

Zone Tax Performance Analysis

Applicant Name: Charles Hammon
Agent: N/a
Application Type: Zone Change request
Project Address: 965 North Canyon Street
Current Zoning: RM-1
Requested Zoning: R1-8
Date: August 10, 2022
Prepared by: Harrison Johnson

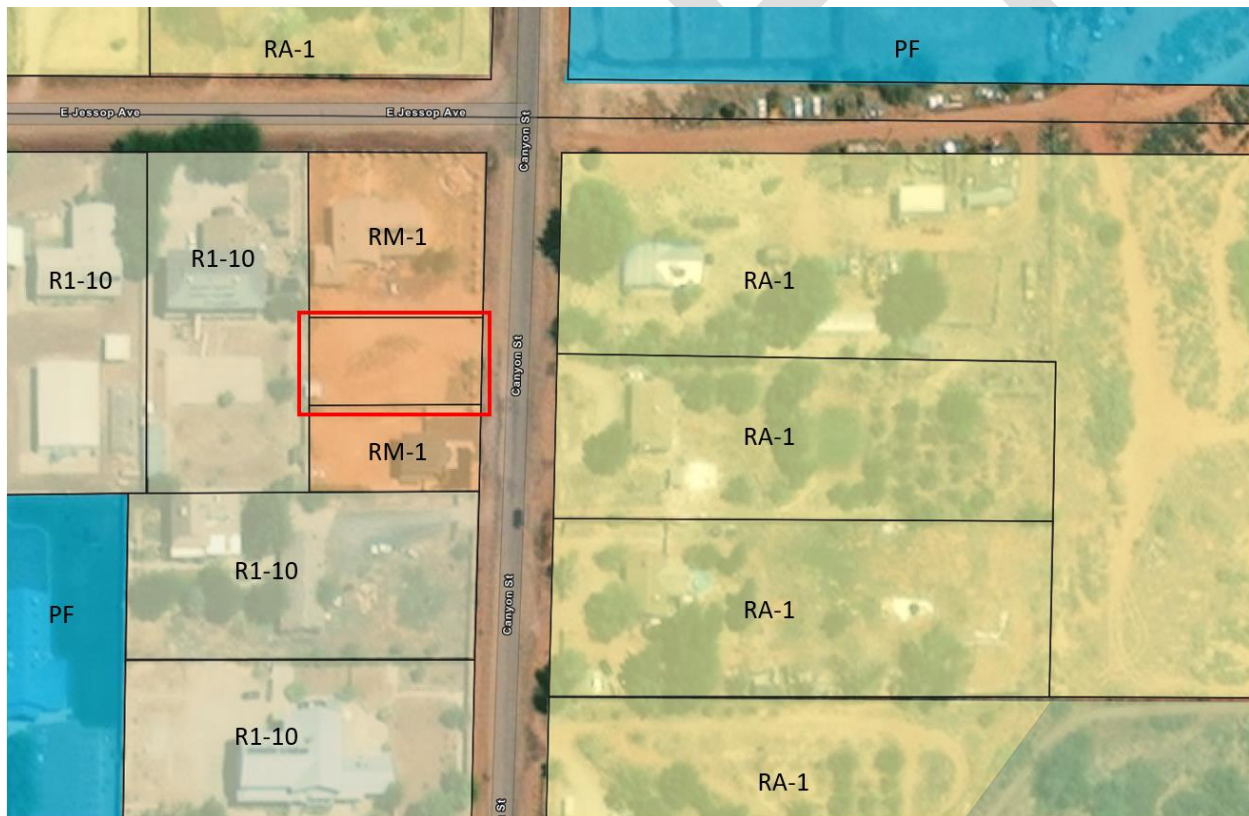


Figure 1 Location of Lots to be Rezoned

Current Tax Value Per Acre (CTVA)

CTVA is estimated by looking at the previous tax year's assessment to calculate the amount of tax value per acre. This helps identify it's tax performance currently with what may be built a result of the rezone.

Chairperson: Charles Hammon

Vice-Chairperson: Elyssa Wall

Commissioners: Lawrence Barlow, Derick Holm, Nation Fischer, Tracy Barlow, Rex Jessop



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📠 435-874-2603

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Acreage: .26

Tax Assessed Value 2021: \$32,000

CTVA: \$123,076

Current Average Zone Performance (CAZP)

CAZP is measured by calculating the average tax assessed value of all properties in Hildale with similar zoning.

Current Zone: Residential Multi-family 1

CAZP: \$ \$202,356.85

Proposed Average Zone Performance (PAZP)

PAZP is measured by calculating the average tax assessed value of all properties in Hildale with similar zones of the proposed zone.

Proposed Zone: R1-8

PAZP: \$199,399

Hildale Tax Analysis

Hildale tax analysis will identify what taxes are collected from the applicant properties and what taxes may be collected from the property once full project completion.

Current Annual Tax Per Acre: \$ \$1,213.40

Estimated Proposed Tax Per Acre: \$ \$1,965.88

Narrative: Due to the lot being assessed as unimproved land, the CTVA will be lower than it would be if it were a productive Multi-family zone. However, any building upon unimproved land will increase the amount of tax revenue collected. Therefore, the zone change will likely increase the sustainability in terms of infrastructure upkeep and maintenance.

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