

City of Ishpeming
Tax Increment Financing
and
Development Plan
October 26, 2015

Prepared For
The Ishpeming Downtown Development Authority
(This document replaces the original Plan adopted on December 30, 1992)

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1. **Introduction:** The City of Ishpeming has experienced economic decline during the past decades due to conditions beyond local control. This Tax Increment Financing and Development Plan is designed to provide limited public financing for specific public projects and investments to reverse the trends toward economic deterioration and to help create conditions that are favorable for economic growth and development. Stable and/or growing economic conditions will sustain the tax base, help create a more resilient community, and provide economic vitality to sustain the community for years to come.
2. **Vision:** The Ishpeming Downtown Development Authority (DDA) has adopted the following vision statement to help guide development:

Ishpeming's downtown will be alive with economic, social, and cultural activities! The core downtown will be the hub for the entire community and set an example as a regional leader and innovator. Historic buildings will be restored and maintained to a high standard of excellence. New, complementary buildings will be constructed with architecturally interesting details, using high quality, natural materials to fill strategic gaps in the downtown. The streetscape will contain beautiful decorations, flowers, and public art. The downtown will be pedestrian friendly with easy access for bicycles and other innovative, low-impact transportation. Unique green spaces will be provided as islands of tranquility in the busy downtown landscape. Technological devices will be used widely to assist commerce for visitors and residents. Ample parking will be available. Streetscape enhancement and neighborhood design will exceed universal design standards. Easy to read, and pedestrian-friendly signage will guide people to key destinations. The existing features of the city will be groomed, maintained, and well presented. New place-making features--based on our unique history, culture, and innovation--will be created to enhance the experience of residents and visitors alike. All people are welcomed and respected.

3. **Mission:** The Ishpeming DDA has adopted the following mission statement to help guide its actions:

The mission of the Ishpeming Downtown Development Authority (DDA) is to take meaningful action steps to revitalize the traditional historic downtown, using available funds in practical and achievable projects, such as: beautification, streetscape enhancement, urban design, façade improvements, historic preservation, use of technology, promotional events, advertising and marketing, collaborative efforts and partnerships, business development and redevelopment, selective property purchases and sales, and community organization.

4. **Legal Description of Development Area:** See Attachment #1.

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5. **Map of Development Area:** See Attachment #2.
6. **Zoning and Existing Land Uses:** The majority of the development area is zoned Central Business District and General Business District. See Attachment #3 for the City's current draft zoning map. The City of Ishpeming is in the process of revising its Zoning Ordinance and Zoning Map. Therefore, changes will most likely occur to the map shown in this plan in the near future. Please refer to a current Zoning Map for zoning boundary and districts in the development area. Existing land uses generally comply with the districts shown on the zoning map.
7. **Tax Increment Financing (TIF):** This TIF and Development Plan is intended to comply with the provisions of Act 197 of the Public Acts of Michigan of 1975 as amended (MCL 125 and others as applicable). Details of the law are not recounted here for brevity; however, in any case, where a question arises concerning the legality of actions related to this TIF and Development Plan, the DDA will request a legal opinion from the City Attorney. It is the intent of this plan to ensure that all bonded debt is fully paid in a timely fashion. Also, the DDA Directors commit to being responsible stewards of tax funds entrusted to them, using these funds to the best of their ability for the best advantage of the entire community. Attachment #6 lists properties and current tax valuations in the development area. The estimated TIF capture in 2016 is approximately \$270,000 based on estimates from the Marquette County Equalization Department. Attachment #4 shows the estimated TIF capture over the next 20 years, which is the expected duration of this TIF and Development Plan. The table in Attachment #4 was developed based on the assumption that the TIF capture will grow at an average rate of about 1.5% as redevelopment occurs and economic revitalization takes hold in the development area. The Marquette County Equalization Department will be responsible for determining the actual TIF capture in each year. The DDA will base its development plans and annual budget/expenditures based on these amounts to insure financial solvency.
8. **Planned Improvements:** The list (below) is an offering of recommended improvements in the development area. This list is not intended to restrict the adoption of new and innovative projects, but rather to offer some examples of projects that have contributed to revitalization in other places or currently have the support of the DDA Directors. Simply because a project is on this list does not mean that it must be accomplished. Economic conditions change. What once may have been a very important project, might become less important over time.
 - a. **Energy Efficient Street Lighting:** It is important to have human-scale, attractive, functional, and affordable street lighting to make the downtown attractive and safe. Investments in street lighting should consider optional lighting features, including innovative lighting technology, special decorative lighting, banners, flags, and other signage options.

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- b. Pedestrian Friendly Streetscape Improvements: It is important to make the downtown as accessible and pedestrian-friendly as possible to attract vitality, accessibility, and increase affordability of access. A community that includes bike lanes, bike parking areas, and bike rental areas is more likely to be vibrant, accessible, and affordable. Safe, attractive, and wide (minimum 6 feet wide) sidewalks are also essential. Trash containers, benches, and other types of street furniture are also important.
- c. Parking: Despite the trend toward alternative transportation, at this time, motor vehicle transportation is still the dominant form of transportation in the USA. Adequate, barrier-free parking should be provided for residents and visitors alike. Parking areas should be designed to allow easy snow plowing and snow stockpiling due to prevailing winter weather conditions; however, the design should also include decorative features to prevent the parking areas from becoming bland and detract from the downtown's overall high level of attractiveness. Such features as green spaces, landscaping, and adequate lighting must be included in the design for parking in the downtown.
- d. Mixed Use Development: Projects that encourage the development of both commercial and residential use of the same street level footprint--through the use of multi-story buildings in the downtown—are a key to downtown vitality and economic survival.
- e. Fun Destinations: Any downtown requires “fun attractions” to remain vital. While the definition of “fun” is certainly subject to wide interpretation, a general consensus of the DDA Directors could determine specific new development projects to be added to the downtown to help make the downtown a more attractive destination. For example, an old fashioned malt or Soda Shop, or a candy store probably would qualify as “fun destinations.” However, more creative and innovative ideas should also be considered, such as Fantasy Football Leagues, “Wi-Fi Hot Spots,” and recreational activities.
- f. Urban Farming and Gardens: A recent trend toward urban farming and community gardens has gained substantial following in a wide variety of cities. Well-maintained farm or garden areas add a special character to any community. These type of amenities should be well-thought-out and designed for maximum benefit to the community in general both from a productivity and an aesthetic perspective.
- g. Strengthening Existing Business: Projects that help to strengthen and preserve established and successful local business should receive a high priority within the DDA District. Care needs to be used to ensure that limited funds are used to actually grow business and not prop up a failing business.

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- h. Historic Preservation: It is well documented that preservation of historic sites and buildings adds 20% or more to a community's economy. Every effort should be made to support projects that help preserve our heritage, such as façade projects, historic signage/walking tours, and museums/displays.
 - i. Art and Culture: Development projects that add public art or increase cultural assets available to the public add tremendously to economic vitality.
 - j. Entrepreneurial Culture: Projects that help to increase the ability of local people to innovate, create new businesses, and offer new and useful services is critical to the development area. The downtown cannot afford to let buildings sit vacant. Projects to seek out and encourage new business ventures are important to the future of our community. Projects such as a real (or virtual) business incubator, a business mentorship program, and/or an entrepreneurial club could help build a local culture of business development.
 - k. Beautification and Design: The physical appearance of the community is so important. Projects to make the community attractive are a must. These projects could include street improvements, new buildings, and demolition of obsolete or blighted facilities.
 - l. Marketing and Promotion: Projects to market and promote the existing assets of the community are essential to the success of the downtown.
 - m. Volunteer Management and Organization: Projects that help to increase volunteers, manage the effective use of the volunteers, and organize the community to assist the DDA Directors in the fulfillment of the DDA's vision and mission are a vital part of the downtown. A portion of the Development Plan's resources should be allocated to these value multipliers.
9. **Estimated Improvement Costs:** Over the next 20 years costs will probably change dramatically as technology, the economy, and our demographics change. The estimates below are very approximate and should not be used to guide specific decision making regarding approval of any particular project. Allocation of resources should consider that use of resources at the center of the downtown will likely pay greater return over time.
- a. Energy Efficient Street Lighting throughout the downtown could cost several million dollars. Fortunately, these improvements can easily be broken up into smaller incremental projects in the range of \$300,000 to \$500,000 for some specific street segments. Adding LED lighting to Division Street, Second Street, Third Street, and Hematite should be a priority.

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- b. Pedestrian Friendly Streetscape improvements can easily be focused in less expensive areas by using existing infrastructure wherever possible. A plan to create a North-South bike corridor to match the existing east-west Iron Ore Heritage Trail is in work. Such a trail is likely to cost between \$200,000 and \$500,000 depending on location. Other improvements could be added over time.
- c. Parking: A parking structure is expensive, but does concentrate parking, maximizing the available space. If the need arises, consideration should be given to this type of project. Estimated cost would be \$1.5 million.
- d. Mixed Use Development: There are several likely sites for mixed use development and/or redevelopment projects in the downtown district. Attachment #4 provides a list of possible sites. The City of Ishpeming is working on a separate document to identify priority redevelopment sites in the city as part of the Redevelopment Ready Communities program. At the time of the publication of this plan, the priority sites document remains a work in progress. A 4,000 square foot mixed use development project is likely to cost at least \$1 million using an estimated \$250 per square foot construction cost. Based on the number sites already identified in attachment #4, several such developments are possible in the City of Ishpeming over the next 10-20 years, provided that the investment climate remains positive.
- e. Fun Destinations: It is likely that some of the “fun destinations” would be located in future mixed use redevelopment projects. However, there are a few unique sites in the downtown that could house a stand-alone “fun destination” project. For example, the “old style shop” site at the corner of Main and Pearle Streets is an ideal location for this type of project. It is located at the heart of the downtown, where a fun attraction would do the most good for the entire community. There are several other small sites, either vacant land or blighted buildings, that would be possible locations for this type of business. Because “fun destination” type businesses vary so widely, it is difficult to estimate the cost. It is possible to create this type of business for about \$250,000, including site acquisition, furnishings, and stock. Therefore, it is possible for the DDA to help underwrite the creation of at least one of this type of businesses in the next ten years.
- f. Urban Farming and Gardens: The cost of these activities is mostly in the community capital required to obtain the volunteers to make this type of project possible. The Grace Community/Partridge Creek Farm project is an example. Approximately \$30,000 of donated funds went into the creation of this project. Reaching agreement about location and resources can be the most challenging aspect of these type of projects. Additional projects like this would be very welcome in the City of Ishpeming.

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- g. Strengthening Existing Business: It is very difficult to estimate the costs associated with projects to strengthen existing businesses because each case is unique. A business could reach the next level of development via a loan, through Northern Initiatives, or other venture capital sources of funds. The cost to the DDA to assist in making this happen could be minimal, but the returns could be substantial. Often, the advice of trusted community partners, such as MEDC or LSCP could result in the strengthening of existing businesses at little or no cost. Alternatively, the DDA could invest a large amount of funding in infrastructure or other investments to facilitate such a breakthrough.
- h. Historic Preservation: Continuation and possible expansion of the existing DDA façade improvement program is an excellent means to provide investment in historic preservation. There are several key locations in the current façade program boundary area that need façade improvements. Other location around that designated area have already been asking for these funds. With at least 10 historic buildings remaining in the current boundary area needing façade improvements and an average cost per project of \$30,000 each (based on past DDA faced project costs), an estimated budget to complete façade improvements in the existing boundary area is about \$300,000. An additional \$1 million could easily be spent on façade improvements in the rest of the DDA district.
- i. Art and Culture: Again, estimating costs for these type of projects is extremely difficult because the projects can include so many different variables. While it is possible that major works of art and/or cultural assets will be donated at little to no cost to the community, it is more likely for these splendid achievements to occur when the community intentionally undertakes to invest in this area. Therefore, it would only be prudent to plan to spend at least \$200,000 toward these type of projects over the next 10-20 years. While some may question the economic value of such projects, it has been well documented (see <http://www.artplaceamerica.org/> online) that investment in the arts and culture have a high return on investment.
- j. Entrepreneurial Culture: An initial program to encourage entrepreneurship in the City of Ishpeming community could be accomplished with an investment of about \$10,000. Such an initial program could be as simple as hosting a 2 day workshop and inviting several experts in the field to make presentations. It would be vital to ensure wide public participation to maximize the benefits. It would probably help to start smaller and bring in one speak of a special event to assess public interest. If interest is low, then additional efforts would be needed to encourage the entrepreneurial spirit. Ultimately, virtual or physical business incubators have proven very successful in Michigan to stimulate new business development. An incubator project could range in cost from \$300,000 to several million dollars.

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- k. **Beautification and Design:** Ishpeming has already successfully initiated a program of volunteer beautification. This program is costing about \$20,000 per year, including paid watering services, supplies, and plants. It is likely that this type of program can be sustained and improved without adding significant additional funds. Other types of projects to complement and enhance this work are also possible with modest investments. For example, a series of decorative seasonal banners to display the unique and historic character of our community could probably be implemented for about \$50,000. This would require the Public Works Department or a contractor to be paid to switch banners. Alternatively, some banners could be displayed year round to reduce costs. Many other types of design and beautification projects could be envisioned to improve the “look” of the community.
 - l. **Marketing and Promotion:** Again, current programs from the DDA are investing about \$20,000 annually in efforts to market and promote the downtown. These efforts can be refined and adjusted over time. Additional investments could also provide significant benefits.
 - m. **Volunteer Management and Organization:** Ongoing efforts in this subject are providing benefits at low cost. Additional refinements and investment to leverage volunteers and organizational structure could produce even greater results. A community capital/volunteer management study might provide additional insight. Estimated cost would be \$10,000.
- 10. Conclusions:** As shown in Attachment #4 and #5, projected TIF capture revenues are insufficient to pay for most of the desirable developments listed in this plan. However, not all project funding should come from tax revenues. This plan envisions a combination of tax revenues, grants, donations, and private investments to achieve many of the desirable development objectives. If the DDA focuses successfully on the core downtown and economic revitalization occurs, future increases in TIF revenues will be likely to grow more rapidly than the assumed 1.5% rate. This happy scenario will result in more funds available for investment and a more resilient and vital future for the City of Ishpeming.

ATTACHMENT 1

LEGAL DESCRIPTION

FINAL AMENDED TIF DISTRICT LEGAL DESCRIPTION

09-13-2016

Section 3, T47N R27W, That part lying North of RR R/W and West of Hickory Street except that part lying NW'LY of Carp River; and except a part commencing at the SE corner of the NW ¼ of NE ¼, thence N 275.6' to POB; thence S 81deg 35'W 333.6'; thence N 130.4'; thence N 84deg E 337.4'; thence S 149.6' to POB; and

Section 4, T47N R27W, That part of the S ½ of Section lying North of the South RR R/W except the Plat of Ishpeming Hills and the S ½ of NE ¼ lying North of the South RR R/W, and also that part of the NE ¼ of the NE ¼ lying Southeasterly of Carp River; and

Section 34, T48N R27W, the South 530' of SW ¼ of SW ¼ lying East of Carp River, and also that part of Cliffs Eighth Addition in the SW ¼ of SE ¼ lying South of Mather Avenue and West of Lot 7, Block 10; and

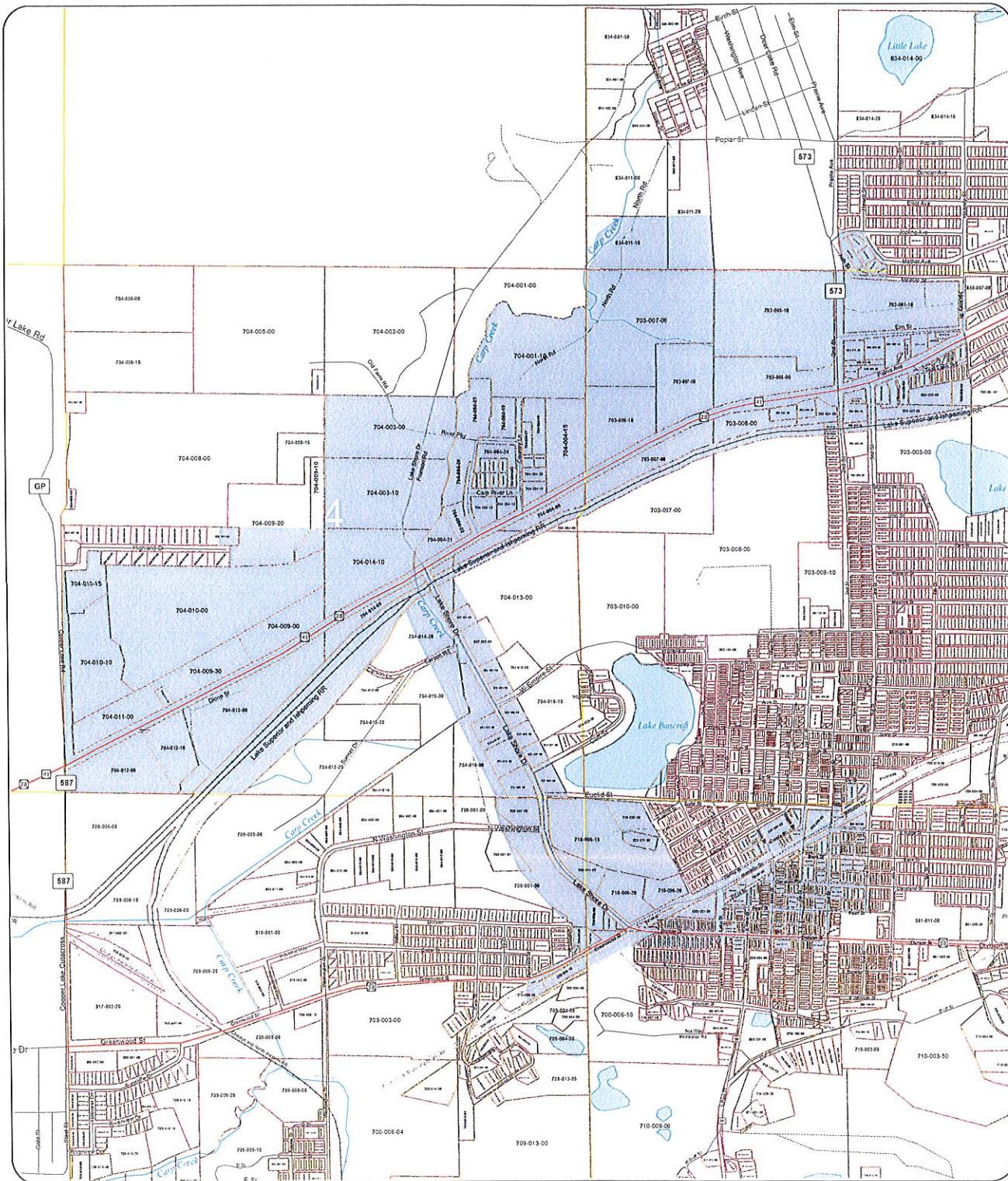
Also the following described parcel being part of the South ¼ of Section 3, the SE ¼ of Section 4, the NE ¼ of Section 9, and the North ½ of Section 10, all in T47N R27W; Beginning at a point on the South R/W line of Soo Line RR 200 feet NE'ly of Lakeshore Drive, then S27deg48'E to Northeast Corner of Lot 1 of Cliffs Commercial Subdivision; then SE'ly along E'ly line of Subdivision to C/L of Euclid Street, then E'ly on C/L of Euclid Street to C/L of Spruce Street, then S'ly on C/L of Spruce Street to C/L of Canda Street; then NE'ly on C/L of Canda Street to C/L of Pine Street, then NW'ly on C/L of Pine Street to C/L of Barnum Street; then NE'ly on C/L of Barnum Street to C/L of Euclid Street; then E'ly on C/L of Euclid Street to C/L of Second Street; then N'ly on C/L of Second Street to C/L of Ely Street; then E'ly on C/L of Ely Street to C/L of Third Street; then S'ly on C/L of Third Street to C/L of Pearl Street; then Westerly on C/L Pearl Street to C/L of Second Street; then Southerly on C/L of Second Street to the intersection with the C/L of the first public alley lying South of Division Street; thence W'ly along the C/L of said alley to the East R/W line of Main Street; thence SW'ly to the intersection of the West R/W line of Main Street with the C/L of the first public alley lying South of Division Street; thence W'ly along the C/L of said alley to the East R/W line of Pine Street; thence SW'ly to the SE corner of Lot 87 of the US Steel Corporation Assessor's Plat No. 1 of the Hard Ore Extension; thence N88deg10'25"W 121.45 feet to the SW corner of Lot 87 of said Plat; thence NW'ly 100' M/L to the SE corner of Lot 85 of said Plat; thence S56deg31'00"W 46.65 feet; thence N88degW 19.65 feet to the SW corner of said Lot 85; thence SW'ly a distance of 67 feet M/L to the intersection of the East line of Lot 17 of said Plat produced S'ly to the intersection with the C/L of the first public alley lying south of Division Street; thence W'ly along the C/L and the extended C/L of said public alley to the South ROW line of the abandoned railroad ROW; thence SW'ly along S R/W of abandoned RR R/W to a point due South of the West ROW line of Tamarack Street; thence North to the C/L of Greenwood Street, then NE'ly on C/L of Greenwood Street to the extended C/L of Graham Street; thence North on the extended and C/L of Graham Street to C/L of Division Street; thence East to a point 400 feet West of Lake Shore Drive, then NW'ly 400' West of and parallel with Lakeshore Drive a distance of 3600 feet M/L to the South line of the Soo Line RR R/W; thence NE'ly along the South line of the Soo Line RR ROW a distance of 850 feet M/L to the Point of Beginning.

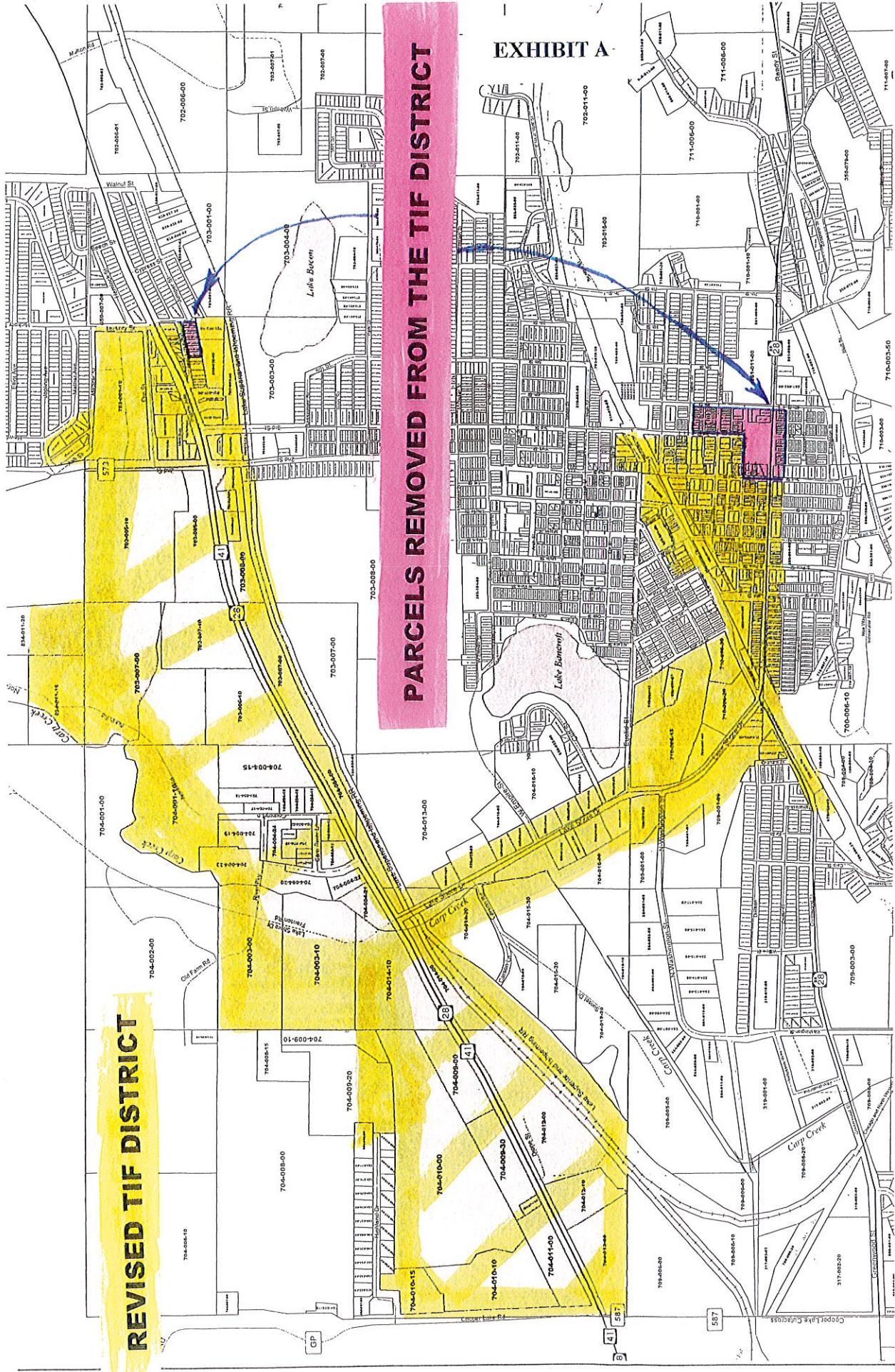
ATTACHMENT 2

MAPS

City of Ishpeming, Michigan

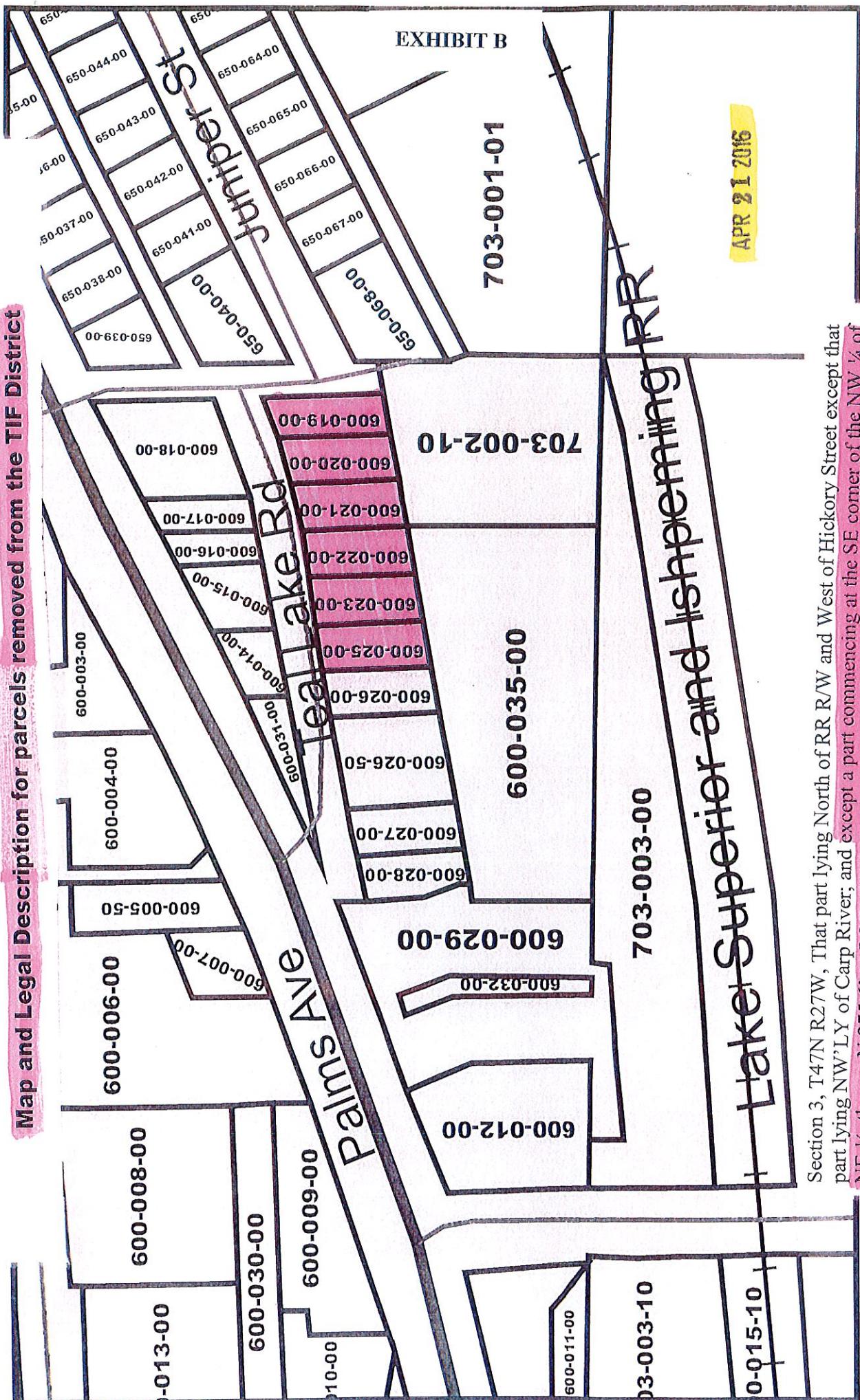
DDA TIF District 5-2-2016





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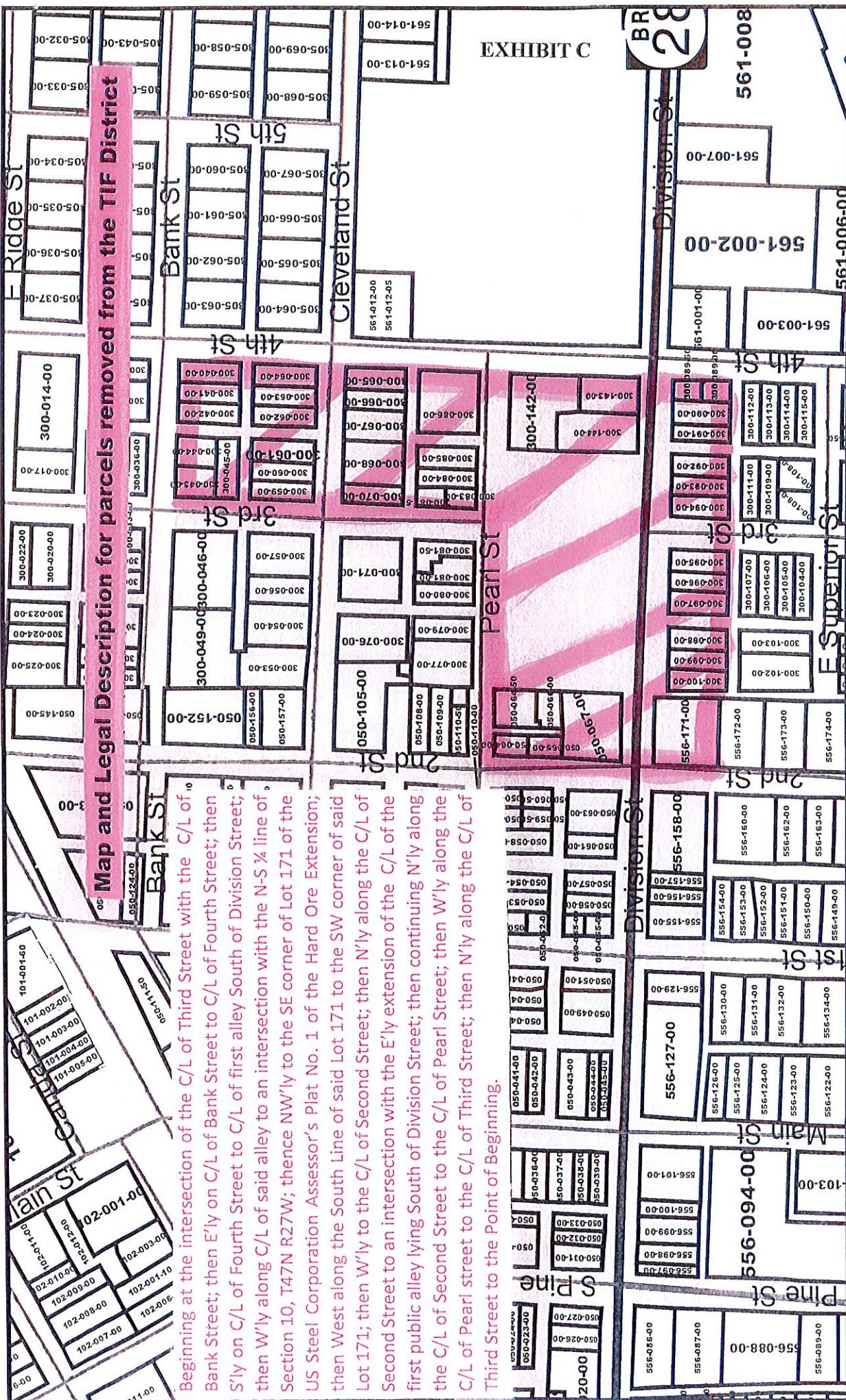
Map and Legal Description for parcels removed from the TIF District



Section 3, T47N R27W, That part lying North of RR R/W and West of Hickory Street except that part lying NWLY of Carp River; and except a part commencing at the SE corner of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, thence N 275.6' to POB; thence S 81deg 35'W 333.6'; thence N 130.4'; thence N 84deg E 337.4'; thence S 149.6' to POB; and

EXHIBIT C

APR 21 2016



ATTACHMENT 3

ZONING MAP

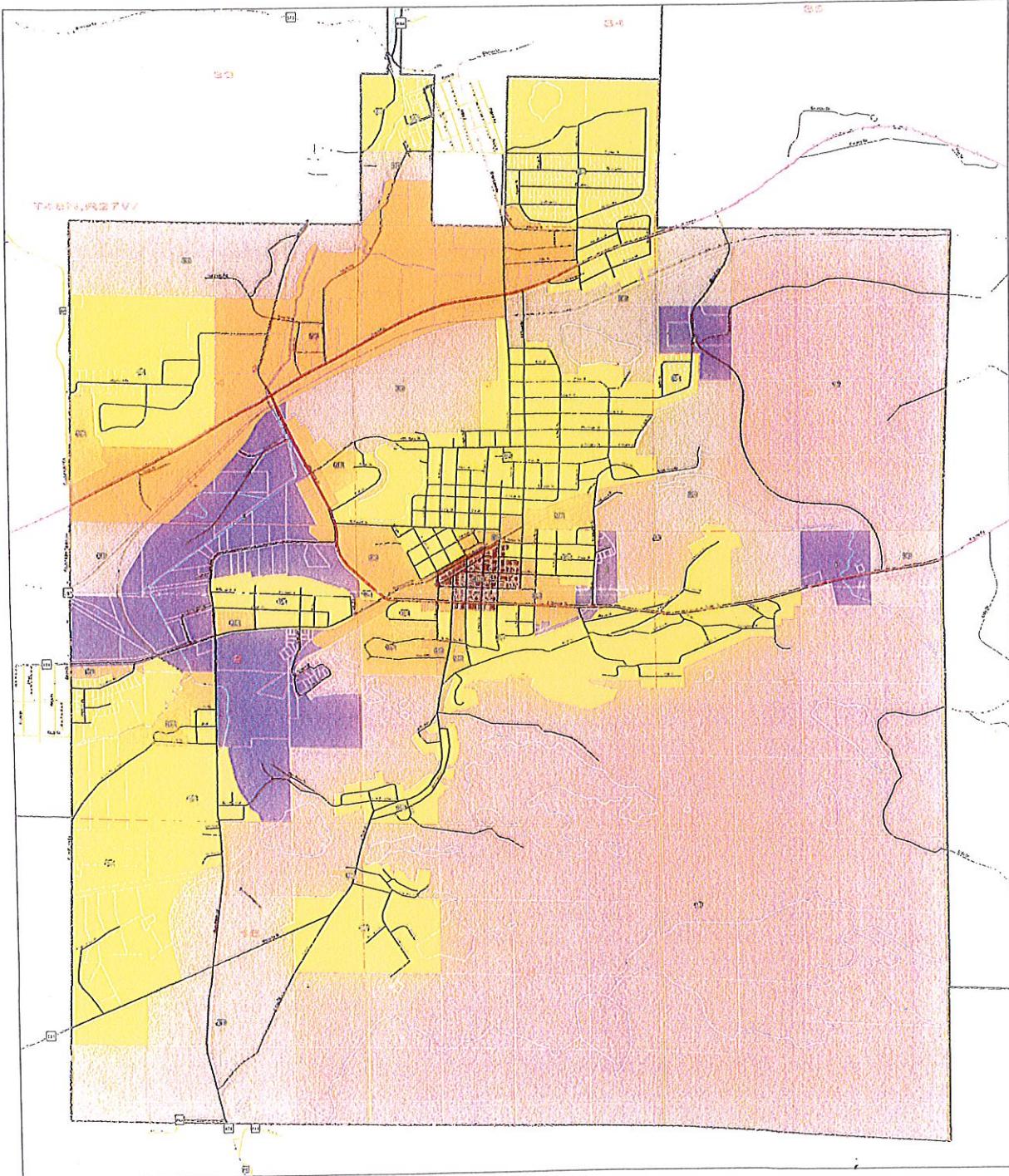


DRAFT

City of Ishpeming, Michigan
Zoning Districts

8/18/15

0 0.25 0.5 1
Miles



Legend



(CBD) Central Business District	(DD) Deferred Development	(MI) Mining	(GR) General Residential
(GC) General Commercial	(I) Industrial	(SR) Single Residential	(MR) Multiple Residential

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ATTACHMENT 4

PROJECTED TIF REVENUES

TIF and Development Plan 2015--Attachment #4

Projected TIF Revenues by Year

Year	Amount
2016	270,000.00
2017	274,050.00
2018	278,160.75
2019	282,333.16
2020	286,568.15
2021	290,866.67
2022	295,229.67
2023	299,658.11
2024	304,152.98
2025	308,715.27
2026	313,345.99
2027	318,046.17
2028	322,816.86
2029	327,659.11
2030	332,573.99
2031	337,562.59
2032	342,626.02
2033	347,765.41
2034	352,981.89
2035	358,276.61
Total	6,243,389.40

Note: The DDA has approximately \$2,741,618 in bonded debt which must be repaid, leaving \$3,501,771 in projected TIF revenues to sue for the good of the community.

ATTACHMENT 5

COST SUMMARY

TIF and Development Plan 2015--Attachment #5

Project Expenses

Ref	Project	Amount
9.a.	Street Lighting	1,500,000.00
9.b.	Streetscape	1,500,000.00
9.c.	Parking	1,500,000.00
9.d.	Mixed Use	3,000,000.00
9.e.	Fun Destinations	750,000.00
9.f.	Urban Farming	30,000.00
9.g.	Strengthening Existing Business	60,000.00
9.h.	Historic Preservation	300,000.00
9.i.	Art and Culture	200,000.00
9.j.	Entrepreneurial Culture	350,000.00
9.k.	Beautification and Design	1,450,000.00
9.l.	Marketing and Promotions	400,000.00
9.m.	Volunteer Management and Organization	10,000.00
	Total	11,050,000.00

ATTACHMENT 6

LIST OF PROPERTIES

Parcel Number	Property Class	Property Address	Status	Homesestead	DDA/LDFA	Base Taxable Value	Taxable Value 2017	Captured Value
52-51-050-001-00	703	356 W DIVISION ST	Active	0.0000	TIFA-OLD	0	0	0
52-51-050-002-00	401	356 W DIVISION ST	Active	100.0000	TIFA-OLD	7,200	14,317	7,117
52-51-050-002-30	401	350 W DIVISION ST	Active	0.0000	TIFA-OLD	7,500	21,113	13,613
52-51-050-002-31	703	348 W DIVISION ST	Active	0.0000	TIFA-OLD	0	0	0
52-51-050-002-60	703	346 W DIVISION ST	Active	100.0000	TIFA-OLD	10,400	26,479	16,079
52-51-050-003-00	401	340 W DIVISION ST	Active	100.0000	TIFA-OLD	11,000	15,997	4,997
52-51-050-004-00	401	336 W DIVISION ST	Active	0.0000	TIFA-OLD	8,700	16,873	8,173
52-51-050-005-00	401	334 W DIVISION ST	Active	100.0000	TIFA-OLD	8,250	20,511	12,261
52-51-050-006-00	401	330 W DIVISION ST	Active	0.0000	TIFA-OLD	5,100	12,236	7,136
52-51-050-007-00	401	322 W DIVISION ST	Active	0.0000	TIFA-OLD	16,500	18,405	1,905
52-51-050-009-00	201	320 W DIVISION ST	Active	0.0000	TIFA-OLD	2,150	2,380	730
52-51-050-010-00	402	316 W DIVISION ST	Active	100.0000	TIFA-OLD	5,200	10,448	5,248
52-51-050-011-00	401	314 W DIVISION ST	Active	100.0000	TIFA-OLD	17,850	19,909	2,059
52-51-050-012-00	401	312 W DIVISION ST	Active	100.0000	TIFA-OLD	7,950	22,519	14,669
52-51-050-013-00	401	310 W DIVISION ST	Active	100.0000	TIFA-OLD	16,000	17,853	1,853
52-51-050-014-00	201	306 W DIVISION ST	Active	0.0000	TIFA-OLD	11,750	0	-11,750
52-51-050-015-00	703	300 W DIVISION ST	Active	0.0000	TIFA-OLD	14,300	12,592	-1,708
52-51-050-016-50	401	215 W PEARL ST	Active	100.0000	TIFA-OLD	12,200	25,880	13,680
52-51-050-017-00	401	205 S LAKE ST	Active	0.0000	TIFA-OLD	15,100	9,779	-5,321
52-51-050-019-00	201	215 S LAKE ST	Active	50.0000	TIFA-OLD	68,350	76,177	7,827
52-51-050-020-00	201	216 W DIVISION ST	Active	0.0000	TIFA-OLD	22,500	25,075	2,575
52-51-050-022-00	201	200 S PINE ST	Active	0.0000	TIFA-OLD	11,000	16,399	5,399
52-51-050-023-00	401	212 S PINE ST	Active	0.0000	TIFA-OLD	8,450	16,750	8,300
52-51-050-024-00	401	208 S PINE ST	Active	0.0000	TIFA-OLD			

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/TDEA	Base Taxable Value		Taxable Value 2017		Captured Value
						Value	Value	Value	Value	
52-51-050-026-00	201	206 W DIVISION ST	Active	0.0000	TIFA-OLD	27,250	30,300	30,300	3,050	
52-51-050-027-00	201	200 W DIVISION ST	Active	0.0000	TIFA-OLD	38,750	43,100	43,100	4,350	
52-51-050-028-00	201	115 W PEARL ST	Active	0.0000	TIFA-OLD	24,700	27,400	27,400	2,700	
52-51-050-030-00	201	111 W PEARL ST	Active	0.0000	TIFA-OLD	22,450	19,900	19,900	-2,550	
52-51-050-031-00	201	122 W DIVISION ST	Active	0.0000	TIFA-OLD	30,050	35,304	35,304	5,254	
52-51-050-032-00	201	118 W DIVISION ST	Active	75,0000	TIFA-OLD	26,050	28,950	28,950	2,900	
52-51-050-033-00	201	112 W DIVISION ST	Active	80,0000	TIFA-OLD	20,950	23,300	23,300	2,350	
52-51-050-034-00	201	204 S MAIN ST	Active	0.0000	TIFA-OLD	58,250	64,750	64,750	6,500	
52-51-050-036-00	201	210 S MAIN ST	Active	0.0000	TIFA-OLD	31,250	7,800	7,800	-23,450	
52-51-050-037-00	201	212 S MAIN ST	Active	0.0000	TIFA-OLD	37,850	42,050	42,050	4,200	
52-51-050-038-00	201	216 S MAIN ST	Active	0.0000	TIFA-OLD	27,000	37,582	37,582	10,582	
52-51-050-039-00	201	220 S MAIN ST	Active	0.0000	TIFA-OLD	48,050	54,717	54,717	6,667	
52-51-050-040-00	201	203 S MAIN ST	Active	0.0000	TIFA-OLD	31,750	25,325	25,325	-6,425	
52-51-050-041-00	201	205 S MAIN ST	Active	0.0000	TIFA-OLD	45,650	50,700	50,700	5,050	
52-51-050-042-00	201	211 S MAIN ST	Active	0.0000	TIFA-OLD	20,000	38,307	38,307	18,307	
52-51-050-043-00	201	213 S MAIN ST	Active	0.0000	TIFA-OLD	6,000	12,400	12,400	6,400	
52-51-050-044-00	201	219 S MAIN ST	Active	0.0000	TIFA-OLD	10,000	38,900	38,900	28,900	
52-51-050-045-00	201	107 E DIVISION ST	Active	0.0000	TIFA-OLD	29,000	32,200	32,200	3,200	
52-51-050-046-00	202	112 E PEARL ST	Active	0.0000	TIFA-OLD	17,850	3,911	3,911	-13,939	
52-51-050-047-00	201	118 E PEARL ST	Active	0.0000	TIFA-OLD	20,000	22,200	22,200	2,200	
52-51-050-048-00	703	200 S FIRST ST	Active	0.0000	TIFA-OLD	26,050	0	0	-26,050	
52-51-050-049-00	705	121 E DIVISION ST	Active	0.0000	TIFA-OLD	0	0	0	0	
52-51-050-051-00	201	121 E DIVISION ST	Active	0.0000	TIFA-OLD	22,500	25,000	25,000	2,500	
52-51-050-052-00	401	209 S FIRST ST	Active	0.0000	TIFA-OLD	7,500	1,115	1,115	-6,385	
52-51-050-052-50	201	201 S FIRST ST	Active	0.0000	TIFA-OLD	24,000	24,278	24,278	278	

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2017	Captured Value
52-51-050-053-00	201	204 E PEARL ST	Active	0.0000	TIFA-OLD	1,900	4,300	2,400
52-51-050-054-00	401	210 E PEARL ST	Active	0.0000	TIFA-OLD	9,450	16,348	6,898
52-51-050-055-00	703	213 S FIRST ST	Active	0.0000	TIFA-OLD	30,400	0	-30,400
52-51-050-055-50	703	201 E DIVISION ST	Active	0.0000	TIFA-OLD	31,900	0	-31,900
52-51-050-056-00	201	205 E DIVISION ST	Active	0.0000	TIFA-OLD	25,300	22,200	-3,100
52-51-050-057-00	703	207 E DIVISION & 209 ST	Active	0.0000	TIFA-OLD	19,050	0	-19,050
52-51-050-058-00	201	216 E PEARL ST	Active	0.0000	TIFA-OLD	3,000	3,360	360
52-51-050-059-00	402	218 E PEARL ST	Active	0.0000	TIFA-OLD	6,300	2,350	-3,950
52-51-050-059-50	201	206 S SECOND ST	Active	0.0000	TIFA-OLD	12,900	11,109	-1,791
52-51-050-060-00	401	208 S SECOND ST	Active	0.0000	TIFA-OLD	17,150	22,768	5,618
52-51-050-060-50	401	211 E DIVISION ST	Active	0.0000	TIFA-OLD	19,850	22,397	2,547
52-51-050-061-00	201	212 S SECOND ST	Active	0.0000	TIFA-OLD	10,000	11,133	1,133
52-51-050-063-00	201	110 FRONT ST	Active	0.0000	TIFA-OLD	33,950	48,645	14,695
52-51-050-070-00	201	100 S MAIN ST	Active	0.0000	TIFA-OLD	9,700	10,782	1,082
52-51-050-071-00	202	100 S MAIN ST	Active	0.0000	TIFA-OLD	5,000	6,300	1,300
52-51-050-071-50	201	114 W PEARL ST	Active	0.0000	TIFA-OLD	19,850	6,318	-13,532
52-51-050-073-00	201	100 S MAIN ST	Active	0.0000	TIFA-OLD	157,100	175,073	17,973
52-51-050-075-00	201	105 S MAIN ST	Active	0.0000	TIFA-OLD	81,500	92,175	10,675
52-51-050-076-00	201	110 S MAIN ST	Active	0.0000	TIFA-OLD	29,300	32,647	3,347
52-51-050-077-00	201	114 S MAIN ST	Active	0.0000	TIFA-OLD	25,150	33,450	8,300
52-51-050-078-00	201	116 S MAIN ST	Active	0.0000	TIFA-OLD	41,850	46,639	4,789
52-51-050-079-00	201	120 S MAIN ST	Active	0.0000	TIFA-OLD	37,950	25,200	-12,750
52-51-050-080-00	201	101 S MAIN ST	Active	0.0000	TIFA-OLD	75,000	59,650	-15,350
52-51-050-084-00	201	115 S MAIN ST	Active	0.0000	TIFA-OLD	28,550	39,450	10,900

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2017	Captured Value
52-51-050-045-00	201	117 S MAIN ST	Active	0.0000	TIFA-OLD	34,700	18,054	-16,646
52-51-050-086-00	201	121 S MAIN ST	Active	0.0000	TIFA-OLD	15,000	16,699	1,699
52-51-050-087-00	201	112 CLEVELAND AV	Active	0.0000	TIFA-OLD	24,000	26,729	2,729
52-51-050-088-00	703	116 CLEVELAND AV	Active	0.0000	TIFA-OLD	7,500	0	-7,500
52-51-050-090-00	703		Active	0.0000	TIFA-OLD	0	0	0
52-51-050-092-00	703	114 S FIRST ST	Active	0.0000	TIFA-OLD	35,650	0	-35,650
52-51-050-093-00	201	107 S FIRST ST	Active	0.0000	TIFA-OLD	15,600	17,351	1,751
52-51-050-093-50	201	105 S FIRST ST	Active	0.0000	TIFA-OLD	23,950	22,777	-1,173
52-51-050-094-00	201	204 CLEVELAND 6 206 AV	Active	0.0000	TIFA-OLD	17,400	22,777	5,377
52-51-050-095-00	201	212 CLEVELAND AV	Active	0.0000	TIFA-OLD	22,500	27,800	5,300
52-51-050-096-00	201	117 S FIRST ST	Active	0.0000	TIFA-OLD	16,500	18,350	1,850
52-51-050-096-50	201	115 S FIRST ST	Active	0.0000	TIFA-OLD	33,500	33,901	401
52-51-050-097-00	201	207 E PEARL ST	Active	0.0000	TIFA-OLD	37,000	44,900	7,900
52-51-050-098-00	201	213 E PEARL ST	Active	0.0000	TIFA-OLD	27,450	30,591	3,141
52-51-050-099-00	201	216 CLEVELAND AV	Active	0.0000	TIFA-OLD	4,500	5,015	515
52-51-050-100-00	201	216 CLEVELAND AV	Active	0.0000	TIFA-OLD	69,500	61,283	-8,217
52-51-050-102-00	201	221 E PEARL ST	Active	0.0000	TIFA-OLD	37,100	41,323	4,223
52-51-050-105-00	201	308 CLEVELAND AV	Active	0.0000	TIFA-OLD	149,000	128,484	-20,516
52-51-050-108-00	401	117 S SECOND ST	Active	0.0000	TIFA-OLD	8,850	19,357	10,507
52-51-050-109-00	401	119 S SECOND ST	Active	0.0000	TIFA-OLD	8,900	15,180	6,280
52-51-050-110-00	401	307 E PEARL ST	Active	100.0000	TIFA-OLD	7,250	18,035	10,785
52-51-050-110-50	401	305 E PEARL ST	Active	100.0000	TIFA-OLD	8,000	18,684	10,684
52-51-050-111-00	201	101 BANK ST	Active	0.0000	TIFA-OLD	24,950	27,783	2,833
52-51-050-111-50	703		Active	0.0000	TIFA-OLD	0	0	0
52-51-050-112-00	201	108 N MAIN ST	Active	0.0000	TIFA-OLD	35,000	39,016	4,016

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value		Taxable Value 2017		Captured Value	
						Value	Value	Value	Value	Value	Value
52-51-050-112-50	201	106 N MAIN ST	Active	0.0000	TIFA-OLD	24,800	30,591	5,791			
52-51-050-113-00	202	110 N MAIN ST	Active	0.0000	TIFA-OLD	64,900	2,550	-62,350			
52-51-050-116-50	703		Active	0.0000	TIFA-OLD	0	0	0	0		
52-51-050-117-00	703		Active	0.0000	TIFA-OLD	0	0	0	0		
52-51-050-119-00	703	111 N FIRST ST	Active	0.0000	TIFA-OLD	24,800	8,026	-16,774			
52-51-050-120-00	201	117 CLEVELAND AV	Active	0.0000	TIFA-OLD	32,750	30,090	-2,660			
52-51-050-120-50	201	113 CLEVELAND AV	Active	60.0000	TIFA-OLD	18,500	4,212	-14,288			
52-51-050-121-00	201	107 N FIRST ST	Active	0.0000	TIFA-OLD	20,450	20,711	261			
52-51-050-122-00	201	123 CLEVELAND AV	Active	0.0000	TIFA-OLD	0	0	0	0		
52-51-050-123-00	705		Active	0.0000	TIFA-OLD	0	0	0	0		
52-51-050-124-00	702	219 N SECOND ST	Active	0.0000	TIFA-OLD	0	0	0	0		
52-51-050-126-00	201	120 N FIRST ST	Active	0.0000	TIFA-OLD	15,000	16,699	1,699			
52-51-050-128-00	201	118 N FIRST ST	Active	0.0000	TIFA-OLD	25,000	18,250	-6,750			
52-51-050-133-00	702	219 N SECOND ST	Active	0.0000	TIFA-OLD	0	0	0	0		
52-51-050-138-00	201	141 N SECOND ST	Active	0.0000	TIFA-OLD	44,100	49,147	5,047			
52-51-050-141-00	201	113 N SECOND ST	Active	0.0000	TIFA-OLD	47,300	46,138	-1,162			
52-51-050-142-00	201	114 N SECOND ST	Active	0.0000	TIFA-OLD	28,300	32,090	3,200			
52-51-050-145-00	201	218 N SECOND ST	Active	0.0000	TIFA-OLD	119,750	135,050	15,300			
52-51-050-148-00	401	206 N SECOND ST	Active	0.0000	TIFA-OLD	9,700	19,340	9,640			
52-51-050-152-00	706	310 BANK ST	Active	0.0000	TIFA-OLD	0	0	0	0		
52-51-050-156-00	201	106 N SECOND ST	Active	0.0000	TIFA-OLD	18,600	21,172	2,572			
52-51-050-157-00	201	305 CLEVELAND AV	Active	0.0000	TIFA-OLD	15,000	23,500	8,500			
52-51-050-201-00	201	101 N MAIN ST	Active	0.0000	TIFA-OLD	290,150	136,050	-154,100			
52-51-050-202-00	201	212 FRONT ST	Active	0.0000	TIFA-OLD	16,050	41,010	24,960			
52-51-050-203-00	703	216 FRONT ST	Active	0.0000	TIFA-OLD	137,950	0	-137,950			

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value		Taxable Value 2017	Captured Value
						Base	Taxable Value		
52-51-050-204-00	201	312 N FIRST ST	Active	0.0000	TIFA-OLD	500	601	101	
52-51-050-205-00	201	107 E CANDA ST	Active	0.0000	TIFA-OLD	22,500	50,495	27,995	
52-51-101-001-00	201	120 E CANDA ST	Active	0.0000	TIFA-OLD	17,300	20,150	2,850	
52-51-101-001-60	201	116 E CANDA ST	Active	0.0000	TIFA-OLD	25,550	28,400	2,850	
52-51-101-002-00	703	110 E CANDA ST	Active	0.0000	TIFA-OLD	19,100	0	-19,100	
52-51-101-003-00	201	108 E CANDA ST	Active	0.0000	TIFA-OLD	13,000	28,650	15,650	
52-51-101-004-00	201	102 E CANDA ST	Active	0.0000	TIFA-OLD	43,850	49,000	5,150	
52-51-101-005-00	201	301 N MAIN ST	Active	0.0000	TIFA-OLD	40,000	44,450	4,450	
52-51-102-001-00	201	3015 N MAIN ST	Active	0.0000	TIFA-OLD	1,550	2,550	1,000	
52-51-102-001-10	201	106 W CANDA ST	Active	0.0000	TIFA-OLD	13,800	6,476	-7,324	
52-51-102-003-00	201	126 W CANDA ST	Active	100.0000	TIFA-OLD	13,050	36,308	23,258	
52-51-102-006-00	401	123 W BARNUM ST	Active	0.0000	TIFA-OLD	35,550	69,050	33,500	
52-51-102-007-00	201	117 W BARNUM ST	Active	0.0000	TIFA-OLD	1,950	2,636	686	
52-51-102-008-00	201	115 W BARNUM ST	Active	100.0000	TIFA-OLD	11,000	14,393	3,393	
52-51-102-009-00	401	113 W BARNUM ST	Active	100.0000	TIFA-OLD	10,650	21,812	11,162	
52-51-102-010-00	090	317 N MAIN ST	Active	0.0000	TIFA-OLD	0	0	0	
52-51-102-011-00	201	301 N MAIN ST	Active	0.0000	TIFA-OLD	3,150	3,800	650	
52-51-112-009-00	090	200 E BARNUM ST	Active	0.0000	TIFA-OLD	0	0	0	
52-51-112-010-00	090	333 E RIDGE ST	Active	0.0000	TIFA-OLD	0	0	0	
52-51-300-004-00	090	211 N THIRD ST	Active	0.0000	TIFA-OLD	14,250	19,207	4,957	
52-51-300-020-00	401	223 N THIRD ST	Active	0.0000	TIFA-OLD	8,400	16,873	8,473	
52-51-300-022-00	401	320 E RIDGE ST	Active	0.0000	TIFA-OLD	17,200	37,261	20,051	
52-51-300-023-00	401	316 E RIDGE ST	Active	0.0000	TIFA-OLD	800	1,198	398	

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value		Taxable Value 2017		Captured Value
						201	308 E RIDGE ST	Active	0.0000 TIFA-OLD	
52-51-300-025-00	401	309 BANK ST	Active	100.0000 TIFA-OLD		11,050	0	-11,050		
52-51-300-027-00	099	313 BANK ST	Active	100.0000 TIFA-OLD		2,600	0	-2,600		
52-51-300-028-00	201	317 BANK ST	Active	0.0000 TIFA-OLD		21,800	8,200	-13,600		
52-51-300-029-00	401	323 BANK ST	Active	100.0000 TIFA-OLD		7,350	31,393	24,043		
52-51-300-031-00	401	327 BANK ST	Active	100.0000 TIFA-OLD		10,100	22,015	11,915		
52-51-300-032-00	401	205 N THIRD ST	Active	100.0000 TIFA-OLD		7,300	14,731	7,431		
52-51-300-033-00	401	209 N THIRD ST	Active	0.0000 TIFA-OLD		9,850	20,260	10,410		
52-51-300-033-50	090	119 N THIRD ST	Active	0.0000 TIFA-OLD		43,150	0	-43,150		
52-51-300-046-00	090	320 E BANK ST	Active	0.0000 TIFA-OLD		0	0	0		
52-51-300-049-00	401	311 CLEVELAND AV	Active	100.0000 TIFA-OLD		19,700	38,390	18,690		
52-51-300-053-00	401	317 CLEVELAND AV	Active	100.0000 TIFA-OLD		22,350	43,730	21,380		
52-51-300-054-00	708	323 CLEVELAND AV	Active	0.0000 TIFA-OLD		0	0	0		
52-51-300-056-00	708	314 CLEVELAND AV	Active	0.0000 TIFA-OLD		13,850	15,371	1,521		
52-51-300-077-00	401	313 E PEARL ST	Active	0.0000 TIFA-OLD		1,350	1,870	520		
52-51-300-079-00	201	317 E PEARL ST	Active	0.0000 TIFA-OLD		0	0	0		
52-51-300-080-00	090	312 E PEARL ST	Active	0.0000 TIFA-OLD		0	0	0		
52-51-300-081-00	401	323 E PEARL ST	Active	100.0000 TIFA-OLD		7,000	6,920	-80		
52-51-300-081-50	401	112 S THIRD ST	Active	0.0000 TIFA-OLD		7,000	10,011	3,011		
52-51-306-024-00	201	1419 N SECOND ST	Active	0.0000 TIFA-OLD		25,550	1,004,700	979,150		
52-51-330-001-00	201	536 MATHER AVE	Active	0.0000 TIFA-OLD		114,000	60,180	-53,820		
52-51-330-003-00	201	548 MATHER AVE	Active	0.0000 TIFA-OLD		50,750	66,200	15,450		
52-51-330-005-00	201	560 MATHER AVE	Active	0.0000 TIFA-OLD		33,700	66,498	32,798		
52-51-330-017-00	201	1790 ASH ST	Active	0.0000 TIFA-OLD		292,300	66,799	-225,501		

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						Value	Value	Value	Value	
52-51-330-020-00	201	1700 ASH ST	Active	0.0000	TIFA-OLD	72,600	40,050	40,050	-32,550	
52-51-555-001-00	201	650 LAKESHORE DR	Active	0.0000	TIFA-OLD	19,950	39,000	39,000	19,050	
52-51-555-002-00	201	620 LAKESHORE DR	Active	0.0000	TIFA-OLD	74,600	86,900	86,900	12,300	
52-51-555-003-00	201	610 LAKESHORE DR	Active	0.0000	TIFA-OLD	7,500	128,033	128,033	120,533	
52-51-555-004-00	201	606 LAKESHORE DR	Active	0.0000	TIFA-OLD	19,150	27,488	27,488	8,338	
52-51-555-005-00	201	604 LAKESHORE DR	Active	0.0000	TIFA-OLD	37,500	60,000	60,000	22,500	
52-51-555-006-00	201	602 LAKESHORE DR	Active	0.0000	TIFA-OLD	38,250	41,150	41,150	2,900	
52-51-555-007-00	201	100 CLIFF ST	Active	0.0000	TIFA-OLD	65,100	146,150	146,150	31,050	
52-51-555-008-00	090		Active	0.0000	TIFA-OLD	0	0	0	0	
52-51-555-009-00	201	601 LAKESHORE DR	Active	0.0000	TIFA-OLD	85,350	95,150	95,150	9,800	
52-51-555-010-00	201	605 LAKESHORE DR	Active	0.0000	TIFA-OLD	78,700	133,502	133,502	54,802	
52-51-555-011-00	201	605 LAKESHORE DR	Active	0.0000	TIFA-OLD	7,500	5,083	5,083	-2,417	
52-51-555-012-00	201		Active	0.0000	TIFA-OLD	3,750	5,083	5,083	1,333	
52-51-556-001-00	401	375 W DIVISION ST	Active	0.0000	TIFA-OLD	7,650	17,552	17,552	9,902	
52-51-556-002-00	401	371 W DIVISION ST	Active	100.0000	TIFA-OLD	9,750	22,316	22,316	12,566	
52-51-556-003-00	401	369 W DIVISION ST	Active	100.0000	TIFA-OLD	14,650	32,246	32,246	17,596	
52-51-556-004-00	401	363 W DIVISION ST	Active	0.0000	TIFA-OLD	14,100	35,556	35,556	21,456	
52-51-556-005-00	401	359 W DIVISION ST	Active	100.0000	TIFA-OLD	14,250	29,062	29,062	14,812	
52-51-556-006-00	401	357 W DIVISION ST	Active	100.0000	TIFA-OLD	8,900	12,000	12,000	3,100	
52-51-556-007-00	401	347 W DIVISION ST	Active	100.0000	TIFA-OLD	5,850	8,467	8,467	2,617	
52-51-556-008-00	401	343 W DIVISION ST	Active	100.0000	TIFA-OLD	13,250	30,892	30,892	17,642	
52-51-556-009-00	401	337 W DIVISION ST	Active	100.0000	TIFA-OLD	9,800	30,250	30,250	20,450	
52-51-556-010-00	401	333 W DIVISION ST	Active	0.0000	TIFA-OLD	12,250	31,000	31,000	18,750	
52-51-556-011-00	401	327 W DIVISION ST	Active	100.0000	TIFA-OLD	8,600	17,201	17,201	8,601	
52-51-556-012-00	201	321 W DIVISION ST	Active	0.0000	TIFA-OLD	13,500	16,900	16,900	3,400	

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value		Taxable Value 2017		Captured Value
						Value	Value	Value	Value	
52-51-556-013-00	401	311 W DIVISION ST	Active	100,000	TIFA-OLD	4,000	7,897	3,897	3,897	
52-51-556-014-00	401	311 W DIVISION ST	Active	100,000	TIFA-OLD	9,500	26,378	16,878	16,878	
52-51-556-015-00	401	307 W DIVISION ST	Active	50,000	TIFA-OLD	9,900	25,526	15,626	15,626	
52-51-556-016-00	201	303 W DIVISION ST	Active	0,0000	TIFA-OLD	4,200	4,761	561	561	
52-51-556-017-00	401	308 S LAKE ST	Active	0,0000	TIFA-OLD	7,250	23,150	15,900	15,900	
52-51-556-085-00	401	219 W DIVISION ST	Active	100,000	TIFA-OLD	11,100	26,618	15,518	15,518	
52-51-556-086-00	090	108 E DIVISION ST	Active	0,0000	TIFA-OLD	0	0	0	0	
52-51-556-087-00	090	320 S PINE ST	Active	0,0000	TIFA-OLD	0	0	0	0	
52-51-556-097-00	201	121 W DIVISION ST	Active	100,000	TIFA-OLD	7,000	9,042	2,042	2,042	
52-51-556-098-00	201	119 W DIVISION ST	Active	0,0000	TIFA-OLD	18,700	20,900	2,200	2,200	
52-51-556-099-00	201	115 W DIVISION ST	Active	0,0000	TIFA-OLD	17,250	5,437	-11,913	-11,913	
52-51-556-100-00	201	111 W DIVISION ST	Active	0,0000	TIFA-OLD	36,300	38,450	2,150	2,150	
52-51-556-101-00	090	101 W DIVISION ST	Active	0,0000	TIFA-OLD	2,350	0	-2,350	-2,350	
52-51-556-127-00	703	100 E DIVISION ST	Active	0,0000	TIFA-OLD	0	0	0	0	
52-51-556-128-00	703	112 E DIVISION ST	Active	0,0000	TIFA-OLD	2,500	0	-2,500	-2,500	
52-51-556-129-00	201	110 E DIVISION ST	Active	0,0000	TIFA-OLD	35,450	40,377	4,927	4,927	
52-51-556-155-00	201	200 E DIVISION ST	Active	0,0000	TIFA-OLD	57,200	42,000	-15,200	-15,200	
52-51-556-156-00	201	206 E DIVISION ST	Active	0,0000	TIFA-OLD	20,800	22,900	2,100	2,100	
52-51-556-157-00	201	208 E DIVISION ST	Active	0,0000	TIFA-OLD	5,000	4,950	-50	-50	
52-51-600-003-00	201	649 PALMS AV	Active	0,0000	TIFA-OLD	9,450	0	-9,450	-9,450	
52-51-600-004-00	401	645 PALMS AV	Active	0,0000	TIFA-OLD	14,750	12,600	-2,150	-2,150	
52-51-600-005-00	201	637 PALMS AV	Active	0,0000	TIFA-OLD	14,550	15,600	1,050	1,050	
52-51-600-006-00	201	625 PALMS AVE	Active	0,0000	TIFA-OLD	13,800	6,657	-7,143	-7,143	
		605 ELM ST	Active	0,0000	TIFA-OLD	59,000	173,800	114,800	114,800	

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2017	Captured Value
52-51-600-007-00	201	619 PALMS AV	Active	0.0000	TIFA-OLD	31,350	33,550	2,200
52-51-600-008-00	201	609 ELM ST	Active	0.0000	TIFA-OLD	10,850	17,600	6,750
52-51-600-009-00	201	615 PALMS AV	Active	0.0000	TIFA-OLD	64,600	72,450	7,850
52-51-600-010-00	201	611 PALMS AV	Active	0.0000	TIFA-OLD	40,200	72,700	32,500
52-51-600-011-00	703	610 PALMS AV	Active	0.0000	TIFA-OLD	0	0	0
52-51-600-012-00	201	616 PALMS AV	Active	0.0000	TIFA-OLD	85,250	188,300	103,050
52-51-600-013-00	201	1530 N SECOND ST	Active	0.0000	TIFA-OLD	67,000	111,934	44,934
52-51-600-014-00	201	646 PALMS AV	Active	0.0000	TIFA-OLD	13,000	10,800	-2,200
52-51-600-015-00	401	650 PALMS AV	Active	0.0000	TIFA-OLD	13,050	28,023	14,973
52-51-600-016-00	401	654 PALMS AV	Active	100.0000	TIFA-OLD	11,050	26,301	15,251
52-51-600-017-00	201	658 PALMS AV	Active	0.0000	TIFA-OLD	13,450	28,400	14,950
52-51-600-018-00	201	662 PALMS AV	Active	0.0000	TIFA-OLD	94,150	105,050	10,900
52-51-600-026-00	099	646 TEAL LAKE RD	Active	0.0000	TIFA-OLD	11,450	0	-11,450
52-51-600-026-50	201		Active	0.0000	TIFA-OLD	0	26,582	26,582
52-51-600-027-00	201	632 TEAL LAKE RD	Active	0.0000	TIFA-OLD	20,450	22,950	2,500
52-51-600-028-00	201	626 TEAL LAKE RD	Active	0.0000	TIFA-OLD	13,950	37,200	23,250
52-51-600-029-00	201	628 PALMS AV	Active	0.0000	TIFA-OLD	101,250	125,650	24,400
52-51-600-031-00	201	642 PALMS AV	Active	0.0000	TIFA-OLD	26,300	90,928	64,628
52-51-600-032-00	099	OS-41	Active	0.0000	TIFA-OLD	1,250	0	-1,250
52-51-600-035-00	401		Active	0.0000	TIFA-OLD	100	100	0
52-51-600-035-00	201	661 PALMS AV	Active	0.0000	TIFA-OLD	0	105,350	105,350
52-51-700-006-10	703		Active	0.0000	TIFA-OLD	0	0	0
52-51-700-015-10	703	616 PALMS AV	Active	0.0000	TIFA-OLD	0	0	0
52-51-703-001-10	703		Active	0.0000	TIFA-OLD	0	0	0
52-51-703-003-00	703		Active	0.0000	TIFA-OLD	0	0	0

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value	Taxable Value 2017	Captured Value
52-51-703-005-00	201		Active	0.00000 TIFA-OLD		24,000	53,850	29,850
52-51-703-005-10	703	602 PALMS AV	Active	0.00000 TIFA-OLD		0	0	0
52-51-703-005-20	201	606 PALMS AV	Active	0.00000 TIFA-OLD		22,800	142,550	119,750
52-51-703-005-30	201		Active	0.00000 TIFA-OLD		92,550	104,350	11,800
52-51-703-006-10	201		Active	0.00000 TIFA-OLD		33,600	379,800	346,200
52-51-703-007-00	201		Active	0.00000 TIFA-OLD		20,500	34,973	11,578*
52-51-703-007-10	201		Active	0.00000 TIFA-OLD		24,350	54,700	30,350
52-51-703-008-00	702		Active	0.00000 TIFA-OLD		5,000	0	-5,000
52-51-704-001-10	201		Active	0.00000 TIFA-OLD		12,350	185,105	172,755
52-51-704-003-00	201		Active	0.00000 TIFA-OLD		24,700	22,246	-2,454
52-51-704-003-10	201	850 W US-41	Active	0.00000 TIFA-OLD		0	19,122	19,122
52-51-704-004-10	201	700 W US-41	Active	0.00000 TIFA-OLD		797,900	93,135	-704,765
52-51-704-004-11	201	830 W US-41	Active	0.00000 TIFA-OLD		27,000	233,616	206,616
52-51-704-004-12	201	840 W US-41	Active	0.00000 TIFA-OLD		22,600	140,000	117,400
52-51-704-004-13	201	840 COUNTRY LN	Active	0.00000 TIFA-OLD		181,750	250,000	66,250
52-51-704-004-14	201	491 W US-41	Active	0.00000 TIFA-OLD		0	50,000	50,000
52-51-704-004-15	201		Active	0.00000 TIFA-OLD		666,300	601,800	-64,500
52-51-704-004-16	201		Active	0.00000 TIFA-OLD		0	102,000	102,000
52-51-704-004-17	201		Active	0.00000 TIFA-OLD		0	340,000	340,000
52-51-704-004-18	201		Active	0.00000 TIFA-OLD		0	300,000	300,000
52-51-704-004-19	201		Active	0.00000 TIFA-OLD		0	340,000	340,000
52-51-704-004-20	201		Active	0.00000 TIFA-OLD		0	354,410	354,410
52-51-704-004-21	201	850 US-41 WEST	Active	0.00000 TIFA-OLD		0	680,000	680,000
52-51-704-004-22	201	W US-41	Active	0.00000 TIFA-OLD		0	340,000	340,000
52-51-704-004-23	201		Active	0.00000 TIFA-OLD		0	295,000	295,000

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value		Taxable Value 2017		Captured Value	
						2017	2017	2017	2017	2017	2017
52-51-704-004-24	201	W RIVER PARKWAY	Active	0.0000	TIFA-OLD	0	370,000	370,000	370,000	370,000	370,000
52-51-704-004-25	201	W US-41	Active	0.0000	TIFA-OLD	0	153,459	153,459	153,459	153,459	153,459
52-51-704-004-26	201	W JS-41	Active	0.0000	TIFA-OLD	0	84,150	84,150	84,150	84,150	84,150
52-51-704-004-27	201		Active	0.0000	TIFA-OLD	0	93,135	93,135	93,135	93,135	93,135
52-51-704-004-28	201		Active	0.0000	TIFA-OLD	0	93,135	93,135	93,135	93,135	93,135
52-51-704-004-29	201		Active	0.0000	TIFA-OLD	0	224,000	224,000	224,000	224,000	224,000
52-51-704-004-30	201		Active	0.0000	TIFA-OLD	0	93,135	93,135	93,135	93,135	93,135
52-51-704-004-31	201		Active	0.0000	TIFA-OLD	0	93,135	93,135	93,135	93,135	93,135
52-51-704-004-32	201		Active	0.0000	TIFA-OLD	0	114,500	114,500	114,500	114,500	114,500
52-51-704-009-00	201		Active	0.0000	TIFA-OLD	0	6,610	6,610	6,610	6,610	6,610
52-51-704-009-10	201		Active	0.0000	TIFA-OLD	0	53,250	53,250	53,250	53,250	53,250
52-51-704-009-20	201		Active	0.0000	TIFA-OLD	0	0	0	0	0	0
52-51-704-009-30	201		Active	0.0000	TIFA-OLD	0	103,100	103,100	103,100	103,100	103,100
52-51-704-011-00	201		Active	0.0000	TIFA-OLD	0	0	0	0	0	0
52-51-704-010-10	201		Active	0.0000	TIFA-OLD	0	29,900	29,900	29,900	29,900	29,900
52-51-704-010-15	201		Active	0.0000	TIFA-OLD	0	354,200	354,200	354,200	354,200	354,200
52-51-704-011-00	201		Active	0.0000	TIFA-OLD	46,850	74,294	74,294	74,294	74,294	74,294
52-51-704-011-10	090		Active	0.0000	TIFA-OLD	0	0	0	0	0	0
52-51-704-012-00	201		Active	0.0000	TIFA-OLD	48,000	83,400	83,400	83,400	83,400	83,400
52-51-704-012-10	090		Active	0.0000	TIFA-OLD	15,250	0	0	-15,250	-15,250	-15,250
52-51-704-012-11	090		Active	0.0000	TIFA-OLD	0	0	0	0	0	0*
52-51-704-013-00	202		Active	0.0000	TIFA-OLD	4,000	23,000	23,000	23,000	23,000	23,000*

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value		Taxable Value 2017		Captured Value		
						2017	2017	2017	2017	2017	2017	
52-51-704-014-00	202	900 W US-41	Active	0.0000	TIFA-OLD	12,000	11,233	11,233	11,233	-767		
52-51-704-014-10	201	600 CARSON RD	Active	0.0000	TIFA-OLD	65,000	800,000	800,000	800,000	735,000		
52-51-704-014-20	201		Active	0.0000	TIFA-OLD	0	275,000	275,000	275,000	137,500*		
52-51-704-015-30	201		Active	0.0000	TIFA-OLD	0	622,110	622,110	622,110	311,053*		
52-51-704-016-00	202		Active	0.0000	TIFA-OLD	2,000	10,502	10,502	10,502	8,502		
52-51-709-001-00	202	597 LAKESHORE DR	Active	0.0000	TIFA-OLD	6,000	24,836	24,836	24,836	9,418*		
52-51-709-001-02	201	400 LAKESHORE DR	Active	0.0000	TIFA-OLD	0	267,200	267,200	267,200	267,200		
52-51-709-001-03	201	309 GREENWOOD ST	Active	0.0000	TIFA-OLD	750	1,063	1,063	1,063	313		
52-51-709-004-10	703	426 W DIVISION ST	Active	0.0000	TIFA-OLD	4,100	0	0	0	-4,100		
52-51-710-006-00	401	428 W DIVISION ST	Active	100.0000	TIFA-OLD	0	33,333	33,333	33,333	33,333		
52-51-710-006-02	401	426 W DIVISION ST	Active	100.0000	TIFA-OLD	0	29,920	29,920	29,920	29,920		
52-51-710-006-04	401	800 LAKESHORE DR	Active	0.0000	TIFA-OLD	0	0	0	0	0		
52-51-710-006-10	703	378 W DIVISION ST	Active	0.0000	TIFA-OLD	0	20,400	20,400	20,400	20,400		
52-51-710-006-20	201	1065 RIVER RIDGE DR	Active	0.0000	TIFA-OLD	500	550	550	550	50		
52-51-710-007-30	201		Active	100.0000	TIFA-OLD	13,849	17,487	17,487	17,487	3,638		
52-51-711-006-40	401		Active	100.0000	TIFA-OLD	0	12,500	12,500	12,500	12,500	0*	
52-51-711-007-50	401		Active	100.0000	TIFA-OLD	0	0	0	0	0	0*	
52-51-713-006-18	201	800 NORTH RD	Active	0.0000	TIFA-OLD	30,250	20,077	20,077	20,077	-10,173		
52-51-834-011-10	251	606 PALMS	Active	100.0000	TIFA-OLD	0	55,454	55,454	55,454	55,454		
52-51-900-001-00	099	312 W DIVISION ST	Active	100.0000	TIFA-OLD	650	0	0	0	-650		

Parcel Number	Property Class	Property Address	Status	Homestead DDA/LDFA	Taxable Value		Captured Value
					Base Taxable Value	Value 2017	
52-51-900-005-00	251	113 N SECOND ST	Active	100.0000 TIFA-OLD	39,400	80,293	40,893
52-51-900-006-00	251	116 S MAIN ST	Active	100.0000 TIFA-OLD	26,600	0	-26,600
52-51-900-007-00	251	118 W DIVISION ST	Active	100.0000 TIFA-OLD	500	2,085	1,585
52-51-900-008-00	251	S	Active	100.0000 TIFA-OLD	4,850	2,001	-2,849
52-51-900-010-00	251	106 N MAIN ST	Active	100.0000 TIFA-OLD	2,200	1,150	-1,050
52-51-900-012-00	251	107 E DIVISION ST	Active	100.0000 TIFA-OLD	30,050	220,253	190,203
52-51-900-013-00	251	620 LAKESHORE DR	Active	100.0000 TIFA-OLD	1,250	2,608	1,358
52-51-900-015-00	098		Active	100.0000 TIFA-OLD	5,200	11,912	6,712
52-51-900-017-00	251		Active	100.0000 TIFA-OLD	200	2,582	2,382
52-51-900-018-00	251		Active	100.0000 TIFA-OLD	0	42,000	42,000
52-51-900-021-00	251		Active	100.0000 TIFA-OLD	0	0	0
52-51-900-023-00	251		Active	100.0000 TIFA-OLD	12,800	7,500	-5,300
52-51-900-024-00	251		Active	100.0000 TIFA-OLD	20,100	34,786	14,686
52-51-900-025-00	251		Active	100.0000 TIFA-OLD	48,650	34,932	-13,718
52-51-900-026-00	251		Inactive	100.0000 TIFA-OLD	60,300	24,226	-36,074
52-51-900-027-00	098		Inactive	100.0000 TIFA-OLD	9,300	0	-9,300
52-51-900-028-00	251	604 LAKESHORE DR	Active	100.0000 TIFA-OLD	3,850	22,603	16,753
52-51-900-029-00	251	108 E CANDA ST	Active	100.0000 TIFA-OLD	950	1,607	657
52-51-900-030-00	098		Inactive	100.0000 TIFA-OLD	1,300	0	-1,300
52-51-900-031-00	251		Active	100.0000 TIFA-OLD	200	0	-200
52-51-900-036-00	251		Active	100.0000 TIFA-OLD	5,700	6,032	332
52-51-900-039-00	251		Active	100.0000 TIFA-OLD	0	33,436	33,436
52-51-900-043-00	251		Active	100.0000 TIFA-OLD	0	2,990	2,990
52-51-900-044-00	251		Active	100.0000 TIFA-OLD	0	1,885	1,885
52-51-900-045-00	251		Active	100.0000 TIFA-OLD	1,150	300	-850

Parcel Number	Property Class	Property Address	Status	DDA/LDEA		Base Taxable Value	Taxable Value 2017	Captured Value
				Homestead	TIFA-OLD			
52-51-900-078-00	251		Active	100.0000	TIFA-OLD	1,500	0	-1,500
52-51-900-082-00	251		Active	100.0000	TIFA-OLD	134,750	48,532	-86,218
52-51-900-084-00	251		Active	100.0000	TIFA-OLD	1,400	0	-1,400
52-51-900-085-00	251	214 S MAIN ST	Active	100.0000	TIFA-OLD	1,450	500	-950
52-51-900-083-00	251		Active	100.0000	TIFA-OLD	0	0	0
52-51-900-089-00	251		Active	100.0000	TIFA-OLD	4,400	18,834	14,434
52-51-900-090-00	251		Active	100.0000	TIFA-OLD	2,150	6,266	4,116
52-51-900-091-00	251		Active	100.0000	TIFA-OLD	20,800	938	-19,962
52-51-900-092-00	251		Active	100.0000	TIFA-OLD	1,550	13,147	11,597
52-51-900-093-00	098		Inactive	100.0000	TIFA-OLD	15,650	0	-15,650
52-51-900-094-00	251		Active	100.0000	TIFA-OLD	0	2,492	2,492
52-51-900-095-00	251		Active	100.0000	TIFA-OLD	6,100	435	-5,665
52-51-900-097-00	251		Active	100.0000	TIFA-OLD	0	1,208	1,208
52-51-900-098-00	251		Active	100.0000	TIFA-OLD	22,250	25,873	3,623
52-51-900-099-00	099		Inactive	100.0000	TIFA-OLD	0	0	0
52-51-900-102-00	099		Active	100.0000	TIFA-OLD	4,700	0	-4,700
52-51-900-104-00	251		Active	100.0000	TIFA-OLD	8,050	1,977	-6,073
52-51-900-105-00	251		Active	100.0000	TIFA-OLD	1,100	337	-763
52-51-900-106-00	098		Active	100.0000	TIFA-OLD	0	0	0
52-51-900-107-00	251		Active	100.0000	TIFA-OLD	0	47,065	47,065
52-51-900-109-00	251		Active	100.0000	TIFA-OLD	0	8,298	8,298
52-51-900-112-00	251		Active	100.0000	TIFA-OLD	750	0	-750
52-51-900-113-00	098		Inactive	100.0000	TIFA-OLD	0	166	166
52-51-900-115-00	251		Active	100.0000	TIFA-OLD	0	77,828	77,828
52-51-900-118-00	251	900 W US-41	Active	100.0000	TIFA-OLD	0		

Parcel Number	Property Class	Property Address	Status	Homestead	DDA/LDFA	Base Taxable Value		Taxable Value 2017		Captured Value	
						Value	2017	Value	2017	Value	2017
52-51-900-389-00	098		Active	100.0000	TIFA-OLD	1,250	0	-1,250	0	-1,250	0
52-51-900-400-00	251	400 LAKESHORE DR	Active	100.0000	TIFA-OLD	6,600	0	-6,600	0	-6,600	0
52-51-900-408-00	251	212 FRONT ST	Active	100.0000	TIFA-OLD	2,950	47,779	44,829	0	44,829	0
52-51-900-411-00	251	1700 ASH ST	Active	100.0000	TIFA-OLD	100	0	-100	0	-100	0
52-51-900-468-00	251	113 S MAIN ST	Active	100.0000	TIFA-OLD	250	300	50	0	50	0
52-51-900-472-00	251	216 GREENWOOD ST	Active	100.0000	TIFA-OLD	5,250	0	-5,250	0	-5,250	0
52-51-900-475-00	251	101 E BANK ST	Active	100.0000	TIFA-OLD	1,700	0	-1,700	0	-1,700	0
52-51-900-476-00	251	S	Inactive	100.0000	TIFA-OLD	6,950	1,634	-5,316	0	-5,316	0
52-51-900-480-00	251	137 VINE ST	Active	100.0000	TIFA-OLD	3,450	1,561	-1,889	0	-1,889	0
52-51-900-531-00	098	601 PALMS AV	Active	100.0000	TIFA-OLD	4,600	0	-4,600	0	-4,600	0
52-51-900-571-00	251	301 N MAIN ST	Active	100.0000	TIFA-OLD	2,950	0	-2,950	0	-2,950	0
52-51-900-579-00	251		Active	100.0000	TIFA-OLD	21,000	8,314	-12,686	0	-12,686	0
52-51-900-580-00	251		Active	100.0000	TIFA-OLD	0	1,507	1,507	0	1,507	0
52-51-900-606-00	251		Active	100.0000	TIFA-OLD	6,000	562	-5,438	0	-5,438	0
52-51-900-609-00	251		Active	100.0000	TIFA-OLD	2,100	5,603	3,503	0	3,503	0
52-51-900-700-00	251		Active	100.0000	0	0	40,172	0*	0	40,172	0*
52-51-900-700-10	251	901 LAKESHORE DR	Active	100.0000	0	0	40,172	0*	0	40,172	0*
52-51-940-012-00	201	1011 N RD	Active	100.0000	TIFA-OLD	0	16,900	16,900	0	16,900	0

***** DDA/LDFA Totals *****

Count	0	0	0
DDA/LDFA	0	4,144,161	0
TIFA-OLD	0	951,379	0*
	9,936,049	19,467,921	9,051,904

Count	23	481
Bass Taxable Value	0	9,936,049
Value 2017	0	19,467,921
Captured Value	0	9,051,904