

Example #1 – Industrial Zoned Property:

Property Characteristics: Industrial property roughly 4.67 acres in size; former manufacturing, distribution, general purpose warehouse with attached interior office. Property was vacant and on the market in 2009 – appraised “as is” at \$4,500,000; “disposition or quick sale” value at \$3,375,000:

Cost of Cleanup: \$278,000

Real Property Assessment and Taxes by Fiscal Year

Tax Year	Market Land	Market Improvements	Market Total	Measure 50 Assessed Value	Annual Taxes
2009 – 2010	\$1,261,240	\$1,624,980	\$2,886,220	\$2,886,210	\$49,053.82
2010 – 2011	\$1,220,550	\$1,396,780	\$2,617,330	\$2,617,330	\$39,287.68
2011 – 2012	\$1,057,810	\$1,100,350	\$2,158,160	\$2,158,160	\$32,809.21
2012 – 2013	\$1,057,810	\$1,415,850	\$2,473,660	\$2,473,660	\$37,684.49
2013 – 2014	\$1,017,130	\$1,858,370	\$2,875,500	\$2,875,500	\$44,122.83
2014 – 2015	\$1,017,130	\$3,309,920	\$4,327,050	\$3,756,140	\$60,045.15
2015 – 2016	\$1,017,130	\$3,350,080	\$4,367,210	\$3,868,820	\$61,440.39

Example #2 – Commercial Zoned Property:

Property Characteristics: Commercial zoned property approximately .23 acres in size; former gas station with structure built in 1970. Property was vacant in and was subject to tax foreclosure. Property was purchased in 2009 for redevelopment as mixed use office/retail space.

Cost of Cleanup: \$507,900

Real Property Assessment and Taxes by Fiscal Year

Tax Year	Market Land	Market Improvements	Market Total	Measure 50 Assessed Value	Annual Taxes
2008 – 2009	\$225,230	\$348,770	\$574,000	\$326,120	\$5,916.41
2009 – 2010	\$235,650	\$308,130	\$543,780	\$335,900	\$6,405.76
2010 – 2011	\$235,650	\$308,130	\$543,780	\$345,970	\$6,555.89
2011 – 2012	\$190,560	\$336,230	\$526,790	\$356,340	\$6,727.15
2012 – 2013	\$207,390	\$257,950	\$465,340	\$367,030	\$6,944.41
2013 – 2014	\$202,380	\$284,910	\$487,290	\$378,040	\$7,733.28
2014 – 2015	\$202,380	\$284,910	\$487,290	\$389,380	\$7,854.79
2015 – 2016	\$202,380	\$305,680	\$508,060	\$401,060	\$8,062.41

