

Economic Analysis

Comparative Analysis	Current	Uses allowed by right			Uses under Planned Development		
Revenues from	undeveloped land with ag exemption	1.55 acres of Office	4.71 acres of Office Warehouse	.27 acres of Small Retail	One (7 per acre) Single Family	6.51 acres of Mixed Use	14.56 acres of Multi-Family
*TAD appraised values	\$6,553,529.48	\$251,397.00	\$1,770,667.00	\$205,710.00	\$585,000.00	\$37,000,000.00	\$28,700,000.00
TAD taxable values	\$5,668.00	\$251,397.00	\$1,770,667.00	\$205,710.00	\$20,475,000.00	\$37,000,000.00	\$28,700,000.00
Estimated Value psf land	\$4.47	\$3.72	\$8.52	\$9.32	\$100.58	\$152.94	\$45.26
Real Estate Property Tax	\$22.67	\$1,005.34	\$7,080.90	\$822.63	\$2,339.42	\$147,963.00	\$114,771.30
Sales Tax (per Zac Tax)	\$0.00	\$0.00	\$0.00	\$446.90	0	\$58,307.10	\$0.00
Translation of Tax Revenue Value per acre	\$0.76	\$648.60	\$1,503.38	\$4,697.28	\$17,522.22	\$31,685.12	\$7,882.64

*Based on similar development within the city limits using 2019 dollars. Note: the single-family taxable value is based on a five-acre development