

TAX PAYMENT YEAR

	2014 (Current Tax Bill)	2015 (Base Year)	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTAL
No Development (Prop. Remains Vacant)	Estimated EAV for PINs 12-13-252-001; 12-13-228-014 (includes 2% Annual Inflation To EAV Beginning Tax Payment Year 2015)												
	\$702,615	\$716,667	\$731,001	\$745,621	\$760,533	\$775,744	\$791,259	\$807,084	\$823,225	\$839,690	\$856,484	\$873,613	
	Property Tax Paid (Operating Tax Rate) to City Hold 0.68002 Rate Constant	\$4,778	\$4,873	\$4,971	\$5,070	\$5,172	\$5,275	\$5,381	\$5,488	\$5,598	\$5,710	\$5,824	\$5,941
Property Tax Paid (Operating Tax Rate) to School Dist. Hold 5.18436 Rate Constant	\$36,426	\$37,155	\$37,898	\$38,656	\$39,429	\$40,217	\$41,022	\$41,842	\$42,679	\$43,533	\$44,403	\$45,291	\$488,550

		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	TOTALS	
Property Developed As Proposed: 263,000 SF Building @ \$9,090,000 Construction Cost	Estimated EAV for PINs 12-13-252-001; 12-13-228-014 Building Improvement Assessment Only (includes 2% Annual Inflation To EAV Beginning Tax Payment Year 2018)														
		\$0	\$0	\$0	\$3,030,000	\$3,090,600	\$3,152,412	\$3,215,460	\$3,279,769	\$3,345,365	\$3,412,272	\$3,480,518	\$3,550,128		
	REBATE SCHEDULE (Approximate Percentages)		NA	NA	NA	75%	75%	75%	53%	50%	48%	43%	36%	33%	
	City Rebate Scenario	Property Tax Paid to City Hold 0.068002 Operating Rate Constant	\$0	\$0	\$0	\$20,605	\$21,017	\$21,437	\$21,866	\$22,303	\$22,749	\$23,204	\$23,668	\$24,142	\$200,990
		City Tax Rebate Amount to Property Owner	\$0	\$0	\$0	\$15,450	\$15,775	\$16,000	\$11,500	\$11,200	\$11,000	\$10,000	\$8,500	\$7,875	\$107,300
		City Retained Property Tax	\$0	\$0	\$0	\$5,155	\$5,242	\$5,437	\$10,366	\$11,103	\$11,749	\$13,204	\$15,168	\$16,267	\$93,690
	REBATE SCHEDULE (Approximate Percentages)		NA	NA	NA	75%	75%	75%	60%	51%	46%	45%	33%	28%	
	School District Rebate Scenario (Assumes City- Approved Schedule)	Property Tax Paid to School Dist. Hold 5.18436 Operating Rate Constant	\$0	\$0	\$0	\$157,086	\$160,228	\$163,432	\$166,701	\$170,035	\$173,436	\$176,904	\$180,443	\$184,051	\$1,532,317
		School Dist. Tax Rebate Amount to Property Owner	\$0	\$0	\$0	\$118,000	\$120,000	\$122,000	\$100,000	\$86,000	\$80,000	\$80,000	\$60,000	\$51,700	\$817,700
		School Dist. Retained Property Tax	\$0	\$0	\$0	\$39,086	\$40,228	\$41,432	\$66,701	\$84,035	\$93,436	\$96,904	\$120,443	\$132,351	\$714,617

Total Taxes (Operating Tax Rate Only) from Land	
Total of Taxes paid to City	\$265,072
Total of Taxes paid to School District	\$2,020,867
Total of Taxes paid to both City and District	\$2,285,939
Total of Rebate Amounts paid to Property Owner	\$925,000
Total of City Rebate Amount paid to Property Owner as a Percent of Total of Taxes Paid to City	40.48
Total District Rebate Amount paid to Property Owner as a Percent of Total of Taxes Paid to District	40.46
Total of Rebate Amounts paid to Property Owner as a Percent of Total of Taxes Paid to both City and District	40.46

Total Taxes (Operating Tax Rate Only) from	
Total of Taxes paid to City	\$200,990
Total of Taxes paid to School District	\$1,532,317
Total of Taxes paid to both City and District	\$1,733,307
Total of Rebate Amounts paid to Property Owner	\$925,000
Total of City Rebate Amount paid to Property Owner as a Percent of Total of Taxes Paid to City	53.39
Total District Rebate Amount paid to Property Owner as a Percent of Total of Taxes Paid to District	53.36
Total of Rebate Amounts paid to Property Owner as a Percent of Total of Taxes Paid to both City and District	53.37

Allocation Percentages		
	Amount	% of Total
City Operating Tax Rate	0.68002	11.60
District Operating Tax Rate	5.18436	88.40
Total of Operating Tax Rates	5.86438	100.00
City Total Rebate	\$107,300	11.60
District Total Rebate	\$817,700	88.40
Total Rebate	\$925,000	100.00