,812	$6,661	$7,139	$7,617
Remaining Tax Increment	$20,398,203	$298,576	$445,246	$596,989	$748,731	$900,474	$1,052,217	$1,203,959	$1,355,702	$1,507,445	$1,659,187	$1,810,930	$1,962,673	$2,132,330	$2,285,358	$2,438,387
15 Years by Taxing Entity																
North Logan City	$3,204,008	$47,031	$70,134	$94,036	$117,939	$141,841	$165,743	$189,645	$213,547	$237,449	$261,352	$285,254	$309,156	$333,058	$356,960	$380,862
Retained in the CDA @ 100%	$3,204,008	$47,031	$70,134	$94,036	$117,939	$141,841	$165,743	$189,645	$213,547	$237,449	$261,352	$285,254	$309,156	$333,058	$356,960	$380,862
Net new City revenue	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cache Co School District	$12,422,925	$182,354	$271,932	$364,608	$457,284	$549,960	$642,636	$735,312	$827,988	$920,665	$1,013,341	$1,106,017	$1,198,693	$1,291,369	$1,384,045	$1,476,721
Retained in the CDA @ 50%	$4,135,395	$91,177	$135,966	$182,304	$228,642	$274,980	$321,318	$367,656	$413,994	$460,332	$506,670	$553,008	$599,346	$0	$0	$0
Net new School revenues	$8,287,530	$91,177	$135,966	$182,304	$228,642	$274,980	$321,318	$367,656	$413,994	$460,332	$506,670	$553,008	$599,346	$1,291,369	$1,384,045	$1,476,721
Cache Co General Fund	$4,810,782	$70,617	$105,306	$141,195	$177,083	$212,972	$248,861	$284,750	$320,639	$356,528	$392,417	$428,305	$464,194	$500,083	$535,972	$571,861
Retained in the CDA @ 50%	$1,601,433	$35,308	$52,653	$70,597	$88,542	$106,486	$124,431	$142,375	$160,319	$178,264	$196,208	$214,153	$232,097	$0	$0	$0
Net new County revenues	$3,209,349	$35,308	$52,653	$70,597	$88,542	$106,486	$124,431	$142,375	$160,319	$178,264	$196,208	$214,153	$232,097	$500,083	$535,972	$571,861
Cache Mosquito Abatement	$139,305	$2,045	$3,049	$4,089	$5,128	$6,167	$7,206	$8,245	$9,285	$10,324	$11,363	$12,402	$13,442	$14,481	$15,520	$16,559
TOTAL INTO CDA	$8,940,836	$173,517	$258,753	$346,938	$435,122	$523,307	$611,492	$699,676	$787,861	$876,046	$964,230	$1,052,415	$1,140,600	$333,058	$356,960	$380,862
TOTAL INTO TAXING ENTITIES	$11,636,184	$128,530	$191,668	$256,990	$322,311	$387,633	$452,955	$518,277	$583,598	$648,920	$714,242	$779,563	$844,885	$1,805,933	$1,935,537	$2,065,141
TOTAL	$20,577,019	$302,047	$450,421	$603,927	$757,434	$910,940	$1,064,446	$1,217,953	$1,371,459	$1,524,966	$1,678,472	$1,831,978	$1,985,485	$2,138,991	$2,292,497	$2,446,004
Property Taxes Generated - Base																
North Logan City	$84,335	$5,622	$5,622	$5,622	$5,622	$5,622	$5,622	$5,622	$5,622	$5,622	$5,622	$5,622	$5,622	$5,622	$5,622	$5,622
Cache Co School District	$326,992	$21,799	$21,799	$21,799	$21,799	$21,799	$21,799	$21,799	$21,799	$21,799	$21,799	$21,799	$21,799	$21,799	$21,799	$21,799
Cache Co General Fund	$126,628	$8,442	$8,442	$8,442	$8,442	$8,442	$8,442	$8,442	$8,442	$8,442	$8,442	$8,442	$8,442	$8,442	$8,442	$8,442
Cache Mosquito Abatement	$3,667	$244	$244	$244	$244	$244	$244	$244	$244	$244	$244	$244	$244	$244	$244	$244
TOTAL	$541,621	$36,108	$36,108	$36,108	$36,108	$36,108	$36,108	$36,108	$36,108	$36,108	$36,108	$36,108	$36,108	$36,108	$36,108	$36,108