

DATA	
2015 Assessed Value	\$562,650
Taxable Value Increase	10,000,000
Rate of Appreciation	1.015

MSL Proposed CRA Increment Payment Benefit Analysis

					Increment	** Balance to be
Year	Taxable Value	City Mills	Pasco Mills	Due CRA	Payment	Recaptured
2016	\$562,650	9.25	7.6076	\$ 9,011		
2017	562,650	9.25	7.6076	9,011		
2018	10,562,650	9.25	7.6076	169,158	\$ 1,475,000	\$ 1,305,842
2019	10,721,090	9.25	7.6076	171,695		1,134,147
2020	10,881,906	9.25	7.6076	174,271		959,876
2021	11,045,135	9.25	7.6076	176,885		782,991
2022	11,210,812	9.25	7.6076	179,538		603,453
2023	11,378,974	9.25	7.6076	182,231		421,222
2024	11,549,658	9.25	7.6076	184,965		236,258
2025	11,722,903	9.25	7.6076	187,739		48,519
2026	11,898,747	9.25	7.6076	190,555		(142,036)
2027	12,077,228	9.25	7.6076	193,413		(335,450)
2028	12,258,387	9.25	7.6076	196,315		(531,764)
2029	12,442,262	9.25	7.6076	199,259		(731,024)
2030	12,628,896	9.25	7.6076	202,248		(933,272)
2031	12,818,330	9.25	7.6076	205,282		(1,138,554)
2032	13,010,605	9.25	7.6076	208,361		(1,346,915)
** Pink represent property taxes applied to recapturing incentive payment						
** Green or negative values represent new advalorem revenues of completed MLS project						