

**City of Knoxville
Tax Increment Financing
Project Status**

	Property Assessment			Yearly Increase in County Taxes		Yearly Increase in City Taxes		Yearly Increase in City & County Taxes	
	Base	Post Project	Increment	TIF Period	Post TIF	TIF Period	Post TIF	TIF Period	Post TIF
Substantially Completed Projects*									
Fire Street Lofts	\$279,575	\$2,550,935	\$2,271,360	\$7,041	\$53,604	\$14,991	\$55,875	\$22,032	\$109,480
Holston Building	\$2,607,520	\$6,379,595	\$3,772,075	\$11,693	\$89,021	\$24,896	\$92,793	\$36,589	\$181,814
Burwell Building	\$200,800	\$2,445,325	\$2,244,525	\$6,958	\$52,971	\$14,814	\$55,215	\$21,772	\$108,186
Candy Factory	\$0	\$3,198,385	\$3,198,385	\$9,915	\$75,482	\$21,109	\$78,680	\$31,024	\$154,162
Commerce Building	\$369,480	\$1,550,065	\$1,180,585	\$3,660	\$27,862	\$7,792	\$29,042	\$11,452	\$56,904
Crimson Building	\$69,915	\$515,605	\$445,690	\$1,382	\$10,518	\$2,942	\$10,964	\$4,323	\$21,482
Victorian Houses	\$0	\$174,300	\$174,300	\$540	\$4,113	\$1,150	\$4,288	\$1,691	\$8,401
Brownlow School	\$100,840	\$1,111,825	\$1,010,985	\$3,134	\$23,859	\$6,673	\$24,870	\$9,807	\$48,729
500 Block	\$0	\$1,242,320	\$1,242,320	\$3,851	\$29,319	\$8,199	\$30,561	\$12,051	\$59,880
SE Glass	\$54,720	\$1,264,520	\$1,209,800	\$3,750	\$28,551	\$7,985	\$29,761	\$11,735	\$58,312
129 W. Jackson	\$65,080	\$279,965	\$214,885	\$666	\$5,071	\$1,418	\$5,286	\$2,084	\$10,357
Downtown N. - Matisse	\$328,820	\$444,705	\$115,885	\$359	\$2,735	\$765	\$2,851	\$1,124	\$5,586
JFG	\$182,480	\$1,254,620	\$1,072,140	\$3,324	\$25,303	\$7,076	\$26,375	\$10,400	\$51,677
Daylight Building	\$207,760	\$570,600	\$362,840	\$1,125	\$8,563	\$2,395	\$8,926	\$3,520	\$17,489
North Central Village	\$26,400	\$360,900	\$334,500	\$1,037	\$7,894	\$2,208	\$8,229	\$3,245	\$16,123
Mast General & Gallery Lofts	\$299,080	\$3,127,055	\$2,827,975	\$8,767	\$66,740	\$18,665	\$69,568	\$27,431	\$136,308
Total - Substantially Completed	\$4,792,470	\$26,470,720	\$21,678,250	\$67,203	\$511,607	\$143,076	\$533,285	\$210,279	\$1,044,892

The above figures are from actual property appraisals

In Progress**

Arnstein Building	\$435,120	\$2,832,000	\$2,396,880	\$7,430	\$56,566	\$15,819	\$58,963	\$23,250	\$115,530
Harold's	\$21,760	\$140,000	\$118,240	\$367	\$2,790	\$780	\$2,909	\$1,147	\$5,699
The Landings	\$0	\$3,141,730	\$3,141,730	\$9,739	\$74,145	\$20,735	\$77,287	\$30,475	\$151,431
Total - In Progress	\$456,880	\$6,113,730	\$5,656,850	\$17,536	\$133,502	\$37,335	\$139,159	\$54,871	\$272,660

The above figures are from estimates based on TIF application and approval

Total - All Projects	\$5,249,350	\$32,584,450	\$27,335,100	\$84,739	\$645,108	\$180,412	\$672,443	\$265,150	\$1,317,552
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* The values in each category for this section of projects represent actual appraisals from completed projects.

**These projects have been given the "in progress" designation due to the fact that they have not yet been reappraised. Therefore, the dollar figures in this section are estimated.
Sentinel Tower Project is delayed and is not included.

All projects are evaluated to meet both "Public Interest" and "But for****" analysis prior to presentation to KCDC, City, and County legislative bodies.

*** Project would not occur without TIF financing. Review by bankers not involved in project assists in decision. No City or County appropriated funds used in TIF projects