

**City of Madison
Values as of 1/1/2024 or Value at Closing
Tax Incremental Financing Districts**

District Number	District Name	Status	Creation Date	Base Value	Close Date	Equalized Value as of 1/1/2024 or Closing	Incremental Value from All Districts	Districts Remaining Open			Value Increment During 2023	Estimated 2019 Increment Revenue With a Tax Rate (Net) of 0.018278463	2024 Computer Revenue	2024 Pers Prop Revenue
								Base	Total	Increment				
1	Broadway Industrial (not used)	Closed	9/20/1977	2,508,405	2/21/1984	13,604,300	11,095,895	-	-	-	-	-	-	
2	Fauerbach	Closed	11/7/1978	436,000	5/2/1995	6,253,300	5,817,300	-	-	-	-	-	-	
3	Emporium	Closed	8/29/1978	18,647,900	8/15/1989	27,079,700	8,431,800	-	-	-	-	-	-	
4	Bassett Warehouse	Closed	2/12/1980	-	4/16/1996	1,144,000	1,144,000	-	-	-	-	-	-	
5	Capitol Center	Closed	9/16/1980	10,658,300	4/3/2001	58,858,400	48,200,100	-	-	-	-	-	-	
6	Reliable-West Towne	Closed	9/16/1980	3,451,800	4/5/1988	36,733,000	33,281,200	-	-	-	-	-	-	
7	(not used)							-	-	-	-	-	-	
8	(not used)							-	-	-	-	-	-	
9	(not used)							-	-	-	-	-	-	
10	Doty School	Closed	11/17/1981	-	4/20/1993	1,738,000	1,738,000	-	-	-	-	-	-	
11	Woodmans	Closed	4/12/1983	2,350,400	8/21/1990	13,772,100	11,421,700	-	-	-	-	-	-	
12	Broadway II	Closed	4/24/1984	4,984,700	7/2/1996	25,014,500	20,029,800	-	-	-	-	-	-	
13	Ray-O-Vac	Closed	6/19/1984	8,038,400	2/5/2002	27,846,800	19,808,400	-	-	-	-	-	-	
14	Capitol Square North	Closed	7/23/1985	38,737,250	3/20/2007	109,226,900	70,489,650	-	-	-	-	-	-	
15	Capitol Square South	Closed	9/29/1987	37,237,400	5/2/2006	80,426,400	43,189,000	-	-	-	-	-	-	
16	Hamilton Point	Closed	5/19/1987	182,700	3/30/1999	1,905,900	1,723,200	-	-	-	-	-	-	
17	Reynolds Homestead	Closed	9/29/1987	6,565,900	5/19/1998	17,275,500	10,709,600	-	-	-	-	-	-	
18	(not used)							-	-	-	-	-	-	
19	West Rail Corridor	Closed	12/20/1988	10,376,300	2/5/2002	37,565,800	27,189,500	-	-	-	-	-	-	
20	The Avenue	Closed	6/6/1989	-	4/18/2000	1,992,200	1,992,200	-	-	-	-	-	-	
21	Olbrich	Closed	7/10/1990	781,600	12/15/1998	1,200	(780,400)	-	-	-	-	-	-	
22	Corporate Center	Closed	7/7/1992	522,200	5/6/2003	19,530,200	19,008,000	-	-	-	-	-	-	
23	Capitol Square Revitalization	Closed	5/17/1994	29,554,100	12/31/2011	107,988,800	78,434,700	-	-	-	-	-	-	
24	Southeast Industrial Development	Closed	7/18/1995	39,936,800	1/2/2008	224,237,200	184,300,400	-	-	-	-	-	-	
25	Wilson Street Corridor	Open	9/19/1995	38,606,700		275,836,000	237,229,300	-	-	-	-	-	-	
26	Park & Regent	Closed	12/3/1996	113,675,300	9/2/2008	180,641,100	66,965,800	-	-	-	-	-	-	
27	West Broadway	Closed	12/21/1997	4,545,600	4/15/2018	26,455,400	21,909,800	-	-	-	-	-	-	
28	Basset Neighborhood	Closed	10/19/1999	206,299,000	1/2/2008	484,772,400	278,473,400	-	-	-	-	-	-	
29	Allied Neighborhood	Open	9/19/2000	41,741,400	4/15/2024	86,081,600	44,340,200	-	-	-	-	9,516	23,971	
30	East Washington At Hawthorne	Closed	9/3/2002	22,543,200	9/2/2008	30,784,200	8,241,000	-	-	-	-	-	-	
31	Atwood Ave At Amoth Court	Closed	9/17/2002	2,024,300	9/2/2008	11,024,100	8,999,800	-	-	-	-	-	-	
32	Upper State Street	Closed	7/1/2003	409,445,200	4/15/2018	956,188,000	546,742,800	-	-	-	-	-	-	
33	Monroe Harrison	Closed	9/21/2004	1,327,300	3/29/2016	24,593,400	23,266,100	-	-	-	-	-	-	
34	Covance	Closed	4/19/2005	93,540,200	5/15/2007	129,554,800	36,014,600	-	-	-	-	-	-	
35	Todd Drive	Open	7/5/2005	25,800,600		85,741,700	59,941,100	-	-	-	-	-	-	
36	Capital Gateway-East Rail Corridor	Open	9/6/2005	92,660,300		695,093,400	602,433,100	92,660,300	695,093,400	602,433,100	54,300,800	11,011,551.13	78,514	31,171
37	Union Corners	Open	7/18/2006	41,593,800		234,257,300	192,663,500	41,593,800	234,257,300	192,663,500	786,300	3,521.593	8,727	37,907
38	Badger-Ann-Park	Closed	7/15/2008	54,203,700	3/16/2021	56,390,600	2,186,900	-	-	-	-	-	-	-
39	Stoughton Road	Open	9/1/2008	263,256,500	4/15/2024	503,336,200	240,079,700	-	-	-	-	-	205,443	359,814
40	North Side	Closed	9/1/2009	165,175,300	5/2/2017	163,611,100	(1,564,200)	-	-	-	-	-	-	-
41	University-Whitney	Open	9/6/2011	18,321,600		89,831,300	71,509,700	18,321,600	89,831,300	71,509,700	266,600	1,307.087	5,881	5,921
42	Wingra	Open	7/3/2012	46,681,100		204,138,500	157,457,400	46,681,100	204,138,500	157,457,400	5,650,600	2,878.079	41,233	38,719
43	Park/Drake	Closed	9/17/2013	25,870,100	4/15/2018	66,502,000	40,631,900	-	-	-	-	-	-	-
44	Royster Clark	Open	9/17/2013	28,664,300		124,993,900	96,329,600	28,664,300	124,993,900	96,329,600	14,919,700	1,760.757	5,582	12,301
45	Capitol Square West	Open	6/16/2015	110,044,900		264,321,400	154,276,500	110,044,900	264,321,400	154,276,500	37,750,500	2,819.937	45,505	6,909
46	Research Park	Open	9/1/2015	286,649,600		827,340,000	540,690,400	286,649,600	827,340,000	540,690,400	40,782,900	9,882.989	273,119	326,396
47	Silicon Prairie	Open	9/19/2017	10,032,600	4/15/2024	16,371,300	6,338,700	-	-	-	-	-	-	-
48	Regent Street	Open	7/20/2021	232,127,900		434,880,200	202,752,300	232,127,900	434,880,200	202,752,300	78,457,900	3,706.000	-	-
49	Femrite Drive	Open	3/29/2022	31,776,400		65,730,100	33,953,700	31,776,400	65,730,100	33,953,700	34,233,900	620.621	-	-
50	State and Lake	Open	7/12/2022	498,562,800		617,145,000	118,582,200	498,562,800	617,145,000	118,582,200	82,828,500	2,167.500	-	-
51	South Madison	Open	3/7/2023	185,365,300		200,045,800	14,680,500	185,365,300	200,045,800	14,680,500	14,680,500	268.337	-	-
52	E Washington & Stoughton Rd	Open	7/25/2023	39,774,600		43,939,600	4,165,000	39,774,600	43,939,600	4,165,000	4,165,000	76.130	-	-
53	East Wilson	Open	7/25/2023	247,705,000		279,093,000	31,388,000	247,705,000	279,093,000	31,388,000	31,388,000	573.724	-	-
54	Pennsylvania Avenue	Open	7/25/2023	80,701,500		84,329,700	3,628,200	80,701,500	84,329,700	3,628,200	3,628,200	66.318	-	-

TOTALS

3,633,686,255	8,075,217,300	4,441,531,045	1,940,629,100	4,165,139,200	2,224,510,100	403,839,400	40,660,626	673,520	843,110
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Active: 4,165,139,200 2,224,510,100

12% TEST

Aggregate City Equalized Value 46,078,958,100

Current Percent of Aggregate City Equalized Value 4.83%

Proposed _____ -

Totals Including Proposed New District 2,224,510,100

Estimated Percent of Aggregate City Equalized Value with Proposed New District 4.83%

 Negative total incremental value within district since creation is not included in increment distribution or 12% limit test calculation.