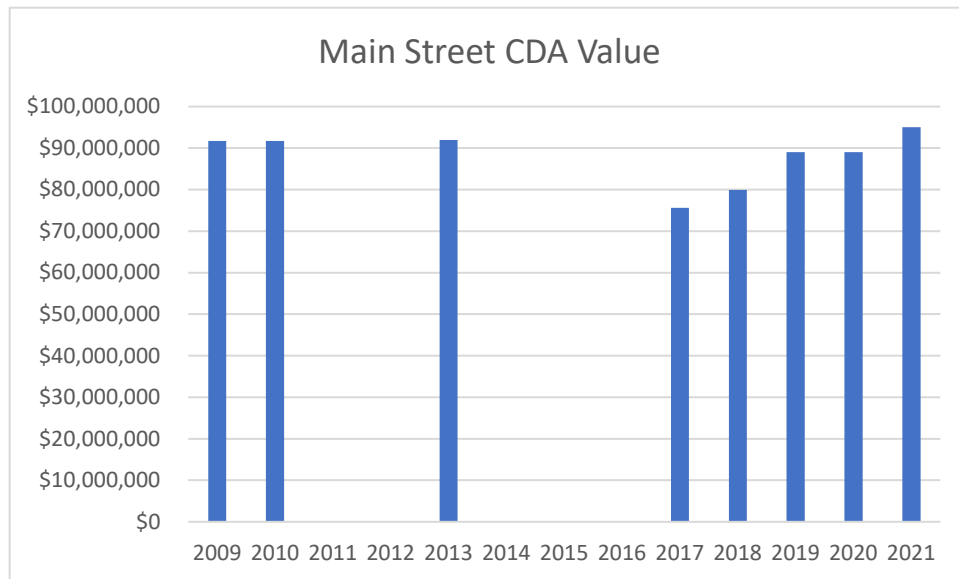




## Midvale City Redevelopment Agency Main Street CDA Historic Value Analysis

### Main Street CDA's Historic Values

	2009	2010	2011	2012	2013	2014	2015	2016
Main Street CDA Value	\$91,721,020	\$91,721,020			\$91,922,160			
	2017	2018	2019	2020	2021			
Main Street CDA Value	\$75,621,000	\$79,946,400	\$89,016,190	\$89,016,190	\$95,022,180			



### Average Annual Growth Rate

Between 2009 and 2021, the average annual growth rate ("AAGR") was 0.3%. Between 2009 and 2020 the AAGR county-wide was 5.24% (-0.3% for Main Street CDA during that same period).

Between 2017 and 2021, however, the AAGR within Main Street CDA was 5.9%. But, most of this growth was not due to "New Growth", but other factors detailed below.

### Growth between 2017 and 2021

The Total assessed value within the Main Street CDA increased by \$19,401,180 between 2017 and 2021. The AAGR in the area was 5.9% over that period. The only increase in assessed value from parcels that recorded additional square feet of property was \$1,816,180. Therefore, when only accounting for increases in assessed value from parcels that recorded growth, the AAGR was 0.6%. Inflation, reassessment, and other factors not related to new growth accounted for 5.4% of the AAGR between 2017 and 2021.