

Craig, Sondra

From: Jeremy Novak <Jeremy@threesixty.bz>
Sent: Wednesday, May 7, 2025 10:14 AM
To: ZZ Council Members
Subject: Fw: Real Estate Comparison C & C and Badger West
Attachments: C & C Badger Year 2024 and Proposed RE Tax Values.pdf

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Dear City Council,

A question was asked of me on what the increased tax base would be on the two projects at Badger West and C & C Residences. Please see the attached breakdown the of current and projected tax base on the two projects.

Let me know if you have any questions. Thank you, Jeremy

Jeremy Novak

VP of Real Estate Development

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From: Louise Olson <louise@threesixty.bz>
Sent: Tuesday, May 6, 2025 4:40:19 PM

To: Marvin Wanders <marvin@threesixty.bz>; Jeremy Novak <Jeremy@threesixty.bz>

Subject: Real Estate Comparison C & C and Badger West

For your review

Louise Olson

Chief Financial Officer

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Three Sixty Real Estate Solutions LLC					
Real Estate Assessed Values and Tax Amount					
C & C Residences LLC and Badger West Residences LLC					
Current Real Estate Values Year 2024	Parcel Number	Land Assessed Value	Improvements Assessed Value	Total Assessed Value	RE Taxes 2024
C & C Residences LLC					
918 Division	17-30052-30	\$20,800.00	\$0.00	\$20,800.00	\$438.47
920 Division	17-30052-40	\$7,500.00	\$0.00	\$7,500.00	\$158.10
922 Division	17-30052-50	\$19,100.00	\$0.00	\$19,100.00	\$402.63
928 Division	17-30052-60	\$22,500.00	\$0.00	\$22,500.00	\$474.29
934 Division	17-30052-70	\$22,500.00		\$22,500.00	\$474.29
940 Division	17-30052-80	\$22,500.00	\$204,600.00	\$227,100.00	\$4,721.24
518 10th Street	17-30052-110	\$17,200.00	\$184,300.00	\$201,500.00	\$4,181.59
526 10th Street	17-30052-120	\$18,900.00	\$132,100.00	\$151,000.00	\$3,117.07
921 Ferry Garage	17-30053-160	\$0.00	\$0.00	\$0.00	\$0.00
Conditional Use Pilot					\$7,989.22
Totals		\$151,000.00	\$521,000.00	\$672,000.00	\$21,956.90
Proposed Value of Project				\$4,103,973.09	\$86,510.37
Increase in RE Taxes C & C Residences LLC				\$3,431,973.09	\$64,553.47
Current Real Estate Values Year 2024	Parcel Number	Land Assessed Value	Improvements Assessed Value	Total Assessed Value	RE Taxes 2024
Badger West Residences LLC					
413 West Ave	17-20162-100	\$20,900.00	\$0.00	\$20,900.00	\$440.57
1204 Badger Street	17-20163-0100	\$23,400.00	\$168,800.00	\$192,200.00	\$3,985.56
417 West Ave	17-20162-110	\$22,600.00	\$0.00	\$22,600.00	\$476.40
Conditional Use Pilot 417 West Ave					\$1,325.65
425 West Ave	17-20162-130	\$44,500.00	\$0.00	\$44,500.00	\$938.04
423 West Ave	17-20162-120	\$40,500.00	\$128,600.00	\$169,100.00	\$3,498.61
Conditional Use Pilot					\$7,989.22
Totals		\$151,900.00	\$297,400.00	\$449,300.00	\$18,654.05
Proposed Value of Project				\$5,609,728.00	\$118,251.00
Increase in RE Taxes Badger West LLC				\$5,160,428.00	\$99,596.95