

Executive Summary

The 446-acre Midvale Slag site in Midvale, Utah, was once home to five smelters that processed lead and copper ore. Processing and waste disposal activities contaminated the site with slag byproducts and heavy metals. Cleanup started in the 1990s and finished in the 2000s. In 2000, EPA selected the site as a Superfund Redevelopment pilot project, the first in EPA Region 8, leading to the groundbreaking publication of the *Bingham Junction Master Plan*. The plan has guided extensive redevelopment efforts at the site. Thanks to ongoing collaboration among local governments, EPA, the Utah Department of Environmental Quality (UDEQ), Littleton, Inc. – the site’s owner – the community and other stakeholders, the area now supports shopping centers and office space, neighborhoods, affordable housing, a light rail station, a park and riverside trails. This case study explores the area’s cleanup and reuse, illustrating the opportunities and beneficial effects of Superfund redevelopment in action.

Beneficial Effects

- Businesses on site employ over 1,100 people, providing an estimated \$68 million in annual employment income to the local economy.
- On-site businesses generate over \$1.2 billion in annual sales.
- The estimated value of on-site properties in 2015 is nearly \$490 million.
- In 2015, site properties generated an estimated \$4.2 million in property tax revenues.

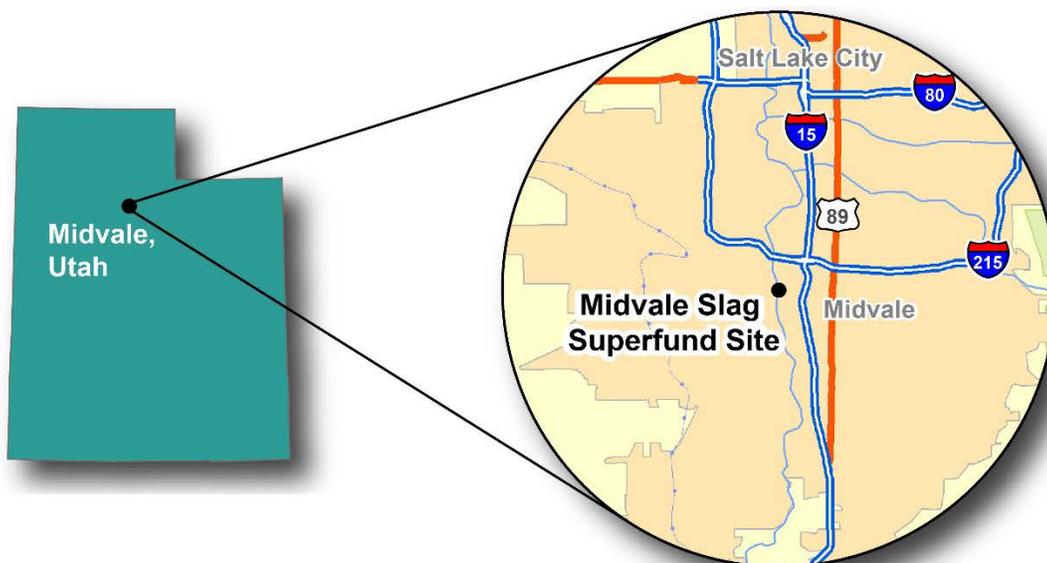


Figure 1. The site’s location in Midvale, Utah.

Introduction

Superfund cleanups restore value to properties and benefit surrounding communities. Once a property is ready for reuse, it can strengthen a local economy by supporting jobs, new businesses, tax revenues and spending. This case study captures the beneficial effects of redevelopment at the Midvale Slag Superfund site.

The 446-acre area is located in Midvale, 12 miles south of Salt Lake City, in north-central Utah. The site is located in a residential and commercial area in the Salt Lake Valley, between the Wasatch Range to the east and the Oquirrh Mountains to the west. The Jordan River borders the site to the west. About 28,000 people live in Midvale. Over one million people reside in Salt Lake County. The Sharon Steel Corp. (Midvale Tailings) Superfund site is located directly south of the Midvale Slag site.



Figure 2. Downtown Midvale, Utah.

Site History and Cleanup

From 1871 to 1958, five smelters processed lead and copper ore at the Midvale Slag site, as well as at the adjacent Sharon Steel Corp. site. Blast furnaces, baghouses, smokestacks, storage areas, rail lines and other smelter facilities covered the site. Operations and waste disposal activities contaminated soil and groundwater with heavy metals. Following initial investigations, EPA placed the site on the Superfund program's National Priorities List (NPL) in February 1991. To help coordinate the cleanup, EPA divided the site into two parts, called operable units, or OUs: the northern 266 acres of the site (OU1), which included a residential area, and the southern 180 acres of the site (OU2).

In the early and mid-1990s, EPA required short-term cleanup actions that removed chemicals and explosives from an abandoned laboratory and excavated contaminated soils from portions of the site.

EPA selected a long-term cleanup plan for OU1 in the site's 1995 Record of Decision. The plan included excavation of additional contaminated soils, backfilling with clean fill and revegetation of remediated soil areas. The plan also required a soil cover for the non-residential part of OU1. EPA updated the cleanup plan in 2006, which brought the site's riverbank area, ground water monitoring and institutional controls in line with the long-term cleanup plan for OU2 (see below).



Figure 3. Smelters in operation on the Midvale Slag site, 1941.

EPA selected a long-term cleanup plan for OU2 in 2002. The plan called for excavation of a small quantity of highly contaminated smelter waste and its off-site disposal; barriers over smelter waste and contaminated soils; stabilization of the banks of the Jordan River; and groundwater and surface water monitoring to assess whether applicable ground water and surface water quality criteria are being met. Depending upon monitoring results the long-term cleanup plan would be reevaluated. The plan also called for institutional controls limiting future excavations, requiring review of proposed changes in site land uses, restricting surface water management and irrigation practices, and requiring mitigation of organic vapors in future structures.

The selected remedy enabled the site to be reused for mixed land uses, which EPA had determined to be the area's reasonably anticipated future land use. OU1 cleanup activities began in 1996 and OU2 cleanup

activities began in 2003. Most of the site's cleanup finished in 2007, with the exception of the riparian zone portion of the remedy. The construction of the site's riparian zone remedy began in October 2008 and finished in 2011. Groundwater monitoring is ongoing and will continue to ensure groundwater criteria are being met for site contaminants. In 2015, EPA deleted the site from the NPL. EPA continues to conduct five-year reviews to evaluate the implementation and performance of the site's cleanup and determine if it remains protective of human health and the environment.

Coordinating Cleanup and Redevelopment

The large, mostly undeveloped site represented an important opportunity – the community was literally running out of space. Sustained population growth and economic expansion meant that almost all available land had been developed.

In the late 1990s, Midvale City, Salt Lake County, and Littleton, Inc., the site's property owner and remaining potentially responsible party, began working together to evaluate how the community's cleanup and reuse priorities could be integrated into site cleanup plans. EPA and UDEQ staff participated in an extensive community outreach effort. EPA also awarded a Technical Assistance Grant to a local organization – Citizens for a Safe Future for Midvale – to provide the community with independent technical assistance services.

In late 1999, EPA awarded a Superfund Redevelopment pilot project to Midvale City, demonstrating the Agency's commitment to evaluating future land use considerations as part of the cleanup. The project included a detailed assessment of community priorities, economic conditions and regional market trends, as well as an environmental review of the site's contamination and physical features. The project enabled Midvale City and the site's property owner to identify future land uses that would address community priorities and fit with the site's remedy. The resulting *Bingham Junction Master Plan*, adopted by Midvale City Council in August 2000 (and later updated to reflect the site's final remedy), outlined opportunities for mixed residential, office, retail and recreational land uses.¹

Additional field investigations on the southern part of the site by EPA in 2001 and early 2002 led to an important discovery. While smelter wastes covered much of the area, only a small amount was highly contaminated. Wastes across much of the site could be covered or capped with soil and addressed on a parcel-by-parcel basis in the future, as warranted by development interest, and in accordance with institutional controls. EPA's

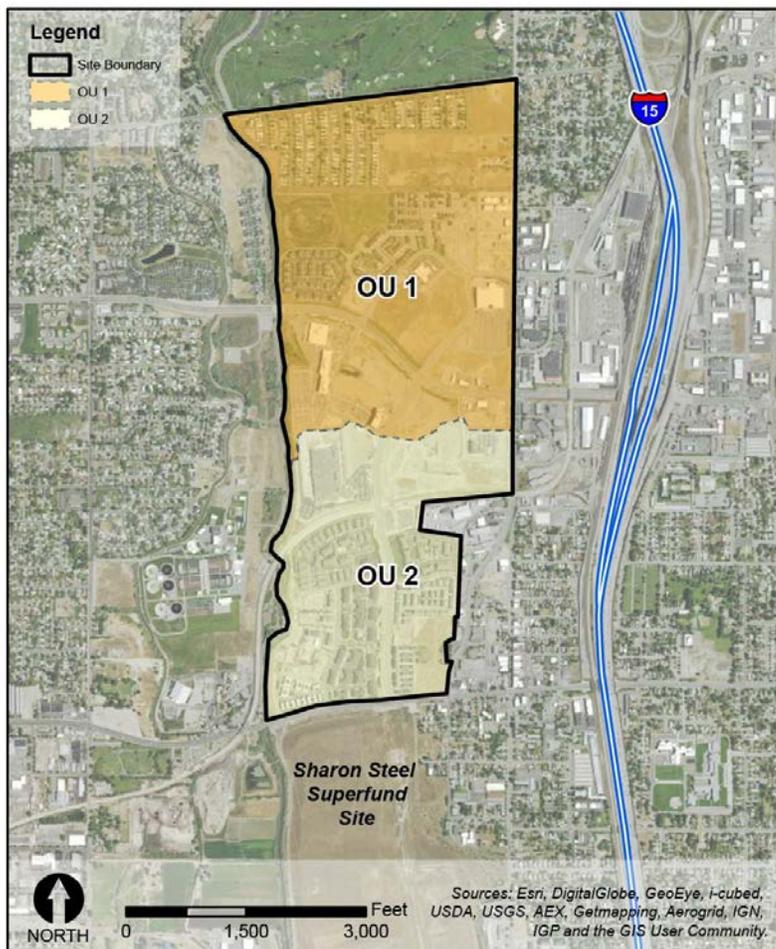


Figure 4. The Midvale Slag site and its surroundings.

¹ The Bingham Junction project area is about 390 acres, an area slightly smaller than the NPL site boundary.

delineation of four categories of smelter wastes, ranging from those requiring excavation and off-site disposal to those requiring management in coordination with future use planning, provided a way to integrate cleanup and redevelopment considerations. The information also enabled Midvale City to rezone the site in November 2001, establishing the mixed-use Bingham Junction Zone to guide the site's eventual redevelopment.

As part of the site's cleanup plan for OU2 in 2002, EPA included a table outlining the types of covers needed for different land uses. The cleanup plan also emphasized the importance of institutional controls, stating that EPA and the community needed to work together to develop land use controls ensuring the protectiveness of the site's remedy over the long term.



Figure 5. Cleanup activities at the Midvale Slag site.

For the northern part of the site, EPA updated its 1996 Record of Decision to reflect future land use considerations. EPA's 2006 Explanation of Significant Differences outlined how parties could conduct additional investigations and further clean up portions of the site to allow for unrestricted residential land uses, without any need for institutional controls. Across the entire site, EPA was able to develop a cleanup approach that protected human health and the environment *and* incorporated consideration of the site's reasonably anticipated future land use.

In the mid-2000s, EPA also negotiated an innovative Consent Decree agreement with Littleton, Inc. and Midvale City for the cleanup of the southern part of the site. Littleton, Inc. agreed to design the cleanup approach and clean up the smelter waste, with EPA reimbursing the property owner with settlement monies.² In the agreement, EPA waived a property lien the Agency had previously placed on the property and provided a covenant not to sue to all signatories to the Consent Decree as well as to future site owners. The covenant meant that parties would not be liable under Superfund for their activities at the site in the future, assuming that they exercised due care. Future site owners complying with the site's institutional control, access, and operation and maintenance requirements qualified as bona fide prospective purchasers. Finally, the signatories agreed that EPA would receive a portion of any net profits from the site's increased property value following cleanup, capped at \$2.2 million. For its part, Midvale City signed on as a voluntary party to the Consent Decree. As part of the Consent Decree, Midvale City assumed responsibility for the implementation and enforcement of the site's institutional controls, helping to ensure the site's long-term stewardship.

During these negotiations, EPA, UDEQ, Midvale City and Littleton, Inc. also worked together to develop two Institutional Control Process Plans, one for each of the site's OUs. The plans identified the mechanisms needed to ensure the proper management of the site's remedy, including zoning and subdivision regulations, building, road and excavation permits, and engineering design guidelines. The plan also identified parties' roles and responsibilities. Midvale City is responsible for updating and managing local land use tools and ordinances to reflect plan objectives, reviewing site plans, providing site development inspections, and verifying private covenants and deed restrictions are in place for residential redevelopment. EPA and UDEQ are responsible for groundwater monitoring and oversight of some residential development. Landowners are responsible for being in compliance with the plans, disposing of site soils at appropriate off-site facilities, as needed, and ensuring that any covenants and deed restrictions on their properties are conveyed and communicated during property transactions. To implement and oversee the plans, which served as the basis for the city's Institutional Controls Ordinance, Midvale City's Department of Community and Economic Development created a full-time position.

² At the Midvale Slag and Sharon Steel Corp. sites, a series of prior settlements had addressed the liability of most responsible parties at both sites, with monies set aside in special accounts for cleanup. Littleton, Inc., a small, family-owned company that purchased the site property after the smelter was demolished, was the primary responsible party remaining at the Midvale Slag site.

Throughout the development of the remedy for the southern part of the site and the site's Consent Decree, Midvale City worked closely with Littleton, Inc., EPA and UDEQ to integrate the groundwork for redevelopment. The parties identified several coordination opportunities, including installing infrastructure across the site in coordination with cleanup actions.

Encouraging Redevelopment

In addition to coordinating cleanup and redevelopment, Midvale City took several steps to encourage the redevelopment priorities outlined in the *Bingham Junction Master Plan*. In 2003 and 2004, the locality designated part of the site as a Redevelopment Project Area, enabling the use of tax increment reimbursements to help reimburse developers for the cost of building new infrastructure such as roads and sidewalks as well as water, sewer and storm drain service. Midvale City also funded off-site infrastructure improvements – a new sewer lift station and water transmission lines – through public utility funds to help reduce site development costs. Midvale City also worked with the Utah Transit Authority to finalize plans to locate a light rail station at the site and undertook several efforts to raise Bingham Junction's profile.



Figure 6. EPA's 2008 Ready for Reuse Determination for the Midvale Slag site.

By late 2005, these efforts were yielding significant results. Several developers approached Midvale City and Littleton, Inc. with proposals to develop the northern part of the site with homes, commercial facilities, open space and wetland mitigation areas in accordance with the *Bingham Junction Master Plan*. The development proposals led to EPA's 2006 Explanation of Significant Differences for the site's OU1 remedy; developers could now undertake additional cleanup activities to enable residential land uses without any need for institutional controls. The northern part of the site property was named "Riverwalk"; it is also referred to as Bingham Junction North. In August 2006, Midvale City hosted a ribbon-cutting ceremony to celebrate the area's availability for redevelopment.

The Gardner Company and development partner Arbor Commercial then approached Midvale City and Littleton, Inc. in 2007 with an offer to develop the remaining part of the site, located between 7200 South and 7800 South Streets, in accordance with the *Bingham Junction Master Plan*. The View 72 Corporate Center office park would serve as the heart of the development, also referred to as Bingham Junction South. The community also requested that EPA provide a clear statement that the area would be cleaned up and that the remedy would support the land uses outlined in the *Bingham Junction Master Plan*. In 2008, EPA issued a Ready for Reuse (RfR) Determination; the report stated that EPA had determined the site was ready for commercial and residential reuse. By 2008, following EPA's issuance of the RfR Determination, development activities were underway across the site. Today, redevelopment activities are ongoing. The section below describes some of the beneficial effects of the site's redevelopment in more detail.



Figure 7. Site preparation for new development in 2011.



Figure 8. Aerial view of redevelopment projects at the Midvale Slag site.

Local Beneficial Effects

Businesses and Jobs

A variety of businesses operate facilities on site, including an international mining and engineering company, supply chain management companies, an insurance claims center, a grocery store and a hotel, among others.

FLSmidth

This international engineering company supplies equipment and services to the minerals and cement industry. The company is located in Gold and Silver Leadership in Energy & Environmental Design (LEED)-certified office and laboratory facilities at the View 72 Corporate Center. Several FLSmidth businesses operate in these facilities. Together, these businesses generate an estimated \$31 million in annual employment income and an estimated \$358 million in annual sales.



Figure 9. FLSmidth's facilities at the View 72 Corporate Center.

Intermountain Healthcare Kem C. Gardner Supply Chain Center

This medical distribution center, warehouse and office complex opened a 327,000-square-foot, Gold-LEED certified facility in 2012. It is located just south of FLSmidth's facilities.³ The complex enabled Intermountain Healthcare to consolidate services and programs in one location. The center contributes an estimated \$23.6 million in annual employment income to the local economy.



Figure 10. The Kem C. Gardner Supply Chain Center.

Progressive Insurance – Midvale Claims Center

This insurance company completed construction of its new 21,000-square-foot claims center near the center of Bingham Junction in 2014. It contributes an estimated \$5.6 million in annual employment income. Midvale's Redevelopment Agency is reimbursing the company for the cost of specialized foundation piers needed because of soil conditions at the property.⁴

Savage Services

This company completed construction of its 80,000-square-foot LEED-certified headquarters facility at the View 72 Corporate Center in 2014. This service and supply chain management business specializes in energy production, rail, chemical and



Figure 11. Savage Services Headquarters at the View 72 Corporate Center.

³ Toby Gooley. "Intermountain man: interview with Brent Johnson." DC Velocity. October 28, 2013.

<http://www.dcelocity.com/articles/20131028-interview-with-brent-johnson>.

Marjorie Cortez. *Deseret News*. "Intermountain's high-tech medical warehouse expected to lower costs, enhance patient care." September 12, 2012. <http://www.deseretnews.com/article/865562281/Intermountains-high-tech-medical-warehouse-expected-to-lower-costs-enhance-patient-care.html?pg=all>.

⁴ Redevelopment Agency of Midvale. 2014 Annual Report.

other industries.⁵ The company generates nearly \$3.4 million in estimated annual employment income and produces an estimated \$852 million in annual sales.

Zaxby's

This restaurant chain opened a new franchise location on site in 2014. The business generates nearly \$400,000 in estimated annual employment income and an estimated \$430,000 in annual sales.

WinCo Foods

This grocery chain completed construction of its 95,000-square-foot supermarket on site in 2009. It provides area residents with easy access to healthy food options. The store contributes an estimated \$2.3 million in annual employment income.



Figure 12. Entrance to the Riverwalk Shopping Center on site.

New Housing Options

In addition to new businesses locating on site, developers have built over 1,800 units of housing at Bingham Junction. About 350 additional units are nearing completion. These include single-family residences, apartments, condominiums and townhomes. Construction of a 71,000-square-foot assisted living center is also underway. The 120-bed facility will focus on the rehabilitation of patients with major medical issues.⁶

Affordable Housing

Some of the new housing options include dedicated affordable housing units, including the Meadows at Riverwalk and Florentine Villas. Affordable housing provides renters and homebuyers with a variety of benefits. It can make it easier for individuals and families to pay for priority goods and services such as healthy meals and medical care. It can strengthen child development and school performance. More broadly, new affordable housing can boost local spending, create jobs, reduce foreclosures and serve as a regional competitive advantage in efforts to bring new businesses to town.⁷

Recreational and Environmental Benefits

The site is now home to Riverwalk Park, an 18-acre riverside park with local and regional trail links. Other open space resources on site include a 20-acre park, a playground and a wetland mitigation area.

Housing Built or Under Construction at Bingham Junction since 2008

- East Riverwalk Subdivision
- Canyon Crossing
- Parkview at Riverwalk
- Meadows at Riverwalk
- Tuscany Villas/Talaveria
- Florentine Villas
- Lofts at 7800
- San Moritz
- Central 72 Townhomes
- Rooftops at 7800
- Destination Homes
- Cascade Assisted Short Term Living



Florentine Villas at Bingham Junction.

⁵ Redevelopment Agency of Midvale. 2014 Annual Report.

⁶ Redevelopment Agency of Midvale. 2014 Annual Report.

⁷ Center for Housing Policy. The Role of Affordable Housing in Creating Jobs and Stimulating Local Economic Development: A Review of the Literature. 2011. <http://www2.nhc.org/media/files/Housing-and-Economic-Development-Report-2011.pdf>.

Enhanced Mobility Options

Utah Transit Authority's TRAX Bingham Junction station opened on site in 2011. The light-rail system's red line stops at the station, traveling from the Daybreak Parkway station southwest of the site to the University Medical Center station at the University of Utah in Salt Lake City. A recent study of the TRAX system found that the light rail system has "helped to manage traffic congestion by reducing residents' dependence on cars, improved local air quality by reducing the region's carbon footprint, and helped spur high-density development."⁸ The site also has dedicated sidewalks to help facilitate walking and biking.

Smart Growth Benefits

From the earliest days of the planning process for Bingham Junction, community leaders and residents envisioned a walkable development with jobs, housing and transportation options, and access to stores and recreation amenities. Today, Bingham Junction has met and exceeded these goals. Some of the beneficial effects associated with this type of mixed-use development include increases in worker productivity and innovation; an enhanced ability to recruit workers, especially professionals and recent college graduates; and stronger retail sales due to the proximity of shops and restaurants to where people live.⁹

Property Value and Tax Revenue Impacts

Remediated properties and businesses also generate property tax revenues that benefit local governments. In 2015, site properties generated an estimated \$4 million in tax revenues, with a total property value of over \$489 million. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments.¹⁰

Since part of the site is a tax-increment financing district, a large share of property tax revenue that would otherwise go to Midvale City instead goes to the Redevelopment Agency of Midvale for a period of 25 years, beginning in 2004, to reimburse developers for infrastructure development costs. Some of these reimbursements have also been used to cover costs associated with site-specific soil conditions and environmental controls. Completion of the cleanup as well as subsequent infrastructure construction and new development have dramatically boosted the project area's total assessed value. In 2004, the total assessed value of the project area was \$3.9 million; in 2015, its total estimated assessed value is over \$309 million. In 2013, the tax increment collected was nearly \$2.5 million. In 2015, the estimated tax increment is almost \$3.9 million.¹¹



Figure 13. View of the Jordan River next to the Riverside Apartments.



Figure 14. Bingham Junction's light rail station.

⁸ Progressive Railroading. "Salt Lake City's light-rail system produced economic benefits, study says." June 26, 2015. http://www.progressiverailroading.com/passenger_rail/news/Salt-Lake-Citys-lightrail-system-produced-economic-benefits-study-says--44890.

⁹ EPA. Smart Growth and Economic Success: The Business Case. November 2013.

http://www2.epa.gov/sites/production/files/2014-06/documents/business_case.pdf.

¹⁰ The combined sales tax rate in Midvale is 6.85 percent. This includes sales tax rates for the state, city, mass transit and county. For more information, see the Utah State Tax Commission. <http://tax.utah.gov/sales/rates>.

¹¹ Redevelopment Agency of Midvale. 2014 Annual Report.

Future Site Use

In addition to ongoing housing construction, there are several other projects currently in the planning stages or underway at Bingham Junction. These include a new headquarters building for Overstock.com, the View 8 Office Building and the Presidio Office Building. These projects will add about 400,000 square feet of new office space to Bingham Junction.¹²

Conclusion

Ongoing collaboration and cooperation among local governments, EPA, UDEQ, Littleton, Inc., and the community has led to the successful cleanup and reuse of the Midvale Slag Superfund site. Today, Bingham Junction is a walkable mixed-use development that provides a wide range of employment and housing options as well as stores and recreation amenities. On-site businesses provide about 1,100 jobs and over \$68 million in estimated annual employment income, with additional redevelopment planned or underway. Looking forward, EPA will continue to work with local governments, UDEQ, project developers, and the community to support protective reuses and continued uses, and ensure the long-term stewardship of the site's remedy.



Figure 15. Commercial and residential development at Bingham Junction.

*For more information about EPA's Superfund Redevelopment Initiative (SRI), visit:
<https://www.epa.gov/superfund-redevelopment-initiative>.*

¹² Redevelopment Agency of Midvale. 2014 Annual Report.



www.epa.gov

Reuse and the Benefit to Community Midvale Slag Superfund Site

Technical Appendix

Employment Information for On-site Jobs

EPA obtained the data included in this Technical Appendix directly from reputable sources, and reported the data as presented by those sources.

Information on the number of employees and sales volume for on-site businesses came from the Hoovers/Dun & Bradstreet ([D&B](#)) database. EPA also gathered information on businesses and corporations from D&B.

D&B maintains a database of over 225 million active and inactive businesses worldwide. Database data include public records, financials, private company insights, extensive global information, telephone numbers and physical addresses.

When Hoovers/D&B database research could not identify employment and sales volume for on-site businesses, EPA used the [Manta](#) database. These databases include data reported by businesses. Accordingly, some reported values might be underestimates or overestimates. In some instances, business and employment information came from local newspaper articles and city agencies. While sales values typically exceed estimated totals of annual income, sales can sometimes be lower than estimated income. This could be attributed to a number of business conditions and/or data reporting.

Wage and Income Information for On-site Jobs

EPA obtained wage and income information from the U.S. Bureau of Labor Statistics (BLS). Part of the U.S. Department of Labor, the BLS is the principal federal agency responsible for measuring labor market activity, working conditions and price changes in the economy. Its mission is to collect, analyze and disseminate essential economic information to support public and private decision-making. All BLS data meet high standards of accuracy, statistical quality and impartiality.

EPA used the BLS Quarterly Census of Employment and Wages database to obtain average weekly wage data for businesses at the Midvale Slag Superfund site. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes for each type of business with weekly wage data for corresponding businesses in Salt Lake County. If weekly wage data were not available at the county level, EPA sought wage data by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, EPA used higher-level (less-detailed) NAICS codes to obtain the wage data.

To determine the annual wages (mean annual) earned from jobs generated by each of the selected businesses at the Midvale Slag Superfund site, EPA multiplied the average weekly wage figure by the number of weeks in a year (52) and by the number of jobs (employees) for each business.

Table 1. Midvale Slag Superfund Site: Information for On-Site Organizations and Businesses

On-site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2014) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Income ^d	Annual Sales (2014) ^b
212 Innovations	541613	Marketing Consulting Services	NA	\$914	\$47,528	NA	NA
Autoglass Specialists	811122	Automotive Glass Replacement Shops	NA	\$754	\$39,208	NA	NA
Beans & Brews	722515	Snack & Nonalcoholic Beverage Bars	10 ^e	\$242	\$12,584	\$125,840	NA
Centry Constructors & Engineers, Inc. (Doing business as FISmidth Centry) ^f	236210	Industrial Building Construction	200	\$1,706	\$88,712	\$17,742,400	\$30,829,661
Cricket Works LLC	451110	Sporting Goods Stores	1	\$417	\$21,684	\$21,684	\$46,000
Culvers Restaurant	722511	Full- Service Restaurants	9	\$332	\$17,264	\$155,376	\$204,960
Dunkin Donuts	445291	Baked Goods Stores	NA	\$224	\$11,648	NA	NA
Florentine Villas	531110	Lessors of Residential Buildings and Dwellings	2	\$692	\$35,984	\$71,968	\$150,000
FISmidth	333120	Construction Machinery Manufacturing	57	\$802 ^k	\$41,704	\$2,377,128	\$15,264,190
FISmidth Salt Lake City, Inc.	423490	Other Professional Equipment and Supplies Merchant Wholesalers	25	\$1,277	\$66,404	\$1,660,100	\$17,549,946
FLSmidth USA Inc.	423490	Other Professional Equipment and Supplies Merchant Wholesalers	143	\$1,277	\$66,404	\$9,495,772	\$294,632,210

On-site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2014) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Income ^d	Annual Sales (2014) ^b
GNC	446191	Food (Health) Supplement Stores	1 ^e	\$543	\$28,236	\$28,236	NA
Great Clips Riverwalk	812112	Beauty Salons	1	\$342	\$17,784	\$17,784	\$41,000
Intermountain Healthcare Kem C Gardner Supply Chain Center	541614	Process and Logistics Consulting Services	350 ^g	\$1,299	\$67,548	\$23,641,800	NA
Jimmy Johns Gourmet	722513	Limited-Service Restaurant	18	\$265	\$13,780	\$248,040	\$420,000
Meadows At Riverwalk Apartment	531210	Offices of Real Estate Agents and Brokers	4	\$962	\$50,024	\$200,096	\$210,000
Parkview Riverwalk Hoa	813990	Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)	NA ^h	\$524	\$27,248	NA	NA
Popeyes Chicken & Biscuits	722513	Limited-Service Restaurants	23	\$265	\$13,780	\$316,940	\$430,000
Progressive Claim Center	523999	Miscellaneous Financial Investment Activities	75 ⁱ	\$1,440	\$74,880	\$5,616,000	NA
San Moritz Apartments	531110	Lessors of Residential Buildings and Dwellings	4	\$692	\$35,984	\$143,936	\$270,000
Savage Companies	484110	General Freight Trucking, Local	80	\$813	\$42,276	\$3,382,080	\$852,130,000
Staybridge Suites Midvale	721110	Hotels (except Casino Hotels) and Motels	2	\$456 ^k	\$23,712	\$47,424	\$91,000

On-site Business	NAICS Code ^a	NAICS Title	Number of Employees ^b	Average Weekly Wage (2014) ^c	Annual Wage (Mean Annual) per Employee	Total Annual Income ^d	Annual Sales (2014) ^b
Subway	722513	Limited-Service Restaurants	9	\$265	\$13,780	\$124,020	\$240,000
Tuscany Villas Apartments	531110	Lessors of Residential Buildings & Dwellings	1 ^e	\$692	\$35,984	\$35,984	\$500,000
Winchester Estates	531190	Lessors of Other Real Estate Property	2	\$733	\$38,116	\$76,232	\$156,350
WinCo Foods	445110	Supermarkets and Other Grocery (except Convenience) Stores	95	\$477	\$24,804	\$2,356,380	\$180,000 ^{e,j}
Zaxby's	722511	Full-Service Restaurants	23	\$332	\$17,264	\$397,072	\$430,000
Total			1,135			\$68,282,292	\$1,213,775,317

^a NAICS code provided in the D&B database.

^b Data are from the D&B database, unless otherwise noted.

^c Average weekly wage per employee based on BLS 2014 Average Weekly Wage data.

^d Total annual income figures derived by multiplying "Number of Employees" by "Annual Wage (Mean Annual) per Employee."

^e Data are from the Manta website.

^f Both D&B and Manta report several FLSmidth-related businesses at FLSmidth's facilities on site. For the purposes of this study, EPA included only those on-site FLSmidth businesses identified in D&B as headquarters locations that were not direct subsidiaries of each other and that did not duplicate sales or job estimates.

^g Employee data from online article: DC Velocity Interview with Brent Johnson. <http://www.dcvelocity.com/articles/20131028-interview-with-brent-johnson>.

^h D&B/Hoovers lists this business as "having limited marketability due to incomplete data or invalid data." In order to present conservative values, the employee number and annual sales value provided by D&B/Hoovers have not been included.

ⁱ Employee data from 2014 Annual Report for the Redevelopment Agency of Midvale.

^j While sales values typically exceed estimated totals of annual employee income, annual reported sales can sometimes be lower than estimated annual income. This atypical condition of estimated income exceeding sales can be a result of business conditions, estimated business wages not accurately reflecting actual wages for the site-specific business, annual sales being under-reported, a business loss for the year, or a combination of those factors.

^k The BLS wage figure is for 2013 since the figure for 2014 was not available.

NA = not available

Property Values and Local Tax Revenue Generated from Property Taxes

EPA obtained data on the most recently assessed values for property parcels at the Midvale Slag Superfund site in August 2015 through property records accessible through Salt Lake County's online property appraisal database (<http://slco.org/assessor>). EPA also obtained 2015 property tax information for the site parcels.

Table 2. Property Value and Tax Summary for Taxes Payable in 2015^a

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21234020010000	989 W WINCHESTER ST	\$6,535,980	\$47,345
21234260010000	6604 S 700 W	\$352,290	\$713
21234260040000	6654 S 700 W	\$230,500	\$2,853
21234260050000	6660 S 700 W	\$13,500	\$0
21234260060000	6614 S 700 W	\$149,400	\$1,017
21234260070000	6628 S 700 W	\$52,000	\$644
21234260090000	6654 S 700 W	\$158,400	\$1,961
21234260100000	6614 S 700 W	\$500	\$6
21234260110000	6628 S 700 W	\$212,200	\$2,627
21234260120000	6640 S 700 W	\$189,000	\$1,287
21234510020000	6790 S 700 W	\$448,800	\$5,555
21234510040000	1045 W JORDAN RIVER BLVD	\$2,487,000	\$0
21234510060000	1013 W VILLAGE BEND LN	\$219,700	\$1,788
21234510070000	1009 W VILLAGE BEND LN	\$207,300	\$1,687
21234510080000	1005 W VILLAGE BEND LN	\$204,100	\$1,661
21234510090000	1001 W VILLAGE BEND LN	\$219,700	\$1,788
21234510100000	6934 S VILLAGE BEND LN	\$233,700	\$1,902
21234510110000	6930 S VILLAGE BEND LN	\$232,100	\$1,889
21234510120000	6926 S VILLAGE BEND LN	\$215,900	\$1,757
21234510130000	6922 S VILLAGE BEND LN	\$240,200	\$1,954
21234510140000	6918 S VILLAGE BEND LN	\$246,700	\$2,007
21234510150000	6914 S VILLAGE BEND LN	\$225,100	\$1,832
21234510160000	6910 S VILLAGE BEND LN	\$232,100	\$1,889
21234510170000	6906 S VILLAGE BEND LN	\$215,900	\$1,757
21234510180000	6902 S VILLAGE BEND LN	\$225,500	\$1,835
21234510190000	993 W VIEW PARK DR	\$219,200	\$1,784
21234510200000	989 W VIEW PARK DR	\$207,200	\$1,686

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21234510210000	985 W VIEW PARK DR	\$211,900	\$1,724
21234510220000	981 W VIEW PARK DR	\$209,400	\$1,704
21234510230000	977 W VIEW PARK DR	\$215,800	\$1,756
21234510310000	982 W VIEW PARK DR	\$212,300	\$1,727
21234510320000	978 W VIEW PARK DR	\$206,600	\$1,681
21234510330000	974 W VIEW PARK DR	\$209,000	\$1,701
21234510340000	970 W VIEW PARK DR	\$204,800	\$1,666
21234510350000	966 W VIEW PARK DR	\$212,300	\$1,727
21234510670000	978 W VILLAGE BEND LN	\$221,500	\$1,802
21234510680000	972 W VILLAGE BEND LN	\$214,400	\$1,745
21234510690000	966 W VILLAGE BEND LN	\$192,200	\$1,564
21234510700000	960 W VILLAGE BEND LN	\$216,600	\$1,762
21234510710000	954 W VILLAGE BEND LN	\$221,400	\$1,801
21234510720000	948 W VILLAGE BEND LN	\$226,400	\$1,842
21234510730000	942 W VILLAGE BEND LN	\$222,300	\$1,809
21234510740000	936 W VILLAGE BEND LN	\$218,600	\$1,779
21234510750000	930 W VILLAGE BEND LN	\$221,500	\$1,802
21234510760000	924 W VILLAGE BEND LN	\$219,700	\$1,788
21234510770000	6919 S VILLAGE BEND LN	\$218,700	\$1,779
21234510780000	6915 S VILLAGE BEND LN	\$206,200	\$1,678
21234510790000	6911 S VILLAGE BEND LN	\$206,200	\$1,678
21234510800000	6907 S VILLAGE BEND LN	\$218,700	\$1,779
21234510810000	6901 S VILLAGE BEND LN	\$221,500	\$1,802
21234510820000	6897 S VILLAGE BEND LN	\$229,500	\$1,867
21234510830000	6893 S VILLAGE BEND LN	\$222,400	\$1,810
21234510840000	965 W VILLAGE BEND LN	\$222,900	\$1,814
21234510850000	959 W VILLAGE BEND LN	\$223,000	\$1,814
21234510860000	953 W VILLAGE BEND LN	\$223,900	\$1,822
21234510870000	947 W VILLAGE BEND LN	\$217,500	\$1,770
21234510880000	941 W VILLAGE BEND LN	\$222,700	\$1,812
21234510890000	918 W VILLAGE BEND LN	\$225,200	\$1,832

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21234510900000	912 W VILLAGE BEND LN	\$217,400	\$1,769
21234510910000	906 W VILLAGE BEND LN	\$217,500	\$1,770
21234510920000	900 W VILLAGE BEND LN	\$224,600	\$1,828
21234510930000	6894 S VILLAGE HAVEN DR	\$218,100	\$1,775
21234510940000	6900 S VILLAGE HAVEN DR	\$229,400	\$1,867
21234510950000	6906 S VILLAGE HAVEN DR	\$225,000	\$1,831
21234510960000	6912 S VILLAGE HAVEN DR	\$222,800	\$1,813
21234510970000	6899 S VILLAGE HAVEN DR	\$218,300	\$1,776
21234510980000	6905 S VILLAGE HAVEN DR	\$229,000	\$1,863
21234510990000	6911 S VILLAGE HAVEN DR	\$225,600	\$1,836
21234511000000	6917 S VILLAGE HAVEN DR	\$218,300	\$1,776
21234511010000	6923 S VILLAGE HAVEN DR	\$214,900	\$1,749
21234511020000	6929 S VILLAGE HAVEN DR	\$225,600	\$1,836
21234511030000	952 W RIVER GATE DR	\$516,000	\$0
21234511050000	931 W DELOREAN LN	\$285,400	\$2,322
21234511510000	952 W REBECCA VIEW DR	\$239,100	\$1,945
21234511520000	956 W REBECCA VIEW DR	\$304,100	\$2,474
21234511530000	957 W REBECCA VIEW DR	\$271,200	\$2,207
21234511540000	953 W REBECCA VIEW DR	\$239,100	\$1,945
21234511550000	946 W REBECCA VIEW DR	\$302,500	\$2,461
21234511560000	938 W REBECCA VIEW DR	\$303,400	\$2,469
21234511570000	947 W REBECCA VIEW DR	\$273,700	\$2,227
21234511580000	939 W REBECCA VIEW DR	\$279,000	\$2,270
21234511590000	6793 S CASTLE POINT LN	\$316,300	\$2,574
21234511600000	6799 S CASTLE POINT LN	\$237,900	\$1,936
21234511610000	6807 S CASTLE POINT LN	\$270,500	\$2,201
21234511620000	6815 S CASTLE POINT LN	\$305,600	\$2,487
21234511630000	954 W DELOREAN LN	\$281,900	\$2,294
21234511640000	958 W DELOREAN LN	\$317,500	\$2,583
21234511650000	959 W DELOREAN LN	\$321,000	\$2,612
21234511660000	955 W DELOREAN LN	\$330,500	\$2,689

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21234511670000	946 W DELOREAN LN	\$326,600	\$2,657
21234511680000	938 W DELOREAN LN	\$316,100	\$2,572
21234511690000	947 W DELOREAN LN	\$321,000	\$2,612
21234511700000	939 W DELOREAN LN	\$288,000	\$2,343
21234511710000	838 W RIVER GATE DR	\$6,000	\$0
21234511720000	838 W RIVER GATE DR	\$4,000	\$0
21234511730000	838 W RIVER GATE DR	\$12,000	\$0
21234511740000	838 W RIVER GATE DR	\$500	\$0
21234511750000	838 W RIVER GATE DR	\$36,000	\$0
21234520010000	1034 W JORDAN RIVER BLVD	\$35,069,690	\$337,918
21234520020000	1012 W JORDAN RIVER BLVD	\$8,603,900	\$127,286
21234530020000	1034 W VILLAGE RIVER LN	\$208,100	\$1,693
21234530030000	1030 W VILLAGE RIVER LN	\$217,700	\$1,771
21234530040000	1026 W VILLAGE RIVER LN	\$217,700	\$1,771
21234530050000	1022 W VILLAGE RIVER LN	\$211,400	\$1,720
21234530060000	1018 W VILLAGE RIVER LN	\$211,100	\$1,718
21234530070000	1014 W VILLAGE RIVER LN	\$217,700	\$1,771
21234530080000	1010 W VILLAGE RIVER LN	\$217,700	\$1,771
21234530090000	1006 W VILLAGE RIVER LN	\$217,700	\$1,771
21234530100000	1002 W VILLAGE RIVER LN	\$214,600	\$1,746
21234530110000	973 W VIEW PARK DR	\$206,800	\$1,683
21234530120000	969 W VIEW PARK DR	\$208,400	\$1,696
21234530130000	965 W VIEW PARK DR	\$214,600	\$1,746
21234530500000	6961 VILLAGE RIVER LN	\$161,700	\$1,316
21234530510000	6961 VILLAGE RIVER LN	\$161,700	\$1,316
21234530520000	6961 VILLAGE RIVER LN	\$161,700	\$1,316
21234530530000	6961 VILLAGE RIVER LN	\$161,700	\$1,316
21234530540000	6961 VILLAGE RIVER LN	\$161,700	\$1,316
21234530550000	6961 VILLAGE RIVER LN	\$161,700	\$1,316
21234530560000	6961 VILLAGE RIVER LN	\$161,700	\$1,316
21234530570000	6961 VILLAGE RIVER LN	\$159,400	\$1,297

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015)^b	Total Property Tax (2015)^c
21234530580000	6961 VILLAGE RIVER LN	\$161,700	\$1,316
21234530590000	6961 S VILLAGE RIVER	\$161,700	\$1,316
21234530600000	6961 S VILLAGE RIVER	\$161,700	\$1,316
21234530610000	6961 S VILLAGE RIVER	\$162,900	\$1,325
21234530620000	1019 VILLAGE RIVER LN	\$161,700	\$1,316
21234530630000	1019 VILLAGE RIVER LN	\$161,700	\$1,316
21234530640000	1019 VILLAGE RIVER LN	\$161,700	\$1,316
21234530650000	1019 VILLAGE RIVER LN	\$161,700	\$1,316
21234530660000	1019 VILLAGE RIVER LN	\$161,700	\$1,316
21234530670000	1019 VILLAGE RIVER LN	\$161,700	\$1,316
21234530680000	1019 VILLAGE RIVER LN	\$161,700	\$1,316
21234530690000	1019 VILLAGE RIVER LN	\$161,700	\$1,316
21234530700000	1019 VILLAGE RIVER LN	\$161,700	\$1,316
21234530710000	1019 W VILLAGE RIVER	\$161,700	\$1,316
21234530720000	1019 W VILLAGE RIVER	\$161,700	\$1,316
21234530730000	1019 W VILLAGE RIVER	\$161,700	\$1,316
21234530740000	999 VILLAGE RIVER LN	\$161,700	\$1,316
21234530750000	999 VILLAGE RIVER LN	\$161,700	\$1,316
21234530760000	999 VILLAGE RIVER LN	\$161,700	\$1,316
21234530770000	999 VILLAGE RIVER LN	\$161,700	\$1,316
21234530780000	999 VILLAGE RIVER LN	\$161,700	\$1,316
21234530790000	999 VILLAGE RIVER LN	\$161,700	\$1,316
21234530800000	999 VILLAGE RIVER LN	\$161,700	\$1,316
21234530810000	999 VILLAGE RIVER LN	\$161,700	\$1,316
21234530820000	999 VILLAGE RIVER LN	\$161,700	\$1,316
21234530830000	999 VILLAGE RIVER LN	\$161,700	\$1,316
21234530840000	999 VILLAGE RIVER LN	\$161,700	\$1,316
21234530850000	999 VILLAGE RIVER LN	\$161,700	\$1,316
21234530860000	6973 VILLAGE RIVER LN	\$161,700	\$1,316
21234530870000	6973 VILLAGE RIVER LN	\$161,700	\$1,316
21234530880000	6973 VILLAGE RIVER LN	\$161,700	\$1,316

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21234530890000	6973 VILLAGE RIVER LN	\$161,700	\$1,316
21234530900000	6973 VILLAGE RIVER LN	\$161,700	\$1,316
21234530910000	6973 VILLAGE RIVER LN	\$161,700	\$1,316
21234530920000	6973 VILLAGE RIVER LN	\$161,700	\$1,316
21234530930000	6973 VILLAGE RIVER LN	\$161,700	\$1,316
21234530940000	6973 VILLAGE RIVER LN	\$161,700	\$1,316
21234530950000	6973 S VILLAGE RIVER	\$161,700	\$1,316
21234530960000	6973 S VILLAGE RIVER	\$161,700	\$1,316
21234530970000	6973 S VILLAGE RIVER	\$161,700	\$1,316
21234530980000	992 W VILLAGE RIVER LN	\$1,828,800	\$0
21234540010000	6941 VILLAGE RIVER LN	\$191,500	\$1,558
21234540020000	6941 VILLAGE RIVER LN	\$191,500	\$1,558
21234540030000	6941 VILLAGE RIVER LN	\$191,500	\$1,558
21234540040000	6941 VILLAGE RIVER LN	\$191,500	\$1,558
21234540050000	6941 VILLAGE RIVER LN	\$191,500	\$1,558
21234540060000	6941 VILLAGE RIVER LN	\$191,500	\$1,558
21234540070000	6941 VILLAGE RIVER LN	\$191,500	\$1,558
21234540080000	6941 VILLAGE RIVER LN	\$191,500	\$1,558
21234540090000	6941 VILLAGE RIVER LN	\$174,400	\$1,419
21234540100000	6941 VILLAGE RIVER LN	\$191,500	\$1,558
21234540110000	6941 VILLAGE RIVER LN	\$191,500	\$1,558
21234540120000	6941 VILLAGE RIVER LN	\$211,100	\$1,718
21234540130000	6934 S VILLAGE RIVER LN	\$237,100	\$1,929
21234540140000	6932 S VILLAGE RIVER LN	\$211,100	\$1,718
21234540150000	6930 S VILLAGE RIVER LN	\$252,100	\$2,051
21234540160000	6928 S VILLAGE RIVER LN	\$243,800	\$1,984
21234540170000	6926 S VILLAGE RIVER LN	\$233,700	\$1,902
21234540180000	6931 S VILLAGE RIVER LN	\$235,100	\$1,913
21234540190000	6929 S VILLAGE RIVER LN	\$247,100	\$2,011
21234540200000	6927 S VILLAGE RIVER LN	\$230,000	\$1,871
21234540210000	6925 S VILLAGE RIVER LN	\$237,900	\$1,936

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21234540220000	6923 S VILLAGE RIVER LN	\$235,300	\$1,915
21234540230000	952 W RIVER GATE DR	\$100,000	\$0
21234760050000	6968 S 700 W	\$479,200	\$7,089
21234760070000	6880 S 700 W	\$20,698,890	\$195,690
21234760210000	875 W PRESIDIO DR	\$34,000	\$0
21234760220000	6867 S SUZANNE DR	\$281,000	\$2,286
21234760230000	6875 S SUZANNE DR	\$281,800	\$2,293
21234760240000	6883 S SUZANNE DR	\$264,100	\$2,149
21234760250000	6891 S SUZANNE DR	\$276,600	\$2,251
21234760260000	6899 S SUZANNE DR	\$306,700	\$2,496
21234760270000	6907 S SUZANNE DR	\$329,000	\$2,677
21234760280000	6913 S SUZANNE DR	\$244,300	\$1,988
21234760290000	6921 S SUZANNE DR	\$304,300	\$2,476
21234760300000	838 W RIVER GATE DR	\$7,000	\$0
21234760310000	838 W RIVER GATE DR	\$2,900	\$0
21234760330000	861 W PRESIDIO DR	\$266,300	\$2,167
21234760340000	853 W PRESIDIO DR	\$254,800	\$2,073
21234760350000	847 W PRESIDIO DR	\$297,100	\$2,417
21234760360000	837 W PRESIDIO DR	\$256,500	\$2,087
21234760370000	831 W PRESIDIO DR	\$256,200	\$2,085
21234760380000	838 W RIVER GATE DR	\$1,000	\$0
21234760400000	838 W RIVER GATE DR	\$12,000	\$178
21234760410000	842 W JAYDA LYN CT	\$40,300	\$596
21234760420000	848 W JAYDA LYN CT	\$40,300	\$596
21234760430000	849 W JAYDA LYN CT	\$40,300	\$596
21234760440000	843 W JAYDA LYN CT	\$40,300	\$596
21234760450000	6902 S BACH LN	\$40,300	\$596
21234760460000	6908 S BACH LN	\$40,300	\$596
21234760470000	838 W RIVER GATE DR	\$2,000	\$0
21234760480000	836 W JAYDA LYN CT	\$321,200	\$2,614
21234760490000	832 W JAYDA LYN CT	\$336,300	\$2,736

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21234760500000	837 W JAYDA LYN CT	\$40,300	\$596
21234760510000	831 W JAYDA LYN CT	\$40,300	\$596
21234760520000	836 W BACH LN	\$40,300	\$596
21234760530000	832 W BACH LN	\$40,300	\$596
21234760540000	838 W RIVER GATE DR	\$2,000	\$0
21234760550000	838 W RIVER GATE DR	\$33,000	\$488
21234760590000	N/A	N/A	N/A
21234760600000	N/A	N/A	N/A
21234760610000	N/A	N/A	N/A
21234760620000	N/A	N/A	N/A
21234770160000	838 W RIVER GATE DR	\$13,000	\$0
21234770170000	926 W DELOREAN LN	\$242,500	\$1,973
21234770180000	916 W DELOREAN LN	\$238,100	\$1,937
21234770190000	912 W DELOREAN LN	\$249,400	\$2,029
21234770200000	923 W DELOREAN LN	\$257,800	\$2,098
21234770210000	913 W DELOREAN LN	\$307,500	\$2,502
21234770220000	907 W DELOREAN LN	\$302,900	\$2,465
21234770230000	838 W RIVER GATE DR	\$8,000	\$0
21234770240000	6868 S SUZANNE DR	\$249,000	\$2,026
21234770250000	6876 S SUZANNE DR	\$285,400	\$2,322
21234770260000	838 W RIVER GATE DR	\$2,000	\$0
21234770270000	6898 S SUZANNE DR	\$326,000	\$2,653
21234770280000	6906 S SUZANNE DR	\$263,800	\$2,146
21234770290000	6912 S SUZANNE DR	\$302,400	\$2,461
21234770300000	838 W RIVER GATE DR	\$5,000	\$0
21234770310000	838 W RIVER GATE DR	\$1,000	\$0
21234770320000	6798 S ALTITUDE CT	\$280,800	\$2,285
21234770330000	6794 S ALTITUDE CT	\$282,500	\$2,299
21234770340000	6793 S ALTITUDE CT	\$43,400	\$642
21234770350000	6797 S ALTITUDE CT	\$298,700	\$2,430
21234770360000	878 W SNICKERS LN	\$323,800	\$2,635

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21234770370000	872 W SNICKERS LN	\$332,200	\$2,703
21234770380000	862 W CIDER CT	\$296,500	\$2,413
21234770390000	854 W CIDER CT	\$327,400	\$2,664
21234770400000	848 W CIDER CT	\$324,200	\$2,638
21234770410000	846 W CIDER CT	\$318,200	\$2,589
21234770420000	844 W CIDER CT	\$323,100	\$2,629
21234770430000	842 W CIDER CT	\$40,300	\$596
21234770440000	6808 S ALTITUDE CT	\$264,400	\$2,151
21234770450000	6814 S ALTITUDE CT	\$302,000	\$2,457
21234770460000	6809 S ALTITUDE CT	\$304,400	\$2,477
21234770470000	6806 S SNICKERS LN	\$296,400	\$2,412
21234770480000	6813 S ALTITUDE CT	\$265,600	\$2,161
21234770490000	6816 S SNICKERS LN	\$323,100	\$2,629
21234770500000	6807 S SNICKERS LN	\$294,600	\$2,397
21234770510000	6815 S SNICKERS LN	\$301,500	\$2,453
21234770520000	838 W RIVER GATE DR	\$500	\$0
21234770530000	838 W RIVER GATE DR	\$500	\$0
21234770540000	838 W RIVER GATE DR	\$500	\$0
21234770550000	838 W RIVER GATE DR	\$500	\$0
21234770560000	838 W RIVER GATE DR	\$41,000	\$0
21234770570000	6792 S KRUTOY LN	\$265,300	\$2,159
21234770580000	6798 S KRUTOY LN	\$314,600	\$2,560
21234770590000	6806 S KRUTOY LN	\$40,300	\$596
21234770600000	6812 S KRUTOY LN	\$40,300	\$596
21234770610000	812 W TAMSIN CT	\$322,000	\$2,620
21234770620000	806 W TAMSIN CT	\$309,800	\$2,521
21234770630000	813 W TAMSIN CT	\$40,300	\$596
21234770640000	807 W TAMSIN CT	\$297,500	\$2,421
21234770650000	814 W EPIC CT	\$292,400	\$2,379
21234770660000	808 W EPIC CT	\$40,300	\$596
21234770670000	815 W EPIC CT	\$40,300	\$596

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21234770680000	809 W EPIC CT	\$40,300	\$596
21234770690000	798 W TAMSIN CT	\$40,300	\$596
21234770700000	794 W TAMSIN CT	\$301,100	\$2,450
21234770710000	793 W TAMSIN CT	\$282,000	\$2,295
21234770720000	797 W TAMSIN CT	\$269,600	\$2,194
21234770730000	796 W EPIC CT	\$40,300	\$596
21234770740000	792 W EPIC CT	\$40,300	\$596
21234770750000	793 W EPIC CT	\$40,300	\$596
21234770760000	797 W EPIC CT	\$339,200	\$2,760
21234770770000	838 W RIVER GATE DR	\$6,000	\$0
21234770780000	838 W RIVER GATE DR	\$6,000	\$0
21234770790000	838 W RIVER GATE DR	\$1,000	\$0
21234770800000	838 W RIVER GATE DR	\$9,000	\$0
21234770810000	838 W RIVER GATE DR	\$36,000	\$0
21234770820000	838 W RIVER GATE DR	\$6,000	\$89
21234770830000	812 W GOUDA CT	\$294,800	\$2,399
21234770840000	806 W GOUDA CT	\$336,300	\$2,736
21234770850000	838 W RIVER GATE DR	\$1,000	\$15
21234770860000	838 W RIVER GATE DR	\$1,000	\$15
21234770870000	813 W GOUDA CT	\$336,300	\$2,736
21234770880000	807 W GOUDA CT	\$302,600	\$2,462
21234770890000	838 W RIVER GATE DR	\$1,000	\$15
21234770900000	798 W GOUDA CT	\$354,700	\$2,886
21234770910000	794 W GOUDA CT	\$302,500	\$2,461
21234770920000	793 W GOUDA CT	\$321,300	\$2,614
21234770930000	797 W GOUDA CT	\$302,600	\$2,462
21234770940000	N/A	N/A	N/A
21234770950000	N/A	N/A	N/A
21234770960000	N/A	N/A	N/A
21234770970000	N/A	N/A	N/A
21234770980000	N/A	N/A	N/A

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21234770990000	N/A	N/A	N/A
21234771000000	N/A	N/A	N/A
21234771010000	N/A	N/A	N/A
21234771020000	N/A	N/A	N/A
21234771030000	N/A	N/A	N/A
21234771040000	N/A	N/A	N/A
21234771050000	N/A	N/A	N/A
21234771060000	N/A	N/A	N/A
21234780010000	6941 S RIVER GATE DR	\$3,378,800	\$49,986
21234780020000	6967 S RIVER GATE DR	\$1,400,900	\$20,725
21234790010000	N/A	N/A	N/A
21234790020000	N/A	N/A	N/A
21234790030000	N/A	N/A	N/A
21234790040000	N/A	N/A	N/A
21234790050000	N/A	N/A	N/A
21234790060000	N/A	N/A	N/A
21234790070000	N/A	N/A	N/A
21234800010000	N/A	N/A	N/A
21234800020000	N/A	N/A	N/A
21234800030000	N/A	N/A	N/A
21234800040000	N/A	N/A	N/A
21234800050000	N/A	N/A	N/A
21234800060000	N/A	N/A	N/A
21234800070000	N/A	N/A	N/A
21255010060000	7378 S MAIN ST	\$10,611,200	\$0
21261280010000	7298 S MAIN ST	\$9,200	\$0
21262010040000	7298 S MAIN ST	\$4,800	\$0
21262010050000	7158 S FL SMIDTH DR	\$23,612,500	\$349,323
21262010070000	7298 S MAIN ST	\$700	\$10
21262010100000	7210 S FL SMIDTH DR	\$3,723,000	\$55,078
21262020020000	901 W LEGACY CENTER WY	\$16,824,000	\$248,894

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21262020030000	7168 S FL SMIDTH DR	\$747,500	\$0
21262020050000	N/A	N/A	N/A
21262020060000	N/A	N/A	N/A
21262260020000	1000 W JORDAN RIVER BLVD	\$293,000	\$0
21262260040000	7020 S 700 W	\$8,028,600	\$118,775
21262260090000	7087 S BINGHAM JCT BLVD	\$920,000	\$13,610
21262260110000	7101 S BINGHAM JCT BLVD	\$820,700	\$12,141
21262260120000	7111 S BINGHAM JCT BLVD	\$1,364,300	\$20,183
21262260130000	7121 S BINGHAM JCT BLVD	\$684,800	\$10,131
21262260140000	7141 S BINGHAM JCT BLVD	\$418,200	\$6,187
21262260150000	7149 S BINGHAM JCT BLVD	\$871,400	\$12,891
21262260160000	7157 S BINGHAM JCT BLVD	\$1,739,400	\$25,733
21262260170000	7165 S BINGHAM JCT BLVD	\$1,234,900	\$18,269
21262260180000	7171 S BINGHAM JCT BLVD	\$627,300	\$9,280
21262270010000	N/A	N/A	N/A
21262270020000	N/A	N/A	N/A
21262270030000	N/A	N/A	N/A
21262270040000	N/A	N/A	N/A
21262510010000	7298 S MAIN ST	\$6,400	\$0
21262510020000	7302 S BINGHAM JUNCTIO BLVD	\$36,517,200	\$32,414
21262510030000	7298 S MAIN ST	\$6,600	\$0
21262510040000	7298 S MAIN ST	\$1,000	\$0
21262760020000	7290 S GRANDEUR VIEW WY	\$300	\$0
21262760070000	N/A	N/A	N/A
21262760080000	N/A	N/A	N/A
21262760090000	N/A	N/A	N/A
21262760100000	N/A	N/A	N/A
21262760110000	N/A	N/A	N/A
21262770070000	742 W JORDAN RIVER BLVD	\$500	\$0
21262770190000	758 W BLUE VISTA LN	\$739,400	\$10,939
21262770200000	740 W BLUE VISTA LN	\$2,200,500	\$32,554

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21262770210000	720 W BLUE VISTA LN	\$1,780,400	\$26,339
21262770220000	752 W BLUE VISTA LN	\$381,600	\$5,645
21262770230000	736 W BLUE VISTA LN	\$360,700	\$5,336
21262770240000	716 W BLUE VISTA LN	\$465,200	\$6,882
21262780040000	747 W BLUE VISTA LN	\$6,324,800	\$93,569
21262780050000	721 W BLUE VISTA LN	\$543,600	\$8,042
21262780060000	718 W JUNCTION VIEW DR	\$297,900	\$4,407
21264010060000	1004 W TUSCANY VIEW RD	\$39,631,700	\$322,471
21264010070000	948 W TUSCANY VIEW RD	\$3,086,800	\$25,116
21264260040000	7572 S HOLDEN ST S	\$11,800	\$0
21264260100000	7576 S HOLDEN ST	\$190,300	\$0
21264260180000	7387 S BINGHAM JUNCTIO BLVD	\$865,100	\$0
21264260190000	892 W TUSCANY VIEW RD	\$8,300	\$0
21264260200000	842 W TUSCANY VIEW RD	\$15,670,800	\$127,509
21264260260000	872 W SAN SAVINO WY	\$249,700	\$2,032
21264260270000	870 W SAN SAVINO WY	\$202,100	\$1,644
21264260280000	868 W SAN SAVINO WY	\$240,400	\$1,956
21264260290000	866 W SAN SAVINO WY	\$244,000	\$1,985
21264260300000	862 W SAN SAVINO WY	\$249,700	\$2,032
21264260310000	860 W SAN SAVINO WY	\$202,100	\$1,644
21264260320000	858 W SAN SAVINO WY	\$240,400	\$1,956
21264260330000	856 W SAN SAVINO WY	\$244,000	\$1,985
21264260340000	7518 S SEVERO CT	\$250,800	\$2,041
21264260350000	7520 S SEVERO CT	\$197,500	\$1,607
21264260360000	7522 S SEVERO CT	\$235,700	\$1,918
21264260370000	7515 S SEVERO CT	\$258,600	\$2,104
21264260380000	7517 S SEVERO CT	\$210,400	\$1,712
21264260390000	7519 S SEVERO CT	\$222,900	\$1,814
21264260400000	7521 S SEVERO CT	\$257,700	\$2,097
21264260410000	7514 S LUCCA CT	\$247,900	\$2,017
21264260420000	7516 S LUCCA CT	\$240,100	\$1,954

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21264260430000	7518 S LUCCA CT	\$211,000	\$1,717
21264260440000	7520 S LUCCA CT	\$247,100	\$2,011
21264260450000	7515 S LUCCA CT	\$243,700	\$1,983
21264260460000	7517 S LUCCA CT	\$226,300	\$1,841
21264260470000	7519 S LUCCA CT	\$225,200	\$1,832
21264260480000	7521 S LUCCA CT	\$226,300	\$1,841
21264260490000	7523 S LUCCA CT	\$225,200	\$1,832
21264260500000	7527 S CASENINA DR	\$226,300	\$1,841
21264260510000	7529 S CASENINA DR	\$244,100	\$1,986
21264260520000	7529 S VINCI PL	\$253,200	\$2,060
21264260530000	7531 S VINCI PL	\$257,400	\$2,094
21264260540000	7533 S VINCI PL	\$206,100	\$1,677
21264260550000	7535 S VINCI PL	\$259,000	\$2,107
21264260560000	7528 S RUSSI PL	\$259,000	\$2,107
21264260570000	7532 S RUSSI PL	\$213,600	\$1,738
21264260580000	7534 S RUSSI PL	\$249,400	\$2,029
21264260590000	7536 S RUSSI PL	\$253,200	\$2,060
21264260600000	7527 S RUSSI PL	\$261,000	\$2,124
21264260610000	7529 S RUSSI PL	\$238,200	\$1,938
21264260620000	7533 S RUSSI PL	\$219,400	\$1,785
21264260630000	7535 S RUSSI PL	\$241,100	\$1,962
21264260640000	7537 S RUSSI PL	\$261,000	\$2,124
21264260650000	7541 S SAMANO CT	\$299,100	\$2,434
21264260660000	7543 S SAMANO CT	\$239,500	\$1,949
21264260670000	7545 S SAMANO CT	\$290,800	\$2,366
21264260680000	7540 S TERAMO CT	\$254,800	\$2,073
21264260690000	7542 S TERAMO CT	\$233,900	\$1,903
21264260700000	7544 S TERAMO CT	\$255,000	\$2,075
21264260710000	7539 S TERAMO CT	\$246,300	\$2,004
21264260720000	7541 S TERAMO CT	\$236,600	\$1,925
21264260730000	7543 S TERAMO CT	\$206,100	\$1,677

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21264260740000	7545 S TERAMO CT	\$248,700	\$2,024
21264260750000	857 W CANNARA WY	\$250,400	\$2,037
21264260760000	853 W CANNARA WY	\$231,600	\$1,884
21264260770000	851 W CANNARA WY	\$232,700	\$1,893
21264260780000	849 W CANNARA WY	\$231,600	\$1,884
21264260790000	847 W CANNARA WY	\$232,700	\$1,893
21264260800000	845 W CANNARA WY	\$249,400	\$2,029
21264260810000	841 W CANNARA WY	\$259,400	\$2,111
21264260820000	839 W CANNARA WY	\$240,000	\$1,953
21264260830000	837 W CANNARA WY	\$235,600	\$1,917
21264260840000	833 W CANNARA WY	\$239,400	\$1,948
21264260850000	831 W CANNARA WY	\$234,500	\$1,908
21264260860000	7535 S CASENINA DR	\$232,700	\$1,893
21264260870000	7537 S CASENINA DR	\$234,300	\$1,906
21264260880000	7539 S CASENINA DR	\$232,900	\$1,895
21264260890000	7541 S CASENINA DR	\$234,300	\$1,906
21264260900000	7543 S CASENINA DR	\$233,200	\$1,897
21264260910000	7545 S CASENINA DR	\$240,000	\$1,953
21264260920000	7547 S CASENINA DR	\$255,400	\$2,078
21264260930000	853 W TUSCANY VIEW RD	\$266,000	\$0
21264260940000	888 W CHIANTI PL	\$245,300	\$1,996
21264260950000	886 W CHIANTI PL	\$233,900	\$1,903
21264260960000	884 W CHIANTI PL	\$218,400	\$1,777
21264260970000	882 W CHIANTI PL	\$233,900	\$1,903
21264260980000	878 W SAN SAVINO WY	\$218,400	\$1,777
21264260990000	876 W SAN SAVINO WY	\$238,300	\$1,939
21264261000000	7532 S SAN SAVINO WY	\$238,300	\$1,939
21264261010000	7534 S SAN SAVINO WY	\$233,900	\$1,903
21264261020000	7536 S SAN SAVINO WY	\$218,400	\$1,777
21264261030000	7538 S SAN SAVINO WY	\$233,900	\$1,903
21264261040000	7540 S SAN SAVINO WY	\$243,900	\$1,985

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21264261050000	7544 S SAN SAVINO WY	\$240,100	\$1,954
21264261060000	7546 S SAN SAVINO WY	\$233,900	\$1,903
21264261070000	7548 S SAN SAVINO WY	\$218,400	\$1,777
21264261080000	7552 S SAN SAVINO WY	\$233,900	\$1,903
21264261090000	7554 S SAN SAVINO WY	\$218,400	\$1,777
21264261100000	7556 S SAN SAVINO WY	\$245,300	\$1,996
21264261110000	7560 S SAN SAVINO WY	\$238,300	\$1,939
21264261120000	7562 S SAN SAVINO WY	\$233,900	\$1,903
21264261130000	7564 S SAN SAVINO WY	\$218,400	\$1,777
21264261140000	7566 S SAN SAVINO WY	\$233,900	\$1,903
21264261150000	7568 S SAN SAVINO WY	\$243,700	\$1,983
21264261160000	7534 S COREIANO LN	\$276,300	\$2,248
21264261170000	7536 S COREIANO LN	\$266,500	\$2,168
21264261180000	7538 S COREIANO LN	\$257,700	\$2,097
21264261190000	7540 S COREIANO LN	\$230,900	\$1,879
21264261200000	7542 S COREIANO LN	\$230,900	\$1,879
21264261210000	7544 S COREIANO LN	\$248,900	\$2,025
21264261220000	7546 S COREIANO LN	\$270,600	\$2,202
21264261230000	7533 S COREIANO LN	\$270,600	\$2,202
21264261240000	7535 S COREIANO LN	\$266,500	\$2,168
21264261250000	7537 S COREIANO LN	\$257,700	\$2,097
21264261260000	7539 S COREIANO LN	\$234,900	\$1,911
21264261270000	7541 S COREIANO LN	\$230,900	\$1,879
21264261280000	7543 S COREIANO LN	\$256,900	\$2,090
21264261290000	7545 S COREIANO LN	\$267,700	\$2,178
21264261300000	878 W SOVILLE CT	\$270,600	\$2,202
21264261310000	876 W SOVILLE CT	\$230,900	\$1,879
21264261320000	874 W SOVILLE CT	\$230,900	\$1,879
21264261330000	872 W SOVILLE CT	\$260,900	\$2,123
21264261340000	870 W SOVILLE CT	\$270,600	\$2,202
21264261350000	877 W SOVILLE CT	\$270,600	\$2,202

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21264261360000	875 W SOVILLE CT	\$230,900	\$1,879
21264261370000	873 W SOVILLE CT	\$230,900	\$1,879
21264261380000	871 W SOVILLE CT	\$266,500	\$2,168
21264261390000	869 W SOVILLE CT	\$270,600	\$2,202
21264261400000	871 W CANNARA WY	\$250,400	\$2,037
21264261410000	869 W CANNARA WY	\$232,700	\$1,893
21264261420000	865 W CANNARA WY	\$231,600	\$1,884
21264261430000	861 W CANNARA WY	\$232,700	\$1,893
21264261440000	859 W CANNARA WY	\$249,400	\$2,029
21264261450000	7532 S VINCI PL	\$270,600	\$2,202
21264261460000	7534 S VINCI PL	\$230,900	\$1,879
21264261470000	7536 S VINCI PL	\$238,500	\$1,941
21264261480000	7540 S SAMANO CT	\$258,800	\$2,106
21264261490000	7542 S SAMANO CT	\$230,900	\$1,879
21264261500000	7544 S SAMANO CT	\$270,600	\$2,202
21264261510000	7549 S BINGHAM JCT BLVD	\$231,000	\$0
21264510030000	7603 S EURO DR	\$52,975,100	\$431,042
21264510040000	902 W CENTER ST	\$15,300	\$0
21264510120000	1027 W ROOFTOP DR	\$226,500	\$1,843
21264510130000	1025 W ROOFTOP DR 7765 S	\$217,400	\$1,769
21264510140000	1023 W ROOFTOP DR	\$215,500	\$1,753
21264510150000	1021 W ROOFTOP DR	\$213,900	\$1,740
21264510160000	1019 W ROOFTOP DR	\$226,100	\$1,840
21264510170000	1009 W ROOFTOP DR	\$162,500	\$1,322
21264510180000	1011 W ROOFTOP DR	\$213,500	\$1,737
21264510190000	1013 W ROOFTOP DR	\$214,100	\$1,742
21264510200000	1015 W ROOFTOP DR	\$210,100	\$1,710
21264510210000	1017 W ROOFTOP DR	\$223,700	\$1,820
21264510220000	1001 W ROOFTOP DR	\$160,700	\$1,308
21264510230000	1003 W ROOFTOP DR	\$174,000	\$1,416
21264510240000	1005 W ROOFTOP DR	\$212,200	\$1,727

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21264510250000	1007 W ROOFTOP DR	\$220,400	\$1,793
21264510260000	1029 W ROOFTOP DR	\$46,000	\$0
21264510320000	1071 W ROOFTOP DR	\$207,000	\$1,684
21264510330000	1073 W ROOFTOP DR	\$206,700	\$1,682
21264510340000	1075 W ROOFTOP DR	\$194,800	\$1,585
21264510350000	1077 W ROOFTOP DR	\$161,500	\$1,314
21264510360000	1069 W ROOFTOP DR	\$226,600	\$1,844
21264510370000	1067 W ROOFTOP DR	\$223,800	\$1,821
21264510380000	1065 W ROOFTOP DR	\$194,800	\$1,585
21264510390000	1063 W ROOFTOP DR	\$200,600	\$1,632
21264510400000	1061 W ROOFTOP DR	\$223,600	\$1,819
21264510410000	1051 W ROOFTOP DR	\$157,900	\$1,285
21264510420000	1053 W ROOFTOP DR	\$204,300	\$1,662
21264510430000	1055 W ROOFTOP DR	\$194,800	\$1,585
21264510440000	1057 W ROOFTOP DR	\$189,700	\$1,544
21264510450000	1059 W ROOFTOP DR	\$216,500	\$1,762
21264510460000	1049 W ROOFTOP DR	\$218,900	\$1,781
21264510470000	1047 W ROOFTOP DR	\$202,900	\$1,651
21264510480000	1045 W ROOFTOP DR	\$188,700	\$1,535
21264510490000	1043 W ROOFTOP DR	\$187,800	\$1,528
21264510500000	1041 W ROOFTOP DR	\$205,100	\$1,669
21264510510000	1031 W ROOFTOP DR	\$212,100	\$1,726
21264510520000	1033 W ROOFTOP DR	\$212,400	\$1,728
21264510530000	1035 W ROOFTOP DR	\$189,200	\$1,539
21264510540000	1037 W ROOFTOP DR	\$195,400	\$1,590
21264510550000	1039 W ROOFTOP DR	\$199,300	\$1,622
21264510560000	1029 W ROOFTOP DR	\$92,000	\$0
21264510570000	7754 S ROOFTOP DR	\$241,100	\$1,962
21264510580000	7752 S ROOFTOP DR	\$215,600	\$1,754
21264510590000	7750 S ROOFTOP DR	\$215,800	\$1,756
21264510600000	7748 S ROOFTOP DR	\$212,600	\$1,730

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21264510610000	7746 S ROOFTOP DR	\$218,300	\$1,776
21264510620000	7756 S ROOFTOP DR	\$244,300	\$1,988
21264510630000	7758 S ROOFTOP DR	\$215,800	\$1,756
21264510640000	7760 S ROOFTOP DR	\$215,600	\$1,754
21264510650000	7762 S ROOFTOP DR	\$212,800	\$1,731
21264510660000	7764 S ROOFTOP DR	\$177,500	\$1,444
21264510670000	7778 S ROOFTOP DR	\$231,500	\$1,884
21264510680000	7776 S ROOFTOP DR	\$215,600	\$1,754
21264510690000	7774 S ROOFTOP DR	\$215,800	\$1,756
21264510700000	7772 S ROOFTOP DR	\$214,100	\$1,742
21264510710000	7770 S ROOFTOP DR	\$175,200	\$1,426
21264510720000	7780 S ROOFTOP DR	\$234,400	\$1,907
21264510730000	7782 S ROOFTOP DR	\$219,500	\$1,786
21264510740000	7784 S ROOFTOP DR	\$221,000	\$1,798
21264510750000	7786 S ROOFTOP DR	\$212,500	\$1,729
21264510760000	7788 S ROOFTOP DR	\$217,700	\$1,771
21264510770000	7747 S ROOFTOP DR	\$169,100	\$1,376
21264510780000	7749 S ROOFTOP DR	\$210,500	\$1,713
21264510790000	7751 S ROOFTOP DR	\$216,600	\$1,762
21264510800000	7753 S ROOFTOP DR	\$215,800	\$1,756
21264510810000	7755 S ROOFTOP DR	\$244,300	\$1,988
21264510820000	7763 S ROOFTOP DR	\$220,900	\$1,797
21264510830000	7761 S ROOFTOP DR	\$213,900	\$1,740
21264510840000	7759 S ROOFTOP DR	\$215,600	\$1,754
21264510850000	7757 S ROOFTOP DR	\$238,800	\$1,943
21264510860000	7768 S ROOFTOP DR	\$46,800	\$0
21264510870000	1034 W ROOFTOP DR	\$700	\$0
21264510880000	1034 W ROOFTOP DR	\$500	\$0
21264510930000	1041 W HOWE CV	\$4,439,000	\$0
21264510940000	7650 S EURO DR	\$41,438,800	\$337,175
21264510960000	1004 W SOHO DR	\$21,000	\$311

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21264510970000	1010 W SOHO DR	\$43,000	\$636
21264510980000	1070 W BARCLAY DR	\$44,000	\$651
21264510990000	1050 W BARCLAY DR	\$45,000	\$666
21264511000000	7718 S EURO DR	\$1,200	\$0
21264511010000	1013 W SOHO DR	\$90,300	\$735
21264511020000	1015 W SOHO DR	\$87,300	\$710
21264511030000	1017 W SOHO DR	\$84,500	\$688
21264511040000	1019 W SOHO DR	\$84,500	\$688
21264511050000	1021 W SOHO DR	\$92,300	\$751
21264511060000	7718 S EURO DR	\$15,000	\$0
21264511070000	1031 W SOHO DR	\$75,500	\$614
21264511080000	1029 W SOHO DR	\$87,300	\$710
21264511090000	1027 W SOHO DR	\$84,500	\$688
21264511100000	1025 W SOHO DR	\$84,500	\$688
21264511110000	1023 W SOHO DR	\$86,100	\$701
21264511120000	7725 S BARCLAY DR	\$222,200	\$1,808
21264511130000	7727 S BARCLAY DR	\$214,600	\$1,746
21264511140000	7729 S BARCLAY DR	\$205,500	\$1,672
21264511150000	7731 S BARCLAY DR	\$205,500	\$1,672
21264511160000	7733 S BARCLAY DR	\$214,600	\$1,746
21264511170000	7735 S BARCLAY DR	\$222,200	\$1,808
21264511180000	1008 W ROOFTOP DR	\$47,000	\$0
21264511190000	1020 W ROOFTOP DR	\$216,400	\$1,761
21264511200000	1022 W ROOFTOP DR	\$205,500	\$1,672
21264511210000	1024 W ROOFTOP DR	\$205,500	\$1,672
21264511220000	1026 W ROOFTOP DR	\$214,600	\$1,746
21264511230000	1028 W ROOFTOP DR	\$173,100	\$1,408
21264511240000	1018 W ROOFTOP DR	\$231,400	\$1,883
21264511250000	1016 W ROOFTOP DR	\$205,500	\$1,672
21264511260000	1014 W ROOFTOP DR	\$205,500	\$1,672
21264511270000	1012 W ROOFTOP DR	\$222,200	\$1,808

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21264511280000	NOT AVAILABLE	\$1,000	\$15
21264511290000	1010 W ROOFTOP DR	\$222,200	\$1,808
21264511300000	1008 W ROOFTOP DR	\$205,500	\$1,672
21264511310000	1006 W ROOFTOP DR	\$205,500	\$1,672
21264511320000	1004 W ROOFTOP DR	\$165,000	\$1,343
21264511330000	1002 W ROOFTOP DR	\$222,200	\$1,808
21264760030000	7620 S HOLDEN ST S	\$68,500	\$0
21264760060000	7676 S HOLDEN ST	\$600	\$9
21264760080000	7704 S SAN SAVINO WY	\$275,300	\$2,240
21264760090000	7708 S SAN SAVINO WY	\$266,800	\$2,171
21264760100000	7712 S SAN SAVINO WY	\$266,800	\$2,171
21264760110000	7716 S SAN SAVINO WY	\$258,500	\$2,103
21264760120000	7724 S SAN SAVINO WY	\$275,300	\$2,240
21264760130000	7728 S SAN SAVINO WY	\$201,300	\$1,638
21264760140000	7732 S SAN SAVINO WY	\$217,800	\$1,772
21264760150000	862 W PAOLA CT	\$216,700	\$1,763
21264760160000	860 W PAOLA CT	\$203,200	\$1,653
21264760170000	858 W PAOLA CT	\$201,900	\$1,643
21264760180000	856 W PAOLA CT	\$201,900	\$1,643
21264760190000	854 W PAOLA CT	\$185,400	\$1,509
21264760200000	852 W PAOLA CT	\$280,000	\$2,278
21264760210000	859 W PAOLA CT	\$223,600	\$1,819
21264760220000	857 W PAOLA CT	\$216,700	\$1,763
21264760230000	855 W PAOLA CT	\$216,700	\$1,763
21264760240000	853 W PAOLA CT	\$216,700	\$1,763
21264760250000	851 W PAOLA CT	\$190,200	\$1,548
21264760260000	860 W PANTANI CT	\$197,000	\$1,603
21264760270000	858 W PANTANI CT	\$214,900	\$1,749
21264760280000	856 W PANTANI CT	\$214,900	\$1,749
21264760290000	854 W PANTANI CT	\$214,900	\$1,749
21264760300000	852 W PANTANI CT	\$270,200	\$2,199

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21264760310000	869 W PANTANI CT	\$214,900	\$1,749
21264760320000	867 W PANTANI CT	\$202,500	\$1,648
21264760330000	863 W PANTANI CT	\$202,500	\$1,648
21264760340000	861 W PANTANI CT	\$228,100	\$1,856
21264760350000	859 W PANTANI CT	\$187,800	\$1,528
21264760360000	857 W PANTANI CT	\$180,700	\$1,470
21264760370000	855 W PANTANI CT	\$184,000	\$1,497
21264760380000	853 W PANTANI CT	\$187,800	\$1,528
21264760390000	851 W PANTANI CT	\$221,800	\$1,805
21264760400000	7663 S BINGHAM JCT BLVD	\$129,000	\$0
21264760430000	7632 S SAN SAVINO WY	\$205,600	\$1,673
21264760440000	7636 S SAN SAVINO WY	\$199,200	\$1,621
21264760450000	7640 S SAN SAVINO WY	\$243,400	\$1,980
21264760460000	7644 S SAN SAVINO WY	\$243,400	\$1,980
21264760470000	7648 S SAN SAVINO WY	\$243,400	\$1,980
21264760480000	7652 S SAN SAVINO WY	\$217,900	\$1,773
21264760490000	7666 S SAN SAVINO WY	\$216,500	\$1,762
21264760500000	7670 S SAN SAVINO WY	\$243,400	\$1,980
21264760510000	7674 S SAN SAVINO WY	\$243,400	\$1,980
21264760520000	7678 S SAN SAVINO WY	\$256,600	\$2,088
21264760530000	7682 S SAN SAVINO WY	\$199,200	\$1,621
21264760540000	7686 S SAN SAVINO WY	\$216,500	\$1,762
21264760550000	864 W CECINA CT	\$216,500	\$1,762
21264760560000	862 W CECINA CT	\$211,100	\$1,718
21264760570000	860 W CECINA CT	\$211,100	\$1,718
21264760580000	858 W CECINA CT	\$211,100	\$1,718
21264760590000	856 W CECINA CT	\$211,100	\$1,718
21264760600000	854 W CECINA CT	\$199,200	\$1,621
21264760610000	852 W CECINA CT	\$205,600	\$1,673
21264760620000	863 W CECINA CT	\$216,500	\$1,762
21264760630000	861 W CECINA CT	\$211,100	\$1,718

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21264760640000	859 W CECINA CT	\$211,100	\$1,718
21264760650000	857 W CECINA CT	\$211,100	\$1,718
21264760660000	855 W CECINA CT	\$209,800	\$1,707
21264760670000	853 W CECINA CT	\$251,200	\$2,044
21264760680000	862 W RONTANO CT	\$217,900	\$1,773
21264760690000	860 W RONTANO CT	\$211,100	\$1,718
21264760700000	858 W RONTANO CT	\$211,100	\$1,718
21264760710000	856 W RONTANO CT	\$209,800	\$1,707
21264760720000	854 W RONTANO CT	\$199,200	\$1,621
21264760730000	852 W RONTANO CT	\$205,600	\$1,673
21264760740000	863 W RONTANO CT	\$217,900	\$1,773
21264760750000	861 W RONTANO CT	\$209,800	\$1,707
21264760760000	859 W RONTANO CT	\$209,800	\$1,707
21264760770000	857 W RONTANO CT	\$209,800	\$1,707
21264760780000	855 W RONTANO CT	\$188,300	\$1,532
21264760790000	853 W RONTANO CT	\$237,600	\$1,933
21264760800000	7663 S BINGHAM JCT BLVD	\$4,600	\$0
21264760810000	7576 S SAN SAVINO WY	\$219,900	\$1,789
21264760820000	7580 S SAN SAVINO WY	\$213,100	\$1,734
21264760830000	7584 S SAN SAVINO WY	\$269,100	\$2,190
21264760840000	7588 S SAN SAVINO WY	\$269,100	\$2,190
21264760850000	7602 S SAN SAVINO WY	\$219,900	\$1,789
21264760860000	7604 S SAN SAVINO WY	\$213,100	\$1,734
21264760870000	7606 S SAN SAVINO WY	\$269,100	\$2,190
21264760880000	7614 S SAN SAVINO WY	\$265,100	\$2,157
21264760890000	7618 S SAN SAVINO WY	\$256,900	\$2,090
21264760900000	7620 S SAN SAVINO WY	\$227,500	\$1,851
21264760910000	865 W CHIVA CT	\$202,300	\$1,646
21264760920000	863 W CHIVA CT	\$192,800	\$1,569
21264760930000	861 W CHIVA CT	\$217,700	\$1,771
21264760940000	859 W CHIVA CT	\$241,100	\$1,962

Parcel ID No.	Parcel Address	Total Market Value of Land and Improvements (2015) ^b	Total Property Tax (2015) ^c
21264760950000	857 W CHIVA CT	\$241,100	\$1,962
21264760960000	855 W CHIVA CT	\$213,100	\$1,734
21264760970000	864 W CAPRAIA CT	\$227,500	\$1,851
21264760980000	862 W CAPRAIA CT	\$225,700	\$1,836
21264760990000	860 W CAPRAIA CT	\$225,700	\$1,836
21264761000000	858 W CAPRAIA CT	\$225,700	\$1,836
21264761010000	856 W CAPRAIA CT	\$222,600	\$1,811
21264761020000	854 W CAPRAIA CT	\$213,100	\$1,734
21264761030000	852 W CAPRAIA CT	\$219,900	\$1,789
21264761040000	865 W CAPRAIA CT	\$217,700	\$1,771
21264761050000	863 W CAPRAIA CT	\$217,300	\$1,768
21264761060000	861 W CAPRAIA CT	\$217,300	\$1,768
21264761070000	859 W CAPRAIA CT	\$220,200	\$1,792
21264761080000	857 W CAPRAIA CT	\$220,200	\$1,792
21264761090000	855 W CAPRAIA CT	\$219,900	\$1,789
21264761100000	853 W CAPRAIA CT	\$213,100	\$1,734
21264761110000	7663 S BINGHAM JCT BLVD	\$90,000	\$0
21264761120000	N/A	N/A	N/A
21264761130000	N/A	N/A	N/A
21264761140000	N/A	N/A	N/A
		\$489,012,650	\$4,191,653

^a Property parcels include parcels within the Bingham Junction project area as well parcels outside the Bingham Junction project area but still partly or entirely within the larger site boundary.

^b Property value data is for the 2014/2015 fiscal year.

^c Tax values from the county assessor website are 2015 proposed taxes.

N/A = Parcel identified as falling within the site boundary but address and related property value and tax information were either not assigned or not available.