# AGREEMENT CONCERNING PAYMENT FOR MUNICIPAL SERVICES

(512-514 Farnam Street)

This Agreement is entered into as of the \_\_\_\_\_\_\_\_th day of December, 2016 (the "Agreement"), by and between the City of La Crosse, a Wisconsin municipal corporation (the "City"), and Gundersen/City of La Crosse Neighborhood Development Corporation (the "Owner"), a Non-Stock Corporation.

# **RECITALS**

A. Owner currently owns residential real property (the "Property") in the City and pays property taxes to the City on the Property, more particularly described as:

# \* 1 6 8 6 7 8 4 3 2 \*

# 1686784

LACROSSE COUNTY REGISTER OF DEEDS CHERYL A. HCBRIDE

RECORDED ON

12/14/2016 02:43PH

REC FEE: 30.00 EXEMPT #:

PAGES: 32

THIS SPACE RESERVED FOR RECORDING DATA

4112

RETURN TO:

Stephen F. Matty City Attorney, City of La Crosse

400 La Crosse Street

La Crosse, Wisconsin 54601

P.I.N.

17-30080-10

# See attached Exhibit B

- B. Owner intends to demolish the structures and improvements on the Property and use said property for green space.
  - C. Owner is seeking a Conditional Use Permit in order to facilitate the Property's new use.
- D. Owner obtained a Conditional Use Permit while representing to the Common Council and agreeing that, *inter alia*, (1) the Owner shall enter into an agreement concerning the payment for municipal services to the City; and (2) the Owner shall perform in accordance with the terms of said agreement.

NOW, THEREFORE, in consideration of the recitals and the mutual promises, obligations and benefits provided under this Agreement, the receipt and adequacy of which are hereby acknowledged, Owner and the City agree as follows:

1. Representations and Warranties of Owner. The recitals stated above are incorporated into this Agreement by reference as representations and warranties of Owner to the City. In addition, Owner represents and warrants to the City that Owner: (1) is a non-stock corporation organized and existing under the laws of the State of Wisconsin; (2) is in good standing with the Wisconsin Department of Financial Institutions; (3) has taken all action necessary to enter into this Agreement; (4) has duly authorized the individual signers of this Agreement to do so; and (5) will be the sole owner of the Property, in fee simple.

- 2. **Municipal Services.** Based on Owner's use of the Property provided herein, the City shall provide public health, safety, fire and police protection, streets and street maintenance, snow removal, and other governmental services ("Municipal Services") with respect to the Property that are funded by property taxes.
- 3. Tax Status of Property. Except as provided by law, the Property shall be subject to property taxation and shall not be exempt from property taxation, in full or in part. Owner shall timely provide, at no cost to the City, all information and access to books, records, documents, and other evidence reasonably requested by the City's assessor to determine whether the Property is exempt from property taxes and shall permit the City's assessor to have reasonable access to the Property for that purpose.

# 4. Payment for Municipal Services.

If, after obtaining the Conditional Use Permit, the Owner of the Property fails to cause the improvement of the Property through any new or additional structure or improvements equal to or greater than the base year improvement or structure valuation, adjusted for inflation or increases in the annual property tax assessment, for any Valuation Year, the City shall send Owner, by United States mail, postage prepaid, an invoice for the amount due as a payment for municipal services provided by the City with respect to the Property ("Payment for Municipal Services"), calculated according to this section of the Agreement. The amount due shall be calculated by the City for each Valuation Year by the following method.

- a. The City shall determine the assessed value of improvements on the Property (the Base Year Valuation") by referencing the Property's tax bill corresponding to the calendar year during which the Conditional Use Permit was granted (the "Base Year"). If the Property, or portion thereof, is already tax exempt for the Base Year, then the City's assessor, or an appraiser chosen in the sole discretion of the City, shall determine the assessed value of improvements as if the Property, or portion thereof, was not tax exempt, which value shall be used to calculate the Base Year Valuation, or portion thereof.
- b. The City shall calculate the Adjusted Base Year Valuation of the Property by multiplying the Base Year Valuation by any factor of inflation or increase in the annual property tax assessment during and subsequent to the Base Year as determined by the City's assessor.
- c. For each Valuation Year, the City shall determine the Property's current assessed value of improvements (the "Assessed Value Improvements"), but excluding land, by referencing the Property's tax bill corresponding to the Valuation Year. If the Property, or portion thereof, is determined to be tax exempt, then the Assessed Value Improvements related to the Property, or portion thereof, shall be deemed to be zero

- (0). "Valuation Year" means each year subsequent to the Base Year, excluding the year immediately following the Base Year.
- d. For each Valuation Year, the City shall compare the Assessed Value Improvements to the Adjusted Base Year Valuation. If the Assessed Value Improvements as determined in sub. (c) is greater than or equal to the Adjusted Base Year Valuation, the Owner is not required to make any Payment for Municipal Services for that Valuation Year. If the Assessed Value Improvements determination in sub. (c) is less than the Adjusted Base Year Valuation, the Owner shall make a Payment for Municipal Services to the City based upon the differential amount, if any, invoiced by the City to the Owner.
- e. The amount to be paid as the Payment for Municipal Services shall be calculated by taking the differential amount, if any, and multiplying it by the full property tax mill rate for all taxing jurisdictions as shown in the tax bills issued by the City on or about December of the Valuation Year.

Attached to this Agreement as **Exhibit A** are illustrative calculations by the method provided in this Agreement, using illustrative values of land and improvements some of which may be provided by Owner and other figures provided by the City. These values and figures are used solely for illustrating the method of calculation provided in this section and are not intended to indicate in any way what the actual calculation for any Valuation Year shall be. The amount of the Payment for Municipal Services for any Valuation Year, calculated as provided in this section, shall be binding on the parties.

- 5. Terms of Payment. The City shall send Owner an invoice for the Payment for Municipal Services due for each Valuation Year by the end of the Valuation Year or as soon thereafter as practical. The full amount of the Payment for Municipal Services shall be due on or before March 31 of the year after the Valuation Year. Each payment shall be deemed made when actually received by the City. Any payment made by check shall not be deemed made until the check has cleared all banks. Any amount due that is not paid on time shall bear interest and penalty in the same manner and at the same rate as provided by law for unpaid property taxes. The Payment for Municipal Services shall constitute payment for all Municipal Services provided with respect to the Property during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided by the City. The City and Owner acknowledge and agree that the Payment for Municipal Services under this Agreement would constitute a reasonable and appropriate means of carrying out the intent of the parties and would fairly and reasonably compensate the City for the Municipal Services provided during the Valuation Year, except Municipal Services requested by Owner that would not ordinarily be provided by the City.
- 6. **Special Assessments and/or Special Charges.** Any Payment for Municipal Services that is not made when due shall entitle the City to levy a special assessment and/or special charge against the Property for the amount due, plus interest and penalty. Owner hereby consents to the levy of any such special assessment and/or special charge, and, pursuant to Wis. Stat. § 66.0703(7)(b)

and/or Wis. Stat. § 66.0627, waives any right to notice of or any hearing on any such special assessment and/or special charge.

- 7. Indemnification. Owner shall indemnify the City for all amounts of attorneys' fees and expenses and expenses incurred in enforcing this Agreement.
- 8. Remedies. The City shall have all remedies provided by this Agreement, and provided at law or in equity, necessary to cure any default or remedy any damages under this Agreement. Remedies shall include, but are not limited to, special assessments under section 6 of this Agreement, indemnification under section 7 of this Agreement, and all remedies available at law or in equity.
- 9. Successors and Assigns. This Agreement is binding on the successors and assigns of the parties, including, but not limited to, any subsequent owner of the Property, any part of the Property, or any real property interest in the Property or any part of the Property. Owner shall provide not less than forty-five (45) days advance written notice of any intended transfer of ownership, assignment, lease, or sublease. If at any time the Property has more than one (1) owner, the owners shall be jointly and severally liable for any Payment for Municipal Services due under this Agreement for any Valuation Year. For purposes of invoicing only, the City may, in its sole discretion, allocate the amount of the Payment for Municipal Services due among the owners in proportion to the Assessed Value Improvements of their respective property interests as of January 1 of the Valuation Year, as determined by the City's assessor using the method of calculation described in section 4 of this Agreement. If the City makes such an allocation for purposes of invoicing only, then if any part of the Payment for Municipal Services is not timely paid, the City may, in its sole discretion, at any time or from time to time, send additional invoices to all the owners for all or part of the amount due until the amount due is fully paid.
- 10. **Notices**. Any notice required to be given under this Agreement shall be deemed given when deposited in the United States mail, postage prepaid, to the party at the address stated below or when actually received by the party, whichever is first. The addresses are:

To City: City Clerk

City of La Crosse 400 La Crosse Street La Crosse, WI 54601

With a copy to: City Attorney

City of La Crosse 400 La Crosse Street La Crosse, WI 54601 To Owner:

Gundersen/City of La Crosse Neighborhood Development Corporation 1836 South Avenue La Crosse WI 54601

Either party may change its address for notices by giving a notice as provided in this section.

- 11. Term of Agreement. The term of this Agreement shall begin on the date the Conditional Use Permit became effective (December 8, 2016) and shall continue for not less than twenty (20) Valuation Years unless otherwise terminated by mutual written agreement. The term of this Agreement shall be tolled for one (1) Valuation Year in the event a party is unable to perform due to an impossibility to perform, including, without limitation, fire, flood, storms, or other "act of God."
- 12. **Entire Agreement; Amendments**. This Agreement encompasses the entire agreement of the parties. Any amendment to this Agreement shall be made in writing, signed by both parties.
- 13. **Severability**. If any part of this Agreement is determined to be invalid or unenforceable, the rest of the Agreement shall remain in effect.
- 14. **Waiver**. No waiver of any breach of this Agreement shall be deemed a continuing waiver of that breach or a waiver of any other breach of this Agreement.
- 15. **Governing Law**. This Agreement has been negotiated and signed in the State of Wisconsin and shall be governed, interpreted, and enforced in accordance with the laws of the United States and the State of Wisconsin.
- 16. Interpretation of Agreement. The parties acknowledge that this Agreement is the product of joint negotiations. If any dispute arises concerning the interpretation of this Agreement, neither party shall be deemed the drafter of this Agreement for purposes of its interpretation. Venue for any action arising out of or in any way related to this Agreement shall be exclusively in the Circuit Court for La Crosse County, Wisconsin. Each party waives its right to challenge venue in La Crosse County.
- 17. **Dispute Resolution.** If there is any dispute between the parties arising out of, related to, or connected with this Agreement:
  - a. The parties shall attempt in good faith to resolve the dispute.
  - b. If the parties cannot resolve the dispute after reasonable efforts, the dispute shall be submitted to mediation, at the request of either party. The mediator shall be agreed on by the parties or, if they are unable to agree, selected by the Circuit Court of La Crosse County, on application of either party. If the dispute, in whole or part, concerns the

Assessed Value Improvements of the Property or the amount due of any payment for Municipal Services, the mediator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten (10) years experience in the valuation of commercial property, unless the parties agree otherwise in writing. If the dispute is wholly on some other issue or issues, the mediator shall be an attorney in La Crosse County, Wisconsin with at least ten (10) years experience.

- If the parties cannot resolve the dispute by mediation, after reasonable efforts, either C. party may demand arbitration conducted in accordance with chapter 788, Wisconsin Statutes, or any successor statute, by a single arbitrator, chosen by mutual agreement of the parties or, if they do not agree, by the Circuit Court for La Crosse County, on application of either party. The party demanding arbitration shall bear all the costs of arbitration. If the dispute, in whole or part, concerns the Assessed Value Improvements of the Property or the amount of any payment for Municipal Services due under this Agreement, the arbitrator shall be an assessor or appraiser licensed by the State of Wisconsin with at least ten (10) years experience in the valuation of commercial property, unless the parties agree otherwise in writing, and any demand for arbitration shall be made within sixty (60) days after an invoice for payment for Municipal Services for the Valuation Year in dispute is sent by the City to Owner. If a demand for arbitration is not made within that time, the parties shall be deemed to have waived arbitration with respect to the Assessed Value Improvements of the Property and the amount of any payment for Municipal Services due under this Agreement. If the dispute is wholly on some other issue or issues, the arbitrator shall be an attorney in La Crosse County, Wisconsin with at least ten (10) years experience. Chapter 788, Wisconsin Statutes, or any successor statute, shall govern the arbitration proceeding, except that Owner and the City each waive any right to trial by jury if a dispute concerning the arbitration proceeding is resolved by a court. Each party is hereby authorized to file a copy of this section in any proceeding as conclusive evidence of this waiver of jury trial by the other party.
- 18. **Representations.** Each party acknowledges and agrees that no representation or promise not expressly contained in this Agreement has been made by the other party or any of its employees, attorneys, agents, or representatives. Each party acknowledges that it is not entering into this Agreement on the basis of any such representation or promise, express or implied.
- 19. **Reading of Agreement.** Each person signing this Agreement on behalf of any Party acknowledges that the person has read this Agreement, that the person understands the terms and conditions of the agreement, that the person (if other than an attorney for the party) has been advised by legal counsel concerning this Agreement, and that the person freely and voluntarily signs this Agreement.

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- Authorization to Sign Agreement. Each person signing this Agreement on behalf of 20. any Party represents and warrants that the person holds the position indicated beneath the person's signature and that the person has the requisite corporate or other authority to sign this Agreement on behalf of the Party. Each Party represents that entry into this Agreement is not in contravention of any agreement or undertaking to which the Party is bound.
- Recording. The City may record this Agreement with the Register of Deeds for La 21. Crosse County and may record this document again, from time to time, in the City's sole discretion.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives as of the date first set forth above.

CITY OF LA CROSSE

Teri Lehrke, Citý Cler

Subscribed and sworn to before me this 12th day of <u>Necember</u>, 2016.

(Nikki M Elsen

Notaty Public, State of WI

**GUNDERSEN/CITY OF LA CROSSE** NEIGHBORHOOD DEVELOPMENT CORP.

Subscribed and sworn to before me this

Ob day of December, 2016

PRESIDENT, BOARD OF DIECETHY

MUDER Alexis Wozney) Notary Public. State of Wil

My Commission: 06/14/2020

Exhibit A attached: Illustrative Calculations

Exhibit B attached: Legal Description

This instrument drafted by: Attorney Stephen F. Matty, City Attorney City of La Crosse 400 La Crosse Street

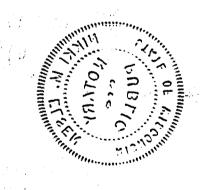
La Crosse, WI 54601

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ALINE STREET, STREET,







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# **EXHIBIT B**

Tax Parcel: 17-30080-10

LOT FOUR (4) IN BLOCK FOUR (4) OF THE SECOND PLAT OF B.B. HEALY'S ADDITION TO THE CITY OF LACROSSE, LACROSSE COUNTY, WISCONSIN.

# Exhibit A ILLUSTRATIVE CALCULATION

#### Illustration A-1

# Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$10,000 for land and \$44,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and constructed new improvements in October 2015. These improvements were assessed at \$50,000 by the City Assessor on January 1, 2016 and are reflected as the same on the December 4, 2016 tax bills.

- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2017-2026; accordingly, no Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-1 for further illustration.

					EXIMINITAL THUSING COLUMNIA	וחזרו מרוגב כמו	Culduons						
					Payment for	Payment for Municipal Services	rvices						
Date of CUP approval	val	5/13/2015	215										
Date CUP became effective	effective	5/19/2015	215										
Base Year Valuation Date	n Date	1/1/2015	015										
Inflation Factor			2%										
		Base Year	Grace Year	Valuation Years	S.								
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.													
ise Year Valuatio	Base Year Valuations and Adjusted Base Year Valuations	ase Year Valuat	ions										
Land	_	10,000.00	10,200.00	10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94	12,433.74
Impr	Improvements	44,600.00	45,492.00	46,401.84	47,329.88	48,276.47	49,242.00	50,226.84	51,231.38	52,256.01	53,301.13	54,367.15	55,454.49
Total	_	54,600.00	00 55,692.00	56,805.84	57,941.96	59,100.80	60,282.81	61,488.47	62,718.24	63,972.60	65,252.05	66,557.10	67,888.24
Assessed Value Improvements	provements												
Land	_	10,000.00	00'002'00'00'	10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94	12,433.74
New	New Improvements	44,600.00	00.000,02 00.00	51,000.00	52,020.00	53,060.40	54,121.61	55,204.04	56,308.12	57,434.28	58,582.97	59,754.63	60,949.72
Total		54,600.00	.00 60,200.00	61,404.00	62,632.08	63,884.72	65,162.42	66,465.66	67,794.98	69,150.88	70,533.89	71,944.57	73,383.46
1	file file			131 500 151	14 500 131	14 703 031	14 070 501	100 270 11	(F 076 74)	15 170 371	15 301 041	15 307 401	(E 40E 33)
Improvement Differential (If any)	erential (if any)	5	0.00	(4,336.10)	(4,090.12)	(4,703.33)	(4,0/3,00)	(4,377.20)	(5,070.74)	(2,1/0.2/)	(5,201.04)	(2,367.46)	(5,435.23)
Tax Rate		0.0	0.028 0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Payment for Municipal Services	cipal Services	_	N/A N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Tax bill		12/4/2015	015 12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Due Date			N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES:													
Inflation factors	1. Inflation factors in 2015 and subsequent years are used to determine the Adju	equent years ar	e used to determi	ine the Adjusted	sted Base Year Valuations.	luations.							
Payment for Mu	2. Payment for Municipal Services extends for not less than 20 valuation years.	xtends for not l	ess than 20 valuat	ion years.									
			_										

#### **Assumptions:**

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$29,000 for land and \$113,500 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and constructed new improvements in October These improvements were assessed at \$150,000 by the City Assessor on January 1, 2022 and are reflected as the same on the December 4. 2022 tax bill.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuation for Valuation Years 2017-2021; accordingly a Payment for Municipal Services is invoiced at the end of each year and due on March 31 of the following year.
- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2022-2026; accordingly, no Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-2 for further illustration.

					Payment	Payment for Municipal Services	Services						
	-												
Date of CUP approval	5/1	5/13/2015											
Date CUP became effective	5/1	5/19/2015											
Base Year Valuation Date	1/	1/1/2015											
Inflation Factor		5%											
	Base Year		Grace Year	Valuation Years									
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	1/1/	1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.													
Base Year Valuations and Adjusted Base Year Valuations	fjusted Base Year Valu	vations											
Land	67 59	29,000.00	29,580.00	30,171.60	30,775.03	31,390.53	32,018.34	32,658.71	33,311.88	33,978.12	34,657.68	35,350.84	36,057.85
Improvements		113,500.00	115,770.00	118,085.40	120,447.11	122,856.05	125,313.17	127,819.43	130,375.82	132,983.34	135,643.01	138,355.87	141,122.98
Total	142,	142,500.00	142,500.00	148,257.00	151,222.14	154,246.58	157,331.51	160,478.14	163,687.71	166,961.46	170,300.69	173,706.70	177,180.84
Assessed Value Improvements	ts												
Land	29	29,000.00	29,580.00	30,171.60	30,775.03	31,390.53	32,018.34	32,658.71	33,311.88	33,978.12	34,657.68	35,350.84	36,057.85
New Improvements		113,500.00	00.0	0	00.00	00.00	00.00	00.0	150,000.00	153,000.00	156,060.00	159,181.20	162,364.82
Total	142,	142,500.00	29,580.00	30,171.60	30,775.03	31,390.53	32,018.34	32,658.71	183,311.88	186,978.12	190,717.68	194,532.04	198,422.68
mprovement Differential (if any)	any)	0.00	115,770.00	118,085.40	120,447.11	122,856.05	125,313.17	127,819.43	(19,624.18)	(20,016.66)	(20,416.99)	(20,825.33)	(21,241.84)
Tax Bate		0.028	0.280	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Darmont for Minicipal Consison	icoc	N/N	N/N	2 206 30	2 277 57	2 430 07	2 500 77	2 579 04	M/M	N/A	N/N	V/W	N/N
ient ion Manneipal Serv	lices .	2/21	W/N	9,500.33	3,316,5	16.664,6	11.000.6	2,370.34	W/N	W/NI	W/M	2/1	141
Tax bill	12,	12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date			N/A	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	N/A	N/A	N/A	N/A	N/A
Due Date			N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	N/A	N/A	N/A	N/A	N/A
NOTES:													
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	and subsequent years	are used	to determine t	the Adjusted Ba	se Year Valuatic	ons.							
2. Payment for Municipal Services extends for not less than 20 valuation years.	ervices extends for no	ot less tha.	n 20 valuation	years.									
3. No payment due for Grace Year.	e Year.					6 7					District Services		

# Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$26,800 for land and \$75,900 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and never constructed any new improvements. Moreover, the owner filed a tax exemption request with the City Assessor, which was approved commencing on January 1, 2024.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuation for Valuation Years 2017-2026; accordingly a Payment for Municipal Services is invoiced at the end of each tax year and due on March 31 of the following year.
- Land is still taxed for Valuation Years 2017-2023 and not used to calculate any Payment for Municipal Services.
- Land obtains a tax exemption commencing in 2024; accordingly, a tax bill on the land no longer occurs, but the Payment for Municipal Services still occurs.
- See Exhibit A-3 for further illustration.

					Exhibit A-3	Exhibit A-3 Illustrative Calculations	Calculations						
					Paymen	Payment for Municipal Services	Services						
Date of CUP approval	approval	5/13/2015	10										
Date CUP be	Date CUP became effective	5/19/2015	2										
Sase Year Va	Base Year Valuation Date	1/1/2015	2										
Inflation Factor	tor	2%	<b>\0</b>										
		Base Year	Grace Year	Valuation Years	S.								
			Т	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	O No.												
sase Year Va	Base Year Valuations and Adjusted Base Year Valuations	rse Year Valuation	15										
	Land	26,800.00	0 27,336.00	27,882.72	28,440.37	29,009.18	29,589.37	30,181.15	30,784.78	31,400.47	32,028.48	32,669.05	33,322.43
	Improvements	75,900.00	0 77,418.00	78,966.36	80,545.69	82,156.60	83,799.73	85,475.73	87,185.24	88,928.95	90,707.53	92,521.68	94,372.11
	Total	102,700.00	104,754.00	106,849.08	108,986.06	111,165.78	113,389.10	115,656.88	117,970.02	120,329.42	122,736.01	125,190.73	127,694.54
ssessed Val	Assessed Value Improvements												
	Land	26,800.00	00.336.00	27,882.72	28,440.37	29,009.18	29,589.37	30,181.15	30,784.78	31,400.47	0.00	0.00	0.00
	New Improvements	75,900.00		00.00	00.0	00.00	0.00	00:00	00.00	00:00	0.00	00.00	0.00
	Total	102,700.00	27,336.00	27,882.72	28,440.37	29,009.18	29,589.37	30,181.15	30,784.78	31,400.47	00:00	00:00	00.00
	50 1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-		1	76 770 05	00 147 00	00 020	CT 000 00	200 300		10 000 00	27 202 00	00 000 00	** 010 **
ilproverner	mprovenient Omerennal (II any)	00.0	11,410.00	70,300.30	60,545.09	02,130.00	03,733.73	03,473.73	67,103.24	66,926,90	50,707,06	32,321.00	34,372.11
Tax Rate		0.028	8 0.280	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
ayment for	Payment for Municipal Services	N/A	A/N A/A	2,211.06	2,255.28	2,300.38	2,346.39	2,393.32	2,441.19	2,490.01	2,539.81	2,590.61	2,642.42
Tou. b.11		10/4/2017	22/2/2020	22/4/2042	0.000/0/00	0.000/10/04	Occordator.	and to form	and of store	2000/1/01	* 00001 *1 0 *	20001110	Cool Mar
Invoice Date		102/4/21		12/	-	-	12/31/2020	12/4/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date			N/A	1	3/31/2019	1_	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:													
1. Inflation t	1. Inflation factors in 2010 and subsequent years are used to determine the	quent years are u	used to determin		Adjusted Base Year Valuations.	luations.							
2. Payment	Payment for Municipal Services extends for not less than 20 valuation years.	tends for not less	than 20 valuati	on years.									
A MILE AND A													

#### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$15,000 for land and \$110,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property demolished the original improvements in July 2015 and constructed some partial improvements in August 2017. improvements were assessed at \$70,000 by the City Assessor on January 1, 2018 and are reflected as the same on the December 4, 2018 tax bill. the owner completed the partial improvements in October 2019, which were subsequently assessed at an additional \$55,000 on January 1, 2020 beyond the previous partial assessment already provided by the City Assessor and are reflected as the same on the December 4, 2020 tax bill.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2019; a Payment for Municipal Services is owed.
- No Payment for Municipal Services would occur after final construction has been completed commencing in Valuation Year 2020 since the Assessed Value Improvements are greater than the Adjusted Base Year Valuations.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-4 for further illustration.

						Exhibit A-4	Exhibit A-4 Illustrative Calculations	Iculations						
						Payment for	Payment for Municipal Services	ervices						
Date of CUP approval	approval		5/13/2015											
Date CUP be	Date CUP became effective		5/19/2015											
Base Year V.	Base Year Valuation Date		1/1/2015											
Inflation Factor	ctor		2%											
			Base Year	Grace Year	Valuation Years	.5								
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	D No.													
	Land		15,000.00	15,300.00	15,606.00	15,918.12	16,236.48	16,561.21	16,892.44	17,230.29	17,574.89	17,926.39	18,284.92	18,650.61
	Improvements		110,000.00	112,200.00	114,444.00	116,732.88	119,067.54	121,448.89	123,877.87	126,355.42	128,882.53	131,460.18	134,089.39	136,771.17
	Total		125,000.00	127,500.00	130,050.00	132,651.00	135,304.02	138,010.10	140,770.30	143,585.71	146,457.42	149,386.57	152,374.30	155,421.79
Assessed Va	Assessed Value Improvements	S,												
	Land		15,000.00	15,300.00	15,606.00	15,918.12	16,236.48	16,561.21	16,892.44	17,230.29	17,574.89	17,926.39	18,284.92	18,650.61
	New Improvements	nents	110,000.00	0.00	00:00	70,000.00	71,400.00	126,400.00	128,928.00	131,506.56	134,136.69	136,819.43	139,555.81	142,346.93
	Total		125,000.00	15,300.00	15,606.00	85,918.12	87,636.48	142,961.21	145,820.44	148,736.85	151,711.58	154,745.81	157,840.73	160,997.54
mproveme	Improvement Differential (if any)	any)	0.00	112,200.00	114,444.00	46,732.88	47,667.54	(4,951.11)	(5,050.13)	(5,151.14)	(5,254.16)	(5,359.24)	(5,466.43)	(5,575.76)
Tax Rate			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
ayment for	Payment for Municipal Services	ces	N/A		3,204.43	1,308.52	1,334.69	N/A						
Tax bill			12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date	d)			N/A	12/31/2017	12/31/2018	12/31/2019	N/A						
Due Date				N/A	3/31/2018	3/31/2019	3/31/2020	N/A						
NOTES:														
1. Inflation	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	nd subsedue	ent years are u:	sed to determine	e the Adjusted	Base Year Valu	rations.							
2. Payment	Payment for Municipal Services extends for not less than 20 valuation years.	rvices exten	ds for not less	than 20 valuatio	n years.									
MIN COUNTY	The same of the sa	**			-									

# Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$20,000 for land and \$65,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property demolished the original improvements in October 2016 and constructed improvements in June 2017. These improvements were assessed at \$75,000 by the City Assessor on January 1, 2018 and are reflected as the same on the December 4, 2018 tax bill. Later, the owner files a tax exemption request for the property, which is granted by the City Assessor effective January 1, 2021.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Year 2017; a Payment for Municipal Services is owed.
- The Assessed Value Improvements are greater than the Adjusted Base Year Valuations for Valuation Years 2018-20; no Payment for Municipal Services is owed.
- Since the tax exemption is granted commencing in 2021, the Assessed Value Improvements are deemed to be zero and therefore they are less than the Adjusted Base Year Valuations; a Payment for Municipal Services is due for Valuation Years 2021-2026.
- Land is still taxed and not used to calculate any Payment for Municipal Services. Here, however land is not taxed after obtaining a tax exemption in 2021.
- See Exhibit A-5 for further illustration.

						Exhibit A-5 -	Exhibit A-5 Illustrative Calculations	alculations						
						Payment	Payment for Municipal Services	Services						
Date of CUP approval	poroval		5/13/2015											
ate CUP bec	Date CUP became effective		5/19/2015											
Base Year Valuation Date	uation Date		1/1/2015											
Inflation Factor	or or		2%											
			Base Year	Grace Year	Valuation Years	S								
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			1/1/2015	1/2/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
fax Parcel ID No.	No.													
ase Year Val.	uations and Adj.	iusted Base	Base Year Valuations and Adjusted Base Year Valuations	8										
	Land		20,000.00	20,400.00	20,808	21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49
	Improvements	100	65,000.00			68,978.52	70,358.09	71,765.25	73,200.56	74,664.57	76,157.86	77,681.02	79,234.64	80,819.33
	Total		85,000.00		88,434.	90,202.68	92,006.73	93,846.87	95,723.81	97,638.28	99,591.05	101,582.87	103,614.53	105,686.82
ssessed Valu	Assessed Value Improvements	S												
	Land		20,000.00	20,400.00	20,808.00	21,224.16	21,648.64	22,081.62	00.00	00:00	00.00	00.00	00.00	00.00
	New Improvements	nents	65,000.00	66,300.00	00:00	75,000.00	76,500.00	78,030.00	00.00	00:0	00.00	00.00	00.00	00.0
	Total		85,000.00	86,700.00	20,808.00	96,224.16	98,148.64	100,111.62	00.00	00.0	00.00	00.00	0.00	0.00
-	Officensial life		000	000		107 100 0	100 000	10000000	000000			200	***************************************	20 040 00
nprovement	inprovement Differential (if any)	any)	0.00	0.00	07,626.00	(6,021.48)	(6,141.91)	(6,264.75)	/3,200.56	/4,664.5/	76,157.86	//,681.02	/9,234.64	80,819.33
Tax Rate			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
ayment for	Payment for Municipal Services	ces	N/A	N/A	1,	N/A	N/A	N/A	2,049.62	2,090.61	2,132.42	2,175.07	2,218.57	2,262.94
Tax bill			12/4/2015	12/4/2016	12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date				N/A	12/31/2017	N/A	N/A	N/A	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date				N/A	3/31/2018	N/A	N/A	N/A	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:														
Inflation factors in 2015 and subsequent vears are used to determine the Adjusted Base Vene Delinations	1000	. desibone												

#### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property and improvements thereon have not been assessed because the City Assessor had previously determined the property to be used for a tax exempt purpose commencing January 1, 2005. After the Council approved the Conditional Use Permit, the City Assessor determined that the real property would have been assessed at \$15,000 and \$35,000 for improvements on January 1, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property demolished the original improvements in August 2015 and never constructed any new improvements.

- The Base Year Valuation and Adjusted Base Year Valuations are determined by the City's assessor since the Property was previously tax exempt.
- Since a tax exemption was previously granted commencing in 2005, the Assessed Value Improvements are deemed to be zero; and therefore, they are less than the Adjusted Base Year Valuations. A Payment for Municipal Services is due for Valuation Years 2017 - 2026.
- Generally, land is still taxed and not used to calculate any Payment for Municipal Services.
   Here, however, the land is not taxed since it was previously determined to be tax exempt commencing in 2005.
- See Exhibit A-6 for further illustration.

Date of CUP approval   5/13/2015   Base Year Valuation Date   1/1/2015   Base Year Valuation Date   1/1/2015   Base Year Valuation Date   1/1/2015   1/1/2016   1/1/2018   1/2/2018   1/2	Payment for Municipal Services           Year 2         Year 3         Year 4         1/1/2019         1/1/2020	1 2 2 2	Year 5 Year 6 1/1/2021 1/1/2022 16,892,44 17,230.29 39,415,68 40,204.00 56,308.12 57,434.28	Year 7 22 1/1/2023 22 1/574.89 3.29 17,574.89 4.00 41,008.08	Year 8 1/1/2024 17,926.39 41,828.24	Year 9 1/1/2025 18,284,92 42,664,80	1/1/2026 1/1/2026 1/8,650.61 43,518.10 62,168.72
5/13/2015   5/19/2015   1/1/2015   1/1/2015   1/1/2015   1/1/2015   1/1/2015   1/1/2015   1/1/2016   1/1/2017   1/1/2018   1/1/2018   1/1/2017   1/1/2018   1/1/2018   1/1/2017   1/1/2018   1/1/2018   1/1/2017   1/1/2018   1/1/2019   1/1/2018   1/1/2019   1/1/201		1 1 1 1 2 2	11 11	11 10 00 00 00 00 00 00 00 00 00 00 00 0	1	Year 9 1/1/2025 18,284,92 42,664,80 60,949,72	1/1/2026 1/1/2026 18,650.61 43,518.10 62,168.72
5/13/2015   5/13/2015   5/19/2015   5/19/2015   1/1/2015   1/1/2015   1/1/2015   1/1/2015   1/1/2015   1/1/2015   1/1/2015   1/1/2016   1/1/2017   1/1/2018   1/1/2019   1/1/2		7 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	1	Year 9 1/1/2025 18,284,92 42,664,80 60,949.72	Year 10 1/1/2026 18,650.61 43,518.10 62,168.72
5/19/2015   2%   2%   2%   2%   2%   2%   2%   2		7188	2 2 2 2	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	Year 9 1/1/2025 18,284.92 42,664.80 60,949.72	Year 10 1/1/2026 18,650.61 43,518.10
1/1/2015   2%   2%   2%   2%   2%   2%   2%   2		7 2 3 3 1 1	2 2 2	11 13	1	Year 9 1/1/2025 18,284.92 42,664.80 60,949.72	Year 10 1/1/2026 18,650.61 43,518.10
Base Year   Grace Year   Valuation Years		1 2 2 2	1 1 2	8 8 8	1	Year 9 1/1/2025 18,284.92 42,664.80 60,949.72	Year 10 1/1/2026 18,650.61 43,518.10
Base Year         Grace Year         Valuation Years           1/1/2015         1/1/2016         1/1/2017         1/1/2018         1           sted Base Year Valuations         15,300.00         15,606.00         15,918.12         15,918.12           35,000.00         35,700.00         36,414.00         37,142.28         37,142.28           50,000.00         51,000.00         52,020.00         53,060.40           50,000.00         51,000.00         52,020.00         53,060.40           nnts         0.00         0.00         0.00         0.00           nv)         35,700.00         36,414.00         53,66.40         0.00           nv)         50,000.00         51,000.00         53,060.40         0.00           nv)         0.00         0.00         0.00         0.00           nv)         35,700.00         36,414.00         37,142.28         3           nv)         0.00         0.00         0.00         0.00           nv)         35,700.00         36,414.00         37,142.28         3           es         N/A         1,019.59         1,039.98           nv)         12/4/2015         12/4/2016         12/4/2017         12/4/2018 <tr< td=""><td></td><td>1187</td><td>1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1</td><td>8 8 8</td><td>-</td><td>Year 9 1/1/2025 18,284.92 42,664.80 60,949.72</td><td>Year 10 1/1/2026 18,650.61 43,518.10 62,168.72</td></tr<>		1187	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	8 8 8	-	Year 9 1/1/2025 18,284.92 42,664.80 60,949.72	Year 10 1/1/2026 18,650.61 43,518.10 62,168.72
sted Base Year Valuations  sted Base Year Valuations  15,000.00  35,000.00  50,000.00  50,000.00  50,000.00  50,000.00  50,000		11 8 7	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 88	1	Year 9 1/1/2025 1/1/2025 18,284.92 42,664.80 60,949.72	Year 10 1/1/2026 18,650.61 43,518.10 62,168.72
sted Base Year Valuations sted Base Year Valuations  sted Base Year Valuations  15,000.00  50,000.00  50,000.00  50,000.00  50,000.00  50,000.00  50,0		71 23	1 1 1 2	8 00 29	1	1/1/2025 18,284.92 42,664.80 60,949.72	1/1/2026 18,650.61 43,518.10 62,168.72
sted Base Year Valuations    15,000.00		16,561.21				18,284.92 42,664.80 60,949.72	18,650.61 43,518.10 62,168.72
sted Base Year Valuations    15,000.00		16,561.21		1		18,284.92 42,664.80 60,949.72	18,650.61 43,518.10 62,168.72
15,000.00         15,300.00         15,918.12           35,000.00         36,414.00         37,142.28           50,000.00         51,000.00         52,020.00         53,060.40           ents         0.00         0.00         0.00         0.00           ny)         35,000.00         36,414.00         37,142.28         37,000.00           es         N/A         1,019.59         1,039.98           ny)         12/4/2015         12/4/2016         12/4/2018         1,039.98           n/A         N/A         1,019.59         1,039.98           n/A         12/31/2017         12/4/2018         1,1331/2018           n/A         3/31/2018         3/31/2018         3/31/2018		38,642.83				18,284.92 42,664.80 60,949.72	18,650.61 43,518.10 62,168.72
35,000.00         36,414.00         37,142.28           50,000.00         51,000.00         52,020.00         53,060.40           50,000.00         0.00         0.00         0.00           nts         0.00         0.00         0.00         0.00           ny)         35,000.00         35,700.00         36,414.00         37,142.28         3           es         N/A         1,019.59         1,039.98           es         N/A         12/4/2015         12/4/2016         12/4/2018         1           N/A         3/31/2017         12/31/2017         1/331/2018         1	15,918.12 16,236.48	38,642.83				42,664.80	43,518.10
80,000.00	37,142.28 37,885.13	55 204 04				60,949.72	62,168.72
ny) 35,000.00 0.00 0.00 0.00 0.00 0.00 0.00 0	53,060.40 54,121.61	10,402,00			59,754.63		
ants 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.							
1s 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.							
12/4/2015   12/4/2016   12/4/2018   1/1019.59   1/1019.18   1/10	0.00	0.00	0.00	0.00 0.00	0.00	00:00	0.00
0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	0.00	0.00	0.00	0.00 0.00	00.00	00:00	0.00
35,000.00   35,700.00   36,414.00   37,142.28   3   3   3   3   3   3   3   3   3	0.00 0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.028 0.028 0.028 0.028 0.028 0.028	7 142 28 37 885 13	38 642 83	39 415 68 40 204 00	41 008 08	41 828 24	42 664 80	13 518 10
0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.028 0.039 0.028 0.039 0.028 0.039 0.039 0.039 0.039 0.039 0.039 0.039 0.039 0.039 0.039 0.039 0.039 0.039 0.039 0.039 0.039 0.038	1	+	$\perp$	+	17,020,27	12,004.00	13,310.10
N/A         N/A         1,019.59         1,039.98           12/4/2015         12/4/2016         12/4/2017         12/4/2018           N/A         12/31/2017         12/31/2018         1           N/A         3/31/2018         3/31/2019         1	0.028 0.028	0.028	0.028 0.0	0.028 0.028	0.028	0.028	0.028
12/4/2015   12/4/2016   12/4/2017   12/4/2018	1,039.98 1,060.78	1,082.00	1,103.64 1,125.71	5.71 1,148.23	1,171.19	1,194.61	1,218.51
12/4/2015   12/4/2016   12/4/2017   12/4/2018		$\sqcup$					
N/A 12/31/2017 12/31/2018 N/A 3/31/2018 3/31/2019					12/4/2024	12/4/2025	12/4/2026
N/A 3/31/2018 3/31/2019	2/31/2018 12/31/2019	12/31/2020 1	12/31/2021 12/31/2022	022 12/31/2023	12/31/2024	12/31/2025	12/31/2026
	3/31/2019 3/31/2020	3/31/2021	3/31/2022 3/31/2023	023 3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:	8						
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	ase Year Valuations.						
<ol><li>Payment for Municipal Services extends for not less than 20 valuation years.</li></ol>							
3. No payment due for Grace Year.							

#### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed \$25,000 for land and \$45,000 for improvements on January 1, 2015 and the same is reflected on the December 4, 2015 tax bill. It is further assumed that the City Assessor has determined the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner of the property never demolished the improvements, yet allowed them to remain on the property and deteriorate such that the City Assessor had to revalue the improvements on January 1, 2019 and again on January 1, 2023 at \$35,000 and \$28,500 respectively.

- The Assessed Value Improvements are equal to the Adjusted Base Year Valuations for Valuation Years 2017-2018. No Payment for Municipal Services is due.
- Commencing on January 1, 2019, the Assessed Value Improvements are less than the Adjusted Base Year Valuations; a Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- The owner is still responsible for the Payment for Municipal Services even though the demolition of the improvements did not occur. The owner would need to reapply to the Common Council to remove or change the Conditional Use Permit.
- See Exhibit A-7 for further illustration.

					Payment	Payment for Municipal Services	Services						
						indiament in	2012100						
Date of CUP approval	roval	5/13/2015	15										
Date CUP became effective	ne effective	5/19/2015	15										
Base Year Valuation Date	tion Date	1/1/2015	15										
Inflation Factor		2%	10										
		aco Voor	Srare Vear	Valuation Vears	٥								
		pase real	0.000	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	0.												
se Year Valua	Base Year Valuations and Adjusted Base Year Valuations	ise Year Valuation	S										
1	Land	25,000.00	25,500.00	26,010.00	26,530.20	27,060.80	27,602.02	28,154.06	28,717.14	29,291.48	29,877.31	30,474.86	31,084.36
=	Improvements	45,000.00	45,900.00	46,818.00	47,754.36	48,709.45	49,683.64	50,677.31	51,690.86	52,724.67	53,779.17	54,854.75	55,951.84
Ĭ	Total	70,000.00	71,400.00	72,828.00	74,284.56	75,770.25	77,285.66	78,831.37	80,408.00	82,016.16	83,656.48	85,329.61	87,036.20
sessed Value	Assessed Value Improvements												
7	Land	25,000.00	25,500.00	26,010.00	26,530.20	27,060.80	27,602.02	28,154.06	28,717.14	29,291.48	29,877.31	30,474.86	31,084.36
Z	New Improvements	45,000.00	0 45,900.00	00.818.00	47,754.36	35,000.00	35,700.00	36,414.00	37,142.28	28,500.00	29,070.00	29,651.40	30,244.43
Ţ	Total	70,000.00	71,400.00	72,828.00	74,284.56	62,060.80	63,302.02	64,568.06	65,859.42	57,791.48	58,947.31	60,126.26	61,328.79
													,
provement D	mprovement Differential (if any)	0.00	0.00	0.00	00.00	13,709.45	13,983.64	14,263.31	14,548.58	24,224.67	24,709.17	25,203.35	25,707.42
Tax Rate		0.028	8 0.028	3 0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
yment for M	Payment for Municipal Services	N/A	A N/A	N/A	N/A	383.86	391.54	399.37	407.36	678.29	691.86	705.69	719.81
Tookill		12/4/2015	12/4/2016	7107/4/21	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date		100 (1.10)				12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date			N/A		N/A	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:													
Inflation fact	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base	equent years are u	ised to detern	ine the Adjuste	d Base Year Va	Year Valuations.							
Payment for	<ol><li>Payment for Municipal Services extends for not less than 20 valuation years.</li></ol>	tends for not less	than 20 valua	tion years.									

#### **Assumptions:**

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$10,000 for land and \$44,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2016 and constructed new improvements in October 2016. These improvements were assessed at \$58,000 by the City Assessor on January 1, 2017 and are reflected as the same on the December 4, 2017 tax bills. In April 2020, a tornado passes through the City demolishing the improvements on the property. The owner is unable to replace the improvements until October 2021. On January 1, 2022, the improvements were assessed at \$65,000 by the City Assessor and are reflected as the same on the December 4, 2022 tax bill.

- The Assessed Value Improvements are greater than or equal to the Adjusted Base Year Valuation for Valuation Years 2017-2020; accordingly, no Payment for Municipal Services is due.
- Since the tornado demolished the improvements in 2020 and the improvements were not replaced until 2021, the Assessed Value Improvements are less than the Adjusted Base Year Valuation in Valuation Year 2015. Normally, a Payment for Municipal Services would be due. Given the demolition was a result of an "act of God", the requirement for the Payment for Municipal Services would be tolled for one (1) Valuation Year. Likewise, the Agreement Concerning the Payment for Municipal Services would be extended for an additional Valuation Year. If the owner seeks a further change or removal of the Conditional Use Permit, the owner must reapply to the Common Council.
- The Assessed Value Improvements are greater than the Adjusted Base Year Valuations for Valuation Years 2022-2025. No Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services. The payment of taxes for land is not tolled under this Agreement.
- See Exhibit A-8 for further illustration.

Direct CLP approach   St12/2015   St212/2015   State Clear   St212/2015   St212/2														
11/2015   11/2						Payment f	or Municipal S	services						
Provided   Syla2pois   Syla2														
State   1/1/2015   1	s of CUP approva	le.	5/13/2015											
Note   1/1/2015   1	CUP became et	ffective	5/19/2015											
Sales Vesar   Grace Vesar   Valuation Vesar   Vecar	Pear Valuation	Date	1/1/2015											
Grace Vear Year1 Year2 Year3 Year4 Year5 Year6 Year9 1/1/2016 1/1/2016 1/1/2018 1/1/2019 1/1/2020 1/1/2021 1/1/2022 1/1/2023 1/1/2025 1/1/	ition Factor		2%											
11/12016 1/1/2017 1/12018 1/1/2019 1/1/2020 1/1/2020 1/1/2021 1/1/2023 1/1/			2007 0000		Year noticuley									
1/1/2016   1/1/2018			Dasc real		Year 1	1	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
10,200.00 10,404.00 10,612.08 10,834.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 12,189.94 45,492.00 55,692.00 66,096.00 67,417.92 68,766.28 70,141.60 71,544.44 72,975.32 74,434.83 75,923.53 77,442.00 10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 77,442.00 10,200.00 66,096.00 67,417.92 68,766.28 70,141.60 71,544.44 72,975.32 74,434.83 75,923.53 77,442.00 10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 45,492.00 68,200.00 69,564.00 70,955.28 72,374.39 11,040.81 76,261.62 77,786.86 79,342.59 80,923.45 45,492.00 68,200.00 69,564.00 70,955.28 72,374.39 11,040.81 76,261.62 77,786.86 79,342.59 80,923.45 45,492.00 68,200.00 69,564.00 70,955.28 72,374.39 11,040.81 76,261.62 77,786.86 79,342.59 80,923.45 45,492.00 69,564.00 70,955.28 72,374.39 11,040.81 76,261.62 77,786.86 79,342.59 80,923.45 45,492.70 60,28 0.028			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 12,189.94 45,492.00 55,692.00 56,805.84 57,941.96 55,692.00 66,096.00 67,417.92 68,766.28 70,141.60 11,040.81 11,04	Parcel ID No.													
10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.88 11,716.59 11,950.93 12,189.94 45,422.00 55,692.00 56,695.00 56,995.20 56,995.20 56,995.20 56,995.00 56,995.20 56,995	e Year Valuation	is and Adjusted Base	e Year Valuations											
10,000.00   55,692.00   65,092.00   67,417.91   68,766.28   70,141.60   71,544.44   72,975.32   74,434.83   75,923.53   77,442.00   77,5	Land		10,000.00		10,404.00		10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94	12,433.74
S4,600.00   S5,692.00   66,096.00   67,417.92   68,766.28   70,141.60   71,544.44   72,975.32   74,434.83   75,925.33   77,442.00     10,000.00   10,200.00   10,404.00   10,612.08   10,824.32   11,040.81   11,261.62   11,486.86   11,716.59   11,950.33     10,000.00   10,200.00   10,404.00   10,404.00   10,612.08   10,824.32   11,040.81   11,261.62   11,486.86   11,716.59   11,950.33     10,000.00   45,492.00   68,200.00   69,564.00   70,555.28   72,374.39   11,040.81   76,261.62   77,786.86   79,342.59   80,929.45     10,000.00   10,200.00   69,564.00   70,355.28   72,374.39   11,040.81   76,261.62   77,786.86   79,342.59   80,929.45     10,000.00   10,200.00   69,564.00   70,355.28   72,374.39   11,040.81   76,261.62   77,786.86   79,342.59   80,929.45     10,000.00   10,200.00   69,564.00   70,355.28   72,374.39   11,040.81   76,261.62   77,786.86   79,342.59   80,929.45     10,000.00   10,200.00   69,564.00   70,355.28   72,374.39   11,040.81   76,261.62   77,786.86   79,342.59   80,929.45     10,000.00   10,200.00   10,200.00   69,564.00   70,355.28   72,374.39   11,040.81   76,261.62   77,786.86   79,342.59   80,929.45     10,000.00   10,200.00   10,200.00   10,240.00   10,240.00   12,4420.19   12,442	Impro	vements	44,600.00		55,692.00		57,941.96	59,100.80	60,282.81	61,488.47	62,718.24	63,972.60	65,252.05	66,557.10
10,000.00 10,200.00 10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 10,000.00 10,200.00 10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 11,040.81 12,460.00 65,200	Total		54,600.00		00'960'99	67,417.92	68,766.28	70,141.60	71,544.44	72,975.32	74,434.83	75,923.53	77,442.00	78,990.84
Ents 44,600.00 10,200.00 10,404.00 10,612.08 10,824.32 11,040.81 11,261.62 11,486.86 11,716.59 11,950.93 14,600.00 45,492.00 58,000.00 69,564.00 70,595.28 72,374.39 11,040.81 75,261.62 77,786.86 79,342.59 80,923.45 12,460.00 65,600.00 65,600.00 65,600.00 65,600.00 65,600.00 65,600.00 65,600.00 67,625.00 68,978.52 12,400.00 67,625.00 68,978.52 12,400.00 67,625.00 68,978.52 12,400.00 67,600.00 6														
Land	essed Value Imp	rovements												
New Improvements	Land		10,000.00		10,200.00	10,404.00	10,612.08	10,824.32	11,040.81	11,261.62	11,486.86	11,716.59	11,950.93	12,189.94
Total   S4,600.00   S5,692.00   G9,564.00   C9,564.00   C9,664.00   C9,664.0	New	Improvements	44,600.00			59,160.00	60,343.20	61,550.06	00.00	00.000,59	66,300.00	67,626.00	68,978.52	70,358.09
ment Differential (if any)  0.000  0.000  (2,308.00)  (2,354.16)  (2,401.24)  (2,449.27)  (2,449.27)  (2,449.27)  (2,449.27)  (3,511.53)  (3,581.76)  (3,583.40)  (3,726.47)  (3,726.47)  (4,7201  (4,7401.24)  (1,4	Total		54,600.00		68,200.00	69,564.00	70,955.28	72,374.39	11,040.81	76,261.62	77,786.86	79,342.59	80,929.45	82,548.03
Maint   Differential (if any)   0.00   0.00   (2,308.00)   (2,354.16)   (2,401.24)   (2,449.27)   (6,282.81   (3,511.53)   (3,551.46)   (3,653.40)   (3,726.47)   (3,653.40)   (3,726.47)   (3,726.47)   (3,653.40)   (3,726.47)   (3,653.40)   (3,726.47)   (3,653.40)   (3,653.40)   (3,726.47)   (3,653.40)   (3,653.40)   (3,726.47)   (3,653.40)   (3,653.40)   (3,726.47)   (3,653.40)   (3,726.47)   (3,653.40)   (3,726.47)   (3,653.40)   (3,726.47)   (3,653.40)   (3,726.47)   (3,653.40)   (3,726.47)   (3,653.40)														
tfor Municipal Services         0.028         0.02	Provement Differ	rential (if any)	0.00	0.00	(2,308.00)	(2,354.16)	(2,401.24)	(2,449.27)	60,282.81	(3,511.53)	(3,581.76)	(3,653.40)	(3,726.47)	(3,801.00)
for Municipal Services and for Municipal Services in 2015 and subsequent for Municipal Services is 2015 and subsequent for Municipal Services is tolled for one Valuation Year, the agreement would likewise extend 5 or 2015 and 5 or 2015 and 5 or 2016 and 5 or														
t for Municipal Services	Rate		0.028		0.02	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Date         12/4/2015         12/4/2016         12/4/2017         12/4/2019         12/4/2019         12/4/2020         12/4/2021         12/4/2023         12/4/2024         12/4/2024         12/4/2025         12/4/2023         12/4/2024         12/4/2025         12/4/2025         12/4/2023         12/4/2024         12/4/2025         12/4/2025         12/4/2023         12/4/2024         12/4/2025         12/4/2025         12/4/2024         12/4/2025         12/4/2025         12/4/2023         12/4/2024         12/4/2025         12/4/2025         12/4/2023         12/4/2024         12/4/2025         12/4/2025         12/4/2024         12/4/2025         12/4/2023         12/4/2024         12/4/2025         12/4/2025         12/4/2025         12/4/2023         12/4/2025         12/	ment for Munic	cipal Services	N/A		N	N/A	N/A	N/A	1,687.92	N/A	N/A	N/A	N/A	N/A
12/4/2015   12/4/2016   12/4/2019   12/4					ort et ce	0100/11/01	0100/1/01	0000/1/01	1007/1/01	CCOC/ 1/C1	5000/1/61	**********	100/1/01	2000/1/01
lon factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.  The Damont for Municipal Services is tolled for one Valuation Year, the agreement would likewise extend 21 rather than 20 Valuation Years.	c bill		12/4/201	12/4/	12/4/20	12/4/2018 N/A	12/4/2019 N/A	12/4/2020 N/A	12/4/2021 N/A	12/4/2022 N/A	12/4/2023 N/A	12/4/2024 N/A	12/4/2025 N/A	12/4/2026 N/A
ion factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.  The Daymont for Municipal Services is tolled for one Valuation Year, the agreement would likewise extend 21 rather than 20 Valuation Years.	olce Date			N/N	Ž	N/A								
Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.  Payment for Municipal Services extends for not less than 20 valuation years.  Since the Damont for Municipal Services is tolled for one Valuation Year, the agreement would likewise extend 21 rather than 20 Valuation Years.	בחקוב													
	TES:						7							
	Inflation factors	in 2015 and subsec	quent years are u	sed to determin	ne the Adjustec	1 Base Year Val	uations.							
	Payment for Mu	inicipal Services ext	ends for not less	than 20 valuati	on years.									
	Since the Payme	ent for Municipal Se	rvices is tolled fo	r one Valuation	ו Year, the agre	ement would I	ikewise extend	121 rather tha	in 20 Valuation	ı Years.				

# **Assumptions:**

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$8,000 for land and \$45,000 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4. 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. The owner demolished the improvements in August 2016 and any new improvements. not create did Subsequently in July 2019, owner sells the land to a neighbor who combines the lot with the neighbor's property. Prior to combining the lots, the neighbor's real estate was valued at \$10,000 for land and \$50,000 for improvements. The new owner (i.e. neighbor) builds an addition to his improvements on the newly combined lot in August 2022. On January 1, 2023, the improvements from the addition are assessed at an additional \$18,000 by the City Assessor and are reflected as the same on the December 4, 2023 tax bill.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2019; accordingly, a Payment for Municipal Services is due.
- Commencing in Valuation Year 2020, the lots are combined requiring the Adjusted Base Year Valuation to be updated to reflect the values from the adjoining lot.
- For Valuation Years 2020-26, a Payment for Municipal Services is due because previously existing improvements from the adjoining lot cannot be used to comply with the requirements of this Agreement.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-9 for further illustration.

Discrept Current Cur	S/13/2015   S/13						Exhibit A-9 -	Exhibit A-9 Illustrative Calculations	alculations						
5/13/2015   Strate	\$\frac{5137015}{256}\$\$   \text{Titols}\$\$   \text						Payment	for Municipal	Services						
S/13/2015    1/1/2015	5/13/015    1/1/2015														
5/19/2015    1/1	St/19/2015   1/1/201	Date of CUP a	approval	5/13/2015											
Blase Year   Grace Year   Valuation Year   Year 2   Year 3   Year 4   Year 5   Year 6   Year 7   Year 8   Year 9   I/1/2015   I/1/	11/1/2015   11/1	Date CUP bec	ame effective	5/19/2015											
Black Year   Grace Year   Vear   Ve	Base Year   Grace Year   Vear   Vea	Base Year Val	uation Date	1/1/2015											
Base Vear   Crace Vear   Vea	Blace Year   Valuation Year   Vear	Inflation Fact	or	5%											
Base Viear   Grace Vear Valuation Vears   Vear 2   Vear 3   Vear 4   Vear 5   Vear 6   Vear 7   Vear 8   Vear 9   I/1/2015   I/1/2016   I/1/2016   I/1/2018   I/1/2019   I/1/2	Base Year   Grace Year   Valuation Year   Vear   Year														
ons and Adjusted Base Year Valuations.  Fig. 200.00 8,160.00 8,120.20 11/1/2018 11/1/2019 11/1/2	ors and Adjusted Base Year Valuations ors and Adjusted Base Year Valuation ors and Adjusted Base Year Valuations organized Base Rate Adjusted Base Year Valuations  organized Base Section or Adjusted Base Year Valuations  organized Base Section organized Base Year Valuations  organized Base Year Valuations  organized Base Section organized Base Year Valuations  organized Base Section organized Base Year Valuations  organized Base Section organized Base Year Valuations  or			Base Year		Valuation Year	S								
11/12015   11/12015   11/12016   11/12015	11/17015   11/17016   11/17016   11/17017   11/17018   11/17019   11/17010					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Second Adjusted Base Year Voluations   Second Adjusted Base Year Voluation years.   Second Adjusted Base Year Voluation   Second Adjusted Base Year Voluation   Second Adjusted Base Year Voluation   Second Adjusted Base Year Voluations   Second Adjusted Base Year Voluations   Second Adjusted Base Year Valuations   Second Adjusted Base Year Valuation Years   Second Adjusted Base Year V	Second Adjusted Boar Pear Valuations   Second Adjusted			1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
ons and Adjusted Base Year Valuations  ons and Adjusted Base Vear Valuations  ons and Adjusted Base Vear Valuations  ons at 2012 and Subsequent Years are used to determine the Adjusted Base Year Valuations  ons at 2012 and Subsequent Years are used to determine the Adjusted Base Year Valuations  ons at 2012 and Subsequent Years are used to determine the Adjusted Base Year Valuations  ons at 2012 and Subsequent Years are used to determine the Adjusted Base Year Valuations.	ons and Adjusted Bose Year Voluctions  did   8,000,000   8,1323.20   8,489.66   8,659.46   18,832.65   19,109.30   19,593.49   19,985.36   20,792.76   10,000.77   110,005.79    silent   8,000,000   46,818.00   46,818.00   47,754.36   48,709.45   99,688.64   10,677.31   103,710.86   105,785.07   107,900.77   110,058.79    silent   8,000,000   8,160.00   8,323.20   8,489.66   8,659.46   18,832.65   19,093.30   19,593.49   19,985.36   20,792.76   10,000.77    silential filt any   0,00   0,000   46,818.00   47,754.36   48,709.45   49,683.64   10,000.30   19,593.49   19,985.36   20,792.76    silential filt any   0,00   0,000   46,818.00   47,754.36   48,709.45   49,683.64   50,700.30   51,000.00   51,000.00   51,000.00    silential filt any   0,00   0,000   46,818.00   47,754.36   48,709.45   49,683.64   50,773.31   51,690.86   35,765.07   36,480.37   37,209.98    silential filt any   0,00   0,000   46,818.00   47,754.36   48,709.45   49,683.64   50,773.31   51,690.86   35,765.07   36,480.37   37,209.98    silential filt any   0,00   0,000   46,818.00   47,754.36   48,709.45   49,683.64   50,773.31   51,690.86   35,765.07   36,480.37   37,209.98    silential filt any   0,00   0,000   46,818.00   47,754.36   43,712.01   12,417.001   12,417	Tax Parcel ID	No.												
8,160.00         8,233.20         8,489.66         8,653.46         18,832.65         19,209.30         19,593.49         19,985.36         20,385.06         20,792.76           45,900.00         46,818.00         47,754.36         8,659.46         10,677.31         103,770.86         105,785.07         107,900.77         110,088.79         1           54,060.00         55,141.20         56,244.02         57,368.90         118,516.28         120,886.61         123,304.34         125,770.43         128,285.84         130,687.55         1           8,160.00         8,323.20         8,489.66         8,659.46         18,832.65         19,209.30         71,613.49         90,005.36         20,385.06         20,792.76           45,900.00         8,323.20         8,489.66         8,659.46         68,832.65         70,209.30         71,613.49         90,005.36         91,805.46         93,641.57           54,060.00         8,323.20         8,489.66         8,659.46         68,832.65         70,209.30         71,613.49         90,005.36         91,805.46         93,641.57           0.00         46,818.00         47,754.36         49,683.64         50,677.31         51,630.86         30,005.36         31,407.34         1,407.40         37,402.05         1,447.20     <	8,160.00         8,332.20         8,489.66         8,659.46         18,832.65         19,593.49         19,593.49         19,593.49         19,593.49         19,593.49         19,593.49         19,593.49         10,507.77         10,008.79         1           45,900.00         45,818.00         48,7754.36         48,709.45         99,683.64         101,677.31         103,710.48         105,770.43         128,285.84         130,687.95         10,000.77         10,008.79         11,008.79         11,008.79         11,008.79	Base Year Val	luations and Adjusted I	Base Year Valuation	S										
45,000.00         45,500.00         45,818.00         47754.36         48,709.45         99,683.64         101,677.31         103,710.86         105,785.07         100,500.77         110,058.79           53,000.00         54,000.00         54,000.00         54,000.00         56,244.02         57,368.90         118,516.28         120,886.61         123,304.34         125,770.43         128,285.84         130,651.55         130,805.65         10,000.00         10,000.00         56,244.02         57,368.90         118,536.28         19,209.30         19,593.49         19,985.36         20,385.06         20,792.76	45,000.00         45,818.00         45,818.00         47,754.36         48,709.45         99,883.64         101,677.31         103,710.86         105,785.07         107,900.77         110,058.79           53,000.00         54,000.00         55,141.20         55,244.02         57,368.90         118,516.28         120,886.61         123,304.34         125,770.43         128,785.87         100,987.55         100,987.86 <td< td=""><td></td><td>Land</td><td>8,000.00</td><td></td><td>8,323.20</td><td>8,489.66</td><td>8,659.46</td><td>18,832.65</td><td>19,209.30</td><td>19,593.49</td><td>19,985.36</td><td>20,385.06</td><td>20,792.76</td><td>21,208.62</td></td<>		Land	8,000.00		8,323.20	8,489.66	8,659.46	18,832.65	19,209.30	19,593.49	19,985.36	20,385.06	20,792.76	21,208.62
S3,000.00   S4,000.00   S4,000.00   S5,141.20   S6,244.02   S7,368.90   118,516.28   120,886.61   123,304.34   125,770.43   128,285.84   130,851.55   130,851.5	S3,000.00   S4,060.00   S5,141.20   S6,244.02   S7,368.90   118,516.28   120,886.61   123,304.34   125,770.43   128,285.84   130,851.55   118,813.65   120,806.01   19,593.49   19,985.36   20,792.76   10,792.7		Improvements	45,000.00		46,818.00	47,754.36	48,709.45	99,683.64	101,677.31	103,710.86	105,785.07	107,900.77	110,058.79	112,259.96
8,000.00 8,160.00 8,323.20 8,489.66 8,659.46 18,832.65 19,209.30 19,599.49 19,985.36 20,385.06 20,792.76 10,000.00 45,900.00 6,000 0.00 0.00 0.00 0.00 0.00 0.0	8,000.00 8,160.00 8,1		Total	53,000.00		55,141.20	56,244.02	57,368.90	118,516.28	120,886.61	123,304.34	125,770.43	128,285.84	130,851.55	133.468.58
## 8,000.00   8,160.00   8,323.20   8,489.66   8,659.46   18,832.65   19,209.30   19,593.49   19,985.36   20,792.76	## Secretary   Sec														
Land	Land	Assessed Valu	ue Improvements												
New Improvements	New Improvements		Land	8,000.00	3113015	8,323.20	8,489.66	8,659.46	18,832.65	19,209.30	19,593.49	19,985.36	20,385.06	20,792.76	21,208.62
Total   Tota	Total   Signoto		New Improvements	45,000.00	~	00:00	00.00	00:00	50,000.00	51,000.00	52,020.00	70,020.00	71,420.40	72,848.81	74,305.78
State   Stat	State   Stat		Total	53,000.00		8,323.20	8,489.66	8,659.46	68,832.65	70,209.30	71,613.49	90,005.36	91,805.46	93,641.57	95,514.40
Second Figure   Columnicidal Services extends for not less than 20 valuations   Columnicidal Services   Columnicidal Services extends for not less than 20 valuations   Columnicidal Services   Colu	Second Figure   Column   Col														
tfor Municipal Services	tfor Municipal Services extends for not less than 20 valuation years.  It for Municipal Services extends for not less than 20 valuation years.	Improvemen	t Differential (if any)	0.00	00:00	46,818.00	47,754.36	48,709.45	49,683.64	50,677.31	51,690.86	35,765.07	36,480.37	37,209.98	37,954.18
tf for Municipal Services  N/A  N/A  1,310.90  1,337.12  1,363.86  0,028  1,447.34  1,001.45  1,021	tf for Municipal Services N/A N/A 1,310.90 1,337.12 1,363.86 1,391.14 1,418.96 1,447.34 1,001.42 1,021.45 1,041.88 1,041.88 1,391.14 1,418.96 1,447.34 1,001.42 1,021.45 1,041.88 1,041.88 1,041.88 1,391.14 1,418.96 1,447.34 1,001.42 1,021.45 1,041.88 1,041.88 1,041.88 1,041.89 1,047.34 1,001.42 1,021.45 1,041.88 1,041.88 1,041.89 1,041.30 1,041														
It for Municipal Services         N/A         1,310.90         1,337.12         1,363.86         1,391.14         1,418.96         1,447.34         1,001.42         1,001.45         1,001.45         1,001.82<	Int for Municipal Services         N/A         1,310.90         1,337.12         1,363.86         1,391.14         1,418.96         1,447.34         1,001.42         1,001.45	Tax Rate		0.028			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
Date   12/4/2015   12/4/2016   12/4/2017   12/4/2018   12/4/2019   12/4/2020   12/4/2022   12/4/2023   12/4/2025	Date 12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/4/2025 1	Payment for	Municipal Services	N/A			1,337.12	1,363.86	1,391.14	1,418.96	1,447.34	1,001.42	1,021.45	1,041.88	1,062.72
Date 12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2020 12/4/2021 12/4/2022 12/4/2024 12/4/2025 12/31/2025 12/4/2025	Date 12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2020 12/4/2021 12/4/2023 12/4/2024 12/4/2025   Date N/A 12/31/2017 12/31/2019 12/31/2020 12/31/2022 12/31/2023 12/31/2024 12/31/2025   Date N/A 3/31/2018 12/31/2019 12/31/2020 12/31/2020 12/31/2023 12/31/2024 12/31/2025   Date N/A 3/31/2018 12/31/2019 12/31/2020 12/31/2020 12/31/2024 12/31/2025   Date N/A 3/31/2018 12/31/2019   Date N/A 3/31/2018 12/31/2019   Date N/A 3/31/2018 12/31/2019   Date N/A 3/31/2018   Date N														
2019 12/31/2020 12/31/2021 12/31/2022 12/31/2024 12/31/2025 2020 3/31/2021 3/31/2022 3/31/2024 3/31/2025 3/31/2026 2020 3/31/2021 3/31/2022 3/31/2024 3/31/2025	2019 12/31/2020 12/31/2021 12/31/2023 12/31/2024 12/31/2025 2020 3/31/2021 3/31/2022 3/31/2024 3/31/2025 3/31/2026	Tax bill		12/4/2015	12/4/	12/4,	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
2020 3/31/2021 3/31/2023 3/31/2024 3/31/2025 3/31/2026	2020 3/31/2021 3/31/2023 3/31/2024 3/31/2025 3/31/2026 3	Invoice Date			N/A	12/31,	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
NOTES:  1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.  2. Payment for Municipal Services extends for not less than 20 valuation years.	NOTES:  1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. 2. Payment for Municipal Services extends for not less than 20 valuation years.	Due Date			N/A	3/31/	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:  1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.  2. Payment for Municipal Services extends for not less than 20 valuation years.	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.  2. Payment for Municipal Services extends for not less than 20 valuation years.														
Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.     Payment for Municipal Services extends for not less than 20 valuation years.	In Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.     Payment for Municipal Services extends for not less than 20 valuation years.	NOTES:													
2. Payment for Municipal Services extends for not less than 20 valuation years.	2. Payment for Municipal Services extends for not less than 20 valuation years.	1. Inflation f.	actors in 2015 and sub	sequent years are u	sed to determi	ne the Adjuste	d Base Year Val	luations.							
		2. Payment	for Municipal Services	extends for not less	than 20 valuati	ion years.									

#### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$12,000 for land and \$22,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2015 and never constructed any new improvements. The owner requested a rezoning of the property, which the Council did in April 2022. The rezoning caused the assessed value of the land to increase to \$32,000 as assessed by the City Assessor on January 1, 2023 and such change is reflected on the December 4, 2023 tax bills.

- The Assessed Value Improvements are less than the Adjusted Base Year Valuations for Valuation Years 2017-2026; accordingly, a Payment for Municipal Services is due.
- Land is still taxed and not used to calculate any Payment for Municipal Services notwithstanding the fact that the value of land increased commencing in Valuation Year 2017.
- The owner may reapply to the Common Council to seek removal or modification of the Conditional Use Permit.
- See Exhibit A-10 for further illustration.

						200000000000000000000000000000000000000	בייוומור אי דים ווומסוומרות במומוומרות						
					Payment	Payment for Municipal Services	Services						
Date of CUP approval	pproval	5/13/2015	10										
ate CUP bec	Date CUP became effective	5/19/2015	10										
ase Year Val	Base Year Valuation Date	1/1/2015	2										
Inflation Factor	or	2%	9										
		Race Year	Grace Year	Valuation Year	S								
				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
		1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
Tax Parcel ID No.	No.												
ase Year Val	luations and Adjuster	Base Year Valuations and Adjusted Base Year Valuations	SL										
	Land	12,000.00	12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	14,059.91	14,341.11	14,627.93	14,920.49
	Improvements	22,600.00		23,513.04	23,983.30	24,462.97	24,952.23	25,451.27	25,960.30	26,479.50	27,009.09	27,549.27	28,100.26
	Total	34,600.00	35,292.00	35,997.84	36,717.80	37,452.15	38,201.20	38,965.22	39,744.52	40,539.41	41,350.20	42,177.21	43,020.75
ssessed Valu	Assessed Value Improvements												
	Land	12,000.00	0 12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	32,000.00	32,640.00	33,292.80	33,958.66
	New Improvements	s 22,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00:00	0.00	0.00
	Total	34,600.00	0 12,240.00	12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	32,000.00	32,640.00	33,292.80	33,958.66
				_									
provemen	Improvement Differential (if any)	0.00	23,052.00	23,513.04	23,983.30	24,462.97	24,952.23	25,451.27	25,960.30	26,479.50	27,009.09	27,549.27	28,100.26
Tay Rate		0.028	8 0.028	3 0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
avment for	Payment for Municipal Services	N/A			671.53	684.96	99.869	712.64	726.89	741.43	756.25	771.38	786.81
Tax bill		12/4/2015	5 12/4/2016	5 12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Invoice Date			N/A	12/31/2017	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
Due Date			N/A	3/31/2018	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:													
Inflation f.	actors in 2015 and su	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	used to detern	nine the Adjuste	d Base Year Va	luations.							
. Payment	for Municipal Service	<ol><li>Payment for Municipal Services extends for not less than 20 valuation years.</li></ol>	s than 20 valua	tion years.									

### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$12,000 for land and \$94,600 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. assessments reflect the use of the property as a lawful nonconforming use. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner demolished the original improvements in July 2016 and constructed new improvements in October These improvements were assessed at 2020. \$50,000 by the City Assessor on January 1, 2021 and are reflected as the same on the December 4. 2021 tax bill. It is further assumed that the owner discontinued the lawful nonconforming use status, which limits the value of new improvements.

- The Assessed Value Improvements is less than the Adjusted Base Year Valuations for Valuation Years 2017 - 2026; accordingly a Payment for Municipal Services is due.
- Even though the owner is unable to timely restore nonconforming use which may have to an inability to construct contributed improvements on the property equal to or greater than the Adjusted Base Year Valuation, a Payment for Municipal Services is still due. The owner may reapply to the Common Council to seek removal or modification of the Conditional Use Permit.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-11 for further illustration.

Dies of Culp pageneal   S/13/2015   State Vear   Valuation Vear   Valuation Vear   V	S/13/2015   S/13							Exhibit A-11	Exhibit A-11 Illustrative Calculations	Calculations						
S/13/2015   S/13	S/13/2015   S/13							Payment	t for Municipal	Services						
S/13/2015   S/13	5/13/2015   State															
1/1/2015   1/1/2015	5/19/2015   1/1/2015	Date of CUP	approval		5/13/2015											
1/1/2015   1/1/2016   1/1/2017   1/1/2018   1/1/2017	1/1/2015   1/1/2016   1/1/2016   1/1/2018   1/1/2018   1/1/2019   1/1/2012	Date CUP be	came effective		5/19/2015											
Base Vear   State Vear   Valuation Years   Year	Base Vear   Grace Vear   Valuation Years   Vear	Base Year V	aluation Date		1/1/2015											
Handrigue   Hand	Base Vear   Grace Year   Valuation Years   Vear 2   Vear 3   Vear 4   Vear 5   Vear 6   Vear 9   Vear 9   Vear 1   Vear 2   Vear 2   Vear 2   Vear 2   Vear 2   Vear 3   Vear 3   Vear 4   Vea	Inflation Fac	tor		2%											
1/1/2015   1/1/2016   1/1/2016   1/1/2017   1/1/2018   1/1/2010   1/1/2012	ed Base Vear Valuations         Vear 1         Vear 2         Vear 3         Vear 4         Vear 5         Vear 6         Vear 7         Vear 8         Vear 9				Base Year	Т	Valuation Year	5.								
## 1/1/2015   1/1/2016   1/1/2017   1/1/2018   1/1/2019   1/1/2020   1/1/2021   1/1/2022   1/1/2022   1/1/2022   1/1/2023	## 1/1/2015   1/1/2016   1/1/2017   1/1/2018   1/1/2019   1/1/2020   1/1/2021   1/1/2022					Т	Year 1		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
ed Baze Yor Valuations    12,000.00   12,240.00   12,484.80   12,734.50   12,989.19   13,248.97   13,513.95   13,784.23   14,059.91   14,341.11   14,627.93   14,627.93   12,600.00   108,732.00   110,906.64   113,124.77   115,387.27   117,695.01   120,048.91   122,449.89   124,898.89   127,396.87   115,316.87   11,697.93   12,449.89   12,449	ed Base Year Valuations				1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
ed Base Year Valuations  ed Base Year Valuations  ed Base Year Valuations  ed Base Year Valuations  12,000 to 12,240.00  12,240.00	ed Base Year Valuations  12,000.00  12,240.	Tax Parcel II	D No.													
12,000.00         12,240.00         12,340.11         14,627.93         12,310.00         12,410.00         12,340.11         14,627.93         12,340.81         13,240.00         12,440.00         12,440.00         12,440.00         12,440.00         12,440.00         12,440.00         12,440.00         12,440.00         12,440.00         12,440.00         12,440.00         12,440.00         12,440.00         12,440.00         12,440.00         12,440.00         12,440.00         12,440.00 <t< td=""><td>12,000.00         12,240.00         <t< td=""><td>Base Year V</td><td>aluations and Adju</td><td>usted Base</td><td>Year Valuations</td><td>2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<></td></t<>	12,000.00         12,240.00 <t< td=""><td>Base Year V</td><td>aluations and Adju</td><td>usted Base</td><td>Year Valuations</td><td>2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Base Year V	aluations and Adju	usted Base	Year Valuations	2										
94,600.00         96,492.00         98,421.84         100,390.28         102,398.08         104,46.04         106,534.96         108,655.66         115,316.87<	94,600.00         96,492.00         98,421.84         100,390.28         102,398.08         104,46.04         106,534.96         110,0838.98         113,055.76         115,316.87		Land		12,000.00		12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	14,059.91	14,341.11	14,627.93	14,920.49
106,600.00   108,732.00   110,906.64   113,124.77   115,387.27   117,695.01   120,048.91   122,449.89   127,496.89   127,396.87   129,944.81   11,000.00   12,484.80   12,73	106,600.00   108,732.00   110,906.64   113,124.77   115,387.27   117,695.01   120,048.91   122,449.89   124,898.89   127,396.87   129,944.81   11,240.00   12,240.00   12,484.80   12,734.50   12,989.19   13,248.97   13,513.95   14,059.91   14,341.11   14,627.93   15,600.00   12,240.00   12,484.80   12,734.50   12,734.50   12,734.50   13,248.97   63,513.95   64,784.23   66,079.91   67,401.51   68,749.54   106,600.00   108,732.00   12,484.80   12,734.50   12,989.19   13,248.97   63,513.95   64,784.23   66,079.91   67,401.51   68,749.54   106,600.00   108,732.00   12,484.80   12,734.50   12,734.50   12,734.50   13,248.97   63,513.95   64,784.23   66,079.91   67,401.51   68,749.54   106,600.00   108,732.00   12,484.80   10,2390.28   104,446.04   56,534.96   57,665.66   58,818.98   59,995.36   61,195.26   64,784.23   66,079.91   67,401.51   68,749.54   11,734.70   12,447.001   12,		Improvements	CESSAS	94,600.00		98,421.84	100,390.28	102,398.08	104,446.04	106,534.96	108,665.66	110,838.98	113,055.76	115,316.87	117,623.21
12,000.00 12,240.00 12,484.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 15,000.00 12,240.00 12,484.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 106,600.00 98,421.84 100,390.28 10,238.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 67,000.00 0.00 98,421.84 100,390.28 102,380.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 67,000.00 0.00 98,421.84 100,390.28 102,398.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 67,000.00 0.00 98,421.84 100,390.28 102,398.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 67,000.00 0.00 98,421.84 100,390.28 102,398.08 104,446.04 56,534.96 11,646.93 1,614.64 11,646.93 1,614.64 11,646.93 1,614.04 11,646.93 1,614.04 11,646.93 1,614.00 11,713.47 11,713	12,000.00 12,240.00 12,484.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 15,600.00 12,240.00 12,484.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 15,600.00 108,732.00 12,484.80 12,734.50 12,989.19 13,248.97 13,513.95 64,784.23 66,079.91 67,401.51 68,749.54 15,000.00 108,732.00 12,484.80 12,734.50 12,989.19 13,248.97 13,2		Total		106,600.00	108,732.00	110,906.64	113,124.77	115,387.27	117,695.01	120,048.91	122,449.89	124,898.89	127,396.87	129,944.81	132,543.70
12,000.00 12,240.00 12,484.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 19,600.00 12,240.00 12,484.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 106,600.00 108,732.00 12,484.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 106,600.00 108,732.00 12,484.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 106,600.00 12,484.80 102,390.28 102,398.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 61,195.26 61,195.26 10,000 10,00 98,421.84 100,390.28 102,398.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 61,195.26 10,000 10,00 98,421.84 100,390.28 102,390.28 0.0	12,000.00 12,240.00 12,484.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,341.11 14,627.93 10,000 10,000 108,732.00 10,484.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 106,600.00 108,732.00 108,732.00 12,484.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 106,600.00 108,732.00 10,28 0.028															
ts 94,600.00 12,240.00 12,484.80 12,734.50 12,989.19 13,248.97 13,513.95 13,784.23 14,059.91 14,627.93 14,000.00 12,484.80 12,734.80 12,734.91 13,248.97 13,513.95 13,784.23 14,059.91 14,627.93 14,121.11 14,627.93 15,000.00 10,000 12,484.80 12,734.80 12,389.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 3.121.61 68,749.84 1106,600.00 10,000 12,484.80 12,734.80 10,238.08 104,46.04 56,534.96 64,784.23 66,079.91 67,401.51 68,749.54 3.121.61 68,749.84 1106,200.00 10,000 12,484.80 12,484.80 10,238.08 104,46.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 67,101.61 12,442.01	12,000.00   12,240.00   12,484.80   12,734.50   12,989.19   13,248.97   13,513.95   13,784.23   14,059.91   14,341.11   14,627.93   15,600.00   12,484.80   12,734.50   12,989.19   13,248.97   12,445.04   12,445	Assessed Va	lue Improvements	S												
ts 94,600.00 96,492.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	ts 94,600.00 96,492.00 0.00 0.00 0.00 0.00 0.00 0.00 50,000.00 52,020.00 53,060.40 54,121.61 68,749.54 106,600.00 12,484.80 12,734.50 12,989.19 13,248.97 63,513.95 64,784.23 66,079.91 67,401.51 68,749.54 67,000.00 0.00 0.00 0.00 0.00 0.00 0.00 0		Land		12,000.00		12,484.80	12,734.50	12,989.19	13,248.97	13,513.95	13,784.23	14,059.91	14,341.11	14,627.93	14,920.49
106,600.00   108,732.00   12,484.80   12,734.50   12,989.19   13,248.97   63,513.95   64,784.23   66,079.91   67,401.51   68,749.54     1	106,600.00   108,732.00   12,484.80   12,734.50   12,989.19   13,248.97   63,513.95   64,784.23   66,079.91   67,401.51   68,749.54     106,600.00   108,732.00   12,484.80   12,734.50   12,390.28   102,390.28   104,446.04   56,534.96   57,665.66   58,818.98   59,995.36   61,195.2		New Improvem	nents	94,600.00		00.00	0.00	0.00	00:00	20,000.00	51,000.00	52,020.00	53,060.40	54,121.61	55,204.04
9) 0.000 0.000 98,421.84 100,390.28 102,398.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 (1195.26 1195.26 1195.26 1195.26 (1195.26 1195.26 1195.26 1195.26 (1195.26 1195.26 1195.26 1195.26 (1195.26 1195.26 1195.26 1195.26 (1195.26 1195.26 1195.26 1195.26 (1195.26 1195.26 1195.26 1195.26 (1195.26 1195.26 1195.26 1195.26 (1195.26 1195.26 1195.26 1195.26 (1195.26 1195.26 1195.26 1195.26 (1195.26 1195.26 1195.26 1195.26 1195.26 (1195.26 1195.26 1195.26 1195.26 1195.26 1195.26 1195.26 (1195.26 1195.26 1195.26 1195.26 1195.26 1195.26 1195.26 1195.26 (1195.26 1195.	1) 0.00 0.00 98,421.84 100,390.28 102,398.08 104,446.04 56,534.96 57,665.66 58,818.98 59,995.36 61,195.26 (20,000)  0.0028 0.002		Total		106,600.00	108,732.00	12,484.80	12,734.50	12,989.19	13,248.97	63,513.95	64,784.23	16.62079.91	67,401.51	68,749.54	70,124.53
0.002   0.002   0.0028   0.0	0.00   0.000   0.0028   100,390.28   104,446.04   56,534.96   57,665.66   58,818.98   59,995.36   61,195.26   61															
0.028         0.028 <th< td=""><td>0.028         <th< td=""><td>Improveme</td><td>nt Differential (if a</td><td>any)</td><td>0.00</td><td>0.00</td><td>98,421.84</td><td>100,390.28</td><td>102,398.08</td><td>104,446.04</td><td>56,534.96</td><td>57,665.66</td><td>58,818.98</td><td>59,995.36</td><td>61,195.26</td><td>62,419.17</td></th<></td></th<>	0.028         0.028 <th< td=""><td>Improveme</td><td>nt Differential (if a</td><td>any)</td><td>0.00</td><td>0.00</td><td>98,421.84</td><td>100,390.28</td><td>102,398.08</td><td>104,446.04</td><td>56,534.96</td><td>57,665.66</td><td>58,818.98</td><td>59,995.36</td><td>61,195.26</td><td>62,419.17</td></th<>	Improveme	nt Differential (if a	any)	0.00	0.00	98,421.84	100,390.28	102,398.08	104,446.04	56,534.96	57,665.66	58,818.98	59,995.36	61,195.26	62,419.17
N/A         N/A         2,555.81         2,867.15         2,924.49         1,582.98         1,646.93         1,646.93         1,713.47         1,713.47           12/4/2015         12/4/2016         12/4/2016         12/4/2018         12/4/2020         12/4/2022         12/4/2022         12/4/2023         12/4/2026         12/4/2022         12/4/2026         12/4/2022         12/4/2026         12/4/2022         12/4/2026         12/4/2022         12/4/2026         12/4/2022         12/4/2026         12/4/2022         12/4/2026         12/4/2022         12/4/2022         12/4/2026         12/4/2022         12/4/2026 <td< td=""><td>N/A         N/A         2,555.81         2,867.15         2,924.49         1,582.98         1,614.64         1,646.93         1,673.07         1,713.47           12/4/2015         12/4/2016         12/4/2017         12/4/2018         12/4/2020         12/4/2021         12/4/2022         12/4/2023         12/4/2025         <td< td=""><td>Tax Rate</td><td></td><td></td><td>0.028</td><td></td><td></td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td></td<></td></td<>	N/A         N/A         2,555.81         2,867.15         2,924.49         1,582.98         1,614.64         1,646.93         1,673.07         1,713.47           12/4/2015         12/4/2016         12/4/2017         12/4/2018         12/4/2020         12/4/2021         12/4/2022         12/4/2023         12/4/2025 <td< td=""><td>Tax Rate</td><td></td><td></td><td>0.028</td><td></td><td></td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td><td>0.028</td></td<>	Tax Rate			0.028			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
2019 12/4/2020 12/4/2021 12/4/2022 12/4/2023 12/4/2024 12/4/2025 2019 12/31/2020 12/31/2021 12/31/2022 12/31/2024 3/31/2025 12/31/2026 3/31/2021 3/31/2022 3/31/2023 3/31/2026 3/31/2026	2019         12/4/2020         12/4/2021         12/4/2022         12/4/2023         12/4/2025         12/4/2025           2019         12/31/2020         12/31/2021         12/31/2022         12/31/2023         12/31/2025         12/31/2025         12/31/2025         12/31/2025         12/31/2025         12/31/2025         12/31/2025         12/31/2026         12/31/	Payment fo	r Municipal Servic	ces	N/A			2,810.93	2,867.15	2,924.49	1,582.98	1,614.64	1,646.93	1,679.87	1,713.47	1,747.74
2019     12/31/2020     12/31/2021     12/31/2022     12/31/2024     12/31/2024       2020     3/31/2021     3/31/2022     3/31/2023     3/31/2026     3/31/2026	2019 12/31/2020 12/31/2021 12/31/2022 12/31/2024 12/31/2025 12/31/2025 3/31/2025 3/31/2025 3/31/2026 3/31/2021 3/31/2022 3/31/2023 3/31/2026 3/31/2025 3/31/2026	Tax bill			12/4/2015		12/4/2017	12/4/2018	12/4/2019	12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
3/31/2021 3/31/2023 3/31/2024 3/31/2025 3/31/2026 3/31/2026 3/31/2026	2020 3/31/2021 3/31/2022 3/31/2023 3/31/2024 3/31/2025 3/31/2026 3/31/2026 3/31/2026	Invoice Date					12/	12/31/2018	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
NOTES:  1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	NOTES:  1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations. 2. Payment for Municipal Services extends for not less than 20 valuation years.	Due Date				N/A	3/	3/31/2019	3/31/2020	3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
NOTES:  1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.  2. Payment for Municipal Services extends for not less than 20 valuation years.															
1. Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.	Inflation factors in 2015 and subsequent years are used to determine the Adjusted Base Year Valuations.     Payment for Municipal Services extends for not less than 20 valuation years.	NOTES:														
	2. Payment for Municipal Services extends for not less than 20 valuation years.	1. Inflation	factors in 2015 an	and subseque	ent years are us	sed to determine	ne the Adjuster	d Base Year Va	iluations.							

### Assumptions:

This illustration assumes that the Common Council approved a Conditional Use Permit on May 13, 2015 and the parties have entered into an Agreement Concerning Payment for Municipal Services. It is assumed that the real property has been assessed at \$20,000 for land and \$86,800 for improvements on January 1, 2015 and the same is reflected in tax bills issued on December 4, 2015. It is further assumed that the City Assessor has determined that the tax valuation and assessments have increased at a rate of two percent (2%) per year. Additionally, the owner removed the improvements from the real property in September 2015 and relocated them to a vacant lot elsewhere within the city limits. The owner did not place any new improvements on the real property.

- The Assessed Value Improvements is less than the Adjusted Base Year Valuations for Valuation Years 2017-2026; accordingly a Payment for Municipal Services is due.
- Even though the owner moved the improvements to a vacant lot elsewhere within the city limits, no improvements have been undertaken on the real property with the Conditional Use Permit. As such, a Payment for Municipal Services is due. The owner may reapply to the Common Council to seek removal or modification of the Conditional Use Permit.
- Land is still taxed and not used to calculate any Payment for Municipal Services.
- See Exhibit A-12 for further illustration.

Date of CUP approval   S/19/2015   S/19/						Exhibit A-12	Exhibit A-12 Illustrative Calculations	Calculations						
Grace Vear Valuation Years Year 3 Year 4 Year 5 Year 6 Year 6 Year 7 Year 8 Year 9 1/1/2016 1/1/1/2018 1/1/2018 1/1/2019 1/1/20202 1/1/2020 1/1/2020 1/1/2020 1/1/2020 1/1/2020 1/1/2020 1/1/202						Payment	t for Municipal	Services						
Grace Vear Valuation Years Year 3 Year 4 Year 5 Year 6 Year 6 Year 7 Year 8 Year 9 Year 9 Year 1 1/1/2016 1/1/1/2018 1/1/2018 1/1/2019 1/2019 1/		-	-											
Grace Year    Vear   Ve	Date of CUP ap	proval	5/13/20	15										
Grace Year Valuation Years Year 3 Year 4 Year 5 Year 5 Year 6 Year 7 Year 8 Year 9 Year 7   Vear 9   Vear 1   Vear 1   Vear 1   Vear 2   Vear 3   Vear 3   Vear 4   Vear 5   Vear 5   Vear 6   Vear 7   Vear 8   Vear 9   Vear 9   Vear 1   Vear 1   Vear 1   Vear 1   Vear 2   Vear 3   Vear 3   Vear 4   Vear 5   Vear 6   Vear 7   Vear 8   Vear 9   Vear 9   Vear 1   Vear 1   Vear 1   Vear 1   Vear 2   Vear 3   Vear 3   Vear 4   Vear 5   Vear 6   Vear 7   Vear 8   Vear 9   Vear 9   Vear 1   Vear 6   Vear 1   Vear 6   Vear 7   Vear 8   Vear 9   V	Date CUP becar	ne effective	5/19/20	15										
Grace Vear Valuation Years 1 Year 3 Year 4 Year 5 Year 6 Year 7 Year 8 Year 9 Year 1 1/1/2016 1/1/2015	Base Year Valua	ation Date	1/1/20	17										
Valuation Year   Valuation Year   Vear   V	Inflation Factor	90		5%										
Vear   Valuation Years   Vear   Vea														
1/1/2016   1/1/2017   1/1/2018   1/1/2018   1/1/2020   1/1/2021   1/1/2022			Base Year	Grace Year	Valuation Yea	rs								
11/1/2016 11/1/2017 11/1/2018 11/1/2019 11/1/2020 11/1/2021 11/1/2023 11/1/2024 11/1/2025 11/1/2024 11/1/2029 11/1/2024 11/1/2029 11/1/2024 11/1/2					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 22,523.25 22,973.71 23,433.19 23,901.85 24,379.89 24,88 83.32.00 90,098.64 91,900.61 93,738.63 95,613.40 97,525.67 99,476.18 101,465.70 103,495.02 105,564.92 107,61 108,732.00 110,906.64 113,124.77 115,387.27 117,695.01 120,048.91 122,449.89 124,898.89 127,396.87 129,944.81 132,554.91 132,554.91 120,048.91 122,449.89 124,898.89 127,396.87 129,944.81 132,554.91 120,000 0.00 0.00 0.00 0.00 0.00 0.00 0.0			1/1/201:		1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026
20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,532.35         22,973.71         23,433.19         23,901.85         24,398.99         24,388.89         121,224.16         10,568.64         10,566.49         10,566.70         103,495.02         105,564.92         107,66           108,732.00         90,098.64         91,900.61         93,738.63         95,613.40         97,525.67         99,476.18         10,3465.70         103,495.02         105,564.92         107,67           20,400.00         20,808.00         21,224.16         21,648.64         22,081.62         22,523.25         22,973.71         23,433.19         23,901.85         24,379.89         24,88           20,400.00         20,808.00         0.00 <td< td=""><td>Tax Parcel ID N</td><td>.0</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>-110</td><td></td><td></td><td></td><td></td></td<>	Tax Parcel ID N	.0								-110				
20,000.00         20,400.00         20,808.00         21,224.16         21,648.64         22,532.55         22,573.71         23,433.19         23,901.85         24,379.89         24,878.78         24,379.89         24,878.78         24,379.89 <t< td=""><td>Base Year Value</td><td>ntions and Adjuste</td><td>d Base Year Valuati</td><td>ons</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	Base Year Value	ntions and Adjuste	d Base Year Valuati	ons										
86,600,000         88,332,00         90,098.64         91,900.61         93,738.63         95,613.40         97,525.67         99,476.18         101,465.70         103,465.70         105,564.92         107,667.00           106,600.00         108,732.00         110,906.64         113,124.77         115,387.27         117,695.01         120,048.89         127,396.87         129,394.81         132,544.81         132,443.89         127,396.87         129,394.81         132,544.81         132,443.89         127,396.87         129,394.81         132,544.81         132,544.81         132,443.81         132,443.81         132,544.81         132,443.81	ר	and	20,000.		20,	21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49
106,600.00   108,732.00   110,906.64   113,124.77   115,387.27   117,695.01   120,048.91   122,449.89   124,898.89   127,396.87   129,944.81   132,548   122,649.89   122,449.89   122,449.89   127,396.87   129,944.81   132,548   122,649.89   122,449.89   122,449.89   127,396.87   129,944.81   132,548   122,649.89   122,449.89   122,449.89   122,649.89   122,449.89   122,449.89   122,449.89   122,643.13   123,433.19	Ξ	nprovements	86,600.		90	91,900.61	93,738.63	95,613.40	97,525.67	99,476.18	101,465.70	103,495.02	105,564.92	107,676.22
20,000.00 20,400.00 20,808.00 21,224.16 21,648.64 22,081.62 22,523.25 22,973.71 23,433.19 23,901.85 24,379.89 24,88 64 20,000 20,000 0.00 0.00 0.00 0.00 0.00	F	otal	106,600.		110,	113,124.77	115,387.27	117,695.01	120,048.91	122,449.89	124,898.89	127,396.87	129,944.81	132,543.70
20,000,00   20,400,00   20,808.00   21,224.16   21,648.64   22,081.62   22,523.25   22,973.71   23,433.19   23,901.85   24,379.89   24,88     86,600,00   20,400,00   20,808.00   21,224.16   21,648.64   22,081.62   22,523.25   22,973.71   23,433.19   23,901.85   24,379.89   24,88     106,600,00   20,400,00   20,808.04   21,224.16   21,648.64   22,081.62   22,523.25   22,973.71   23,433.19   23,901.85   24,379.89   24,88     106,600,00   20,400,00   20,808.64   91,900.61   93,738.63   95,613.40   97,525.67   99,476.18   101,465.70   103,495.02   105,564.92   107,677     106,600,00   88,332.00   90,098.64   91,900.61   93,738.63   95,613.40   97,525.67   99,476.18   101,465.70   103,495.02   105,564.92   107,677     106,600,00   88,332.00   90,098.64   91,900.61   93,738.63   95,613.40   97,525.67   99,476.18   101,465.70   103,495.02   105,564.92   107,677     106,600,00   88,332.00   90,098.64   91,900.61   93,738.63   95,613.40   97,525.67   99,476.18   101,465.70   103,495.02   107,567     107,47015   12/47018   12/47018   12/47019   12/47020   12/47020   12/47020   12/47020   12/47020   12/47020   12/47020   12/47020   12/47020   12/47020   12/47020   12/47020   3/31/2020														
20,000.00   20,400.00   20,808.00   21,224.16   21,648.64   22,081.62   22,523.25   22,973.71   23,433.19   23,901.85   24,379.89   24,88     86,600.00   20,000   20,808.00   21,224.16   21,648.64   22,081.62   22,523.25   22,973.71   23,433.19   23,901.85   24,379.89   24,88     106,600.00   20,000   20,808.04   21,204.16   21,648.64   22,081.62   22,523.25   22,973.71   23,433.19   23,901.85   24,379.89   24,88     106,600.00   20,000   20,808.04   91,900.61   93,738.63   95,613.40   97,525.67   99,476.18   101,465.70   103,495.02   105,564.92   107,678     106,600.00   20,000   20,000.64   91,900.61   93,738.63   95,613.40   97,525.67   99,476.18   101,465.70   103,495.02   105,564.92   107,678     107,600   20,000   20,000.64   91,900.61   25,22.76   25,73.22   2,624.68   2,677.18   2,730.72   2,730.72   2,730.72   2,730.72     107,600   20,000   20	Assessed Value	Improvements												
86,600.00         0.00	1	and	20,000.		20,		2.50	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49
106,600.00   20,400.00   20,808.00   21,224.16   21,648.64   22,081.62   22,523.5   22,973.71   23,433.19   23,901.85   24,379.89   24,3	2	lew improvement						0.00	00.00	00.00	00:00	00:00	00.00	00.00
0.00         88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,525.67         99,476.18         101,465.70         103,495.02         105,564.92         11           0.028	L	otal	106,600.			21,224.16	21,648.64	22,081.62	22,523.25	22,973.71	23,433.19	23,901.85	24,379.89	24,867.49
0.002         88,332.00         90,098.64         91,900.61         93,738.63         95,613.40         97,525.67         99,476.18         101,465.70         103,495.02         105,564.92         11           0.028 <td></td> <td></td> <td></td> <td>_</td> <td></td>				_										
N/A         N/A         2,473.30         2,522.76         2,573.22         2,646.8         2,677.18         2,730.72         2,785.33         2,841.04         2,897.86           12/4/2015         12/4/2016         12/4/2016         12/4/2016         12/4/2017         12/4/2016         12/4/2019         12/4/2012         12/4/2022         12/4/2023         12/4/2026         12/4/2025         12/4/2026         12/4/2025         12/4/2026         12/4/2022         12/4/2022         12/4/2026         12/4/2022         12/4/2022         12/4/2026         12/4/2022         12/4/2026         12/4/2022         12/4/2026         12/4/2026         12/4/2026         12/4/2026         12/4/2026         12/4/2026         12/4/2022         12/4/2026         12/4/2026         12/4/2022         12/4/2026         1	Improvement [	Differential (if any)		4	90,0	91,900.61	93,738.63	95,613.40	97,525.67	99,476.18	101,465.70	103,495.02	105,564.92	107,676.22
N/A         N/A         2,473.30         2,522.76         2,573.22         2,624.68         2,677.18         2,730.72         2,785.33         2,841.04         2,897.86           12/4/2015         12/4/2016         12/4/2017         12/4/2019         12/4/2020         12/4/2022         12/4/2023         12/4/2024         12/4/2025           N/A         12/31/2018         12/31/2019         12/31/2020         12/31/2021         12/31/2022         12/31/2023         12/31/2024         12/31/2025         12/31/2025           N/A         3/31/2018         3/31/2019         3/31/2020         3/31/2021         3/31/2022         3/31/2023         3/31/2023         3/31/2026         3/31/2026         3/31/2026         3/31/2026         3/31/2022         3/31/2023         3/31/2026	Tax Rate		0.0			0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028	0.028
12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2021 12/4/2022 12/4/2024 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/4/2025 12/31/2025 12/3	Payment for M	unicipal Services	Z		2,			2,624.68	2,677.18	2,730.72	2,785.33	2,841.04	2,897.86	2,955.82
12/4/2015 12/4/2016 12/4/2017 12/4/2018 12/4/2019 12/4/2020 12/4/2022 12/4/2023 12/4/2024 12/4/2025 12/4/2														
N/A 12/31/2017 12/31/2018 12/31/2018 12/31/2020 12/31/2022 12/31/2022 12/31/2024 12/31/2024 12/31/2025 12/31/2025 12/31/2024 12/31/2025 12/31/2025 12/31/2026 12/31/2	Tax bill		12/4/20		12/			12/4/2020	12/4/2021	12/4/2022	12/4/2023	12/4/2024	12/4/2025	12/4/2026
Sequent years are used to determine the Adjusted Base Year Valuations extends for not less than 20 valuation years.	Invoice Date			A/N		12/31/2018		12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026
sequent years are used to determine the extends for not less than 20 valuation year	Due Date			4/N				3/31/2021	3/31/2022	3/31/2023	3/31/2024	3/31/2025	3/31/2026	3/31/2027
sequent years are used to determine the extends for not less than 20 valuation year														
sequent years are used to determine the extends for not less than 20 valuation year	NOTES:													
extends for not less than 20 valuation yea	1. Inflation fac	tors in 2015 and s	ubsequent years are	used to determ	nine the Adjuste	d Base Year Va	aluations.							
3. No payment due for Grace Year.	2. Payment for	Municipal Service	es extends for not le	ss than 20 valua	tion years.									
	3. No payment	due for Grace Year	ar.											