

**City of Troy - Assessing Department
Pro-ration of DDA and Monarch Taxes**

Identification	2005 Base Value	2005 Taxable Value	2005 Captured Value
Subtotal Not in DDA	0	322,430	0
Subtotal in DDA	589,500	581,100	(8,400)
Grand Total	589,500	903,530	(8,400)

Millage Rates ('04)	DDA	City	County	CommColl
	15.6865	9.4500	4.6476	1.5889

Current Total DDA Taxes (Includes only DDA Captured Taxable Value)	
(\$132) Negative Total Current DDA Taxes	(8,400) * 15.6865/1,000
Current Total City Taxes (Includes DDA Base and 'Not in DDA' Total Taxable Value)	
\$8,618 Total Current City Taxes	(911,930 * 9.45)/1,000
Current Total County Taxes (Includes DDA Base and 'Not in DDA' Total Taxable Value)	
\$4,238 Total Current County Taxes	(911,930 * 4.6476)/1,000
Current Community College Taxes (Includes DDA Base and 'Not in DDA' Total Taxable)	
\$1,449 Total Current Community College Taxes	(911,930 * 1.5889)/1,000

Estimated Monarch Development - Current Boundaries

In DDA		589,500	37,900,000	37,310,500
Not in DDA	(Townhouses)	0	8,100,000	0
Total Project		589,500	46,000,000	37,310,500

Estimated Monarch Taxes - Current Boundaries

Estimated DDA Taxes (Captured Taxable Value Only)	
\$585,271 Total DDA Captured Taxes	(37,310,500 * 15.6865)/1,000
\$352,584 City Portion of Captured Taxes	(37,310,550 * 9.4500)/1,000
\$173,404 County Portion of Captured Taxes	(37,310,550 * 4.6476)/1,000
\$59,283 Community College Portion of Captured Taxes	(37,310,550 * 1.5889)/1,000
\$585,403 Net DDA Tax Change from Current	(\$585,271 - (\$132))
Estimated City Taxes (includes DDA Capture and Townhouse Taxable Value)	
\$82,116 Total City Taxes	(8,689,500 * 9.45)/1,000
\$73,498 Net City Tax Change from Current	(\$82,116 - \$8,618)
Estimated Total County Taxes (Includes DDA Base and Townhouse Taxable Value)	
\$40,385 Total County Taxes	(8,689,500 * 4.6476)/1,000
\$36,147 Net County Tax Change from Current	(\$40,385 - \$4,238)
Estimated Community College Taxes (Includes DDA Base and Townhouse Taxable Value)	
\$13,807 Total Community College Taxes	(8,689,500 * 1.5889)/1,000
\$12,358 Net Community College Tax Change from Current	(\$13,807 - \$1,449)

Estimated Taxes with Monarch Project Removed from the DDA Boundaries

Estimated City Taxes (All Taxable Value, including former Base Value)	
\$434,700 Total City Taxes	(46,000,000 * 9.45)/1,000
\$426,082 Net City Tax Change from Current	(\$434,700 - \$8,618)
Estimated Total County Taxes (All Taxable Value, including former Base Value)	
\$213,790 Total County Taxes	(46,000,000 * 4.6476)/1,000
\$209,552 Net County Tax Change from Current	(\$213,790 - \$4,238)
Estimated Community College Taxes (All Taxable Value, including former Base Value)	
\$73,089 Total Community College Taxes	(46,000,000 * 1.5889)/1,000
\$71,640 Net Community College Tax Change from Current	(\$73,089 - \$1,449)

09/27/05