

# South Lincoln Village District Buildout and Fiscal Impact Analyses

October 30, 2020

### Project Background

The first phase of the Lincoln Equitable Transit Oriented Development (eTOD) project was completed in June 2019, and resulted in draft zoning and design guidelines for a new zoning district in the Lincoln Station area. MAPC worked collaboratively with Town staff and the South Lincoln Planning and Implementation Committee (SLPIC) Land Use Team to develop draft zoning and design guidelines that would enable mixed-use projects and increased housing density to support a vibrant village center and commuter rail station. A second phase of the project, conducted primarily through spring 2020, refined the zoning and continued public engagement.

To supplement this work, the Town engaged MAPC to conduct a buildout analysis and fiscal impact analysis for the proposed zoning. This memo summarizes the findings from these analyses.

#### Sites Considered

The buildout analysis considers four sites within the proposed South Lincoln Village District (SLVD) to determine those sites' development capacity – in other words, the potential number of housing units, affordable housing units, and commercial square footage that could be built – under the proposed SLVD zoning. The fiscal impact analysis then assesses the potential financial impact if the same four sites were developed to their maximum capacity as determined by the buildout analysis. These four sites were selected by Town staff, in consultation with the SLPIC Land Use Team, for their high development potential due to their size and current use. While (re)development of other, smaller parcels may occur under the proposed zoning, it is anticipated that this development will be small-scale and incremental. Accordingly, the analysis focuses on the area's four most substantial development opportunities:



- 1. Lincoln Station Shopping Center, or "the Mall" (Parcel 162-39-0), 4 acres. This parcel is owned by the Rural Land Foundation and is currently the site of a shopping center that includes a grocery store, a café, and other retail and business uses. Potential redevelopment is assumed to be mixed-use and include a roughly equivalent amount of commercial space, as well as additional residential units above and/or behind the commercial space.
- 2. Town-owned parking lot behind Lincoln Station (Parcel 161-31-0), 1.25 acres. Potential redevelopment is assumed to involve ground-level parking with residential units above. The analysis assumes that some, but not all, of the current commuter parking spaces would be replaced on-site.
- 3. Lincoln Woods (Parcel 162-40-0), 20 acres. This parcel is a mixed-income housing development managed by The Community Builders. Potential redevelopment is assumed to involve additional residential units within the developed site footprint.
- 4. Ridge Court Condominiums, or the "Flying Nuns" (Parcel 171-24-0), 6.64 acres. This privately-owned parcel is currently the site of nine condominium buildings, each with four residential units. Potential redevelopment is assumed to involve an increase in residential units.

Note that a parcel's inclusion in this study does not necessarily indicate that it is being considered for redevelopment; nor did this analysis involve notification or discussions with current property owners.

# **Buildout Analysis**

## Methodology

To assess potential development capacity under the proposed SLVD zoning, MAPC calculated the maximum number of residential units that could be permitted based on both allowable density with a special permit and maximum lot coverage with a special permit (#1 and #2 below). MAPC then calculated the hypothetical building footprint and the amount of space required by other development components, such as parking or resident amenity space (#3 below). Finally, this potential overall development footprint was compared against site constraints that would limit development, such as wetlands or easements (#4 below). If the overall development footprint did not fit within the unconstrained portions of the site, estimates were adjusted accordingly. Each of these steps is described in greater detail below.

- 1. Maximum number of residential units based on allowable density: In all areas of the proposed SLVD, the allowable density is 20 dwelling units/acre with a special permit. The maximum number of units that could be permitted on a site is obtained simply by multiplying the site area by the dwelling units/acre. While this step establishes an upper bound to the number of units possible on a given site, in several cases site constraints or other pieces of the proposed bylaw further limit the number of units that could be built on site, so the final buildout estimate is lower than the maximum number of units based on allowable density.
- 2. Maximum number of residential units based on lot coverage: In all areas of the proposed SLVD, lot coverage of up to 60% is permitted with a special permit. It is important to note that Lincoln's bylaw defines lot coverage as the ratio of a building's gross floor area to the total site area. In other words, the total building floor area not just the building's footprint cannot be greater than 60% of the total lot area.

Given the maximum total building floor area, MAPC estimated the number of residential units that could be accommodated within that building area assuming a typical mix of unit types and sizes based on current development trends. Where a building is only residential, the maximum number of units based on lot coverage closely aligns with that permitted by allowable density, which is an intentional aspect of the proposed zoning. Where a building is anticipated to contain commercial square footage as well, the commercial square footage reduces the overall number of units that can be built without exceeding the allowable lot coverage. For this reason, MAPC also considered an alternate scenario under which 100% lot coverage is permitted in the business subdistrict. In this case, the number of units in a mixed-use building is generally limited by the allowable density.

3. Development footprint: Given a total allowable building square footage, MAPC then calculated the hypothetical building's footprint, or how much space the building would take up on the site. This is calculated based on allowable building heights in the proposed district. For each site, MAPC used a site-specific weighted average for allowable height based on the proposed height limits shown on the draft district zoning map dated 3/26/19. The weighted average also includes a reduced height of 2.5 stories within 50' of any parcel with a currently less-intense residential use.

<sup>&</sup>lt;sup>1</sup> This analysis does not consider whether total building floor area is comprised of existing buildings, new buildings, or a mix of the two. Because this calculation only considers the amount of built space that fits on a given site, not the configuration of that space, the calculation is the same whether a development involves new buildings or reuse of existing buildings.

Of course, a building is not the only thing that must fit on a site. The largest of these additional site components is parking and associated driveways. For this analysis, MAPC assumed parking of one space per residential unit and three spaces per 1,000 square feet of commercial space. This is consistent with Lincoln's current parking requirements for residential units, and assumes a reduction in the number of parking required for retail uses, as could be permitted in the proposed SLVD with a special permit.

Additionally, as a condition of receiving a special permit under the proposed zoning, a development must provide common outdoor space for use by the residents (such as gardens, play areas, or patios) equal to 100 square feet per unit. Within the Village Business Subarea, all developments must also contain accessible public space, such as public pathways, outdoor seating, patios, or courtyards.

Finally, MAPC used a site efficiency factor to account for inevitable inefficiencies in site design. For sites that are flat and relatively orthogonal, such the town-owned commuter parking lot, the efficiency factor is low and assumes that the development footprint can be arranged on site relatively cleanly. For other sites, in particular the oddly-shaped Lincoln Woods, the efficiency factor is higher. In the case of Lincoln Woods, MAPC based the efficiency factor on current site layout, assuming that any future development would face layout constraints similar to the existing development and that any additional units would be achieved primarily through increased allowable heights.

- 4. Buildable site area: The site's hypothetical development footprint the sum of the components described above must fit on the portions of the site on which development can occur. For each site, MAPC determined the buildable site area by excluding portions of the site where building construction is limited or not possible:<sup>2</sup>
  - Easements recorded with the town. All four of the sites had at least one easement, and some
    sites had multiple easements. The analysis assumes that parking, driveways, or open space
    requirements can be met on easements, but that buildings or other structures cannot occur on
    easements.
  - Wetlands. The analysis assumes that no site disturbance can occur on wetlands or wetland buffer areas. The analysis begins with wetlands locations as represented in the town's GIS online mapping tool. However, in many cases the wetlands represented on the town website no longer exist due to previous fill and/or development. In these cases, the analysis assumes that new development is possible within the bounds of existing site development.
  - Steep slopes. Areas with steep slopes were excluded from buildable site area, though only one
    of the four parcels considered (the Ridge Road Condominiums site) has a slope steep enough to
    preclude development on a portion of the site.

If the potential development footprint for a site was greater than the buildable site area, estimates were reduced accordingly.

5. Infrastructure constraints: In addition to the site-specific constrains discussed above, infrastructure – specifically the availability of sewer – can substantially limit development capacity. For the three sites located north of Lincoln Road, the analysis assumes that any new development could tie into the existing treatment facility located on the northern edge of the proposed SLVD, and that development capacity on these sites would not be limited in this regard. However, this would likely not be a possibility

<sup>&</sup>lt;sup>2</sup> On one site (Ridge Road Condominiums), the SLPIC Land Use Team requested that MAPC analyze the difference that a 50' no-build setback from adjacent lower-intensity residential uses would have on potential buildout. On this particular site, because of its large size and the 3.5 story height limit, the difference was negligible. However, on smaller sites, the difference would be substantial and in many cases would preclude any development whatsoever under the special permit requirements. For this reason, if impacts to adjacent residential uses are a concern, MAPC recommends considering other alternatives to address these concerns.

for sites located south of Lincoln Road. In this case, development would be further limited by the state requirement that projects using on-site sewage disposal be limited to 90 bedrooms or fewer. A project with greater than 90 bedrooms would need to include wastewater treatment, an expensive component that is typically financially feasible only for large projects. While this analysis does not consider the size at which incorporating wastewater treatment into a project becomes financially feasible, this constraint may further limit development to 90 bedrooms or, assuming an even mix of one-and two-bedroom units, to 60 units.

### **Analysis**

It is important to remember that development capacity does not equate to what will be built in reality. The numbers below represent the maximum number of units that could mathematically fit on a site given the dimensional requirements of the proposed SLVD zoning and the assumptions outlined in the previous section. This analysis does not take into account the content of the design guidelines, which recommend setbacks, shaping, and consideration for context. Consistency with these guidelines, as determined by the Planning Board, is a condition of the special permit in the proposed SLVD and would almost certainly further reduce the number of units that could be built on a given site.

According to MAPC's analysis, under the proposed zoning the four sites considered could accommodate up to 240 net new residential units. This number refers to net new units and does not include the current units located at Ridge Court Condominiums or Lincoln Woods. This assumes that the amount of commercial space on the Lincoln Mall site (approximately 37,500 square feet) would remain the same, either through new residential space built over the existing buildings or through entirely new buildings with an equivalent amount of commercial space. If additional commercial space is built as part of any site redevelopment, the number of residential units that could be accommodated on the site would decrease.

Table 1: Potential site buildouts.

Site	Existing	Potential Total	Potential Net New
	No residential units;	50 residential units;	
	37,500 sq.ft.	37,500 sq.ft.	
Lincoln Mall	commercial space	commercial space	50 residential units
	No residential units;	25 residential units;	
Town-owned parking lot	No commercial space	No commercial space	25 residential units
Lincoln Woods	125 residential units	205 residential units	80 residential units
Ridge Court Condominiums	36 residential units	121 residential units*	85 residential units*
			240 net new
Total			residential units

<sup>\*</sup>See item 5 in the Methodology section above for additional infrastructure limitations on development capacity.

Affordable units are required both in Lincoln's current bylaw (15% of units affordable to low-income households) and as a condition of a special permit in the proposed SLVD (additional 10% of units affordable to moderate-income households). Of the potential 240 net new units, 62 would be new deed-restricted affordable units (37 units affordable to low-income households and 25 units affordable to moderate-income households). This does not include the 72 deed-restricted units that currently exist at Lincoln Woods, nor does it consider whether the nonprofit owner of that site may choose to build more affordability than is required by the Town if the site were to be redeveloped.

Alternate lot coverage scenario in the business subdistrct. To understand the degree to which lot coverage impacts development potential for mixed-use projects, MAPC also considered an alternative scenario in which up to 100% lot coverage, rather than 60%, would be permitted in the business subdistrict. As discussed previously, lot coverage in Lincoln refers to a building's gross floor area, not building coverage on the site, and is a limiting factor for mixed-use buildings in particular. Two parcels considered in this analysis, the Town-owned parking lot and Lincoln Mall, fall within the business subdistrict.

In the case of the Mall, a lot coverage of 100% would enable an increase in the number of residential units as well as a slight increase in the amount commercial space. In this scenario, the maximum number of units that could be built would be limited by density, not lot coverage, and the maximum amount of commercial space would be constrained by the area taken up by other program requirements (such as parking and open space). As in the initial analysis, a developer could choose to build a higher amount of commercial space than what is shown here, but would need to reduce the amount of residential space accordingly.

In the case of the Town-owned commuter lot, the initial analysis assumed that development of this site would not involve any commercial space given the site's distance from Lincoln Road and the presumed desire to replace as much of the existing commuter parking spaces as possible. However, the site is in the business subdistrict, and could potentially include commercial space if in the future there is demand for it. In that case, the number of residential units would continue to be limited by the allowable density and would not change with 100% lot coverage. However, a higher lot coverage could enable additional commercial space if one day there is demand for it.

Table 2: Comparison of 60% and 100% lot coverage in the business subdistrict.

	Potential Total,	Potential Net New,	Potential Total,	Potential Net New,
Site	60% Lot Coverage	60% Lot Coverage	100% Lot Coverage	100% Lot Coverage
	50 residential units;		81 residential units;	81 residential units;
	37,500 sq.ft.		40,000 sq.ft.	2,500 sq.ft.
Lincoln Mall	commercial space	50 residential units	commercial space	commercial space*
			25 residential units;	25 residential units;
Town-owned	25 residential units;		up to 12,000 sq.ft.	up to 12,000 sq.ft.
parking lot	No commercial space	25 residential units	commercial space	commercial space

<sup>\*</sup>This analysis does not consider whether there is demand for additional commercial space at Lincoln Mall.

# Fiscal Impact Analysis

Following the buildout analysis, MAPC completed a series of fiscal impact analyses (FIA) to evaluate the potential impacts of the proposed SLVD zoning on the Town of Lincoln's budget. Specifically, these analyses considered the potential impacts of (re)developing the four high-opportunity sites that were considered in the buildout analysis, as described in the previous section. Because the buildout analysis was incorporated into the development assumptions used in this FIA, similar caveats apply. Namely, the buildout analysis represents the maximum amount of development that could mathematically fit on the four sites given the dimensional requirements of the proposed SLVD zoning, but the amount of actual development would almost certainly be less. Additionally, a parcel's inclusion in this study does not necessarily indicate that it is being considered for redevelopment; nor did this analysis involve notification or discussions with current property owners.

### Methodology

Fiscal impact analysis (FIA) is a planning tool which estimates the direct impacts a particular development project or land use policy change will have on local government budgets. By comparing the anticipated revenues generated by new development against the costs attributable to the accompanying increased demand for public services, FIA forecasts the net cash flow resulting from changes in governmental revenues and costs. The results of any FIA depend on both local context and assumptions that are determined before conducting the analysis.

For this study, MAPC relied on the average costing approach to FIA. This approach is a widely used and accepted FIA method, preferred here due to the ready availability of required data and its relative ease of implementation. The average costing method establishes an existing average cost per unit of service and then assigns costs to new development based on the number of new service units resulting from development.

The average cost approach of FIA tends to be fiscally conservative, which can be useful to a municipality that is concerned about the potential outcomes of development. However, it is worth noting that, with regards to school impacts, treating increases to the school budget strictly as a function of the number of enrolled students is potentially misleading. An increase in a school enrollment does not necessarily result in a proportional increase in budget. Accordingly, this FIA should be considered alongside local residential context and demographics.

# Average Cost Method – Expenses

The Average Cost Method employed identifies three categories of variable expenses in the Town's budget, dependent on three separate units of service: 1) per \$1,000 of Assessed Value, 2) per Resident, and 3) per School-aged Child. Please see attached spreadsheets for full source data.

#### Per \$1,000 of Assessed Value

This category of expenses assumes that demand (and budget) for particular municipal services increases with population and more intense land use. The average cost per unit of \$1,000 Assessed Value (AV) was calculated by dividing the total FY18 budget for any relevant departments by 1/1000 of the total assessed value of Lincoln's real property.<sup>3</sup> An example of this calculation for the public safety department is below:

<sup>&</sup>lt;sup>3</sup> Town of Lincoln Assessors Office

ety \$ 3,914,957.00

\$3,914,957.00/(\$2,634,342,866/1000) = \$1.49

Departments that provide municipal services that would be impacted by an increase in residential population include the Public Safety, Public Works and Facilities, and Assessors departments.

Service Unit	Average Cost	Budget Items
Per \$1,000 of Assessed Value	\$2.23	<ul> <li>Public Safety</li> </ul>
		<ul> <li>Public Works and</li> </ul>
		Facilities
		<ul> <li>Assessor</li> </ul>

Both residential and nonresidential development are assumed to generate new units of \$1,000 AV; in other words, new development is assumed to increase the assessed value of a property. The net new assessed value generated by new development is dependent on the potential net new square footage of building area by use. This study uses the maximum gross square footage of new residential and commercial development determined by the buildout analysis described in the previous section. MAPC estimated assessed values per square foot for each use based on the market value for comparable properties around Lincoln. Commercial use is also included, but is only applicable to the Lincoln Mall (Scenarios 1 and 2) and the Town Parking Lot (Scenario 2).

Use Type	\$AV/GSF
Residential (Market Rate)	\$210
Residential (Affordable)	\$52.50
Commercial	\$34

#### Per Resident

The average cost per resident was calculated by dividing the total budget for the Town of Lincoln's human service departments listed in the FY18 Town Budget by the total number of Town residents.

Service Unit	Average Cost	Budget Items
Per Resident	\$171	Human Services
		<ul> <li>Culture and Recreation</li> </ul>

The demographic multipliers used to estimate the total number of residents generated by new development assume that unit size determines the number of residents that will occupy each unit. The mix of unit sizes, consistent with the buildout analysis in the previous section, was based on current industry standards or, in the case of Lincoln Woods, the unit mix of the existing development. With the assumption that 25% of created housing units would be affordable, as required by the proposed zoning, and that the nonprofit-owned Lincoln Woods would expand with a share of affordable units consistent with the existing development, the following breakdown outlines the estimated number of new residents per development scenario.

Unit Type	% of Total Units	% of Affordable Units	Residents per Unit <sup>4</sup>
Flying Nuns			

<sup>&</sup>lt;sup>4</sup> Econsult Solutions 2015 Demographic Multipliers for Massachusetts. MAPC used the average of the 90 Percent Confidence Interval.

Studio/1-BR	35%	25%	1.369
2-BR	40%	25%	2.202
3-BR	5%	25%	3.017
Townhome/4-BR	20%	25%	3.646
Lincoln Woods			
Studio/1-BR	32%	55%	1.369
2-BR	58%	55%	2.202
3-BR	10%	55%	3.017
Lincoln Mall			
Studio/1-BR	40%	25%	1.369
2-BR	50%	25%	2.202
3-BR	10%	25%	3.017
Town Parking Lot			
Studio/1-BR	40%	25%	1.369
2-BR	50%	25%	2.202
3-BR	10%	25%	3.017

#### Per School Aged Child (SAC)

The average cost per school aged child<sup>5</sup> in Lincoln was calculated using the cost of school-age children provided by LDS Consulting Group in 2018 and the per student allocation of regional assessments for the Vocational School Assessments determined in the FY18 Town of Lincoln Budget.

Service Unit	Average Cost	Budget Items
Per School-aged Child	\$6,287.59	Cost per student

The estimated number of school-aged children generated by new development were also assumed to vary depending on unit size. MAPC used school-age children per unit type estimates from the Econsult Solutions 2015 Demographic Multipliers for Massachusetts. Based on this source, 91.3% of school-aged children in the new residential development were assumed to attend public school. The number of school age children in public school per proposed unit type was used by calculating the number of school-age children per unit type and then calculating 91.3% of that number.

Ridgewood Condominiums				
	Number of units	School-aged Children (SAC) per unit type <sup>6</sup>	% of SAC in Public Schools <sup>7</sup>	Number of children
Studio/1-BR	42	0.035	91.3%	1

<sup>5</sup> The estimated cost per student was drawn from the Peer Review of Financial Pro-Forma and Fiscal Impact Analysis for the proposed Oriole Landing Development by the LDS Consulting Group in March 2018. This report indicates that their cost per student was "[...] driven by an estimate of net additional school-aged children to be enrolled in the Lincoln Public School System. The basic formula for estimating the local education cost is: spending per pupil as reported by the Massachusetts Department of Education minus state Chapter 70 aid revenue source." <sup>6</sup> Econsult Solutions 2015 Demographic Multipliers for Massachusetts. MAPC used the average of the 90 Percent Confidence Interval.

<sup>&</sup>lt;sup>7</sup> Econsult Solutions 2015 Demographic Multipliers for Massachusetts. MAPC used the average of the 90 Percent Confidence Interval.

2-BR	48	0.27	91.3%	12
3-BR	6	0.619	91.3%	4
Townhome/4-BR	24	0.904	91.3%	20
Lincoln Woods				
Studio/1-BR	66	0.035	91.3%	2
2-BR	120	0.27	91.3%	9
3-BR	21	0.619	91.3%	12
Lincoln Mall				
Studio/1-BR	20	0.035	91.3%	1
2-BR	25	0.27	91.3%	6
3-BR	5	0.619	91.3%	3
Town Parking Lot				
Studio/1-BR	10	0.035	91.3%	0
2-BR	13	0.27	91.3%	4
3-BR	3	0.619	91.3%	2

# Average Cost Method – Revenues

The Average Cost Method utilized for this FIA relies on real estate property tax as a potential revenue source. Estimated revenues for the Town of Lincoln generated by new development were calculated by multiplying the estimated assessed value of new development by the 2018 tax rate.

Use Type	\$AV/GSF	Tax Rate
Residential	\$210	\$13.60
Residential (Affordable)	\$52.50	\$13.60
Commercial	\$34	\$13.60

# Analysis<sup>8</sup>

### Site 1: Ridge Court Condominiums

As described previously, the "Flying Nuns" site is a 6.64-acre parcel with a current site program of 36 residential units. The potential buildout under the SLVD zoning could increase the residential use on this site up to 121 units, a net change of 85 units. Under the current site program, the property has a slight net negative impact on the Town's finances of \$1,636 annually; the potential buildout shows a net positive impact of \$154,347.

	Current	Potential Total	Potential Net New
Site Program	36 residential units	121 residential units	85 residential units
Market and	36 market-rate <sup>9</sup>	91 market-rate	55 market-rate
Affordable Units		30 affordable	30 affordable
Residents	79 residents	181 residents	102 residents
Total Revenue	\$87,394	\$355,144	\$267,750
Total Expenses	(\$89,030)	(\$202,432)	(\$113,403)
Net Impact	·		\$154,347

<sup>&</sup>lt;sup>8</sup> Detailed calculations for all four sites are included at the end of this document.

<sup>&</sup>lt;sup>9</sup> This analysis does not distinguish between older market-rate housing that may be more naturally affordable and new market-rate units.

#### Site 2: Lincoln Woods

The second test site is the 20-acre Lincoln Woods, currently a mixed-income housing development. Lincoln Woods currently has 125 residential units that have an estimated net negative impact on the Town's finances of \$54,650 annually. The potential buildout could result in a net change of up to 80 units; with an share of affordable units similar to that in the current development, the redeveloped project would have a positive net impact of \$47,225 annually.

	Current	Potential Total	Potential Net New
Site Program	125 residential units	205 residential units	80 residential units
Market and Affordable Units	56 market-rate 69 affordable	92 market-rate 113 affordable	36 market-rate 44 affordable
Residents	252 residents	417 residents	165 residents
Total Revenue	\$200,850	\$399,983	\$199,133
Total Expenses	(\$255,500)	(\$407,408)	(\$151,908)
Net Impact	\$47,225		

#### Site 3: Lincoln Mall

Lincoln Station Shopping Center, or "the Mall," is a 4-acre site with a mix of commercial uses. Potential redevelopment is assumed to be mixed-use and include a roughly equivalent amount of commercial space, as well as up to 50 residential units above and/or behind the commercial space. The potential buildout shows a net positive impact of \$32,245. It should be noted that the current land value for the Lincoln Mall site is significantly lower than the Flying Nuns and Lincoln Woods sites.

	Current	Potential Total – 60%	Potential Net New
		Lot Coverage	
Site Program	No residential units; 37,500	50 residential units;	50 residential units;
	sq.ft. commercial space	37,500 sq.ft.	No net new
		commercial space	commercial space
Market and	0 units	38 market-rate	38 market-rate
Affordable Units		12 affordable	12 affordable
Residents	0 residents	97 residents	97 residents
Total Revenue	\$17,340	\$151,001	\$133,661
Total Expenses	(\$2,844)	(\$104,259)	(\$101,416)
Net Impact			\$32,245

An alternate scenario for the Lincoln Mall site considers a higher allowable lot coverage (described in greater detail in the buildout analysis), which enables an increase in the number of residential units as well as a slight increase in the amount commercial space. The potential buildout in this second scenario shows a slightly higher net positive impact of \$50,217.

Current	Potential Total - 100%	Potential Net New
	Lot Coverage	

Site Program	No residential units;	81 residential units;	81 residential units; 2,500 sq.ft. commercial			
	37,500 sq.ft. commercial	40,000 sq.ft. commercial				
	space	space	space			
Market and	0 units	61 market-rate	61 market-rate			
Affordable Units		20 affordable	20 affordable			
Residents	0 residents	158 residents	158 residents			
Total Revenue	\$17,340	\$230,126	\$212,786			
Total Expenses	(\$2,844)	(\$165,413)	(\$162,569)			
Net Impact	\$50,217					

### Site 4: Town Parking Lot

The 1.25-acre Town-owned lot behind Lincoln Station is currently used for parking for the commuter rail station. Potential redevelopment is assumed to involve ground-level parking with residential units above. This analysis does not consider current or potential revenue from renting the parking spaces.

Similar to the Lincoln Mall site, the exiting property value for the Town Parking Lot is quite low given its limited use. The potential buildout under 60% lot coverage shows a net positive impact of \$9,713.

	Current	Potential Total - 60% Lot	Potential Net New
		Coverage	
Site Program	No units; no	25 residential units;	25 residential units;
	commercial space	No commercial space	No commercial space
Market and	0 units	19 market-rate	19 market-rate
Affordable Units		6 affordable	6 affordable
Residents	0 residents	52 residents	52 residents
Total Revenue	\$0	\$67,402	\$67,402
Total Expenses	(\$0)	(\$57,689)	(\$57,689)
Net Impact			\$9,713

An alternate buildout scenario at 100% lot coverage explores a 12,000 sq ft increase in commercial square footage. <sup>10</sup> The potential buildout shows a slightly higher net positive impact of \$14,352.

	Current	Potential Total - 100% Lot	Potential Net New
		Coverage	
Site Program	No units; no	25 residential units;	25 residential units;
	commercial space	12,000 sq. ft commercial	12,000 sq. ft commercial
		space	space
Market and	0 units	19 market-rate	19 market-rate
Affordable Units		6 affordable	6 affordable
Residents	0 residents	52 residents	52 residents
Total Revenue	\$0	\$72,950	\$72,950
Total Expenses	(\$0)	(\$58,599)	(\$58,599)
Net Impact			\$14,352

<sup>&</sup>lt;sup>10</sup> As described previously, this analysis does not consider whether there is demand for additional commercial use.

## Conclusion

The total impact of these four sites demonstrates a likely positive net fiscal impact to the Town. The smaller unit sizes and mixed uses that would likely be developed on the sites closest to the commuter rail station would likely mean fewer school-aged children, yielding a net positive impact. Additionally, commercial uses are anticipated for these sites, which generally are net positive even if on a smaller scale.

Ridge Court Condominiums "Flying Nuns"									
Unit Type	Number of Units	Number of Market Rate	Number of Affordable	% of Total Units	Residents per Uni	t School-aged	l Children (SAC) per Unit Res	idents SAC % SAC in Public Schools	PSAC
Studio/1-BR		42	32	11	35%	1.369	0.035	57 1	91.30% 1
2-BR		48	36	12	40%	2.202	0.27	106 13	91.30% 12
3-BR Townhome (4-BR)		6 24	5 18	2	5% 20%	3.017 3.646	0.619 0.904	18 4 88 22	91.30% 4 91.30% 20
Total		121	90.75	30.25	2070	3.040	0.304	181 18	17
Use Type Proposed	Recommended GSF	\$AV/GSF	Taxable Assessed Valu		Dwelling Units	\$AV/Unit			
Residential - Market Rate		114,600	\$210	\$24,066,000	92.16%	91	\$265,190		
Residential - Affordable Total		39,000 153,600	\$52.5	\$2,047,500 \$26,113,500	7.84%	30	\$67,686		
1000		133,000		¥20,113,300					
Use Type Current	Recommended GSF	\$AV/GSF	Taxable Assessed Valu		Dwelling Units	\$AV/Unit			
Residential - Market Rate		30,600	\$210	\$6,426,000	100.00%	0	#DIV/0!		
Residential - Affordable Total		0 30,600	\$52.5	\$0 \$6,426,000	0.00%	36	\$0		
Total		30,000		\$0,420,000					
	Town Baseline	Current Site Baseline	Net Change	% Change over Town Baseline					
Residents Public School Children		6,696	79 10	102	1.52% 0.70%				
Total Real Property AV	\$2.08	1,189 32,112,339	\$6,426,000	\$26,113,500	1.25%				
Total Neur Topel Cy Th	ψ <u>2</u> ,000	2,111,000	Ç0, .20,000	\$25,225,500	1.2370				
	Taxable Assessed Value	FY 2018 Tax Rate per \$1,000 AV	Annual Tax Revenue						
Current Site Building Improvements		\$0 35, 334, 300	\$13.60	\$0 \$0.4.705					
Current Site Land Value  Total Existing Property Value		66,234,200 6 <b>6,234,200</b>	\$13.60 \$13.60	\$84,785 \$84,785					
Projected Residential - Market Rate		24,066,000	\$13.60	\$327,298					
Projected Residential - Affordable		52,047,500	\$13.60	\$27,846					
Projected Total	\$2	26,113,500	\$13.60	\$355,144					
Current Site Commercial		\$0 35,425,000	\$13.60	\$0 \$87.304					
Current Site Residential  Current Site Total		66,426,000 6 <b>6,426,000</b>	\$13.60 \$13.60	\$87,394 \$87,394					
Total Commercial Change	Ť	\$0	\$13.60	\$0					
Total Residential Change	\$1	19,687,500	\$13.60	\$267,750					
Sum Total Change	\$1	19,687,500		\$267,750					
Variable Revenue Source	Nonresidential Revenues	Residential Revenues	Total Revenues						
Real Estate Property Taxes			\$355,144	\$355,144					
Personal Property Taxes			-	\$0					
Total Revenues		\$0.00	\$355,144	\$355,144					
Net Expenses	Current Residential Expenses	Projected Residential Expenses	Net Expenses						
Total-AV Variable Expenses	Carrent nestacina Expenses	\$14,333	\$58,246	\$43,913					
Total Population-Variable Expenses		\$13,581	\$31,009	\$17,428					
Total School Children-Variable Expenses		\$61,115	\$113,177	\$52,061					
Total Expenses		\$89,030	\$202,432	\$113,403					
	Current	Residential Buildout (Gross)	Total Buildout (Net)						
Total Revenues		\$87,394	\$355,144	\$267,750					
Total Expenses		(\$89,030)	(\$202,432)	(\$113,403)					
Net Impact		(\$1,636)	\$152,711	\$154,347					
Expenses	FY18 Final Budget	Expense per \$1,000 AV	All Expenses from Bui	Idout Net Expenses from Buildout					
Public Safety		14,957.00	\$1.49	\$38,808	\$29,258				
Public Works and Facilities		02,592.00	\$0.68	\$17,869	\$13,471				
Assessor		58,369.00	\$0.06 \$2.23	\$1,570	\$1,184				
Total AV-Variable Expenses	Ş	5,875,918	\$2.23	\$58,246	\$43,913				
Expenses	FY18 Final Budget	Expense per Resident	All Expenses from Bui						
Human Services Culture and Recreation		237,501.00 529,397.00	\$21.80 \$149.53	\$3,945 \$27,064	\$2,217 \$15,211				
Total Population-Variable Expenses		366,898.00	\$149.53 \$171.32	\$27,064 \$31,009	\$15,211 \$17,428				
	<b>71,0</b>		T=:=:==	+,	T=:/:==				
Expenses School Department	FY18 Final Budget	Expense Per Student	All Expenses from Bui		¢E2 061				
School Department Vocational School Assessment		107,993.00 242,273.00	\$6,287.59 \$0.00	\$113,177 \$0	\$52,061 \$0				
Total School Children-Variable Expenses		550,266.00	\$6,287.59	\$52,061	\$52,061				

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Lincoln Wo		

							(0.0)	ents SAC % SA		
it Type	Number of Units Num	mber of Market Rate	Number of Affordable	% of Total Units	Residents per Unit	School-aged Childrei	n (SAC) per Unit Reside		AC in Public Schools	
					-					_
dio/1-BR	66		30	36	32%	1.369	0.035	90 2		9
	120		54	66	58%	2.202	0.27	264 32		9
	21		9	11	10%	3.017	0.619	63 13		9
(4 DD)										
ome (4-BR)	0		0	0	0%	3.646	0.904	0 0		9
	205	g	92.25	112.75				417 47		
pe Proposed	Recommended GSF \$AV	V/GSF	Taxable Assessed Value	% of Total AV	Dwelling Units	\$AV/Unit				
•							6244 400			
ential - Market Rate	107,400			\$22,554,000	76.69%	92	\$244,488			
ntial - Affordable	130,600	\$	52.5	\$6,856,500	23.31%	113	\$60,812			
	238,000	·		\$29,410,500			• •			
	238,000		,	525,410,300						
e Current	Recommended GSF \$AV	V/GSF	Taxable Assessed Value	% of Total AV	Dwelling Units	\$AV/Unit				
ntial - Market Rate	53,784		\$210	\$11,294,640	76.48%	56				
ential - Affordable	66,166			\$3,473,715	23.52%	69	\$50,344			
itiai - Alloruable		ş.			23.52%	69	\$50,544			
	119,950		Ş	\$14,768,355						
		rrent Site Baseline	Net Change	% Change over Town Baseline	2.470/					
ts	6,696		252	165	2.47%					
School Children	1,189		29	14	1.22%					
al Property AV	\$2,082,112,339	\$14,768		\$14,642,145	0.70%					
::::::::::::::::::::::::::::::::::::::	\$2,002,112,333	714,700	-,	∓= :/= :±/± :₩	5 5					
	Taxable Assessed Value FY 2	2018 Tax Rate per \$1,000 AV	Annual Tax Revenue							
Site Building Improvements	\$5,298,600		3.60	\$72,061						
· .										
Site Land Value	\$2,375,000		3.60	\$32,300						
isting Property Value	\$7,532,800	\$1	3.60	\$102,446						
ed Residential - Market Rate	\$22,554,000		3.60	\$306,734						
ed Residential - Affordable	\$6,856,500		3.60	\$93,248						
ted Total	\$29,410,500	\$1	3.60	\$399,983						
t Site Commercial	\$0		3.60	\$0						
	•									
t Site Residential	\$14,768,355		3.60	\$200,850						
: Site Total	\$14,768,355	\$1	3.60	\$200,850						
ommercial Change	\$0		13.60							
Residential Change		γ.		50						
DESIDERRAL CHARGE		**		\$0 \$100.133						
3	\$14,642,145	\$1	13.60	\$199,133						
3	\$14,642,145 \$14,642,145	\$1								
al Change	\$14,642,145		13.60	\$199,133						
al Change PRevenue Source	\$14,642,145	sidential Revenues	13.60 Total Revenues	\$199,133 <b>\$199,133</b>						
tal Change e Revenue Source ate Property Taxes (Net)	\$14,642,145		13.60 Total Revenues	\$199,133 <b>\$199,133</b> \$399,983						
tal Change e Revenue Source ate Property Taxes (Net)	\$14,642,145	sidential Revenues	13.60 Total Revenues	\$199,133 <b>\$199,133</b>						
I Change  Revenue Source se Property Taxes (Net) Property Taxes	\$14,642,145  Nonresidential Revenues Resi	sidential Revenues \$399	Total Revenues ,983	\$199,133 <b>\$199,133</b> \$399,983 \$0						
Change  Revenue Source Property Taxes (Net) Property Taxes	\$14,642,145	sidential Revenues	Total Revenues ,983	\$199,133 <b>\$199,133</b> \$399,983						
al Change  Revenue Source  Ite Property Taxes (Net)  Property Taxes  venues	\$14,642,145  Nonresidential Revenues Resi	sidential Revenues \$399 \$399	Total Revenues ,983 - ,983	\$199,133 <b>\$199,133</b> \$399,983 \$0						
Revenue Source te Property Taxes (Net) Property Taxes venues	\$14,642,145  Nonresidential Revenues Resi \$0.00  Current Residential Expenses Pro	sidential Revenues \$399 \$399 Oposed Residential Expenses	Total Revenues ,983 ,983 Net Expenses	\$199,133 <b>\$199,133</b> \$399,983 \$0 \$399,983						
tal Change  e Revenue Source  ate Property Taxes (Net) al Property Taxes evenues  venues  / Variable Expenses	\$14,642,145  Nonresidential Revenues Resi \$0.00  Current Residential Expenses Pro	sidential Revenues \$399 \$399 Oposed Residential Expenses \$65	Total Revenues ,983 ,983 Net Expenses	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659						
tal Change  Revenue Source ate Property Taxes (Net) Il Property Taxes venues  enses / Variable Expenses	\$14,642,145  Nonresidential Revenues Resi \$0.00  Current Residential Expenses Pro	sidential Revenues \$399 \$399 Oposed Residential Expenses \$65	Total Revenues ,983 ,983 Net Expenses	\$199,133 <b>\$199,133</b> \$399,983 \$0 \$399,983						
Revenue Source te Property Taxes (Net) Property Taxes venues variable Expenses culation-Variable Expenses	\$14,642,145  Nonresidential Revenues Residential Revenues  \$0.00  Current Residential Expenses Prop \$32,941 \$43,124	\$399 \$399 \$399 poposed Residential Expenses \$65 \$71	Total Revenues ,983 ,983 Net Expenses 5,600	\$199,133 <b>\$199,133</b> \$399,983 \$0 \$399,983 \$32,659 \$28,318						
I Change  Revenue Source te Property Taxes (Net) Property Taxes enues  nues  Variable Expenses ulation-Variable Expenses ool Children-Variable Expenses	\$14,642,145  Nonresidential Revenues Resi  \$0.00  Current Residential Expenses \$732,941  \$43,124  \$179,435	\$399 \$399 \$399 \$399 \$390 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$4	Total Revenues ,983 ,983 Net Expenses 6,600 1,441 0,366	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931						
I Change  Revenue Source te Property Taxes (Net) Property Taxes enues  nues  Variable Expenses ulation-Variable Expenses ool Children-Variable Expenses	\$14,642,145  Nonresidential Revenues Residential Revenues  \$0.00  Current Residential Expenses Prop \$32,941 \$43,124	\$399 \$399 \$399 \$399 \$390 \$400 \$400 \$400 \$400 \$400 \$400 \$400 \$4	Total Revenues ,983 ,983 Net Expenses 5,600	\$199,133 <b>\$199,133</b> \$399,983 \$0 \$399,983 \$32,659 \$28,318						
cal Change  Revenue Source ate Property Taxes (Net) Il Property Taxes venues  enses / Variable Expenses pool Children-Variable Expenses penses	\$14,642,145  Nonresidential Revenues Residential Revenues  \$0.00  Current Residential Expenses Prop \$32,941 \$43,124 \$179,435 \$255,500  Current Residential Revenues Residential Expenses Residential Expense R	\$399 \$399 \$399 \$399 \$65 \$71 \$270 \$407 \$sidential Buildout (Gross)	Total Revenues ,983 ,983 Net Expenses 5,600 1,441 1,366 7,408 Total Buildout (Net)	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908						
tal Change  Be Revenue Source  ate Property Taxes (Net)  Il Property Taxes  Evenues  Property Taxes  Evenues  Property Taxes  Evenues  Property Taxes  Evenues  Evenues  Evenues  Evenues  Evenues  Evenues	\$14,642,145  Nonresidential Revenues \$0.00  Current Residential Expenses \$32,941 \$43,124 \$179,435 \$255,500  Current \$\$800,850\$	sidential Revenues \$399 \$399 poposed Residential Expenses \$65 \$71 \$270 \$407	Total Revenues ,983 ,983 Net Expenses 5,600 1,441 0,366 7,408 Total Buildout (Net)	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908						
Revenue Source e Property Taxes (Net) Property Taxes enues enues //ariable Expenses ulation-Variable Expenses enues enses enses enses	\$14,642,145  Nonresidential Revenues  \$0.00  Current Residential Expenses  \$32,941  \$43,124  \$179,435  \$255,500  Current  \$200,850  (\$255,500)	sidential Revenues \$399 \$399  poposed Residential Expenses \$65 \$77 \$270 \$407  sidential Buildout (Gross) \$399 (\$407	Total Revenues ,983  Net Expenses 6,600 ,441 0,366 7,408  Total Buildout (Net) ,983	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908						
Revenue Source te Property Taxes (Net) Property Taxes enues  nses Variable Expenses ulation-Variable Expenses ool Children-Variable Expenses enses  enues enses	\$14,642,145  Nonresidential Revenues \$0.00  Current Residential Expenses \$32,941 \$43,124 \$179,435 \$255,500  Current \$\$800,850\$	sidential Revenues \$399 \$399  poposed Residential Expenses \$65 \$77 \$270 \$407  sidential Buildout (Gross) \$399 (\$407	Total Revenues ,983 ,983 Net Expenses 5,600 1,441 0,366 7,408 Total Buildout (Net)	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908						
Revenue Source te Property Taxes (Net) Property Taxes renues variable Expenses bool Children-Variable Expenses tenses tenses tenses tenses	\$14,642,145  Nonresidential Revenues  \$0.00  Current Residential Expenses  \$32,941 \$43,124 \$179,435 \$255,500  Current \$200,850 \$255,500 \$(\$255,500) \$(\$54,650)	\$399 \$399 \$399 \$399 \$0posed Residential Expenses \$65 \$71 \$270 \$407 \$407 \$399 (\$407 \$7	Total Revenues ,983 ,983 Net Expenses 5,600 1,441 0,366 7,408 Total Buildout (Net) ,983	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225						
Revenue Source te Property Taxes (Net) Property Taxes venues variable Expenses oulation-Variable Expenses senses venues v	\$14,642,145  Nonresidential Revenues  \$0.00  Current Residential Expenses  \$32,941 \$43,124 \$179,435 \$255,500  Current  \$200,850 (\$255,500) (\$54,650)  FY18 Final Budget  Exp.	sidential Revenues \$399 \$399  poposed Residential Expenses \$66 \$71 \$270 \$407 \$399 (\$407 \$7	Total Revenues ,983 ,983 Net Expenses 5,600 1,441 1,366 7,408 Total Buildout (Net) ,983 ,408) ,425 All Expenses from Buildout	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225	\$21,760					
al Change  Revenue Source  Ite Property Taxes (Net) Property Taxes Venues  Property Taxes Variable Expenses Pulation-Variable Expenses Proof Children-Variable Expenses Proof Children Expenses Proof Childr	\$14,642,145  Nonresidential Revenues  \$0.00  Current Residential Expenses  \$32,941 \$43,124 \$179,435 \$255,500  Current  \$200,850 (\$255,500) (\$54,650)  FY18 Final Budget \$3,914,957.00  Exp.	sidential Revenues \$399 \$399  poposed Residential Expenses \$65 \$77 \$270 \$407 \$sidential Buildout (Gross) \$399 (\$407 (\$7	Total Revenues ,983 ,983 Net Expenses 5,600 1,441 0,366 7,408 Total Buildout (Net) ,983 ,408) ,425 All Expenses from Buildout	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$47,225 Net Expenses from Buildout \$43,708	\$21,760					
al Change  Revenue Source  ate Property Taxes (Net) Il Property Taxes venues  enses / Variable Expenses pulation-Variable Expenses hool Children-Variable Expenses penses  venues penses act  ss afety	S14,642,145   Residential Revenues   S0.00	sidential Revenues \$399 \$399  poposed Residential Expenses \$65 \$77 \$270 \$407 \$sidential Buildout (Gross) \$399 (\$407 (\$7	Total Revenues ,983 ,983 Net Expenses 5,600 1,441 1,366 7,408 Total Buildout (Net) ,983 ,408) ,425 All Expenses from Buildout	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225 Net Expenses from Buildout \$43,708 \$20,125	\$21,760 \$10,019					
Revenue Source te Property Taxes (Net) Property Taxes enues  Nariable Expenses variable Expenses ool Children-Variable Expenses enses  enues enses  fety orks and Facilities	S14,642,145   Residential Revenues   S0.00	sidential Revenues \$399 \$399 \$399  poposed Residential Expenses \$65 \$77 \$270 \$407 \$sidential Buildout (Gross) \$399 (\$407 (\$7	Total Revenues ,983 ,983 Net Expenses 5,600 1,441 0,366 7,408 Total Buildout (Net) ,983 ,408) ,425) All Expenses from Buildout 51.49 60.68	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225 Net Expenses from Buildout \$43,708 \$20,125	\$10,019					
change evenue Source Property Taxes (Net) roperty Taxes nues ses ses siriable Expenses ol Children-Variable Expenses ses sues ses sues sues sues sues s	\$14,642,145  Nonresidential Revenues  \$0.00  Current Residential Expenses  \$32,941 \$43,124 \$179,435 \$255,500 \$255,500  Current  \$200,850 \$(\$255,500) \$(\$54,650)  FY18 Final Budget \$3,914,957.00 \$1,802,592.00 \$158,369.00	sidential Revenues \$399 \$399 \$399  poposed Residential Expenses \$65 \$71 \$270 \$407 \$sidential Buildout (Gross) \$399 (\$407 (\$7	Total Revenues ,983 ,983 Net Expenses 5,600 1,441 0,366 7,408 Total Buildout (Net) ,983 408) ,425) All Expenses from Buildout 51.49 50.68 50.06	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225 Net Expenses from Buildout \$43,708 \$20,125 \$1,768	\$10,019 \$880					
Revenue Source e Property Taxes (Net) Property Taxes enues  ses Variable Expenses ulation-Variable Expenses eool Children-Variable Expenses enses  enues enses  enues enses  ct	S14,642,145   Residential Revenues   S0.00	sidential Revenues \$399 \$399 \$399  poposed Residential Expenses \$65 \$71 \$270 \$407 \$sidential Buildout (Gross) \$399 (\$407 (\$7	Total Revenues ,983 ,983 Net Expenses 5,600 1,441 0,366 7,408 Total Buildout (Net) ,983 ,408) ,425) All Expenses from Buildout 51.49 60.68	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225 Net Expenses from Buildout \$43,708 \$20,125	\$10,019					
I Change  Revenue Source te Property Taxes (Net) Property Taxes enues  Avariable Expenses ulation-Variable Expenses ool Children-Variable Expenses enses  enues enses  ct  fety orks and Facilities	\$14,642,145  Nonresidential Revenues  \$0.00  Current Residential Expenses  \$32,941 \$43,124 \$179,435 \$255,500 \$255,500  Current  \$200,850 \$(\$255,500) \$(\$54,650)  FY18 Final Budget \$3,914,957.00 \$1,802,592.00 \$158,369.00	sidential Revenues \$399 \$399 \$399  poposed Residential Expenses \$65 \$71 \$270 \$407 \$sidential Buildout (Gross) \$399 (\$407 (\$7	Total Revenues ,983 ,983 Net Expenses 5,600 1,441 0,366 7,408 Total Buildout (Net) ,983 408) ,425) All Expenses from Buildout 51.49 50.68 50.06	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225 Net Expenses from Buildout \$43,708 \$20,125 \$1,768	\$10,019 \$880					
Revenue Source e Property Taxes (Net) Property Taxes enues enues  Ariable Expenses Ulation-Variable Expenses pol Children-Variable Expenses enues enues enues enues enues enues enues enues enues enses ct	\$0.00  Current Residential Expenses \$0.00  Current Residential Expenses \$32,941 \$43,124 \$179,435 \$255,500  Current \$200,850 \$255,500 \$54,650  FY18 Final Budget \$3,914,957.00 \$1,802,592.00 \$158,369.00 \$5,875,918	sidential Revenues \$399 \$399 \$399  poposed Residential Expenses \$65 \$71 \$270 \$407 \$sidential Buildout (Gross) \$399 (\$407 (\$7	Total Revenues ,983 ,983 Net Expenses 5,600 1,441 0,366 7,408 Total Buildout (Net) ,983 408) ,425) All Expenses from Buildout 51.49 50.68 50.06	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225 Net Expenses from Buildout \$43,708 \$20,125 \$1,768	\$10,019 \$880					
Change Revenue Source e Property Taxes (Net) Property Taxes enues enues diariable Expenses ulation-Variable Expenses col Children-Variable Expenses enues entes enues entes en	S14,642,145   Residential Revenues   S0.00   S32,941   S43,124   S179,435   S255,500   S255,500   S255,500   S18,02,592.00   S1,802,592.00   S1,802,592.00   S5,875,918   FY18 Final Budget   Expr	sidential Revenues \$399 \$399 \$399  poposed Residential Expenses \$65 \$77 \$270 \$407 \$sidential Buildout (Gross) \$399 (\$407 (\$7	Total Revenues ,983 ,983 Net Expenses ,6,600 ,4,441 ,0,366 ,7,408 Total Buildout (Net) ,983 ,408) ,425 All Expenses from Buildout S1.49 S0.68 S0.06 S2.23 All Expenses from Buildout	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225 Net Expenses from Buildout \$43,708 \$20,125 \$1,768 \$65,600	\$10,019 \$880 \$32,659					
I Change  Revenue Source te Property Taxes (Net) Property Taxes enues enues  Variable Expenses ulation-Variable Expenses eool Children-Variable Expenses enses  enues enses  ct  fety orks and Facilities  Variable Expenses	S14,642,145   Residential Revenues   S0.00   S32,941   S43,124   S179,435   S255,500   S255,500   S54,650   S54,650   S58,875,918   S718 Final Budget   S18,369.00   S5,875,918   S27,501.00   S237,501.00   S237,	sidential Revenues \$399 \$399 \$399 \$270 \$407 \$407 \$571 \$407 \$570 \$570 \$570 \$570 \$570 \$570 \$570 \$5	Total Revenues ,983 ,983  Net Expenses 5,600 1,441 0,366 7,408  Total Buildout (Net) ,983 ,408) ,425)  All Expenses from Buildout 21.80  All Expenses from Buildout	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225 Net Expenses from Buildout \$43,708 \$20,125 \$1,768 \$65,600	\$10,019 \$880 \$32,659 \$3,603					
al Change  Revenue Source  Ite Property Taxes (Net) Property Taxes Venues  Property Taxes Venues  Property Taxes Venues  Property Taxes Venues  Property Taxes Venues Venu	\$14,642,145  Nonresidential Revenues  \$0.00  Current Residential Expenses \$32,941 \$43,124 \$179,435 \$255,500  Current \$200,850 (\$255,500) (\$54,650)  FY18 Final Budget \$3,914,957.00 \$1,802,592.00 \$158,369.00 \$5,875,918  FY18 Final Budget \$237,501.00 \$1,629,397.00	sidential Revenues \$399 \$399  poposed Residential Expenses \$65 \$71 \$27( \$407 \$399 (\$407 \$7 \$57 \$57 \$57 \$57 \$57 \$57 \$57 \$57 \$57	Total Revenues ,983 ,983  Net Expenses 5,600 1,441 ,366 7,408  Total Buildout (Net) ,983  All Expenses from Buildout 51.49 60.68 60.06 62.23  All Expenses from Buildout 21.80 49.53	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225 Net Expenses from Buildout \$43,708 \$20,125 \$1,768 \$65,600 Net Expenses from Buildout \$9,089 \$62,353	\$10,019 \$880 \$32,659 \$3,603 \$24,715					
Revenue Source te Property Taxes (Net) Property Taxes (Net) Property Taxes venues  Property Taxes venues  Property Taxes venues  Property Taxes venues venue	S14,642,145   Residential Revenues   S0.00   S32,941   S43,124   S179,435   S255,500   S255,500   S54,650   S54,650   S58,875,918   S718 Final Budget   S18,369.00   S5,875,918   S27,501.00   S237,501.00   S237,	sidential Revenues \$399 \$399  poposed Residential Expenses \$65 \$71 \$27( \$407 \$399 (\$407 \$7 \$57 \$57 \$57 \$57 \$57 \$57 \$57 \$57 \$57	Total Revenues ,983 ,983  Net Expenses 5,600 1,441 0,366 7,408  Total Buildout (Net) ,983 ,408) ,425)  All Expenses from Buildout 21.80  All Expenses from Buildout	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225 Net Expenses from Buildout \$43,708 \$20,125 \$1,768 \$65,600	\$10,019 \$880 \$32,659 \$3,603					
Revenue Source te Property Taxes (Net) Property Taxes enues  nses Variable Expenses vol Children-Variable Expenses enues enues enues enues ct fety orks and Facilities evariable Expenses ervices ind Recreation	\$14,642,145  Nonresidential Revenues  \$0.00  Current Residential Expenses \$32,941 \$43,124 \$179,435 \$255,500  Current \$200,850 (\$255,500) (\$54,650)  FY18 Final Budget \$3,914,957.00 \$1,802,592.00 \$158,369.00 \$5,875,918  FY18 Final Budget \$237,501.00 \$1,629,397.00	sidential Revenues \$399 \$399  poposed Residential Expenses \$65 \$71 \$27( \$407 \$399 (\$407 \$7 \$57 \$57 \$57 \$57 \$57 \$57 \$57 \$57 \$57	Total Revenues ,983 ,983  Net Expenses 5,600 1,441 ,366 7,408  Total Buildout (Net) ,983  All Expenses from Buildout 51.49 60.68 60.06 62.23  All Expenses from Buildout 21.80 49.53	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225 Net Expenses from Buildout \$43,708 \$20,125 \$1,768 \$65,600 Net Expenses from Buildout \$9,089 \$62,353	\$10,019 \$880 \$32,659 \$3,603 \$24,715					
al Change  Revenue Source ate Property Taxes (Net) Il Property Taxes venues venues pulation-Variable Expenses phool Children-Variable Expenses penses  venues penses act  res afety Vorks and Facilities res res res Services and Recreation pulation-Variable Expenses	S14,642,145   Residential Revenues   \$0.00	sidential Revenues \$399 \$399 \$399  poposed Residential Expenses \$65 \$77 \$270 \$407 \$sidential Buildout (Gross) \$399 (\$407 (\$7  pense per \$1,000 AV \$5 \$5 \$5 \$5 \$5 \$6 \$7 \$7 \$7 \$7 \$7 \$7 \$7 \$7 \$7 \$7 \$7 \$7 \$7	Total Revenues ,983 ,983 Net Expenses ,6,600 ,4,441 ,0,366 ,7,408 Total Buildout (Net) ,983 ,408 ,425 All Expenses from Buildout 21.80 19.53 71.32	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225 Net Expenses from Buildout \$43,708 \$20,125 \$1,768 \$65,600 Net Expenses from Buildout \$9,089 \$62,353	\$10,019 \$880 \$32,659 \$3,603 \$24,715					
al Change  Revenue Source ate Property Taxes (Net) Il Property Taxes venues  enses // Variable Expenses apulation-Variable Expenses phool Children-Variable Expenses penses  // Variable Expenses	\$14,642,145  Nonresidential Revenues  \$0.00  Current Residential Expenses \$32,941 \$43,124 \$179,435 \$255,500  Current \$200,850 (\$255,500) (\$54,650)  FY18 Final Budget \$3,914,957.00 \$1,802,592.00 \$158,369.00 \$5,875,918  FY18 Final Budget  Exp. \$237,501.00 \$1,629,397.00 \$1,866,898.00  FY18 Final Budget Exp.	sidential Revenues \$399 \$399 poposed Residential Expenses \$65 \$71 \$277 \$407 \$sidential Buildout (Gross) \$399 (\$407 (\$7  pense per \$1,000 AV \$5 \$5 pense per Resident \$2 \$12 \$17 \$200 pense Per Student	Total Revenues ,983 ,983  Net Expenses 5,600 1,441 0,366 7,408  Total Buildout (Net) ,983  All Expenses from Buildout 21.80 19.53 71.32  All Expenses from Buildout All Expenses from Buildout	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225 Net Expenses from Buildout \$43,708 \$20,125 \$1,768 \$65,600 Net Expenses from Buildout \$9,089 \$62,353 \$71,441	\$10,019 \$880 \$32,659 \$3,603 \$24,715 \$28,318					
partial Change  le Revenue Source tate Property Taxes (Net) all Property Taxes tevenues  penses W Variable Expenses opulation-Variable Expenses chool Children-Variable Expenses xpenses  tevenues xxpenses  sees Safety Works and Facilities or W-Variable Expenses  sees a Sees a Services e and Recreation opulation-Variable Expenses  sees Department	\$14,642,145  Nonresidential Revenues  \$0.00  Current Residential Expenses  \$32,941 \$43,124 \$179,435 \$255,500  Current  \$200,850 \$255,500 \$5255,500 \$5255,500 \$53,914,957.00 \$1,802,592.00 \$158,369.00 \$5,875,918  FY18 Final Budget  \$237,501.00 \$1,629,397.00 \$1,629,397.00 \$1,866,898.00  FY18 Final Budget  \$237,501.00 \$1,629,397.00 \$1,866,898.00  Expensive Company of the Company of t	sidential Revenues \$399 \$399  poposed Residential Expenses \$65 \$71 \$270 \$407 \$399 (\$407 (\$7  pense per \$1,000 AV \$5  pense per Resident \$2 \$17 \$2 \$2 \$3 \$3 \$4 \$5 \$5 \$5 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$7 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6	Total Revenues ,983 ,983  Net Expenses 5,600 1,441 ,366 7,408  Total Buildout (Net) ,983  All Expenses from Buildout 21.80 19.53 71.32  All Expenses from Buildout 37.59	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$41,708 \$47,225 Net Expenses from Buildout \$43,708 \$20,125 \$1,768 \$65,600 Net Expenses from Buildout \$9,089 \$62,353 \$71,441	\$10,019 \$880 \$32,659 \$3,603 \$24,715 \$28,318					
tal Change  e Revenue Source late Property Taxes (Net) al Property Taxes evenues evenues chool Children-Variable Expenses chool Children-Variable Expenses expenses  evenues e	\$14,642,145  Nonresidential Revenues  \$0.00  Current Residential Expenses \$32,941 \$43,124 \$179,435 \$255,500  Current \$200,850 (\$255,500) (\$54,650)  FY18 Final Budget \$3,914,957.00 \$1,802,592.00 \$158,369.00 \$5,875,918  FY18 Final Budget  Exp. \$237,501.00 \$1,629,397.00 \$1,866,898.00  FY18 Final Budget Exp.	sidential Revenues \$399 \$399  poposed Residential Expenses \$65 \$71 \$270 \$407 \$399 (\$407 (\$7  pense per \$1,000 AV \$5  pense per Resident \$2 \$17 \$2 \$2 \$3 \$3 \$4 \$5 \$5 \$5 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$7 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6 \$6	Total Revenues ,983 ,983  Net Expenses 5,600 1,441 0,366 7,408  Total Buildout (Net) ,983  All Expenses from Buildout 21.80 19.53 71.32  All Expenses from Buildout All Expenses from Buildout	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$199,133 (\$151,908) \$47,225 Net Expenses from Buildout \$43,708 \$20,125 \$1,768 \$65,600 Net Expenses from Buildout \$9,089 \$62,353 \$71,441	\$10,019 \$880 \$32,659 \$3,603 \$24,715 \$28,318 \$90,931 \$0					
ele Revenue Source tate Property Taxes (Net) al Property Taxes evenues  penses IV Variable Expenses opulation-Variable Expenses evenues evenue	\$14,642,145  Nonresidential Revenues  \$0.00  Current Residential Expenses  \$32,941 \$43,124 \$179,435 \$255,500  Current  \$200,850 \$255,500 \$5255,500 \$5255,500 \$53,914,957.00 \$1,802,592.00 \$158,369.00 \$5,875,918  FY18 Final Budget  \$237,501.00 \$1,629,397.00 \$1,629,397.00 \$1,866,898.00  FY18 Final Budget  \$237,501.00 \$1,629,397.00 \$1,866,898.00  Expensive Company of the Company of t	sidential Revenues \$399 \$399  poposed Residential Expenses \$65 \$71 \$270 \$407 \$399 (\$407 \$7  pense per \$1,000 AV \$5 \$5 pense per Resident \$2 \$12 \$12 \$12 \$12 \$12 \$12 \$13 \$14 \$15 \$15 \$15 \$15 \$15 \$15 \$15 \$15 \$15 \$15	Total Revenues ,983 ,983  Net Expenses 5,600 1,441 ,366 7,408  Total Buildout (Net) ,983  All Expenses from Buildout 21.80 19.53 71.32  All Expenses from Buildout 37.59	\$199,133 \$199,133 \$399,983 \$0 \$399,983 \$32,659 \$28,318 \$90,931 \$151,908 \$41,708 \$47,225 Net Expenses from Buildout \$43,708 \$20,125 \$1,768 \$65,600 Net Expenses from Buildout \$9,089 \$62,353 \$71,441	\$10,019 \$880 \$32,659 \$3,603 \$24,715 \$28,318					

Lincoln Ma	II (60% Lo	t Coverage)
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Residential - Market Rate Residential - Affordable Commercial Total  Use Type Current Residential - Market Rate Residential - Market Rate Residential - Affordable Commercial Total  Total  Town Bas Residents Public School Children Total Real Property AV  Current Site Building Improvements Current Site Land Value Projected Residential - Market Rate Projected Residential - Market Rate Projected Residential - Affordable Commercial Current Site Commercial Current Site Residential Current Site Residential Current Site Total Total Commercial Change Total Residential Change Sum Total Change  Variable Revenue Source Real Estate Property Taxes Total Revenues  Net Expenses Current I	13, 37, 57, 57, 51,275, \$1,275, \$9,828, \$9,828, \$9,828,	FY 2018 Tax Rate per \$1,000 AV 5,100 5,600 5,000 4,000 5,000 5,000 \$0 5,000 \$0 8,000 \$0 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000	15 19 4 0 37.5  Taxable Assessed Value \$210 \$52.5 \$34.0  Taxable Assessed Value \$210 \$52.5 \$34.0  Net Change 0 0 \$1,275,000  Annual Tax Revenue  \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$9,114,000 \$714,000 \$1,275,000 \$11,103,000 \$11,103,000 \$11,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000	% of Total AV % of Total AV % Change over Town Baseline	Residents per Unit 40% 50% 10% 0%  Dwelling Units 82.09% 6.43% 11.48%  Dwelling Units 0.00% 0.00% 100.00% 104.45% 0.84% 0.47%	\$AV/Unit 0 125	0.035 0.27 0.619 0.904 \$243,040 \$57,120	55 15	1 7 3 0 .1	
3-BR Townhome (4-BR) Total  Use Type Proposed Residential - Market Rate Residential - Affordable Commercial Total  Use Type Current Residential - Market Rate Residential - Market Rate Residential - Affordable Commercial Total  Use Type Current Residential - Affordable Commercial Total  Town Base Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Affordable Commercial Projected Residential - Affordable Commercial Projected Residential - Affordable Current Site Commercial Current Site Commercial Current Site Residential Current Site Total Total Commercial Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresid Reservenues Net Expenses Current in	43, 13, 37, 57, ended GSF  37, ended GSF  37, ended GSF  \$2,082,112, ssessed Value \$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$1,275, \$9,828, \$9,828,	\$AV/GSF 3,400 3,600 7,500 7,500 0  Current Site Baseline 5,696 1,189 2,339  FY 2018 Tax Rate per \$1,000 AV 5,100 3,600 4,000 4,000 5,000 5,000 \$0 5,000 \$0 5,000 \$0 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000	Taxable Assessed Value \$210 \$52.5 \$34.0  Taxable Assessed Value \$210 \$52.5 \$34.0  Net Change  0 \$1,275,000  Annual Tax Revenue \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$9,114,000 \$714,000 \$1,275,000 \$1,275,000 \$11,103,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$9,828,000 \$9,828,000 \$9,828,000 \$123,950 \$9,710 \$17,340 \$0 \$17,340 \$0 \$133,661	% of Total AV % of Total AV % Change over Town Baseline	10% 0% Dwelling Units 82.09% 6.43% 11.48% Dwelling Units 0.00% 0.00% 100.00%	3.017 3.646 \$AV/Unit 38 13 \$AV/Unit 0	0.619 0.904 \$243,040 \$57,120	15 0	3 0	91.30
Townhome (4-BR) Total  Use Type Proposed Residential - Market Rate Residential - Affordable Commercial Total  Use Type Current Residential - Market Rate Residential - Affordable Commercial Total  Use Type Current Residential - Affordable Commercial Total  Town Base Residential - Affordable Commercial Total  Total Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Residential C	43, 13, 37, 57, ended GSF  37, ended GSF  37, ended GSF  \$2,082,112, ssessed Value \$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$1,275, \$9,828, \$9,828,	\$AV/GSF 3,400 3,600 7,500 7,500 0  Current Site Baseline 5,696 1,189 2,339  FY 2018 Tax Rate per \$1,000 AV 5,100 4,000 4,000 4,000 5,000 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5,000 \$0 5	Taxable Assessed Value \$210 \$52.5 \$34.0  Taxable Assessed Value \$210 \$52.5 \$34.0  Taxable Assessed Value \$210 \$52.5 \$34.0  Net Change  0 0 \$1,275,000  Annual Tax Revenue  \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$9,114,000 \$714,000 \$1,275,000 \$11,103,000 \$1,275,000 \$0 \$1,275,000 \$1,275,000 \$9,828,000 \$9,828,000 \$9,828,000 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$0 \$17,340 \$0 \$17,340 \$0	% of Total AV % of Total AV % Change over Town Baseline	0%  Dwelling Units  82.09% 6.43% 11.48%  Dwelling Units  0.00% 0.00% 100.00%  1.45% 0.84%	\$AV/Unit 38 13 \$AV/Unit 0	0.904 \$243,040 \$57,120	0	0	91.30 91.30
Total  Use Type Proposed Residential - Market Rate Residential - Affordable Commercial Total  Use Type Current Residential - Market Rate Residential - Market Rate Residential - Affordable Commercial Total  Town Bas Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Residential - Market Rate Projected Residential - Market Rate Projected Residential - Affordable Commercial Current Site Residential - Affordable Commercial Current Site Residential Current Site Total Total Residential Change Sum Total Change Sum Total Change Sum Total Residential Change Total Residential Change Sum Total Residential Change Sum Total Residential Change Total Revenues  Nonreside Residential Revenues  Nonreside Residential Current Interval Summary Curren	43, 13, 37, 57, ended GSF  37, ended GSF  37, ended GSF  \$2,082,112, ssessed Value \$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$1,275, \$9,828, \$9,828,	\$AV/GSF 3,400 3,600 7,500 7,500 7,500 0  Current Site Baseline 5,696 1,189 2,339  FY 2018 Tax Rate per \$1,000 AV 5,100 4,000 4,000 4,000 5,000 5,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000 \$0,000	Taxable Assessed Value \$210 \$52.5 \$34.0  Taxable Assessed Value \$210 \$52.5 \$34.0  Net Change  0 0 \$1,275,000  Annual Tax Revenue \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$9,114,000 \$714,000 \$1,275,000 \$11,103,000 \$11,275,000 \$1,275,000 \$1,275,000 \$1,275,000 \$9,828,000 \$9,828,000 \$9,828,000 \$17,340 \$17,340 \$17,340 \$17,340 \$17,340 \$17,340 \$17,340 \$17,340 \$17,340 \$13,661	% of Total AV % of Total AV % Change over Town Baseline	Dwelling Units 82.09% 6.43% 11.48%  Dwelling Units 0.00% 0.00% 100.00%  1.45% 0.84%	\$AV/Unit 38 13 \$AV/Unit 0	\$243,040 \$57,120			91.30
Use Type Proposed Residential - Market Rate Residential - Affordable Commercial Total  Use Type Current Residential - Market Rate Residential - Affordable Commercial Total  Town Base Residential - Affordable Commercial Total  Total  Town Base Residents Public School Children Total Real Property AV  Taxable // Current Site Building Improvements Current Site Land Value Projected Residential - Market Rate Projected Residential - Market Rate Projected Residential - Affordable Commercial Current Site Commercial Current Site Commercial Current Site Residential Current Site Total Total Commercial Change Total Residential Change Sum Total Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresic Ret Expenses Current in Total Current Site Property Taxes Total Revenues  Net Expenses Total-AV Variable Expenses	43, 13, 37, 57, ended GSF  37, ended GSF  37, ended GSF  \$2,082,112, ssessed Value \$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$1,275, \$9,828, \$9,828,	\$AV/GSF 3,400 7,500 7,500 7,500 0  Current Site Baseline 5,696 1,189 2,339  FY 2018 Tax Rate per \$1,000 AV 5,100 0,000 4,000 4,000 6,000 5,000 \$0 6,000 \$0 6,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000	\$210 \$52.5 \$34.0  Taxable Assessed Value \$210 \$52.5 \$34.0  Net Change 0 0 \$1,275,000  Annual Tax Revenue \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$9,114,000 \$714,000 \$1,275,000 \$11,103,000 \$0 \$0 \$1,275,000 \$1,275,000 \$1,275,000 \$9,828,000 \$8,501 \$9,828,000 \$123,950 \$9,710 \$17,340 \$17,340 \$0 \$17,340 \$0 \$17,340 \$0	% of Total AV % of Total AV % Change over Town Baseline	82.09% 6.43% 11.48% Dwelling Units 0.00% 0.00% 100.00%	\$AV/Unit	\$57,120	97 1	.1	
Residential - Market Rate Residential - Affordable Commercial Total  Use Type Current Residential - Market Rate Residential - Market Rate Residential - Affordable Commercial Total  Town Bas Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Current Site Commercial Current Site Commercial Current Site Residential Current Site Residential Current Site Total Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresic Net Expenses Current I	43, 13, 37, 57, ended GSF  37, ended GSF  37, ended GSF  \$2,082,112, ssessed Value \$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$1,275, \$9,828, \$9,828,	8,400 8,600 7,500 7,500 0 Current Site Baseline 5,696 1,189 2,339 FY 2018 Tax Rate per \$1,000 AV 5,100 6,600 0,600 4,000 6,000 5,000 50 50 50 50 50 50 50 50 50	\$210 \$52.5 \$34.0  Taxable Assessed Value  \$210 \$52.5 \$34.0  Net Change  0 0 \$1,275,000  Annual Tax Revenue  \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$714,000 \$1,275,000 \$11,103,000 \$0 \$0 \$1,275,000 \$1,275,000 \$9,828,000 \$9,828,000 \$9,828,000 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$0 \$17,340 \$0 \$17,340 \$0 \$133,661	% of Total AV  % Change over Town Baseline	82.09% 6.43% 11.48% Dwelling Units 0.00% 0.00% 100.00%	\$AV/Unit	\$57,120			
Residential - Market Rate Residential - Affordable Commercial Total  Use Type Current Residential - Market Rate Residential - Market Rate Residential - Affordable Commercial Total  Town Bas Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Current Site Commercial Current Site Commercial Current Site Residential Current Site Residential Current Site Total Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresic Net Expenses Current I	43, 13, 37, 57, ended GSF  37, ended GSF  37, ended GSF  \$2,082,112, ssessed Value \$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$1,275, \$9,828, \$9,828,	8,400 8,600 7,500 7,500 0 Current Site Baseline 5,696 1,189 2,339 FY 2018 Tax Rate per \$1,000 AV 5,100 6,600 0,600 4,000 6,000 5,000 50 50 50 50 50 50 50 50 50	\$210 \$52.5 \$34.0  Taxable Assessed Value  \$210 \$52.5 \$34.0  Net Change  0 0 \$1,275,000  Annual Tax Revenue  \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$714,000 \$1,275,000 \$11,103,000 \$0 \$0 \$1,275,000 \$1,275,000 \$9,828,000 \$9,828,000 \$9,828,000 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$0 \$17,340 \$0 \$17,340 \$0 \$133,661	% of Total AV  % Change over Town Baseline	82.09% 6.43% 11.48% Dwelling Units 0.00% 0.00% 100.00%	\$AV/Unit	\$57,120			
Residential - Affordable Commercial Total  Use Type Current Residential - Market Rate Residential - Affordable Commercial Total  Town Base Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Residential - Affordable Current Site Commercial Current Site Residential Current Site Residential Total Current Site Residential Current Site Residential Current Site Residential Total Current Site Residential Current Site Residential Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresid Ret Expenses Current II	13, 37, 57, 57, 51,275, \$1,275, \$9,828, \$9,828, \$9,828,	\$,600 7,500 7,500 \$AV/GSF 0 0 7,500 0 Current Site Baseline 5,696 1,189 2,339 FY 2018 Tax Rate per \$1,000 AV 5,600 4,000 4,000 6,000 5,000 \$0 5,000 \$0 5,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 8,000 \$0 8,000 8,000 8 8,000 8 8,000 8 8,000 8 8,000 8 8,000 8 8,000 8 8,000 8 8,000 8 8,000 8 8,000 8 8,000 8 8,000 8 8,000 8 8,000 8 8,000 8 8 8 8	\$52.5 \$34.0  Taxable Assessed Value \$210 \$52.5 \$34.0  Net Change 0 0 \$1,275,000  Annual Tax Revenue  \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$714,000 \$1,275,000 \$11,103,000 \$0 \$0 \$1,275,000 \$1,275,000 \$9,828,000 \$9,828,000 \$9,828,000 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$0 \$17,340 \$0 \$17,340 \$0 \$133,661	% of Total AV  % Change over Town Baseline	6.43% 11.48% Dwelling Units 0.00% 0.00% 100.00%	13 \$AV/Unit 0	\$57,120			
Commercial Total  Use Type Current Residential - Market Rate Residential - Affordable Commercial Total  Total  Town Base Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Residential Current Site Residential Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresid Revenues  Net Expenses Current I	37, 57, 57, 57, 57, 57, 51,275, \$1,275, \$9,828, \$9,828, \$9,828,	7,500 7,000  \$AV/GSF 0 0 7,500 0  Current Site Baseline 5,696 1,189 2,339  FY 2018 Tax Rate per \$1,000 AV 5,100 4,000 4,000 4,000 6,000 5,000 \$0 6,000 \$0 6,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000	\$34.0  Taxable Assessed Value \$210 \$52.5 \$34.0  Net Change  0 0 \$1,275,000  Annual Tax Revenue \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$1,275,000 \$11,103,000 \$0 \$0 \$1,275,000 \$1,275,000 \$9,828,000 \$9,828,000 \$9,828,000 \$9,13,950 \$9,710 \$17,340 \$117,340 \$17,340 \$17,340 \$13,950 \$17,340 \$13,950	% of Total AV  % Change over Town Baseline	Dwelling Units 0.00% 0.00% 100.00%	\$AV/Unit 0				
Total  Use Type Current Residential - Market Rate Residential - Affordable Commercial Total  Town Bas Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Current Site Commercial Current Site Commercial Current Site Total Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Net Expenses Current I	57, ended GSF  37, elline  6, 1, \$2,082,112, ssessed Value  \$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$1,275, \$9,828, \$9,828, \$9,828,	7,000  \$AV/GSF  0 0 7,500 0  Current Site Baseline  5,696 1,189 2,339  FY 2018 Tax Rate per \$1,000 AV  5,100 5,000 4,000 4,000 5,000 \$0 6,000 \$0 6,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000	Taxable Assessed Value \$210 \$52.5 \$34.0  Net Change 0 0 \$1,275,000  Annual Tax Revenue \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$11,103,000 \$0 \$0 \$1,275,000 \$1,275,000 \$1,275,000 97 10 \$9,828,000 \$8,501 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$0 \$17,340 \$0 \$17,340 \$0 \$133,661	% of Total AV  % Change over Town Baseline	Dwelling Units 0.00% 0.00% 100.00%	0	\$0			
Use Type Current Residential - Market Rate Residential - Affordable Commercial Total  Town Base Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Commercial Current Site Total Total Commercial Change Total Residential Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresid Note Expenses Current Site Expenses Current Site Sum Courrent Site Revenues  Net Expenses Current Site Sum Courrent Site Sum	ssessed Value  \$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$9,828, \$9,828,	\$AV/GSF  0 0 7,500 0  Current Site Baseline 5,696 1,189 2,339  FY 2018 Tax Rate per \$1,000 AV 5,100 6,600 0,000 4,000 4,000 6,000 5,000 \$0 5,000 \$0 8,000 \$0 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000	\$210 \$52.5 \$34.0 Net Change 0 0 \$1,275,000  Annual Tax Revenue \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$0 \$0 \$1,275,000 \$1,275,000 \$1,275,000 \$9,828,000 \$9,828,000 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$151,001 \$17,340 \$0 \$17,340 \$0 \$133,661	% of Total AV  % Change over Town Baseline	0.00% 0.00% 100.00% 1.45% 0.84%	0	\$0			
Residential - Market Rate Residential - Affordable Commercial Total  Town Base Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Commercial Current Site Residential Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Net Expenses Current I  Town Base Taxable A  Tow	37, elline 6, 1, \$2,082,112, ssessed Value \$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$9,828, \$9,828,	Current Site Baseline 5,696 1,189 2,339 FY 2018 Tax Rate per \$1,000 AV 5,100 4,000 4,000 6,000 5,000 \$0 6,000 \$0 6,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000	\$210 \$52.5 \$34.0 Net Change 0 0 \$1,275,000  Annual Tax Revenue \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$0 \$1,275,000 \$1,275,000 \$1,275,000 \$9,828,000 \$9,828,000 \$8,501 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$0 \$17,340 \$0 \$17,340 \$0 \$133,661	% Change over Town Baseline	0.00% 0.00% 100.00% 1.45% 0.84%	0	\$0			
Residential - Market Rate Residential - Affordable Commercial Total  Town Base Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Commercial Current Site Residential Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Net Expenses Current I  Town Base Taxable A  Tow	37, elline 6, 1, \$2,082,112, ssessed Value \$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$9,828, \$9,828,	Current Site Baseline 5,696 1,189 2,339 FY 2018 Tax Rate per \$1,000 AV 5,100 4,000 4,000 6,000 5,000 \$0 6,000 \$0 6,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000	\$210 \$52.5 \$34.0 Net Change 0 0 \$1,275,000  Annual Tax Revenue \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$0 \$1,275,000 \$1,275,000 \$1,275,000 \$9,828,000 \$9,828,000 \$8,501 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$0 \$17,340 \$0 \$17,340 \$0 \$17,340 \$0 \$133,661	% Change over Town Baseline	0.00% 0.00% 100.00% 1.45% 0.84%	0	\$0			
Residential - Affordable Commercial Total  Town Base Residents Public School Children Total Real Property AV  Taxable A Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Residential Current Site Residential Total Commercial Change Total Residential Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Net Expenses Current I	\$2,082,112, \$5625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$9,828, \$9,828,	Current Site Baseline  5,696 2,339  FY 2018 Tax Rate per \$1,000 AV  5,100 0,700 4,000 4,000 6,000 5,000 \$0 6,000 \$0 6,000 \$0 6,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000	\$52.5 \$34.0  Net Change  0 0 \$1,275,000   Annual Tax Revenue  \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$0 \$1,275,000 \$1,275,000 \$1,275,000 \$9,828,000 \$9,828,000 \$8,501 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$0 \$17,340 \$0 \$17,340 \$0 \$17,340 \$0 \$133,661	% Change over Town Baseline	0.00% 100.00% 1.45% 0.84%		\$0			
Commercial Total  Town Bas Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Commercial Current Site Commercial Current Site Total Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Net Expenses Current I	\$2,082,112, \$5625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$9,828, \$9,828,	Current Site Baseline 5,696 1,189 2,339  FY 2018 Tax Rate per \$1,000 AV 5,100 6,600 4,000 4,000 6,000 5,000 \$0 6,000 \$0 6,000 \$0 8,000 \$0 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000	\$34.0  Net Change  0 0 \$1,275,000   Annual Tax Revenue  \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$1,275,000 \$1,275,000 \$1,275,000 97 10 \$9,828,000 \$8,501 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$151,001 \$17,340 \$0 \$17,340 \$151,001	% Change over Town Baseline	1.45% 0.84%	125	20			
Town Bate Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Commercial Current Site Total Total Commercial Change Total Residential Change Total Residential Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresid Net Expenses Current I	\$2,082,112, \$5625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$9,828, \$9,828,	Current Site Baseline 5,696 1,189 2,339  FY 2018 Tax Rate per \$1,000 AV 5,100 6,600 4,000 4,000 6,000 5,000 \$0 6,000 \$0 8,000 \$0 8,000 80 80 80 80 80 80	Net Change 0 0 \$1,275,000   Annual Tax Revenue \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$1,275,000 97 10 \$9,828,000 \$8,501 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$151,001 \$17,340 \$0 \$17,340 \$0 \$133,661	% Change over Town Baseline	1.45% 0.84%					
Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Commercial Total Commercial Change Total Residential Change Total Residential Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Net Expenses Current I	6, 1, \$2,082,112, ssessed Value \$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$9,828, \$9,828,	Current Site Baseline 5,696 1,189 2,339  FY 2018 Tax Rate per \$1,000 AV 5,100 6,600 4,000 4,000 6,000 5,000 \$0 6,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000	0 0 \$1,275,000 / Annual Tax Revenue \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	97 10 \$9,828,000 \$8,501 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$151,001 \$17,340 \$0 \$17,340	% Change over Town Baseline	0.84%					
Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Commercial Current Site Total Total Commercial Change Total Residential Change Total Residential Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresid Note Expenses Current I	6, 1, \$2,082,112, ssessed Value \$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$9,828, \$9,828,	5,696 1,189 2,339  FY 2018 Tax Rate per \$1,000 AV 5,100 5,600 4,000 4,000 5,000 \$0 5,000 \$0 5,000 \$0 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000	0 0 \$1,275,000 / Annual Tax Revenue \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$9,828,000 \$8,501 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$151,001 \$17,340 \$0 \$17,340		0.84%					
Residents Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Commercial Current Site Total Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresid Note Expenses Current I	6, 1, \$2,082,112, ssessed Value \$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$9,828, \$9,828,	5,696 1,189 2,339  FY 2018 Tax Rate per \$1,000 AV 5,100 5,600 4,000 4,000 5,000 \$0 5,000 \$0 5,000 \$0 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000	0 0 \$1,275,000 / Annual Tax Revenue \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$9,828,000 \$8,501 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$151,001 \$17,340 \$0 \$17,340		0.84%					
Public School Children Total Real Property AV  Taxable A  Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Commercial Current Site Total Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresid Note Expenses Current I	1, \$2,082,112, ssessed Value \$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$1,275, \$9,828, \$9,828,	1,189 2,339  FY 2018 Tax Rate per \$1,000 AV 5,100 5,600 0,700 4,000 6,000 5,000 \$0 5,000 \$0 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000	0 \$1,275,000 Annual Tax Revenue \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$9,828,000 \$8,501 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$151,001 \$17,340 \$0 \$17,340		0.84%					
Taxable A Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Residential Current Site Residential Total Commercial Change Total Residential Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresid Revenues  Net Expenses Current I	\$2,082,112, ssessed Value \$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$9,828, \$9,828,	FY 2018 Tax Rate per \$1,000 AV 5,100 6,600 0,700 4,000 6,000 5,000 \$0 6,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0 8,000 \$0	\$1,275,000  Annual Tax Revenue  \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$9,828,000 \$8,501 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$151,001 \$17,340 \$0 \$133,661							
Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Residential Variable Residential Current Site Sidential Current Site Sidential Current Site Residential Current Site Action Sidential Current Site Residential Current Site Sidential Cu	\$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275,	FY 2018 Tax Rate per \$1,000 AV 5,100 5,600 5,000 4,000 5,000 5,000 \$0 5,000 \$0 8,000 \$0 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000 8,000	\$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$8,501 \$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$151,001 \$17,340 \$0 \$17,340 \$0		0.47%					
Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Commercial Current Site Total Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresid Note Expenses Current Site Total Current Si	\$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$9,828, \$9,828,	5,100 5,600 0,700 4,000 4,000 5,000 \$0 \$0 5,000 \$0 8,000 \$0	\$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$151,001 \$17,340 \$0 \$17,340							
Current Site Building Improvements Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Commercial Current Site Total Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresid Note Expenses Current Site Total Current Si	\$625, \$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$9,828, \$9,828,	5,100 5,600 0,700 4,000 4,000 5,000 \$0 \$0 5,000 \$0 8,000 \$0	\$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$151,001 \$17,340 \$0 \$17,340							
Current Site Land Value Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Total Total Commercial Change Total Residential Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresid Revenues  Net Expenses Current I	\$675, \$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$9,828, \$9,828,	5,600 <b>3,700</b> 4,000 4,000 <b>5,000</b> 5,000 \$0 <b>5,000</b> \$0 <b>5,000</b> \$0	\$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$9,188 \$17,690 \$123,950 \$9,710 \$17,340 \$151,001 \$17,340 \$0 \$17,340							
Total Existing Property Value Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Residential Current Site Total Total Commercial Change Total Residential Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Nonresid Revenues  Net Expenses Current I	\$1,300, \$9,114, \$714, \$1,275, \$11,103, \$1,275, \$1,275, \$9,828, \$9,828,	0,700 4,000 4,000 5,000 5,000 \$0 5,000 \$0 8,000	\$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$17,690 \$123,950 \$9,710 \$17,340 <b>\$151,001</b> \$17,340 \$0 <b>\$17,340</b> \$0							
Projected Residential - Market Rate Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Residential Current Site Total Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Note Expenses Current I Total-AV Variable Expenses	\$9,114, \$714, \$1,275, <b>\$11,103,</b> \$1,275, <b>\$1,275</b> , \$9,828, <b>\$9,828</b> ,	4,000 4,000 5,000 5,000 \$0 5,000 \$0 8,000	\$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$123,950 \$9,710 \$17,340 <b>\$151,001</b> \$17,340 \$0 <b>\$17,340</b> \$0							
Projected Residential - Affordable Commercial Projected Total Current Site Commercial Current Site Residential Current Site Total Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Norresid Revenues  Norresid Revenues  Norresid Revenues  Current I	\$714, \$1,275, <b>\$11,103</b> , \$1,275, <b>\$1,275</b> , \$9,828, <b>\$9,828</b> ,	4,000 5,000 <b>3,000</b> \$0,000 \$0 <b>5,000</b> \$0 8,000	\$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$9,710 \$17,340 <b>\$151,001</b> \$17,340 \$0 <b>\$17,340</b> \$0 \$133,661							
Commercial Projected Total Current Site Commercial Current Site Residential Current Site Total Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Net Expenses Current I Total-AV Variable Expenses	\$1,275, \$11,103, \$1,275, \$1,275, \$9,828, \$9,828,	5,000 <b>8,000</b> \$0 <b>5,000</b> \$0 <b>5,000</b> \$0 <b>3,000</b>	\$13.60 \$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$17,340 <b>\$151,001</b> \$17,340 \$0 <b>\$17,340</b> \$0 \$133,661							
Projected Total Current Site Commercial Current Site Commercial Current Site Total Total Commercial Change Total Residential Change Sum Total Change Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Note Expenses Total-AV Variable Expenses  Current I	\$11,103, \$1,275, \$1,275, \$9,828, \$9,828,	<b>3,000</b> 5,000 \$0 <b>5,000</b> \$0 8,000	\$13.60 \$13.60 \$13.60 \$13.60 \$13.60	\$151,001 \$17,340 \$0 \$17,340 \$0 \$133,661							
Current Site Commercial Current Site Residential Current Site Total Total Commercial Change Total Residential Change Sum Total Change  Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Net Expenses Current I Total-AV Variable Expenses	\$1,275, \$1,275, \$9,828, \$9,828,	5,000 \$0 5,000 \$0 8,000	\$13.60 \$13.60 \$13.60 \$13.60	\$17,340 \$0 <b>\$17,340</b> \$0 \$133,661							
Current Site Residential  Current Site Total Total Commercial Change Total Residential Change  Sum Total Change  Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Net Expenses Current I Total-AV Variable Expenses	<b>\$1,275</b> , \$9,828, <b>\$9,828</b> ,	\$0 <b>5,000</b> \$0 8,000	\$13.60 \$13.60 \$13.60	\$0 <b>\$17,340</b> \$0 \$133,661							
Current Site Total Total Commercial Change Total Residential Change Sum Total Change  Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Net Expenses Total-AV Variable Expenses	\$9,828, <b>\$9,828</b> ,	5,000 \$0 8,000 8,000	\$13.60 \$13.60	<b>\$17,340</b> \$0 \$133,661							
Total Commercial Change Total Residential Change Sum Total Change  Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Net Expenses Total-AV Variable Expenses  Current I	\$9,828, <b>\$9,828</b> ,	\$0 3,000 <b>3,000</b>	\$13.60	\$0 \$133,661							
Total Residential Change  Sum Total Change  Variable Revenue Source Nonresid Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Net Expenses Current I Total-AV Variable Expenses	\$9,828, <b>\$9,828</b> ,	3,000 3,000		\$133,661							
Sum Total Change  Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Net Expenses Total-AV Variable Expenses  Current I	\$9,828,	3,000	<b>\$13.00</b>								
Variable Revenue Source Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Net Expenses Total-AV Variable Expenses  Variable Expenses  Current I											
Real Estate Property Taxes (Net) Personal Property Taxes Total Revenues  Net Expenses Current   Total-AV Variable Expenses	natial Davianuas										
Personal Property Taxes Total Revenues  Net Expenses Total-AV Variable Expenses  Current		Residential Revenues	Total Revenues								
Total Revenues  Net Expenses Current I Total-AV Variable Expenses	\$17,340	0.00	\$133,661	\$151,001							
Net Expenses Current   Total-AV Variable Expenses			-	\$0							
Total-AV Variable Expenses	\$17,340	0.00	\$133,661	\$151,001							
Total-AV Variable Expenses	vnonco.c	Proposed Expenses	Net Expenses								
·		2,844	\$24,765	\$21,921							
Total Donulation Variable Evacues	72,	\$0	\$16,618	\$16,618							
Total Population-Variable Expenses Total School Children-Variable Expenses		\$0 \$0	\$62,876	\$62,876							
Total School Children-Variable Expenses Total Expenses	ćn	\$0 2,844	\$62,876 \$104,259	\$62,876 \$101,416							
Total Experience	\$2,	-,0	¥104,233	Ş1U1,410							
Current		Residential + Commercial Buildo									
Total Revenues	\$17,3		\$151,001	\$133,661							
Total Expenses Net Impact	(\$2,8 \$14,4	,844) ,496	(\$104,259) \$46,741	(\$101,416) \$32,245							
Expenses FY18 Fin		Expense per \$1,000 AV	All Expenses from Buildon		Net Expenses from Buildout	¢14.606					
Public Safety	\$ 3,914,957		\$1.49	\$16,500		\$14,606					
Public Works and Facilities	\$ 1,802,592		\$0.68	\$7,597		\$6,725					
Assessor	\$ 158,369		\$0.06	\$667		\$591					
Total AV-Variable Expenses	\$5,875,	0,316	\$2.23	\$24,765		\$21,921					
_											
Expenses FY18 Fin		Expense per Resident	All Expenses from Buildon		Net Expenses from Buildout	40.444					
Human Services	\$237,500		\$21.80	\$2,114		\$2,114					
Culture and Recreation	\$1,629,39		\$149.53	\$14,504		\$14,504					
Total Population-Variable Expenses	\$1,866,898	98.00	\$171.32	\$16,618		\$16,618					
Expenses FY18 Fin		Expense Per Student	All Expenses from Buildon		Net Expenses from Buildout	¢62.876					
School Department	\$15,407,993		\$6,287.59	\$62,876		\$62,876					
Vocational School Assessment	\$242,273		\$0.00	\$0		\$0					
Total School Children-Variable Expenses	\$15,650,266	บบ.ฮต	\$6,287.59	\$62,876		\$62,876					

Lincoln Mall	(100% Lot Coverage)	
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Lincoln Mall (100% Lot Coverage) Juit Type	Number of Units		Number of Market Rate		Number of Affordable		% of Total Units	Residents per Unit	School-aged Children (SAC) per Ui	it Residents	SAC	% SAC in Public Schools	1
Studio/1-BR	Number of Offics	32		24		8	/o or rotal orlits	40%	1.369	0.035	44	% SAC IN Public Schools	91.30%
2-BR		41		30		10		50%	2.202	0.27		11	91.30%
3-BR		8		6		2		10%	3.017	0.619	24	5	91.30%
Townhome (4-BR)		0		0		0		0%	3.646	0.904	0	0	91.30%
otal		81		60.75		20.25					158	17	
Jse Type Proposed	Recommended GSF		\$AV/GSF		Taxable Assessed Value		% of Total AV	Dwelling Units	\$AV/Unit				
Residential - Market Rate	Recommended d3i	68,400		\$210		\$14,364,000	70 OT TOTAL AV	84.89%		236,444			
Residential - Affordable		22,800		\$52.5		\$1,197,000		7.07%	20	\$59,111			
Commercial		40,000		\$34.0		\$1,360,000		8.04%		, ,			
otal		91,200				\$16,921,000							
Jse Type Current	Recommended GSF		\$AV/GSF		Taxable Assessed Value		% of Total AV	Dwelling Units	\$AV/Unit				
Residential - Market Rate	Recommended GSF	0	\$AV/GSF	\$210	laxable Assessed value	\$0	% OI TOTAL AV	0.00%	0				
Residential - Mfordable		0		\$52.5		\$0 \$0		0.00%	125	\$0			
Commercial		37,500		\$34.0		\$1,275,000		100.00%	123	<b>3</b> 0			
Fotal		0		754.0		\$1,275,000		100.00%					
	Town Baseline		Current Site Baseline		Net Change		% Change over Town Baseline						
Residents		6,696		0	-	158	_	2.36%					
Public School Children		1,189		. 0		. 16		1.35%					
Total Real Property AV		\$2,082,112,339		\$1,275,000		\$15,646,000		0.75%					
	Taxable Assessed Value		FY 2018 Tax Rate per \$1,000 AV		Annual Tax Revenue								
Current Site Building Improvements		\$625,100		\$13.60		\$8,501							
Current Site Land Value		\$675,600		\$13.60		\$9,188							
Total Existing Property Value		\$1,300,700		\$13.60		\$17,690							
Projected Residential - Market Rate		\$14,364,000		\$13.60		\$195,350							
Projected Residential - Affordable		\$1,197,000		\$13.60		\$16,279							
Commercial		\$1,360,000		\$13.60		\$18,496							
Projected Total		\$16,921,000		\$13.60		\$230,126							
Current Site Commercial		\$1,275,000		\$13.60		\$17,340							
Current Site Residential		\$0		\$13.60		\$0							
Current Site Total		\$1,275,000		\$13.60		\$17,340							
Total Commercial Change		\$0		\$13.60		\$0							
Fotal Residential Change Sum Total Change		\$15,646,000 <b>\$15,646,000</b>		\$13.60		\$212,786 <b>\$212,786</b>							
Total change						<b>7212,700</b>							
/ariable Revenue Source	Nonresidential Revenues		Residential Revenues		Total Revenues	¢220.426							
Real Estate Property Taxes (Net)		\$18,496.00		\$211,630		\$230,126							
Personal Property Taxes  Total Revenues		\$18,496.00		¢211.620		\$0							
otal Revenues		\$18,496.00		\$211,630		\$230,126							
Net Expenses	Current Expenses		Proposed Expenses		Net Expenses								
Total-AV Variable Expenses		\$2,844		\$37,742		\$34,898							
Total Population-Variable Expenses		\$0		\$27,069		\$27,069							
Total School Children-Variable Expenses		\$0		\$100,601		\$100,601							
Total Expenses		\$2,844		\$165,413		\$162,569							
	Current		Residential + Commercial Buildout		Total Buildout (Net)	40/							
otal Revenues otal Expenses		\$17,340 (\$2,844)		\$230,126 (\$165,413)		\$212,786 (\$162,569)							
Net Impact		\$14,496		\$64,713		\$50,217							
expenses	FY18 Final Budget		Expense per \$1,000 AV		All Expenses from Buildout	t .	Net Expenses from Buildout						
Public Safety	\$	3,914,957.00	P - 122 P2: 72/258111	\$1.49		\$25,147		\$23,252					
Public Works and Facilities	\$	1,802,592.00		\$0.68		\$11,578		\$10,706					
Assessor	\$	158,369.00		\$0.06		\$1,017		\$941					
Total AV-Variable Expenses		\$5,875,918		\$2.23		\$37,742		\$34,898					
Expenses	FY18 Final Budget		Expense per Resident		All Expenses from Buildout		Net Expenses from Buildout	62.464					
Human Services		\$237,501.00		\$21.80		\$3,444		\$3,444					
Culture and Recreation Fotal Population-Variable Expenses		\$1,629,397.00 \$1,866,898.00		\$149.53 \$171.32		\$23,625 \$27,069		\$23,625 \$27,069					
						, ,		•					
expenses	FY18 Final Budget		Expense Per Student		All Expenses from Buildout	:	Net Expenses from Buildout						
School Department	-	\$15,407,993.00		\$6,287.59		\$100,601		\$100,601					
/ocational School Assessment		\$242,273.00		\$0.00		\$0		\$0					
Total School Children-Variable Expenses		\$15,650,266.00		\$6,287.59		\$100,601		\$100,601					

Town Darking Lot (60%) Lot Coverage)									
Town Parking Lot (60% Lot Coverage)	N. observations	Nb fad. d B	Nh f Aff	0/ - 5 <del></del>		B. 44	Colored and Children	(CAC)	a constant the state of
Unit Type Studio/1-BR	Number of Units	Number of Market Rate	Number of Afford	able % of Total Units		Residents per Unit 40%	School-aged Childre		% SAC in Public Schools
2-BR		13	9	3		50%	2.202	0.035 14 0.27 29	4
3-BR		3	2	1		10%	3.017	0.619 9	2
Townhome (4-BR)		0	0	0		0%	3.646	0.904 0	0
Total		25	18.75	6.25				52	6
No. 7 to Proceed	Day and the description	ANVIORE	<del>-</del>	W-1 - 0/- (T-1-1-0)		B - 18 - 11-2-	A 43 / // 12 - 12		
Use Type Proposed Residential - Market Rate	Recommended GSF	<b>\$AV/GSF</b> 21,600	Taxable Assessed \$210	Value % of Total AV \$4,536,000		Dwelling Units 91.53%	<b>\$AV/Unit</b> 19	\$241,920	
Residential - Affordable		8,000	\$52.5	\$420,000		8.47%	6	\$67,200	
Commercial		0	\$34.0	\$0		0.00%		701/200	
Total		29,600		\$4,956,000					
		4/					A		
Use Type Current Residential - Market Rate	Recommended GSF	<b>\$AV/GSF</b> 0	Taxable Assessed \$210	Value % of Total AV \$0	#DIV/0!	Dwelling Units	<b>\$AV/Unit</b> 0		
Residential - Affordable		0	\$52.5	\$0	#DIV/0!		125	\$0	
Commercial		0	\$34.0	\$0	#DIV/0!		110	Ψ.	
Total		0		\$0					
	Town Baseline	Current Site Baseline	Net Change	% Change over	Town Raseline				
Residents	Town baseline	6,696	0	52	iowii baseiiiie	0.78%			
Public School Children		1,189	0	6		0.50%			
Total Real Property AV	\$2,082	,112,339	\$0	\$4,956,000		0.24%			
	To the Assessment of the Control of	5V 2040 To But	000 AV						
Current Site Building Improvements	Taxable Assessed Value	FY 2018 Tax Rate per \$1, \$0	000 AV Annual Tax Rever \$13.60	<b>sue</b> \$0					
Current Site Building Improvements  Current Site Land Value		\$0 \$507,300	\$13.60	\$0 \$6,899					
Total Existing Property Value		\$507,300	\$13.60	\$6,899					
Projected Residential - Market Rate		,536,000	\$13.60	\$61,690					
Projected Residential - Affordable	•	\$420,000	\$13.60	\$5,712					
Commercial		\$0	\$13.60	\$0					
Projected Total Current Site Commercial	\$4	<b>\$,956,000</b> \$0	\$13.60 \$13.60	<b>\$67,402</b> \$0					
Current Site Commercial  Current Site Residential		\$0 \$0	\$13.60	\$0 \$0					
Current Site Total		\$0	\$13.60	\$0					
Total Commercial Change		\$0	\$13.60	\$0					
Total Residential Change		,956,000	\$13.60	\$67,402					
Sum Total Change	\$4	,956,000		\$67,402					
Variable Revenue Source	Nonresidential Revenues	Residential Revenues	Total Revenues						
Real Estate Property Taxes (Net)		\$0.00	\$67,402	\$67,402					
Personal Property Taxes			-	\$0					
Total Revenues		\$0.00	\$67,402	\$67,402					
Net Expenses	Current Expenses	Proposed Expenses	Net Expenses						
Total-AV Variable Expenses	Current Expenses	\$0	\$11,054	\$11,054					
Total Population-Variable Expenses		\$0	\$8,909	\$8,909					
Total School Children-Variable Expenses		\$0	\$37,726	\$37,726					
Total Expenses		\$0	\$57,689	-\$57,689					
	Current	Residential + Commercia	al Buildout (Gross) Total Buildout (N	et)					
Total Revenues		\$0	\$67,402	\$67,402					
Total Expenses		\$0	(\$57,689)	(\$57,689)					
Net Impact		\$0	\$9,713	\$9,713					
Evnoncos	FY18 Final Budget	Expense per \$1,000 AV	All Expenses fron	Puildout Not Evac	om Ruildout				
Expenses Public Safety		4,957.00 Expense per \$1,000 AV	\$1.49	Buildout Net Expenses fr \$7,365	om bunuout	\$7,365			
Public Works and Facilities		2,592.00	\$0.68	\$3,391		\$3,391			
Assessor		8,369.00	\$0.06	\$298		\$298			
Total AV-Variable Expenses	\$5	5,875,918	\$2.23	\$11,054		\$11,054			
Expenses	FY18 Final Budget	Expense per Resident	All Expenses from	Buildout Net Expenses fr	om Buildout				
Human Services		37,501.00	\$21.80	\$1,133		\$1,133			
Culture and Recreation	\$1,62	9,397.00	\$149.53	\$7,775		\$7,775			
Total Population-Variable Expenses	\$1,86	66,898.00	\$171.32	\$8,909		\$8,909			
Expenses	FY18 Final Budget	Expense Per Student	All Expenses from	Buildout Net Expenses fr	om Buildout				
School Department		17,993.00	\$6,287.59	\$37,726		\$37,726			
Vocational School Assessment	\$24	2,273.00	\$0.00	\$0		\$0			
Total School Children-Variable Expenses	\$15,65	0,266.00	\$6,287.59	\$37,726		\$37,726			

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91.30% 91.30% 91.30% 91.30%

Town Doubing Lat (100%) Lat Coverage)													
Town Parking Lot (100% Lot Coverage)	Number of Units		Number of Market Rate		Number of Affordable		% of Total Units		Docidonts nov Unit	School aged Children (SAC) nov. I	Init Residents	SAC	% SAC in Public Schools
Unit Type Studio/1-BR	Number of Onits	10		8	Number of Allordable	3	% Of TOtal Units		Residents per Unit 40%	School-aged Children (SAC) per U 1.369	0.035	14	0
2-BR		13		9		3			50%	2.202	0.27	29	4
3-BR		3		2		1			10%	3.017	0.619	9	2
Townhome (4-BR)		0		0		0			0%	3.646	0.904	0	0
Total		25		18.75		6.25						52	6
Use Type Proposed	Recommended GSF		\$AV/GSF		Taxable Assessed Value		% of Total AV		Dwelling Units	\$AV/Unit			
Residential - Market Rate		21,600		\$210	\$4	,536,000			84.56%	19	\$241,920		
Residential - Affordable		8,000		\$52.5		\$420,000			7.83%	6	\$67,200		
Commercial		12,000		\$34.0		\$408,000			7.61%				
Total		29,600			\$5	,364,000							
Use Type Current	Recommended GSF		\$AV/GSF		Taxable Assessed Value		% of Total AV		Dwelling Units	\$AV/Unit			
Residential - Market Rate	Neconiniended d3i	0	•	\$210	Taxable Assessed Value	\$0	70 OI TOTAL AV	#DIV/0!	Dwelling Ollits	0			
Residential - Affordable		0		\$52.5		\$0		#DIV/0!		125	\$0		
Commercial		0		\$34.0		\$0		#DIV/0!		113	ų o		
Total		0				\$0							
Davidante	Town Baseline		Current Site Baseline		Net Change		% Change over Tow	n Baseline	0.700/				
Residents		6,696		0		52			0.78% 0.50%				
Public School Children Total Real Property AV		1,189 \$2,082,112,339		\$0		5,364,000			0.26%				
Total Real Property Av		\$2,062,112,559		ŞU	<b>5</b> 5	5,364,000			0.26%				
	Taxable Assessed Value		FY 2018 Tax Rate per \$1,000 AV		Annual Tax Revenue								
Current Site Building Improvements		\$0		\$13.60		\$0							
Current Site Land Value		\$507,300		\$13.60		\$6,899							
Total Existing Property Value		\$507,300		\$13.60		\$6,899							
Projected Residential - Market Rate		\$4,536,000		\$13.60		\$61,690							
Projected Residential - Affordable		\$420,000		\$13.60		\$5,712							
Commercial		\$408,000		\$13.60		\$5,549							
Projected Total		\$5,364,000		\$13.60		\$72,950							
Current Site Commercial Current Site Residential		\$0 \$0		\$13.60 \$13.60		\$0 \$0							
Current Site Total		\$0 \$0		\$13.60		\$0							
Total Commercial Change		\$0		\$13.60		<b>\$0</b>							
Total Residential Change		\$5,364,000		\$13.60		\$72,950							
Sum Total Change		\$5,364,000				\$72,950							
Variable Revenue Source	Nonresidential Revenue	\$5,548.80	Residential Revenues		Total Revenues	\$72,950							
Real Estate Property Taxes (Net) Personal Property Taxes		\$3,346.60	<b>&gt;</b>	67,402		\$72,930							
Total Revenues		\$5,548.80	Ś	67,402		\$72,950							
		7-/	•	,		,							
Net Expenses	Current Expenses		Proposed Expenses		Net Expenses								
Total-AV Variable Expenses		\$0		\$11,964		\$11,964							
Total Population-Variable Expenses		\$0		\$8,909		\$8,909							
Total School Children-Variable Expenses		\$0		\$37,726		\$37,726							
Total Expenses		\$0	•	\$58,599		-\$58,599							
	Current		Residential + Commercial Buildout (Gross	s)	Total Buildout (Net)								
Total Revenues		\$0	\$	72,950		\$72,950							
Total Expenses		\$0	(\$	58,599)		(\$58,599)							
Net Impact		\$0	\$	14,352		\$14,352							
Evnanças	FY18 Final Budget		Expense per \$1,000 AV		All Expenses from Buildout		Net Expenses from I	Buildout					
Expenses Public Safety	t باع Final Budget ﴿	3,914,957.00		\$1.49	All Expenses from Bulldout	\$7,972	ive c expenses from I	oundout	\$7,972				
Public Works and Facilities	\$	1,802,592.00		\$0.68		\$3,670			\$3,670				
Assessor	Ś	158,369.00		\$0.06		\$322			\$322				
Total AV-Variable Expenses	,	\$5,875,918		\$2.23		\$11,964			\$11,964				
•	EVAC EL		E		AUG								
Expenses	FY18 Final Budget	6227 504 55	Expense per Resident		All Expenses from Buildout		Net Expenses from I	suiidout	ć1 122				
Human Services Culture and Recreation		\$237,501.00 \$1,629,397.00		\$21.80 \$149.53		\$1,133 \$7,775			\$1,133 \$7,775				
Total Population-Variable Expenses		\$1,866,898.00		\$171.32		\$8,909			\$8,909				
Total Fopulation-Valiable Expenses		71,000,030.00	•	,1,1.32		£05,0¢			,JUJ				
Expenses	FY18 Final Budget		Expense Per Student		All Expenses from Buildout		Net Expenses from I	Buildout					
School Department		\$15,407,993.00		,287.59		\$37,726			\$37,726				
Vocational School Assessment		\$242,273.00		\$0.00		\$0			\$0				
Total School Children-Variable Expenses		\$15,650,266.00	\$6	,287.59		\$37,726			\$37,726				

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91.30% 0 91.30% 4 91.30% 2 91.30% 0