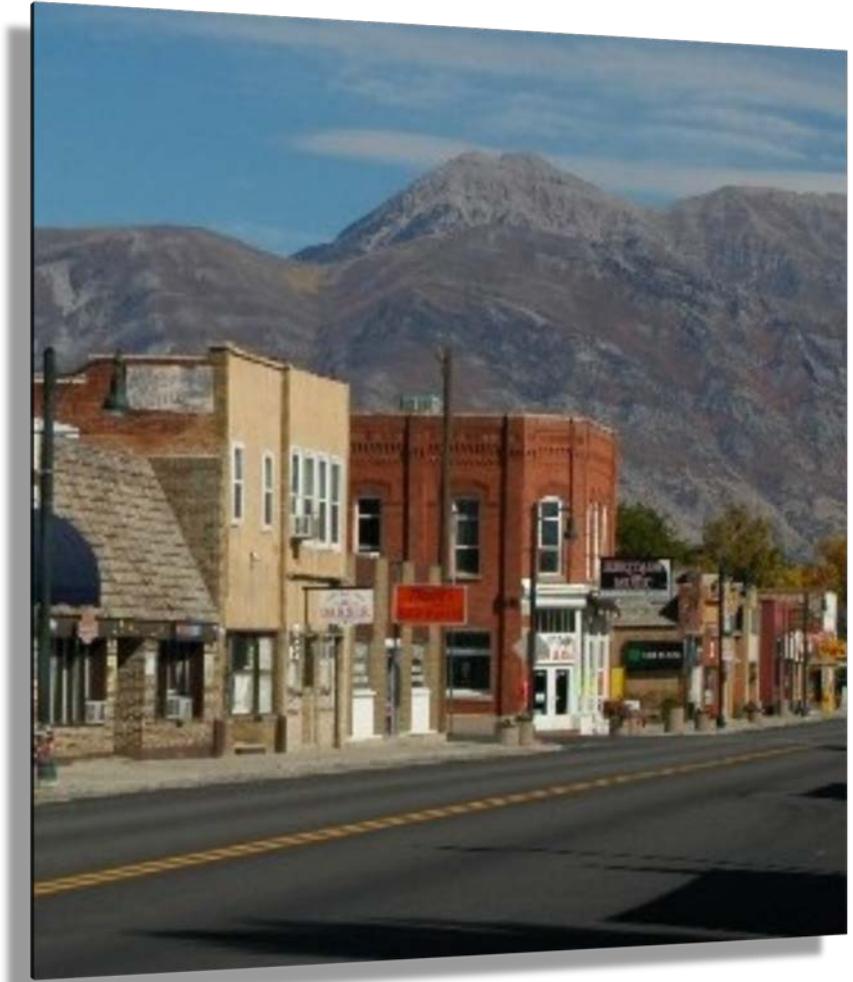
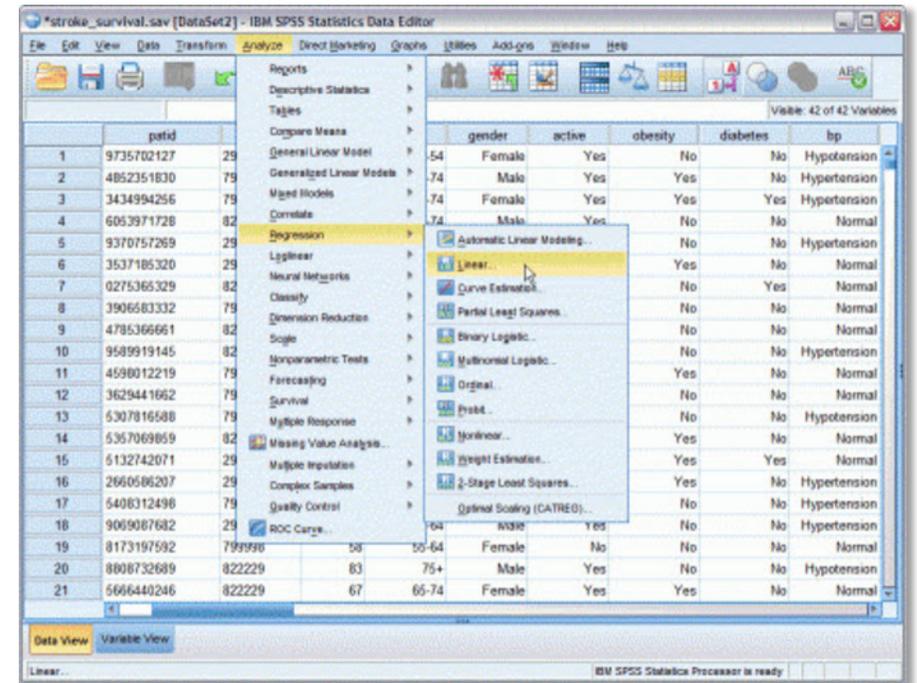


ULCT City & Town Cluster Analysis 2016



City Cluster Update

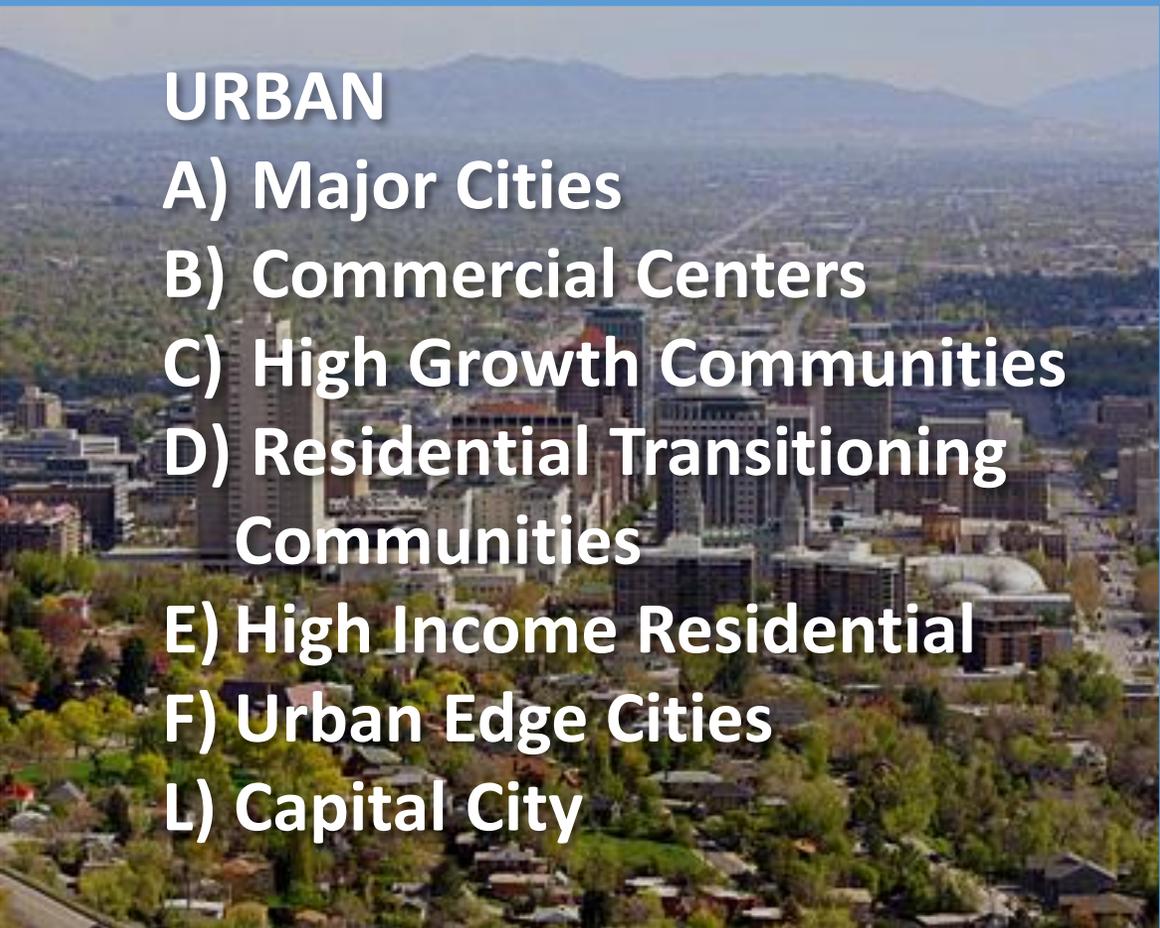
- A statistical procedure that groups cities together based on demographic, financial, and economic characteristics
- First done in 2007 (2003 & 2005 Data)
- Cities and towns grouped into 11 clusters (w/ SLC as an outlier)
- Allows for useful comparison beyond simply looking to neighboring communities



The 11 variables used for clustering are:

- 2014 population
- Percent population change 2010-2014
- Household median income (2010 Census data)
- 2013 Primary residential land value
 - Per capita residential land value
- 2013 Commercial and industrial land value
 - Per capita commercial and industrial land value
- 2013 Property tax revenue
 - Per capita property tax revenue
- 2013 Sales tax revenue
 - Per capita sales tax revenue

The SPSS logo is displayed in white, bold, sans-serif capital letters on a red square background. The letters are thick and have a slightly rounded, modern feel. A registered trademark symbol (®) is located at the top right of the 'S'.

An aerial photograph of a city, likely Denver, showing a dense urban area with numerous buildings and skyscrapers. In the background, there are large, hazy mountains under a clear sky. The city is surrounded by greenery and residential areas.

URBAN

- A) Major Cities
- B) Commercial Centers
- C) High Growth Communities
- D) Residential Transitioning Communities
- E) High Income Residential
- F) Urban Edge Cities
- L) Capital City

A photograph of a rural landscape. In the foreground, there is a wooden fence running along a dirt road. In the middle ground, there is a large, weathered wooden barn. The background features a large, rocky mountain range under a blue sky with some clouds.

RURAL

- G) Resort Communities
- H) Natural Resource/
Mining Based Communities,
- I) Old Established Communities
- J) Traditional Agriculture
- K) Small Towns

	Cluster Name	Description	No. of Cities	Example City
A	Major Cities	Largest population base, minimal growth, established communities, large commercial centers	10	Provo, St. George
B	Commercial Centers	Larger population, significant commercial and industrial regional centers, growing communities,	22	Cedar City, Taylorsville
C	High Growth Communities	Communities with highest growth rates, high household income, low commercial	9	Saratoga Springs, Bluffdale
D	Residential Transitioning	Modest commercial property, increasing growth, many transitioning communities	31	Nibley, Santaquin
E	High Income Residential	Highest median household income, moderate growth, low commercial	18	Highland, Fruit Heights
F	Urban Edge Cities	High per capita commercial and industrial property, moderate population size and population growth	15	North Logan, South Ogden
G	Resort Communities	Low population, high commercial property, high per capita revenue	7	Park City, Alta
H	NR/Mining Based	Older, low growth rural communities, small commercial property	23	Duchesne, Price
I	Old Established Communities	Older communities, low or declining population, some commercial component	19	Lewiston, Manti
J	Traditional Agricultural	Traditional agricultural communities, primarily residential with increasing population, some growing commercial element	30	Ephraim, Nephi
K	Small Towns	Smallest population, older established communities with low or declining growth, low commercial property	66	Hatch, Scofield
L	Capital City	Economic center of the state	1	Salt Lake City

- 37 communities moved
 - High growth and transitioning communities
- 7 new communities (-1 merger)
- Old clusters “pre-recession”
- State continues to grow
- Your cluster does not strictly define your community

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ULCT City and Town Cluster Analysis 2016

Cluster A: Major Cities

Draper
Layton
Murray
Ogden
Orem
Provo
Sandy
St. George
West Jordan
West Valley City

Cluster B: Commercial Centers

American Fork
Bountiful
Brigham City
Cedar City
Clearfield City
Cottonwood
Heights
Holladay
Hurricane
Lindon
Logan
Midvale
Payson
Pleasant Grove
Richfield
Riverdale
Riverton
South Salt Lake
Spanish Fork
Springville
Taylorsville
Tooele
Vernal

Cluster C: High Growth

Bluffdale
Eagle Mountain
Heber City
Herriman
Lehi
Saratoga Springs
South Jordan
Vineyard
Washington

Cluster D: Residential Transitioning

Ballard
Bear River
Charleston
Daniel
Elwood
Francis
Grantsville
Huntsville
Hyde Park
Ivins
Leeds
Mantua
Mendon
Midway
Millville
Morgan
Nibley
Oakley
Paradise
Providence
River Heights
Roosevelt
Salem
Santa Clara
Santaquin
Stockton
Sunset
Uintah
Wallsburg
Wellsville
Willard

Cluster E: High Income Residential

Alpine
Cedar Hills
Centerville
Elk Ridge
Farmington
Fruit Heights
Highland
Hooper
Kaysville
Mapleton
Perry

Plain City
Pleasant View
South Weber
Syracuse
West Bountiful
West Point
Woodland Hills

Cluster F: Urban Edge Cities

Clinton
Farr West
Harrisville
Marriott-Slaterville
Naples
North Logan
North Ogden
North Salt Lake
Roy
Smithfield
South Ogden
Tremonton
Washington
Terrace
West Haven
Woods Cross

Cluster G: Resort Communities

Alta
Brian Head
Bryce Canyon
Garden City
Moab
Park City
Springdale

Cluster H: Natural Resource Based

Blanding
Castle Dale
Cleveland
Duchesne
East Carbon (New)
Enterprise
Eureka
Ferron
Gunnison

Helper
Hildale
Hinckley
Huntington
Levan
Minersville
Monticello
Myton
Oak City
Orangeville
Price
Spring City
Wellington
Wendover

**Cluster I: Old Established
Communities**

Annabella
Aurora
Centerfield
Clarkston
Elsinore
Escalante
Fairview
Fountain Green
Garland City
Lewiston
Manti
Monroe
Moroni
Mt. Pleasant
Newton
Panguitch
Parowan
Richmond
Salina

Cluster J: Traditional Agricultural

Beaver
Coalville
Corinne
Delta
Enoch
Ephraim
Fillmore
Genola

Goshen
Green River
Henefer
Honeyville
Hyrum
Kamas
Kanab
La Verkin
Milford
Mona
Nephi
Orderville
Redmond
Rush Valley
Toquerville

Cluster K: Small Towns

Altamont
Alton
Amalga
Antimony
Apple Valley
Bicknell
Big Water
Boulder
Cannonville
Castle Valley
Cedar Fort
Central Valley
Circleville
Clawson
Cornish
Deweyville
Elmo
Emery
Fairfield
Fayette
Fielding
Glendale
Glenwood
Hanksville
Hatch
Henrieville
Hideout
Holden
Howell
Independence

Joseph
Junction
Kanarrville
Kanosh
Kingston
Koosharem
Laketown
Leamington
Loa
Lyman
Lynndyl
Manila
Marysvale
Mayfield
Meadow
New Harmony
Ophir
Paragonah
Plymouth
Portage
Randolph
Rockville
Rocky Ridge
Scipio
Scofield
Sigurd
Snowville Town
Sterling
Tabiona
Torrey
Trenton
Tropic
Vernon
Virgin
Wales
Woodruff

Cluster L: Capital City:

Salt Lake City

Cluster Movement: 2007-2016

Cluster A: Major Cities

Cluster	City	Old Cluster
A	Draper	E
A	Layton	
A	Murray	
A	Ogden	
A	Orem	
A	Provo	
A	Sandy	
A	St. George	
A	West Jordan	
A	West Valley City	

Cluster C: High Growth

Cluster	City	Old Cluster
C	Bluffdale	E
C	Eagle Mountain	
C	Heber City	F
C	Herriman	
C	Lehi	B
C	Saratoga Springs	
C	South Jordan	E
C	Vineyard	K
C	Washington	B

Cluster B: Commercial Centers

Cluster	City	Old Cluster
B	American Fork	
B	Bountiful	E
B	Brigham City	
B	Cedar City	
B	Clearfield City	
B	Cottonwood Heights	E
B	Holladay	E
B	Hurricane	
B	Lindon	C
B	Logan	
B	Midvale	
B	Payson	
B	Pleasant Grove	
B	Richfield	I
B	Riverdale	
B	Riverton	E
B	South Salt Lake	
B	Spanish Fork	
B	Springville	
B	Taylorsville	
B	Tooele	
B	Vernal	

Cluster D: Residential Transitioning

Cluster	City	Old Cluster
D	Ballard	J
D	Bear River	
D	Charleston	
D	Daniel	*
D	Elwood	
D	Francis	
D	Grantsville	J
D	Huntsville	
D	Hyde Park	
D	Ivins	
D	Leeds	
D	Mantua	
D	Mendon	
D	Midway	
D	Millville	
D	Morgan	
D	Nibley	J
D	Oakley	E
D	Paradise	
D	Providence	
D	River Heights	
D	Roosevelt	H
D	Salem	
D	Santa Clara	

Cluster Movement: 2007-2016

D	Santaquin	J
D	Stockton	
D	Sunset	
D	Uintah	
D	Wallsburg	
D	Wellsville	
D	Willard	

Cluster E: High Income Residential

Cluster	City	Old Cluster
E	Alpine	
E	Cedar Hills	C
E	Centerville	C
E	Elk Ridge	
E	Farmington	
E	Fruit Heights	
E	Highland	
E	Hooper	
E	Kaysville	
E	Mapleton	
E	Perry	D
E	Plain City	D
E	Pleasant View	
E	South Weber	
E	Syracuse	C
E	West Bountiful	D
E	West Point	D
E	Woodland Hills	

Cluster F: Urban Edge Cities

Cluster	City	Old Cluster
F	Clinton	C
F	Farr West	
F	Harrisville	C
F	Marriott-Slaterville	
F	Naples	
F	North Logan	
F	North Ogden	E
F	North Salt Lake	
F	Roy	B
F	Smithfield	
F	South Ogden	
F	Tremonton	
F	Washington Terrace	
F	West Haven	
F	Woods Cross	

Cluster G: Resort Communities

Cluster	City	Old Cluster
G	Alta	
G	Brian Head	
G	Bryce Canyon	*
G	Garden City	D
G	Moab	
G	Park City	
G	Springdale	

Cluster Movement: 2007-2016

Cluster H: Natural Resource Based

Cluster	City	Old Cluster
H	Blanding	
H	Castle Dale	
H	Cleveland	
H	Duchesne	
H	East Carbon	
H	Enterprise	
H	Eureka	
H	Ferron	
H	Gunnison	
H	Helper	
H	Hildale	
H	Hinckley	
H	Huntington	
H	Levan	
H	Minersville	
H	Monticello	
H	Myton	
H	Oak City	
H	Orangeville	
H	Price	
H	Spring City	
H	Wellington	
H	Wendover	

Cluster I: Old Established

Cluster	City	Old Cluster
I	Annabella	
I	Aurora	
I	Centerfield	
I	Clarkston	
I	Elsinore	
I	Escalante	
I	Fairview	
I	Fountain Green	
I	Garland City	
I	Lewiston	
I	Manti	

I	Monroe	
I	Moroni	
I	Mt. Pleasant	
I	Newton	
I	Panguitch	G
I	Parowan	
I	Richmond	
I	Salina	

Cluster J: Traditional Agricultural

Cluster	City	Old Cluster
J	Beaver	
J	Coalville	
J	Corinne	
J	Delta	
J	Enoch	
J	Ephraim	
J	Fillmore	
J	Genola	
J	Goshen	
J	Green River	
J	Henefer	
J	Honeyville	
J	Hyrum	
J	Kamas	
J	Kanab	
J	La Verkin	
J	Milford	
J	Mona	
J	Nephi	
J	Orderville	
J	Redmond	
J	Rush Valley	
J	Toquerville	

Cluster Movement: 2007-2016

Cluster K: Small Towns

Cluster	City	Old Cluster
K	Altamont	
K	Alton	
K	Amalga	D
K	Antimony	
K	Apple Valley	*
K	Bicknell	
K	Big Water	
K	Boulder	
K	Cannonville	
K	Castle Valley	
K	Cedar Fort	D
K	Central Valley	*
K	Circleville	
K	Clawson	
K	Cornish	
K	Deweyville	D
K	Elmo	
K	Emery	
K	Fairfield	*
K	Fayette	
K	Fielding	
K	Glendale	
K	Glenwood	
K	Hanksville	
K	Hatch	
K	Henrieville	
K	Hideout	*
K	Holden	
K	Howell	
K	Independence	*
K	Joseph	
K	Junction	
K	Kanarraville	
K	Kanosh	
K	Kingston	
K	Koosharem	
K	Laketown	D
K	Leamington	
K	Loa	
K	Lyman	

K	Lynndyl	
K	Manila	
K	Marysvale	
K	Mayfield	
K	Meadow	
K	New Harmony	
K	Ophir	
K	Paragonah	
K	Plymouth	
K	Portage	
K	Randolph	
K	Rockville	
K	Rocky Ridge	
K	Scipio	
K	Scofield	
K	Sigurd	
K	Snowville Town	
K	Sterling	
K	Tabiona	
K	Torrey	
K	Trenton	
K	Tropic	
K	Vernon	
K	Virgin	
K	Wales	
K	Woodruff	

Cluster L: Capital City

Cluster	City
L	Salt Lake City

ULCT City and Town Cluster Analysis 2016

Cluster A: Major Cities

Cluster	County	City	Property Tax Revenue (2013)	Property Tax Rev Per Capita	Sales Tax Revenue (2013)	Sales Tax Rev Per Capita	Population (2014)	Population Change (2010-2014)	Household Median Income (2013)	Real Land Primary Residential (2013)	Primary Residential Value Per Capita	Real Land Commercial Industrial (2013)	Comercial & Industrial Value Per Capita	Incorp. Date	Old Cluster
A	Salt Lake	Draper	\$7,057,889	\$153	\$8,009,456	\$173	46,202	9.29%	\$89,922	\$776,504,709	\$16,807	\$523,676,386	\$11,334	1978	E
A	Davis	Layton	\$6,583,112	\$91	\$11,705,575	\$162	72,231	7.31%	\$65,439	\$531,655,900	\$7,360	\$360,315,861	\$4,988	1920	
A	Salt Lake	Murray	\$5,830,924	\$119	\$12,821,666	\$263	48,822	4.44%	\$54,405	\$776,998,292	\$15,915	\$596,602,700	\$12,220	1902	
A	Weber	Ogden	\$10,434,603	\$124	\$14,040,376	\$167	84,316	1.80%	\$41,031	\$424,037,835	\$5,029	\$336,762,456	\$3,994	1851	
A	Utah	Orem	\$4,764,119	\$52	\$17,233,172	\$188	91,781	3.91%	\$52,960	\$689,520,981	\$7,513	\$597,576,352	\$6,511	1919	
A	Utah	Provo	\$4,629,737	\$40	\$13,996,455	\$122	114,801	2.06%	\$39,688	\$597,997,849	\$5,209	\$477,451,255	\$4,159	1851	
A	Salt Lake	Sandy	\$7,917,405	\$87	\$18,292,178	\$201	91,148	4.22%	\$76,904	\$1,834,615,049	\$20,128	\$896,133,660	\$9,832	1893	
A	Washington	St. George	\$7,812,197	\$100	\$14,501,038	\$185	78,505	7.69%	\$47,986	\$650,785,885	\$8,290	\$494,502,575	\$6,299	1862	
A	Salt Lake	West Jordan	\$11,755,496	\$106	\$15,161,672	\$137	110,920	6.95%	\$67,308	\$1,156,301,731	\$10,425	\$543,617,500	\$4,901	1941	
A	Salt Lake	West Valley City	\$24,323,031	\$181	\$20,504,722	\$152	134,495	3.87%	\$52,389	\$1,138,874,507	\$8,468	\$792,359,940	\$5,891	1980	
		Cluster Averages	\$9,110,851	\$105	\$14,626,631	\$175	87,322	5.15%	\$58,803	\$857,729,274	\$10,514	\$561,899,869	\$7,013	1910	

Cluster B: Commercial Centers

Cluster	County	City	Property Tax Revenue (2013)	Property Tax Rev Per Capita	Sales Tax Revenue (2013)	Sales Tax Rev Per Capita	Population (2014)	Population Change (2010-2014)	Household Median Income (2013)	Real Land Primary Residential (2013)	Primary Residential Value Per Capita	Real Land Commercial Industrial (2013)	Comercial & Industrial Value Per Capita	Incorp. Date	Old Cluster
B	Utah	American Fork	\$4,889,508	\$174	\$5,910,616	\$210	28,152	7.19%	\$67,595	\$184,485,520	\$6,553	\$257,318,127	\$9,140	1853	
B	Davis	Bountiful	\$2,142,825	\$49	\$6,058,549	\$140	43,385	1.96%	\$65,050	\$646,812,082	\$14,909	\$128,374,702	\$2,959	1892	E
B	Box Elder	Brigham City	\$528,575	\$28	\$2,665,130	\$143	18,631	4.09%	\$52,025	\$84,883,499	\$4,556	\$37,978,162	\$2,038	1867	
B	Iron	Cedar City	\$3,855,235	\$131	\$4,986,501	\$169	29,483	2.17%	\$40,362	\$123,234,655	\$4,180	\$112,291,310	\$3,809	1868	
B	Davis	Clearfield City	\$1,173,711	\$39	\$3,511,629	\$115	30,484	1.24%	\$48,338	\$185,224,347	\$6,076	\$181,898,365	\$5,967	1922	
B	Salt Lake	Cottonwood Heights	\$6,540,841	\$191	\$5,011,132	\$147	34,166	2.19%	\$74,825	\$804,662,007	\$23,552	\$175,817,890	\$5,146	2005	E
B	Salt Lake	Holladay	\$4,100,331	\$151	\$3,197,094	\$118	27,129	2.48%	\$66,368	\$938,387,385	\$34,590	\$123,062,200	\$4,536	2000	E
B	Washington	Hurricane	\$2,181,410	\$145	\$2,112,483	\$141	15,032	9.34%	\$46,635	\$95,373,880	\$6,345	\$78,105,450	\$5,196	1912	
B	Utah	Lindon	\$1,606,071	\$150	\$2,989,633	\$279	10,723	6.48%	\$89,286	\$100,230,246	\$9,347	\$184,171,873	\$17,175	1924	C
B	Cache	Logan	\$3,050,359	\$62	\$10,698,131	\$218	48,997	1.71%	\$36,131	\$229,667,105	\$4,687	\$197,202,180	\$4,025	1866	
B	Salt Lake	Midvale	\$956,289	\$30	\$5,468,522	\$172	31,725	13.45%	\$48,008	\$304,193,126	\$9,588	\$291,324,000	\$9,183	1909	
B	Utah	Payson	\$885,120	\$46	\$2,615,537	\$135	19,331	5.67%	\$59,250	\$95,259,810	\$4,928	\$76,836,154	\$3,975	1853	
B	Utah	Pleasant Grove	\$2,835,776	\$77	\$3,848,755	\$104	37,064	10.61%	\$63,110	\$216,333,099	\$5,837	\$135,948,922	\$3,668	1855	
B	Sevier	Richfield	\$656,644	\$87	\$1,726,830	\$230	7,518	-0.44%	\$43,179	\$33,024,640	\$4,393	\$18,714,570	\$2,489	1878	I
B	Weber	Riverdale	\$613,661	\$71	\$5,855,084	\$681	8,592	1.97%	\$52,961	\$57,146,095	\$6,651	\$85,565,144	\$9,959	1946	
B	Salt Lake	Riverton	\$161,699	\$4	\$5,037,087	\$122	41,457	6.98%	\$82,336	\$584,739,535	\$14,105	\$226,528,100	\$5,464	1947	E
B	Salt Lake	South Salt Lake	\$4,592,760	\$186	\$13,259,702	\$536	24,748	4.79%	\$35,514	\$171,326,200	\$6,923	\$428,371,000	\$17,309	1938	
B	Utah	Spanish Fork	\$1,804,047	\$48	\$4,647,615	\$124	37,527	8.18%	\$63,054	\$194,994,427	\$5,196	\$160,143,672	\$4,267	1855	
B	Utah	Springville	\$2,774,900	\$88	\$4,082,062	\$130	31,464	6.78%	\$58,504	\$184,140,107	\$5,852	\$169,343,721	\$5,382	1853	
B	Salt Lake	Taylorsville	\$4,788,714	\$79	\$7,450,478	\$123	60,433	3.04%	\$57,553	\$664,147,485	\$10,990	\$190,690,800	\$3,155	1996	
B	Tooele	Tooele	\$2,616,037	\$80	\$4,774,039	\$147	32,573	3.06%	\$57,992	\$173,995,532	\$5,342	\$74,410,619	\$2,284	1853	
B	Uintah	Vernal	\$373,313	\$34	\$4,089,269	\$377	10,844	19.31%	\$53,230	\$50,687,996	\$4,674	\$63,641,478	\$5,869	1897	
		Cluster Averages	\$2,414,901	\$89	\$4,999,813	\$207	28,612	5.56%	\$57,332	\$278,315,854	\$9,058	\$154,442,656	\$6,045	1904	

Cluster C: High Growth Communities

Cluster	County	City	Property Tax Revenue (2013)	Property Tax Rev Per Capita	Sales Tax Revenue (2013)	Sales Tax Rev Per Capita	Population (2014)	Population Change (2010-2014)	Household Median Income (2013)	Real Land Primary Residential (2013)	Primary Residential Value Per Capita	Real Land Commercial Industrial (2013)	Comercial & Industrial Value Per Capita	Incorp. Date	Old Cluster
C	Salt Lake	Bluffdale	\$952,703	\$96	\$992,277	\$100	9,887	30.13%	\$88,657	\$178,061,011	\$18,010	\$70,723,420	\$7,153	1978	E
C	Utah	Eagle Mountain	\$1,165,222	\$46	\$2,053,493	\$80	25,593	19.51%	\$68,408	\$96,544,030	\$3,772	\$19,154,654	\$748	1996	
C	Wasatch	Heber City	\$763,351	\$56	\$2,023,755	\$149	13,599	19.69%	\$58,883	\$133,488,820	\$9,816	\$74,215,802	\$5,457	1889	F
C	Salt Lake	Herriman	\$406,255	\$14	\$2,384,822	\$84	28,556	31.08%	\$75,215	\$303,562,034	\$10,630	\$34,639,680	\$1,213	1999	
C	Utah	Lehi	\$5,834,514	\$104	\$6,654,116	\$118	56,275	18.71%	\$72,894	\$296,311,765	\$5,265	\$392,625,845	\$6,977	1852	B
C	Utah	Saratoga Springs	\$2,122,495	\$87	\$2,360,544	\$97	24,356	36.98%	\$73,601	\$98,914,537	\$4,061	\$51,488,931	\$2,114	1997	
C	Salt Lake	South Jordan	\$7,906,081	\$126	\$9,815,735	\$156	62,781	24.52%	\$89,709	\$888,637,141	\$14,155	\$463,219,590	\$7,378	1935	E
C	Utah	Vineyard	\$617,928	\$894	\$296,930	\$430	691	397.12%	\$65,179	\$1,035,640	\$1,499	\$44,600,247	\$64,544	1989	K
C	Washington	Washington	\$1,967,183	\$84	\$3,131,976	\$134	23,360	24.51%	\$48,222	\$158,690,830	\$6,793	\$65,772,630	\$2,816	1870	B
		Cluster Averages	\$2,415,081	\$167	\$3,301,516	\$150	27,233	66.92%	\$71,196	\$239,471,756	\$8,222	\$135,160,089	\$10,933	1945	

Cluster D: Residential Transitioning

Cluster	County	City	Property Tax Revenue (2013)	Property Tax Rev Per Capita	Sales Tax Revenue (2013)	Sales Tax Rev Per Capita	Population (2014)	Population Change (2010-2014)	Household Median Income (2013)	Real Land Primary Residential (2013)	Primary Residential Value Per Capita	Real Land Commercial Industrial (2013)	Comercial & Industrial Value Per Capita	Incorp. Date	Old Cluster
D	Uintah	Ballard	\$168,655	\$167	\$348,057	\$345	1,010	26.09%	\$70,000	\$3,246,245	\$3,214	\$3,680,790	\$3,644	1976	J
D	Box Elder	Bear River	\$32,097	\$38	\$85,077	\$101	842	-1.29%	\$63,125	\$6,577,454	\$7,812	\$78,200	\$93	1886	
D	Wasatch	Charleston	\$56,672	\$126	\$69,724	\$155	451	8.67%	\$69,500	\$6,939,239	\$15,386	\$868,950	\$1,927	1890	
D	Wasatch	Daniel	\$43,421	\$42	\$91,029	\$88	1,035	10.34%	\$59,375	\$15,035,995	\$14,528	\$556,750	\$538	2006	*
D	Box Elder	Elwood	\$75,249	\$73	\$110,985	\$107	1,034	0.00%	\$75,417	\$7,934,361	\$7,673	\$305,200	\$295	1929	
D	Summit	Francis	\$175,608	\$150	\$107,566	\$92	1,168	8.45%	\$65,875	\$12,764,619	\$10,929	\$710,754	\$609	1939	
D	Tooele	Grantsville	\$1,124,823	\$114	\$1,019,490	\$104	9,838	10.63%	\$63,202	\$59,479,800	\$6,046	\$13,426,164	\$1,365	1867	J
D	Weber	Huntsville	\$48,507	\$79	\$85,737	\$139	617	1.48%	\$85,278	\$12,228,963	\$19,820	\$797,763	\$1,293	1924	
D	Cache	Hyde Park	\$231,151	\$54	\$511,374	\$120	4,274	11.51%	\$72,917	\$36,981,990	\$8,653	\$10,890,940	\$2,548	1892	
D	Washington	Ivins	\$1,200,586	\$157	\$754,932	\$98	7,665	13.51%	\$54,537	\$91,233,710	\$11,903	\$5,724,515	\$747	1935	
D	Washington	Leeds	\$54,128	\$65	\$86,075	\$103	837	2.07%	\$54,276	\$12,003,580	\$14,341	\$1,494,800	\$1,786	1952	
D	Box Elder	Mantua	\$113,900	\$164	\$65,507	\$94	694	1.02%	\$79,338	\$3,934,040	\$5,669	\$66,500	\$96	1911	
D	Cache	Mendon	\$85,826	\$65	\$114,319	\$87	1,315	2.57%	\$76,250	\$9,798,240	\$7,451	\$242,045	\$184	1870	
D	Wasatch	Midway	\$615,653	\$139	\$911,896	\$206	4,436	15.37%	\$77,244	\$59,705,300	\$13,459	\$7,418,365	\$1,672	1891	
D	Cache	Millville	\$60,022	\$31	\$295,239	\$154	1,918	4.87%	\$71,850	\$15,826,565	\$8,252	\$2,764,440	\$1,441	1867	
D	Morgan	Morgan	\$304,614	\$77	\$554,588	\$140	3,957	7.32%	\$71,214	\$37,707,811	\$9,529	\$7,438,478	\$1,880	1868	
D	Cache	Nibley	\$335,120	\$54	\$530,416	\$86	6,172	13.50%	\$64,613	\$43,812,195	\$7,099	\$4,283,805	\$694	1936	J
D	Summit	Oakley	\$104,114	\$66	\$162,656	\$103	1,576	7.21%	\$71,691	\$14,847,088	\$9,421	\$663,262	\$421	1934	E
D	Cache	Paradise	\$39,627	\$43	\$90,435	\$98	923	2.10%	\$67,689	\$8,228,530	\$8,915	\$259,270	\$281	1907	
D	Cache	Providence	\$501,088	\$71	\$852,803	\$121	7,066	-0.13%	\$62,880	\$64,871,410	\$9,181	\$14,216,805	\$2,012	1929	
D	Cache	River Heights	\$90,439	\$48	\$178,640	\$94	1,894	9.23%	\$66,141	\$16,309,360	\$8,611	\$199,325	\$105	1934	
D	Duchesne	Roosevelt	\$932,694	\$138	\$2,002,846	\$296	6,777	12.09%	\$58,512	\$21,699,560	\$3,202	\$10,446,740	\$1,541	1919	H
D	Utah	Salem	\$554,785	\$77	\$731,043	\$101	7,237	12.67%	\$72,394	\$48,950,275	\$6,764	\$16,722,287	\$2,311	1920	
D	Washington	Santa Clara	\$626,920	\$94	\$598,556	\$90	6,671	11.13%	\$62,143	\$50,293,610	\$7,539	\$2,452,695	\$368	1915	
D	Utah	Santaquin	\$456,610	\$45	\$931,029	\$92	10,106	10.71%	\$59,428	\$44,912,725	\$4,444	\$16,915,851	\$1,674	1932	J
D	Tooele	Stockton	\$59,883	\$94	\$77,231	\$121	638	3.57%	\$56,563	\$3,351,771	\$5,254	\$214,328	\$336	1901	
D	Davis	Sunset	\$307,857	\$60	\$658,306	\$128	5,149	0.53%	\$51,019	\$38,091,327	\$7,398	\$7,573,203	\$1,471	1935	
D	Weber	Uintah	\$59,576	\$45	\$166,516	\$125	1,333	0.83%	\$63,098	\$11,672,236	\$8,756	\$2,208,905	\$1,657	1937	
D	Wasatch	Wallsburg	\$14,199	\$47	\$30,511	\$101	303	21.20%	\$66,875	\$3,615,293	\$11,932	\$108,657	\$359	1917	
D	Cache	Wellsville	\$158,478	\$44	\$340,882	\$95	3,578	4.25%	\$59,458	\$27,948,050	\$7,811	\$3,523,625	\$985	1866	
D	Box Elder	Willard	\$86,894	\$49	\$193,651	\$109	1,775	0.17%	\$58,917	\$19,266,101	\$10,854	\$1,579,700	\$890	1851	
		Cluster Averages	\$281,264	\$81	\$411,520	\$126	3,300	7.47%	\$66,155	\$26,105,401	\$9,092	\$4,446,229	\$1,136	1914	

Cluster E: High Income Residential

Cluster	County	City	Property Tax Revenue (2013)	Property Tax Rev Per Capita	Sales Tax Revenue (2013)	Sales Tax Rev Per Capita	Population (2014)	Population Change (2010-2014)	Household Median Income (2013)	Real Land Primary Residential (2013)	Primary Residential Value Per Capita	Real Land Commercial Industrial (2013)	Comercial & Industrial Value Per Capita	Incorp. Date	Old Cluster
E	Utah	Alpine	\$1,089,193	\$108	\$946,445	\$93	10,131	6.03%	\$92,443	\$145,849,551	\$14,396	\$16,370,364	\$1,616	1855	
E	Utah	Cedar Hills	\$652,788	\$64	\$1,112,911	\$108	10,261	4.75%	\$95,929	\$66,761,090	\$6,506	\$7,080,848	\$690	1977	C
E	Davis	Centerville	\$935,581	\$56	\$3,129,208	\$186	16,819	9.68%	\$75,524	\$199,553,205	\$11,865	\$98,648,866	\$5,865	1915	C
E	Utah	Elk Ridge	\$266,767	\$89	\$237,124	\$79	3,005	23.36%	\$79,474	\$18,864,120	\$6,278	\$93,200	\$31	1976	
E	Davis	Farmington	\$1,556,912	\$70	\$2,581,678	\$117	22,159	21.25%	\$84,935	\$230,344,728	\$10,395	\$43,366,322	\$1,957	1892	
E	Davis	Fruit Heights	\$526,300	\$90	\$498,582	\$85	5,859	17.49%	\$99,545	\$80,449,517	\$13,731	\$5,193,544	\$886	1939	
E	Utah	Highland	\$1,408,547	\$81	\$1,691,767	\$97	17,456	12.45%	\$105,944	\$181,269,175	\$10,384	\$26,765,628	\$1,533	1977	
E	Weber	Hooper	\$160,040	\$20	\$708,252	\$87	8,107	12.32%	\$80,519	\$68,339,369	\$8,430	\$3,346,640	\$413	2001	
E	Davis	Kaysville	\$1,280,606	\$43	\$3,304,756	\$112	29,494	8.04%	\$86,489	\$275,866,567	\$9,353	\$66,932,883	\$2,269	1868	
E	Utah	Mapleton	\$1,426,399	\$157	\$816,133	\$90	9,071	13.69%	\$86,196	\$88,331,706	\$9,738	\$12,622,485	\$1,392	1901	
E	Box Elder	Perry	\$664,324	\$144	\$576,218	\$125	4,621	2.42%	\$85,625	\$38,990,057	\$8,438	\$7,677,884	\$1,662	1971	D
E	Weber	Plain City	\$92,248	\$15	\$522,767	\$84	6,214	13.48%	\$83,448	\$49,563,825	\$7,976	\$973,433	\$157	1944	D
E	Weber	Pleasant View	\$588,861	\$66	\$864,400	\$97	8,948	12.14%	\$86,130	\$86,999,909	\$9,723	\$29,176,070	\$3,261	1945	
E	Davis	South Weber	\$285,849	\$42	\$643,054	\$96	6,731	11.24%	\$81,250	\$62,851,304	\$9,338	\$10,301,795	\$1,530	1936	
E	Davis	Syracuse	\$1,667,892	\$63	\$2,953,427	\$111	26,639	9.49%	\$85,778	\$224,754,548	\$8,437	\$45,570,177	\$1,711	1935	C
E	Davis	West Bountiful	\$963,719	\$177	\$1,737,445	\$319	5,446	3.44%	\$81,419	\$59,834,530	\$10,987	\$42,665,315	\$7,834	1948	D
E	Davis	West Point	\$334,893	\$33	\$896,250	\$88	10,204	7.29%	\$75,522	\$88,856,621	\$8,708	\$5,422,220	\$531	1935	D
E	Utah	Woodland Hills	\$424,718	\$292	\$133,004	\$91	1,455	8.26%	\$106,071	\$15,501,915	\$10,654	\$0	\$0	1979	
		Cluster Averages	\$795,869	\$89	\$1,297,412	\$115	11,257	10.93%	\$87,347	\$110,165,652	\$9,741	\$23,455,982	\$1,852	1939	

Cluster F: Urban Edge Cities

Cluster	County	City	Property Tax Revenue (2013)	Property Tax Rev Per Capita	Sales Tax Revenue (2013)	Sales Tax Rev Per Capita	Population (2014)	Population Change (2010-2014)	Household Median Income (2013)	Real Land Primary Residential (2013)	Primary Residential Value Per Capita	Real Land Commercial Industrial (2013)	Comercial & Industrial Value Per Capita	Incorp. Date	Old Cluster
F	Davis	Clinton	\$1,305,335	\$62	\$2,735,680	\$130	21,104	3.32%	\$71,325	\$166,390,685	\$7,884	\$40,784,257	\$1,933	1936	C
F	Weber	Farr West	\$89,752	\$14	\$914,758	\$145	6,329	6.76%	\$72,466	\$53,207,780	\$8,407	\$34,287,387	\$5,418	1980	
F	Weber	Harrisville	\$164,816	\$27	\$1,156,086	\$190	6,069	9.02%	\$56,274	\$44,081,780	\$7,263	\$23,983,947	\$3,952	1962	C
F	Weber	Marriott-Slaterville	\$0	\$0	\$410,000	\$236	1,740	2.29%	\$70,450	\$16,631,348	\$9,558	\$29,942,546	\$17,208	1999	
F	Uintah	Naples	\$99,050	\$46	\$3,265,156	\$1,520	2,148	22.39%	\$77,292	\$14,023,797	\$6,529	\$27,572,394	\$12,836	1982	
F	Cache	North Logan	\$532,195	\$54	\$2,014,563	\$204	9,874	19.41%	\$67,005	\$68,938,270	\$6,982	\$61,945,960	\$6,274	1934	
F	Weber	North Ogden	\$1,028,161	\$57	\$1,956,544	\$108	18,172	4.70%	\$74,666	\$162,250,068	\$8,929	\$21,148,923	\$1,164	1934	E
F	Davis	North Salt Lake	\$2,282,850	\$119	\$2,855,698	\$149	19,193	17.59%	\$69,762	\$204,589,621	\$10,660	\$147,372,857	\$7,678	1946	
F	Weber	Roy	\$2,449,077	\$65	\$4,297,243	\$113	37,877	2.69%	\$60,184	\$225,084,725	\$5,943	\$71,463,075	\$1,887	1937	B
F	Cache	Smithfield	\$634,272	\$58	\$1,154,932	\$105	11,014	16.00%	\$56,106	\$78,272,170	\$7,107	\$13,949,710	\$1,267	1868	F
F	Weber	South Ogden	\$2,131,017	\$126	\$2,675,042	\$159	16,852	1.94%	\$53,012	\$126,940,306	\$7,533	\$72,794,697	\$4,320	1936	
F	Box Elder	Tremonton	\$1,270,113	\$157	\$1,169,807	\$145	8,066	5.48%	\$53,788	\$32,923,251	\$4,082	\$12,507,849	\$1,551	1918	
F	Weber	Washington Terrace	\$423,041	\$46	\$887,139	\$97	9,177	1.21%	\$47,566	\$58,842,212	\$6,412	\$16,502,516	\$1,798	1958	
F	Weber	West Haven	\$0	\$0	\$1,637,291	\$141	11,582	12.75%	\$70,610	\$89,194,810	\$7,701	\$77,177,111	\$6,664	1991	
F	Davis	Woods Cross	\$621,510	\$56	\$1,922,154	\$173	11,097	13.69%	\$70,140	\$77,999,364	\$7,029	\$95,822,995	\$8,635	1961	
		Cluster Averages	\$868,746	\$59	\$1,936,806	\$241	12,686	9.28%	\$64,710	\$94,624,679	\$7,468	\$49,817,082	\$5,506	1949	

Cluster G: Resort Communities

Cluster	County	City	Property Tax Revenue (2013)	Property Tax Rev Per Capita	Sales Tax Revenue (2013)	Sales Tax Rev Per Capita	Population (2014)	Population Change (2010-2014)	Household Median Income (2013)	Real Land Primary Residential (2013)	Primary Residential Value Per Capita	Real Land Commercial Industrial (2013)	Comercial & Industrial Value Per Capita	Incorp. Date	Old Cluster
G	Salt Lake	Alta	\$312,271	\$801	\$946,782	\$2,428	390	1.83%	\$67,500	\$22,985,342	\$58,937	\$6,551,560	\$16,799	1970	
G	Iron	Brian Head	\$724,692	\$8,427	\$363,700	\$4,229	86	3.61%	\$63,750	\$770,475	\$8,959	\$2,399,900	\$27,906	1975	
G	Garfield	Bryce Canyon	\$0	\$0	\$493,382	\$2,212	223	12.63%	\$21,250	\$242,000	\$1,085	\$506,415	\$2,271	2007	*
G	Rich	Garden City	\$208,655	\$363	\$362,897	\$631	575	2.31%	\$36,406	\$4,421,885	\$7,690	\$15,665,051	\$27,244	1934	D
G	Grand	Moab	\$0	\$0	\$4,823,369	\$938	5,140	1.86%	\$43,000	\$64,428,728	\$12,535	\$71,559,885	\$13,922	1902	
G	Summit	Park City	\$8,932,263	\$1,108	\$10,171,108	\$1,262	8,058	6.62%	\$81,548	\$446,093,287	\$55,360	\$259,993,280	\$32,265	1884	
G	Washington	Springdale	\$56,971	\$104	\$1,257,361	\$2,294	548	3.59%	\$48,750	\$16,215,250	\$29,590	\$25,604,500	\$46,724	1959	
Cluster Averages			\$1,462,122	\$1,543	\$2,631,228	\$1,999	2,146	4.64%	\$51,743	\$79,308,138	\$24,879	\$54,611,513	\$23,876	1947	

Cluster H: Natural Resource Based Communities

Cluster	County	City	Property Tax Revenue (2013)	Property Tax Rev Per Capita	Sales Tax Revenue (2013)	Sales Tax Rev Per Capita	Population (2014)	Population Change (2010-2014)	Household Median Income (2013)	Real Land Primary Residential (2013)	Primary Residential Value Per Capita	Real Land Commercial Industrial (2013)	Comercial & Industrial Value Per Capita	Incorp. Date	Old Cluster
H	San Juan	Blanding	\$230,000	\$63	\$620,193	\$169	3,668	8.68%	\$48,993	\$6,503,110	\$1,773	\$2,759,000	\$752	1916	
H	Emery	Castle Dale	\$67,827	\$43	\$260,606	\$164	1,590	-2.45%	\$49,311	\$5,202,877	\$3,272	\$1,135,721	\$714	1920	
H	Emery	Cleveland	\$10,766	\$24	\$56,000	\$124	453	-2.37%	\$75,114	\$1,051,741	\$2,322	\$52,313	\$115	1916	
H	Duchesne	Duchesne	\$104,023	\$58	\$459,766	\$255	1,801	6.57%	\$48,750	\$4,547,950	\$2,525	\$2,936,360	\$1,630	1917	
H	Carbon	East Carbon	\$475,282	\$297	\$207,768	\$130	1,602	-4.53%	\$71,529	\$2,465,437	\$1,539	\$376,402	\$235	1973	
H	Washington	Enterprise	\$125,175	\$70	\$184,862	\$104	1,780	4.03%	\$50,357	\$8,061,870	\$4,529	\$1,642,025	\$922	1913	
H	Juab	Eureka	\$40,584	\$61	\$81,444	\$122	667	-0.30%	\$42,857	\$665,767	\$998	\$219,838	\$330	1892	
H	Emery	Ferron	\$57,623	\$36	\$164,699	\$103	1,603	-1.41%	\$55,172	\$5,484,595	\$3,421	\$177,248	\$111	1900	
H	Sanpete	Gunnison	\$162,395	\$49	\$358,977	\$109	3,291	0.18%	\$48,352	\$7,235,714	\$2,199	\$1,597,279	\$485	1909	
H	Carbon	Helper	\$214,905	\$100	\$339,023	\$158	2,144	-2.59%	\$45,132	\$7,537,069	\$3,515	\$2,234,891	\$1,042	1915	
H	Washington	Hildale	\$67,051	\$23	\$272,091	\$93	2,926	7.34%	\$33,333	\$1,428,900	\$488	\$911,070	\$311	1963	
H	Millard	Hinckley	\$11,536	\$17	\$65,038	\$93	698	0.29%	\$48,500	\$1,146,253	\$1,642	\$80,500	\$115	1907	
H	Emery	Huntington	\$69,997	\$34	\$341,290	\$166	2,056	-3.43%	\$52,536	\$6,240,324	\$3,035	\$1,367,647	\$665	1920	
H	Juab	Levan	\$26,052	\$30	\$86,050	\$100	862	2.50%	\$62,039	\$4,527,685	\$5,253	\$77,900	\$90	1906	
H	Beaver	Minersville	\$26,434	\$30	\$91,787	\$104	882	-2.76%	\$56,544	\$2,444,840	\$2,772	\$242,795	\$275	1899	
H	San Juan	Monticello	\$190,973	\$96	\$270,845	\$135	1,999	1.37%	\$46,406	\$5,903,135	\$2,953	\$3,876,805	\$1,939	1910	
H	Duchesne	Myton	\$20,315	\$33	\$198,840	\$321	619	8.79%	\$40,625	\$1,063,525	\$1,718	\$408,990	\$661	1912	
H	Millard	Oak City	\$12,412	\$21	\$56,091	\$94	598	3.46%	\$61,944	\$2,419,586	\$4,046	\$111,300	\$186	1925	
H	Emery	Orangeville	\$49,032	\$34	\$173,503	\$122	1,423	-3.20%	\$65,625	\$4,517,904	\$3,175	\$187,613	\$132	1920	
H	Carbon	Price	\$656,604	\$79	\$2,048,837	\$245	8,358	-4.10%	\$40,233	\$21,184,789	\$2,535	\$39,972,104	\$4,782	1911	
H	Sanpete	Spring City	\$34,388	\$34	\$95,180	\$95	1,001	1.32%	\$44,191	\$6,035,199	\$6,029	\$176,508	\$176	1870	
H	Carbon	Wellington	\$91,795	\$56	\$272,762	\$166	1,641	-2.09%	\$44,205	\$5,191,593	\$3,164	\$2,147,889	\$1,309	1907	
H	Tooele	Wendover	\$137,178	\$98	\$178,045	\$127	1,397	-0.21%	\$29,565	\$2,520,540	\$1,804	\$4,699,445	\$3,364	1950	
Cluster Averages			\$125,319	\$60	\$299,291	\$143	1,872	0.66%	\$50,492	\$4,929,583	\$2,813	\$2,930,071	\$885	1916	

Cluster I: Old Established Communities

Cluster	County	City	Property Tax Revenue (2013)	Property Tax Rev Per Capita	Sales Tax Revenue (2013)	Sales Tax Rev Per Capita	Population (2014)	Population Change (2010-2014)	Household Median Income (2013)	Real Land Primary Residential (2013)	Primary Residential Value Per Capita	Real Land Commercial Industrial (2013)	Comercial & Industrial Value Per Capita	Incorp. Date	Old Cluster
I	Sevier	Annabella	\$26,785	\$34	\$72,975	\$92	794	-0.13%	\$63,456	\$4,504,670	\$5,673	\$3,140	\$4	1910	
I	Sevier	Aurora	\$41,924	\$41	\$118,157	\$116	1,018	0.20%	\$55,547	\$5,803,800	\$5,701	\$344,240	\$338	1914	
I	Sanpete	Centerfield	\$24,069	\$17	\$158,239	\$114	1,384	1.24%	\$44,306	\$5,414,684	\$3,912	\$1,013,199	\$732	1909	
I	Cache	Clarkston	\$35,503	\$52	\$61,732	\$91	680	2.10%	\$70,083	\$2,917,430	\$4,290	\$37,475	\$55	1901	
I	Sevier	Elsinore	\$34,087	\$40	\$92,200	\$109	845	-0.24%	\$34,875	\$3,549,250	\$4,200	\$355,300	\$420	1892	
I	Garfield	Escalante	\$84,485	\$107	\$107,616	\$136	793	-0.50%	\$38,625	\$3,080,120	\$3,884	\$706,050	\$890	1903	
I	Sanpete	Fairview	\$36,097	\$28	\$158,457	\$125	1,271	1.92%	\$51,528	\$6,280,005	\$4,941	\$892,444	\$702	1872	
I	Sanpete	Fountain Green	\$43,911	\$40	\$101,870	\$94	1,088	1.59%	\$47,734	\$5,347,789	\$4,915	\$118,045	\$108	1910	
I	Box Elder	Garland City	\$278,280	\$115	\$238,556	\$98	2,422	0.92%	\$48,906	\$8,721,097	\$3,601	\$822,245	\$339	1915	
I	Cache	Lewiston	\$234,664	\$134	\$193,260	\$110	1,752	-0.79%	\$49,375	\$8,009,040	\$4,571	\$671,885	\$383	1921	
I	Sanpete	Manti	\$186,710	\$56	\$353,390	\$105	3,362	2.63%	\$50,691	\$15,681,838	\$4,664	\$1,941,812	\$578	1851	
I	Sevier	Monroe	\$94,125	\$42	\$224,336	\$99	2,262	0.27%	\$48,887	\$11,966,720	\$5,290	\$901,230	\$398	1918	
I	Sanpete	Moroni	\$139,810	\$96	\$165,205	\$114	1,451	1.97%	\$36,648	\$5,247,204	\$3,616	\$439,640	\$303	1866	
I	Sanpete	Mt. Pleasant	\$168,645	\$51	\$425,834	\$129	3,305	1.38%	\$44,517	\$14,019,254	\$4,242	\$2,494,142	\$755	1868	
I	Cache	Newton	\$33,599	\$43	\$70,626	\$91	778	-1.39%	\$57,656	\$5,883,385	\$7,562	\$119,140	\$153	1900	
I	Garfield	Panguitch	\$111,042	\$75	\$250,707	\$168	1,490	-1.97%	\$46,917	\$4,861,235	\$3,263	\$2,027,695	\$1,361	1899	G
I	Iron	Parowan	\$573,647	\$200	\$333,502	\$117	2,862	2.58%	\$43,048	\$21,213,315	\$7,412	\$4,307,915	\$1,505	1874	
I	Cache	Richmond	\$106,006	\$42	\$272,896	\$108	2,535	2.63%	\$53,964	\$17,142,255	\$6,762	\$2,188,815	\$863	1868	
I	Sevier	Salina	\$275,275	\$110	\$324,489	\$130	2,494	0.20%	\$48,807	\$11,225,420	\$4,501	\$4,998,130	\$2,004	1891	
		Cluster Averages	\$133,088	\$70	\$196,002	\$113	1,715	0.77%	\$49,241	\$8,466,764	\$4,895	\$1,283,292	\$626	1894	

Cluster J: Traditional Agricultural Communities

Cluster	County	City	Property Tax Revenue (2013)	Property Tax Rev Per Capita	Sales Tax Revenue (2013)	Sales Tax Rev Per Capita	Population (2014)	Population Change (2010-2014)	Household Median Income (2013)	Real Land Primary Residential (2013)	Primary Residential Value Per Capita	Real Land Commercial Industrial (2013)	Comercial & Industrial Value Per Capita	Incorp. Date	Old Cluster
J	Beaver	Beaver	\$96,429	\$32	\$555,977	\$182	3,061	-1.64%	\$43,011	\$18,160,945	\$5,933	\$6,900,345	\$2,254	1867	
J	Summit	Coalville	\$204,424	\$143	\$207,302	\$145	1,425	4.55%	\$54,971	\$10,476,054	\$7,352	\$2,839,933	\$1,993	1867	
J	Box Elder	Corinne	\$74,592	\$108	\$170,281	\$247	690	0.73%	\$49,408	\$3,848,020	\$5,577	\$3,683,820	\$5,339	1870	
J	Millard	Delta	\$270,846	\$78	\$667,330	\$192	3,474	1.11%	\$45,964	\$8,329,178	\$2,398	\$4,111,170	\$1,183	1955	
J	Iron	Enoch	\$277,988	\$45	\$527,069	\$86	6,115	5.38%	\$53,060	\$23,301,315	\$3,811	\$1,168,395	\$191	1966	
J	Sanpete	Ephraim	\$229,620	\$36	\$936,359	\$145	6,463	5.35%	\$42,988	\$19,151,511	\$2,963	\$5,541,191	\$857	1868	
J	Millard	Fillmore	\$109,465	\$44	\$405,090	\$163	2,492	2.34%	\$52,538	\$11,797,810	\$4,734	\$5,693,350	\$2,285	1867	
J	Utah	Genola	\$74,934	\$53	\$139,640	\$99	1,408	2.77%	\$62,917	\$5,191,032	\$3,687	\$1,435,400	\$1,019	1935	
J	Utah	Goshen	\$25,000	\$26	\$80,000	\$84	950	3.15%	\$49,417	\$3,257,962	\$3,429	\$191,300	\$201	1910	
J	Emery	Green River	\$220,095	\$223	\$543,117	\$549	989	3.89%	\$41,600	\$932,571	\$943	\$2,142,237	\$2,166	1911	
J	Summit	Henefer	\$37,096	\$44	\$80,790	\$97	834	8.88%	\$52,708	\$5,752,244	\$6,897	\$509,244	\$611	1938	
J	Box Elder	Honeyville	\$76,530	\$53	\$146,962	\$102	1,441	0.00%	\$47,917	\$11,017,664	\$7,646	\$656,600	\$456	1911	
J	Cache	Hyrum	\$407,897	\$52	\$824,301	\$105	7,818	2.75%	\$58,182	\$49,498,535	\$6,331	\$8,194,775	\$1,048	1870	
J	Summit	Kamas	\$187,833	\$94	\$326,725	\$164	1,989	9.83%	\$46,250	\$14,021,382	\$7,049	\$8,459,629	\$4,253	1911	
J	Kane	Kanab	\$188,162	\$42	\$1,469,055	\$329	4,463	3.50%	\$49,149	\$34,357,026	\$7,698	\$11,851,822	\$2,656	1885	
J	Washington	La Verkin	\$406,618	\$98	\$438,293	\$105	4,163	2.54%	\$42,649	\$16,737,220	\$4,020	\$8,060,640	\$1,936	1927	
J	Beaver	Milford	\$116,895	\$86	\$206,843	\$153	1,353	-3.97%	\$43,696	\$3,947,570	\$2,918	\$875,220	\$647	1904	
J	Juab	Mona	\$54,436	\$34	\$169,202	\$107	1,578	2.00%	\$64,500	\$8,757,134	\$5,550	\$221,160	\$140	1924	
J	Juab	Nephi	\$259,304	\$47	\$799,487	\$145	5,508	2.21%	\$53,844	\$30,227,562	\$5,488	\$9,644,023	\$1,751	1889	
J	Kane	Orderville	\$58,965	\$103	\$168,796	\$295	572	-0.87%	\$50,938	\$3,564,090	\$6,231	\$1,126,366	\$1,969	1935	
J	Sevier	Redmond	\$26,970	\$37	\$89,468	\$122	732	0.27%	\$40,938	\$4,504,620	\$6,154	\$166,710	\$228	1897	
J	Tooele	Rush Valley	\$19,176	\$41	\$55,970	\$120	468	4.70%	\$62,500	\$1,173,465	\$2,507	\$151,327	\$323	1924	
J	Washington	Toquerville	\$94,962	\$66	\$129,770	\$90	1,448	5.69%	\$46,786	\$10,188,325	\$7,036	\$163,400	\$113	1916	
		Cluster Averages	\$152,967	\$69	\$397,297	\$166	2,584	2.83%	\$50,258	\$12,964,923	\$5,059	\$3,642,959	\$1,462	1906	

Cluster K: Small Towns

Cluster	County	City	Property Tax Revenue (2013)	Property Tax Rev Per Capita	Sales Tax Revenue (2013)	Sales Tax Rev Per Capita	Population (2014)	Population Change (2010-2014)	Household Median Income (2013)	Real Land Primary Residential (2013)	Primary Residential Value Per Capita	Real Land Commercial Industrial (2013)	Comercial & Industrial Value Per Capita	Incorp. Date	Old Cluster
K	Duchesne	Altamont	\$14,855	\$59	\$148,800	\$593	251	11.56%	\$67,813	\$533,015	\$2,124	\$321,780	\$1,282	1953	
K	Kane	Alton	\$17,102	\$145	\$10,997	\$93	118	-0.84%	\$38,393	\$506,698	\$4,294	\$57,206	\$485	1935	
K	Cache	Amalga	\$19,053	\$38	\$56,791	\$113	501	2.66%	\$67,292	\$3,922,560	\$7,829	\$463,905	\$926	1938	D
K	Garfield	Antimony	\$4,818	\$40	\$15,574	\$130	120	-1.64%	\$53,125	\$359,255	\$2,994	\$37,635	\$314	1934	
K	Washington	Apple Valley	\$67,159	\$94	\$67,984	\$95	718	2.43%	\$51,083	\$4,092,495	\$5,700	\$356,900	\$497	2005	*
K	Wayne	Bicknell	\$4,038	\$12	\$49,968	\$153	326	-0.31%	\$53,068	\$1,209,700	\$3,711	\$659,690	\$2,024	1938	
K	Kane	Big Water	\$103,352	\$218	\$57,172	\$121	474	-0.21%	\$55,069	\$3,877,785	\$8,181	\$2,347,020	\$4,952	1983	
K	Garfield	Boulder	\$4,656	\$21	\$72,654	\$326	223	-1.33%	\$39,063	\$754,850	\$3,385	\$175,730	\$788	1956	
K	Garfield	Cannonville	\$15,836	\$94	\$21,383	\$127	168	0.60%	\$52,188	\$741,925	\$4,416	\$182,840	\$1,088	1935	
K	Grand	Castle Valley	\$63,439	\$190	\$49,059	\$147	334	4.70%	\$20,000	\$10,044,925	\$30,075	\$226,040	\$677	1985	
K	Utah	Cedar Fort	\$25,531	\$67	\$42,401	\$111	383	4.08%	\$67,500	\$1,727,500	\$4,510	\$477,968	\$1,248	1965	D
K	Sevier	Central Valley	\$33,863	\$62	\$49,059	\$90	548	3.79%	\$49,063	\$3,243,850	\$5,919	\$22,130	\$40	2005	*
K	Piute	Circleville	\$56,657	\$110	\$54,945	\$106	517	-5.48%	\$33,594	\$2,062,745	\$3,990	\$438,570	\$848	1921	
K	Emery	Clawson	\$2,056	\$10	\$17,308	\$87	198	21.47%	\$43,571	\$233,640	\$1,180	\$5,931	\$30	1982	
K	Cache	Cornish	\$28,915	\$94	\$28,578	\$93	306	6.25%	\$42,500	\$1,469,150	\$4,801	\$70,535	\$231	1937	
K	Box Elder	Deweyville	\$21,962	\$67	\$21,962	\$67	328	-1.20%	\$53,750	\$2,996,231	\$9,135	\$27,050	\$82	1939	D
K	Emery	Elmo	\$25,114	\$60	\$38,606	\$93	417	-0.24%	\$39,028	\$844,360	\$2,025	\$7,800	\$19	1921	
K	Emery	Emery	\$13,445	\$49	\$32,868	\$119	276	-4.17%	\$58,636	\$485,747	\$1,760	\$28,800	\$104	1901	
K	Utah	Fairfield	\$11,360	\$91	\$14,197	\$114	125	5.04%	\$81,932	\$457,711	\$3,662	\$479,100	\$3,833	2004	*
K	Sanpete	Fayette	\$9,447	\$39	\$21,439	\$88	245	1.24%	\$65,625	\$919,419	\$3,753	\$21,562	\$88	1948	
K	Box Elder	Fielding	\$12,489	\$28	\$47,232	\$106	447	-1.76%	\$51,250	\$2,348,940	\$5,255	\$76,200	\$170	1900	
K	Kane	Glendale	\$23,571	\$63	\$38,764	\$104	374	-1.84%	\$38,438	\$2,201,957	\$5,888	\$304,691	\$815	1935	
K	Sevier	Glenwood	\$10,417	\$22	\$44,143	\$95	463	-0.22%	\$63,750	\$2,869,970	\$6,199	\$63,820	\$138	1897	
K	Wayne	Hanksville	\$6,420	\$30	\$34,859	\$164	213	-2.74%	\$43,750	\$211,100	\$991	\$583,765	\$2,741	1999	
K	Garfield	Hatch	\$20,218	\$143	\$16,707	\$118	141	6.02%	\$47,917	\$874,500	\$6,202	\$243,870	\$1,730	1934	
K	Garfield	Henrieville	\$1,212	\$6	\$21,704	\$99	220	-4.35%	\$51,250	\$537,855	\$2,445	\$7,475	\$34	1934	
K	Wasatch	Hideout	\$20,208	\$29	\$59,562	\$84	705	7.47%	\$39,583	\$1,167,100	\$1,655	\$900,000	\$1,277	2008	*
K	Millard	Holden	\$9,117	\$24	\$36,506	\$98	373	-1.32%	\$56,250	\$1,037,090	\$2,780	\$35,950	\$96	1922	
K	Box Elder	Howell	\$9,321	\$38	\$23,118	\$94	247	0.82%	\$48,125	\$323,125	\$1,308	\$0	\$0	1941	
K	Wasatch	Independence	\$0	\$0	\$59,592	\$357	167	1.83%	\$85,156	-	-	-	-	2008	*
K	Sevier	Joseph	\$5,520	\$16	\$32,107	\$94	341	-0.87%	\$42,115	\$1,483,110	\$4,349	\$93,200	\$273	1900	
K	Piute	Junction	\$21,475	\$119	\$20,834	\$116	180	-5.76%	\$37,500	\$757,845	\$4,210	\$146,065	\$811	1913	
K	Iron	Kanarraville	\$42,500	\$117	\$34,688	\$95	364	2.54%	\$58,625	\$4,315,475	\$11,856	\$131,700	\$362	1933	
K	Millard	Kanosh	\$4,615	\$10	\$47,214	\$100	470	-0.84%	\$44,167	\$2,348,885	\$4,998	\$102,700	\$219	1903	
K	Piute	Kingston	\$7,854	\$48	\$14,710	\$90	163	-5.78%	\$43,125	\$676,235	\$4,149	\$18,000	\$110	1926	
K	Sevier	Koosharem	\$6,144	\$19	\$32,198	\$99	326	-0.31%	\$60,893	\$1,074,040	\$3,295	\$133,320	\$409	1911	
K	Rich	Laketown	\$11,362	\$44	\$36,654	\$143	256	3.23%	\$87,750	\$1,103,410	\$4,310	\$679,335	\$2,654	1945	D
K	Millard	Leamington	\$4,278	\$19	\$24,900	\$109	229	1.33%	\$81,071	\$317,087	\$1,385	\$0	\$0	1936	
K	Wayne	Loa	\$6,348	\$11	\$111,661	\$187	596	4.20%	\$37,656	\$1,762,850	\$2,958	\$1,923,155	\$3,227	1919	
K	Wayne	Lyman	\$4,200	\$17	\$18,160	\$72	251	-2.71%	\$52,656	\$831,070	\$3,311	\$112,710	\$449	1983	
K	Millard	Lynndyl	\$65,572	\$602	\$23,678	\$217	109	2.83%	\$52,955	\$102,003	\$936	\$59,650	\$547	1904	
K	Daggett	Manila	\$69,830	\$209	\$44,684	\$134	334	7.74%	\$33,864	\$1,665,270	\$4,986	\$2,260,820	\$6,769	1958	
K	Piute	Marysvale	\$56,494	\$146	\$50,472	\$130	388	-4.90%	\$29,583	\$1,922,175	\$4,954	\$890,305	\$2,295	1913	
K	Sanpete	Mayfield	\$14,476	\$29	\$47,556	\$95	503	1.41%	\$55,000	\$2,575,552	\$5,120	\$55,240	\$110	1882	
K	Millard	Meadow	\$8,528	\$27	\$45,388	\$145	313	0.97%	\$46,750	\$1,036,119	\$3,310	\$113,450	\$362	1909	
K	Washington	New Harmony	\$22,389	\$107	\$27,683	\$132	210	1.45%	\$56,250	\$2,604,335	\$12,402	\$65,000	\$310	1935	
K	Tooele	Ophir	\$512	\$11	\$3,530	\$74	48	26.32%	\$91,250	\$179,702	\$3,744	\$25,000	\$521	1906	

Cluster K: Small Towns (cont.)

Cluster	County	City	Property Tax Revenue (2013)	Property Tax Rev Per Capita	Sales Tax Revenue (2013)	Sales Tax Rev Per Capita	Population (2014)	Population Change (2010-2014)	Household Median Income (2013)	Real Land Primary Residential (2013)	Primary Residential Value Per Capita	Real Land Commercial Industrial (2013)	Comercial & Industrial Value Per Capita	Incorp. Date	Old Cluster
K	Iron	Paragonah	\$20,417	\$41	\$49,886	\$100	501	2.66%	\$42,054	\$4,641,285	\$9,264	\$88,230	\$176	1916	
K	Box Elder	Plymouth	\$3,083	\$8	\$82,421	\$204	405	-2.17%	\$60,500	\$1,427,965	\$3,526	\$50,300	\$124	1933	
K	Box Elder	Portage	\$12,644	\$50	\$25,599	\$102	252	2.86%	\$51,458	\$524,975	\$2,083	\$33,500	\$133	1922	
K	Rich	Randolph	\$13,074	\$28	\$60,862	\$132	462	-0.43%	\$51,875	\$1,336,500	\$2,893	\$372,789	\$807	1909	
K	Washington	Rockville	\$48,099	\$189	\$24,914	\$98	255	4.08%	\$50,625	\$9,596,100	\$37,632	\$418,200	\$1,640	1987	
K	Juab	Rocky Ridge	\$22,213	\$29	\$70,441	\$93	761	3.82%	\$41,000	\$519,200	\$682	\$0	\$0	1997	
K	Millard	Scipio	\$14,033	\$43	\$59,068	\$182	324	-0.92%	\$58,750	\$1,787,005	\$5,515	\$233,500	\$721	1900	
K	Carbon	Scotfield	\$5,572	\$242	\$4,622	\$201	23	-4.17%	\$63,750	\$257,895	\$11,213	\$135,018	\$5,870	1892	
K	Sevier	Sigurd	\$15,536	\$36	\$45,600	\$107	426	-0.70%	\$58,125	\$1,791,440	\$4,205	\$205,430	\$482	1935	
K	Box Elder	Snowville Town	\$13,731	\$81	\$58,656	\$345	170	1.80%	\$51,875	\$100,595	\$592	\$258,800	\$1,522	1933	
K	Sanpete	Sterling	\$9,807	\$36	\$30,480	\$110	276	5.34%	\$50,000	\$1,279,740	\$4,637	\$67,032	\$243	1934	
K	Duchesne	Tabiona	\$5,852	\$31	\$19,761	\$106	186	8.77%	\$43,750	\$452,695	\$2,434	\$64,800	\$348	1915	
K	Wayne	Torrey	\$3,258	\$18	\$48,097	\$266	181	-0.55%	\$46,875	\$1,378,250	\$7,615	\$866,130	\$4,785	1934	
K	Cache	Trenton	\$16,086	\$32	\$40,832	\$82	497	7.11%	\$49,028	\$3,459,540	\$6,961	\$169,155	\$340	1919	
K	Garfield	Tropic	\$15,166	\$30	\$131,337	\$256	513	-3.21%	\$48,438	\$2,169,045	\$4,228	\$355,265	\$693	1905	
K	Tooele	Vernon	\$7,676	\$29	\$23,550	\$89	264	8.64%	\$44,792	\$555,477	\$2,104	\$29,446	\$112	1972	
K	Washington	Virgin	\$57,491	\$95	\$64,642	\$107	605	1.51%	\$41,750	\$4,595,350	\$7,596	\$631,700	\$1,044	1929	
K	Sanpete	Wales	\$4,579	\$15	\$29,508	\$98	302	0.00%	\$49,167	\$1,242,891	\$4,116	\$0	\$0	1909	
K	Rich	Woodruff	\$6,259	\$34	\$27,286	\$147	186	3.33%	\$67,778	\$486,750	\$2,617	\$134,370	\$722	1933	
		Cluster Averages	\$19,732	\$69	\$41,934	\$137	327	1.83%	\$52,130	\$1,760,201	\$5,328	\$300,727	\$1,011	1938	

Cluster L: Capital City

Cluster	County	City	Property Tax Revenue (2013)	Property Tax Rev Per Capita	Sales Tax Revenue (2013)	Sales Tax Rev Per Capita	Population (2014)	Population Change (2010-2014)	Household Median Income (2013)	Real Land Primary Residential (2013)	Primary Residential Value Per Capita	Real Land Commercial Industrial (2013)	Comercial & Industrial Value Per Capita	Incorp. Date
L	Salt Lake	Salt Lake City	\$63,510,099	\$333	\$53,775,978	\$282	190,884	2.38%	\$45,862	\$2,776,068,052	\$14,543	\$2,496,634,820	\$13,079	1851

Cluster Averages

Cluster	Property Tax Revenue (2013)	Property Tax Rev Per Capita	Sales Tax Revenue (2013)	Sales Tax Rev Per Capita	Population (2014)	Population Change (2010-2014)	Household Median Income (2013)	Real Land Primary Residential (2013)	Primary Residential Value Per Capita	Real Land Commercial Industrial (2013)	Comercial & Industrial Value Per Capita	Incorp. Date
Cluster A: Major Cities	\$9,110,851	\$105	\$14,626,631	\$175	87,322	5.15%	\$58,803	\$857,729,274	\$10,514	\$561,899,869	\$7,013	1910
Cluster B: Commercial Centers	\$2,414,901	\$89	\$4,999,813	\$207	28,612	5.56%	\$57,332	\$278,315,854	\$9,058	\$154,442,656	\$6,045	1904
Cluster C: High Growth Communities	\$2,415,081	\$167	\$3,301,516	\$150	27,233	66.92%	\$71,196	\$239,471,756	\$8,222	\$135,160,089	\$10,933	1945
Cluster D: Residential Transitioning	\$281,264	\$81	\$411,520	\$126	3,300	7.47%	\$66,155	\$26,105,401	\$9,092	\$4,446,229	\$1,136	1914
Cluster E: High Income Residential	\$795,869	\$89	\$1,297,412	\$115	11,257	10.93%	\$87,347	\$110,165,652	\$9,741	\$23,455,982	\$1,852	1939
Cluster F: Urban Edge Cities	\$868,746	\$59	\$1,936,806	\$241	12,686	9.28%	\$64,710	\$94,624,679	\$7,468	\$49,817,082	\$5,506	1949
Cluster G: Resort Communities	\$1,462,122	\$1,543	\$2,631,228	\$1,999	2,146	4.64%	\$51,743	\$79,308,138	\$24,879	\$54,611,513	\$23,876	1947
Cluster H: Natural Resource Based	\$125,319	\$60	\$299,291	\$143	1,872	0.66%	\$50,492	\$4,929,583	\$2,813	\$2,930,071	\$885	1916
Cluster I: Old Established Communities	\$133,088	\$70	\$196,002	\$113	1,715	0.77%	\$49,241	\$8,466,764	\$4,895	\$1,283,292	\$626	1894
Cluster J: Traditional Agricultural	\$152,967	\$69	\$397,297	\$166	2,584	2.83%	\$50,258	\$12,964,923	\$5,059	\$3,642,959	\$1,462	1906
Cluster K: Small Towns	\$19,732	\$69	\$41,934	\$137	327	1.83%	\$52,130	\$1,760,201	\$5,328	\$300,727	\$1,011	1938
Cluster L: Capital City	\$63,510,099	\$333	\$53,775,978	\$282	190,884	2.38%	\$45,862	\$2,776,068,052	\$14,543	\$2,496,634,820	\$13,079	1851