

**City of Knoxville
Tax Increment Financing
Project Status**

	Property Assessment			Yearly Increase in County Taxes		Yearly Increase in City Taxes		Yearly Increase in City & County Taxes	
	Base	Post Project	Increment	TIF Period	Post TIF	TIF Period	Post TIF	TIF Period	Post TIF
Substantially Completed Projects*									
Fire Street Lofts	\$279,575	\$2,550,935	\$2,271,360	\$7,041	\$53,604	\$14,991	\$55,875	\$22,032	\$109,480
Mast General & Gallery Lofts	\$299,080	\$3,127,055	\$2,827,975	\$8,767	\$66,740	\$18,665	\$69,568	\$27,431	\$136,308
Holston Building	\$2,607,520	\$7,024,235	\$4,416,715	\$13,692	\$104,234	\$29,150	\$108,651	\$42,842	\$212,886
Burwell Building	\$200,800	\$2,445,325	\$2,244,525	\$6,958	\$52,971	\$14,814	\$55,215	\$21,772	\$108,186
Candy Factory	\$0	\$3,234,385	\$3,234,385	\$10,027	\$76,331	\$21,347	\$79,566	\$31,374	\$155,897
North Central Village	\$26,400	\$360,900	\$334,500	\$1,037	\$7,894	\$2,208	\$8,229	\$3,245	\$16,123
Commerce Building	\$369,480	\$1,158,145	\$788,665	\$2,445	\$18,612	\$5,205	\$19,401	\$7,650	\$38,014
Total - Substantially Completed	\$3,782,855	\$19,900,980	\$16,118,125	\$49,966	\$380,388	\$106,380	\$396,506	\$156,346	\$776,894

The above figures are from actual property appraisals

In Progress**									
JFG	\$182,480	\$2,543,550	\$2,361,070	\$7,319	\$55,721	\$15,583	\$58,082	\$22,902	\$113,804
Brownlow School	\$100,840	\$1,500,000	\$1,399,160	\$4,337	\$33,020	\$9,234	\$34,419	\$13,572	\$67,440
Crimson Building	\$69,915	\$1,395,000	\$1,325,085	\$4,108	\$31,272	\$8,746	\$32,597	\$12,853	\$63,869
129 W. Jackson	\$65,080	\$1,124,862	\$1,059,782	\$3,285	\$25,011	\$6,995	\$26,071	\$10,280	\$51,081
SE Glass	\$54,720	\$1,191,379	\$1,136,659	\$3,524	\$26,825	\$7,502	\$27,962	\$11,026	\$54,787
500 Block	\$0	\$4,921,020	\$4,921,020	\$15,255	\$116,136	\$32,479	\$121,057	\$47,734	\$237,193
Downtown N. - Matisse	\$328,820	\$1,242,538	\$913,718	\$2,833	\$21,564	\$6,031	\$22,477	\$8,863	\$44,041
Daylight Building	\$207,760	\$3,337,850	\$3,130,090	\$9,703	\$73,870	\$20,659	\$77,000	\$30,362	\$150,870
Arnstein Building	\$435,120	\$2,832,000	\$2,396,880	\$7,430	\$56,566	\$15,819	\$58,963	\$23,250	\$115,530
Harold's	\$21,760	\$360,000	\$338,240	\$1,116	\$9,099	\$2,537	\$9,505	\$3,653	\$18,603
Total - In Progress	\$1,466,495	\$20,448,199	\$18,981,704	\$58,911	\$449,085	\$125,584	\$468,134	\$184,495	\$917,218

The above figures are from estimates based on TIF application and approval

Total - All Projects	\$5,249,350	\$40,349,179	\$35,099,829	\$108,877	\$829,473	\$231,963	\$864,640	\$340,840	\$1,694,112
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* The values in each category for this section of projects represent actual appraisals from completed projects.

**These projects have been given the "in progress" designation due to the fact that they have not yet been reappraised. Therefore, the dollar figures in this section are estimates. *Sentinel Tower Project is delayed and is not included.*

All projects are evaluated to meet both "Public Interest" and "But for***" analysis prior to presentation to KCDC, City, and County legislative bodies.

*** Project would not occur without TIF financing. Review by bankers not involved in project assists in decision. No City or County appropriated funds used in TIF projects.