

**16TIF002 - Unnamed Tributary Channel Improvements - Orchard Meadows**

YE 2015 Base  
Valuation  
**\$6,325,700**

	Orchard Meadows
TIF Public Improvements Amount:	\$ 1,459,084
Interest:	\$ 795,962
<b>Total Costs:</b>	<b>\$ 2,255,045</b>

**Anticipated Increase in Taxable Value**

Estimated 2016 Taxable Value of District Property (TIF BASE)	\$ 6,325,700
Estimated Increases to Taxable Value (Project*)	\$ 30,500,000
<b>Estimated Total Taxable Value by Year 20 (Project*)</b>	<b>\$ 36,825,700</b>

\*The above amounts reflect the estimated future Taxable Values related to this project only in tax district 4/D-RC.

**Mill Levy Rate Used for Revenue Projections**

Tax Year 2015 Actual Mill Levy Rate for Tax District 4/D-RC: 21.768

Taxing Entity	Commercial	Owner Occupied Tax Levy	Apartments	% of Total Levy
	Tax Levy		(90% of Non-Ag)	
Rapid City School District	13.638	9.217	12.274	62.65%
West Dakota Water District	0.030	0.030	0.027	0.14%
Rapid City, City of	3.278	3.321	2.950	15.06%
County	4.822	4.807	4.340	22.15%
<b>Total Mill Levy</b>	<b>21.768</b>	<b>17.375</b>	<b>19.591</b>	<b>100.00%</b>

The Mill Levy Rate used to forecast Tax Increment Revenues in the table below is a mixture of all three levies.

**Project Costs and Projected Tax Increment Revenues**

				Unnamed Tributary Channel Improvements / Orchard Meadows						
TIF YR	CON YR	TAX YEAR	YEAR TAXES PAID	Item description	RESIDENT IMP	COMMERCIAL IMP	ESTIMATED CUMULATIVE TAXABLE VALUE INCREASE	RESIDENTIAL TAX INCREMENT PAYMENTS	COMM TAX INCREMENT PAYMENTS	ORCHARD MEADOWS ESTIMATED TOTAL TAX INCREMENT PAYMENTS
1	2016	2017	2018	15 homes	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 52,125	\$ -	\$ 52,125
2	2017	2018	2019	15 homes, gas station	\$ 3,000,000	\$ 2,000,000	\$ 8,000,000	\$ 52,125	\$ 43,536	\$ 147,786
3	2018	2019	2020	15 homes, dentist office, restaurant	\$ 3,000,000	\$ 2,500,000	\$ 13,500,000	\$ 52,125	\$ 54,420	\$ 254,331
4	2019	2020	2021	15 homes, 100 apartment units	\$ 3,000,000	\$ 5,000,000	\$ 21,500,000	\$ 52,125	\$ 97,956	\$ 404,412
5	2020	2021	2022	15 homes	\$ 3,000,000	\$ -	\$ 24,500,000	\$ 52,125	\$ -	\$ 456,537
6	2021	2022	2023	15 homes, 30,000 sq. ft. commercial	\$ 3,000,000	\$ 3,000,000	\$ 30,500,000	\$ 52,125	\$ 65,304	\$ 573,966
7	2022	2023	2024		\$ -	\$ -	\$ 30,500,000	\$ -	\$ -	\$ 573,966
8	2023	2024	2025		\$ -	\$ -	\$ 30,500,000	\$ -	\$ -	\$ 573,966
9	2024	2025	2026		\$ -	\$ -	\$ 30,500,000	\$ -	\$ -	\$ 573,966
10	2025	2026	2027		\$ -	\$ -	\$ 30,500,000	\$ -	\$ -	\$ 573,966
11	2026	2027	2028		\$ -	\$ -	\$ 30,500,000	\$ -	\$ -	\$ 573,966
12	2027	2028	2029		\$ -	\$ -	\$ 30,500,000	\$ -	\$ -	\$ 573,966
13	2028	2029	2030		\$ -	\$ -	\$ 30,500,000	\$ -	\$ -	\$ 573,966
14	2029	2030	2031		\$ -	\$ -	\$ 30,500,000	\$ -	\$ -	\$ 573,966
15	2030	2031	2032		\$ -	\$ -	\$ 30,500,000	\$ -	\$ -	\$ 573,966
16	2031	2032	2033		\$ -	\$ -	\$ 30,500,000	\$ -	\$ -	\$ 573,966
17	2032	2033	2034		\$ -	\$ -	\$ 30,500,000	\$ -	\$ -	\$ 573,966
18	2033	2034	2035		\$ -	\$ -	\$ 30,500,000	\$ -	\$ -	\$ 573,966
19	2034	2035	2036		\$ -	\$ -	\$ 30,500,000	\$ -	\$ -	\$ 573,966
20	2035	2036	2037		\$ -	\$ -	\$ 30,500,000	\$ -	\$ -	\$ 573,966