

City of Madison
Values as of 1/1/2018 or Value at Closing
Tax Incremental Financing Districts

| District Number | District Name | Status | Creation Date | Base Value | Close Date | Preliminary Equalized Value as of 1/1/2018 or Closing | Preliminary Incremental Value from All Districts | Districts Remaining Open | | | Value Increment During 2018 | Estimated 2019 Increment Revenue With a Tax Rate (Net) of 0.024599265 | 09/01/17 Exempt Computer Value From DOR | 2018 Computer Revenue |
|--------------------|------------------------------------|--------|------------------|---------------|---------------|---|--|--------------------------|---------------|-------------|-----------------------------------|---|---|-----------------------------|
| | | | | | | | | Base | Total | Increment | | | | |
| 1 | Broadway Industrial | Closed | 9/20/1977 | 2,508,405 | 2/21/1984 | 13,604,300 | 11,095,895 | - | - | - | - | - | - | - |
| 2 | (not used) | | | | | | | - | - | - | - | - | - | - |
| 3 | Fauerbach | Closed | 11/7/1978 | 436,000 | 5/2/1995 | 6,253,300 | 5,817,300 | - | - | - | - | - | - | - |
| 4 | Emporium | Closed | 8/29/1978 | 18,647,900 | 8/15/1989 | 27,079,700 | 8,431,800 | - | - | - | - | - | - | - |
| 5 | Bassett Warehouse | Closed | 2/12/1980 | - | 4/16/1996 | 1,144,000 | 1,144,000 | - | - | - | - | - | - | - |
| 6 | Capitol Center | Closed | 9/16/1980 | 10,658,300 | 4/3/2001 | 58,858,400 | 48,200,100 | - | - | - | - | - | - | - |
| 7 | Reliable-West Towne | Closed | 9/16/1980 | 3,451,800 | 4/5/1988 | 36,733,000 | 33,281,200 | - | - | - | - | - | - | - |
| 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 | | 192,663,800 | 154,057,100 | 38,606,700 | 192,663,800 | 154,057,100 | (38,671,600) | 3,789,691 | - | 28,551 |
| 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 | - | - | - | - | - | - | 6,444 |
| 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 | | 59,293,600 | 17,552,200 | 41,741,400 | 59,293,600 | 17,552,200 | (843,800) | 431,771 | - | 9,291 |
| 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 | - | - | - | - | - | - | 96,328 |
| 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 | | 64,840,500 | 39,039,900 | 25,800,600 | 64,840,500 | 39,039,900 | 6,278,500 | 960,353 | - | 76,478 |
| 36 | Capital Gateway-East Rail Corridor | Open | 9/6/2005 | 97,652,400 | | 437,813,700 | 340,161,300 | 97,652,400 | 437,813,700 | 340,161,300 | 257,788,200 | 8,367,717.96 | - | 76,659 |
| 37 | Union Corners | Open | 7/18/2006 | 43,466,900 | | 95,486,000 | 52,019,100 | 43,466,900 | 95,486,000 | 52,019,100 | (8,092,200) | 1,279,632 | - | 8,520 |
| 38 | Badger-Ann-Park | Open | 7/15/2008 | 54,203,700 | | 47,490,300 | (6,713,400) | 54,203,700 | 47,490,300 | - | - | - | - | 9,827 |
| 39 | Stoughton Road | Open | 9/1/2008 | 263,256,500 | | 344,703,200 | 81,446,700 | 263,256,500 | 344,703,200 | 81,446,700 | 12,095,600 | 2,003,529 | - | 200,589 |
| 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 | 18,703,300 | | 57,097,000 | 38,393,700 | 18,703,300 | 57,097,000 | 38,393,700 | 4,711,800 | 944,457 | - | 5,742 |
| 42 | Wingra | Open | 7/3/2012 | 50,866,200 | | 72,970,500 | 22,104,300 | 50,866,200 | 72,970,500 | 22,104,300 | (7,212,100) | 543,750 | - | 40,259 |
| 43 | Park/Drake | Closed | 9/17/2013 | 25,870,100 | 4/15/2018 | 66,502,000 | 40,631,900 | - | - | - | - | - | - | 109 |
| 44 | Royster Clark | Open | 9/17/2013 | 30,448,400 | | 46,751,500 | 16,303,100 | 30,448,400 | 46,751,500 | 16,303,100 | 4,121,500 | 401,044 | - | 5,450 |
| 45 | Capitol Square West | Open | 6/16/2015 | 79,304,000 | | 102,594,900 | 23,290,900 | 79,304,000 | 102,594,900 | 23,290,900 | (49,371,600) | 572,939 | - | 44,430 |
| 46 | Research Park | Open | 9/1/2015 | 118,934,300 | | 148,293,700 | 29,359,400 | 118,934,300 | 148,293,700 | 29,359,400 | 32,600 | 722,220 | - | 266,666 |
| 47 | Silicon Prairie | Open | 9/19/2017 | 10,032,600 | | 17,618,300 | 7,585,700 | 10,032,600 | 17,618,300 | 7,585,700 | 7,585,700 | 186,603 | - | - |
| TOTALS | | | | 2,132,432,655 | | 4,573,937,700 | 2,441,505,045 | 873,017,000 | 1,687,617,000 | 821,313,400 | 188,422,600 | 20,203,706 | - | 875,343 |

| | |
|--|----------------|
| | 12% TEST |
| Aggregate City Equalized Value | 28,732,376,950 |
| Current Percent of Aggregate City Equalized Value | 2.86% |
| Proposed _____ | - |
| Totals Including Proposed New District | 821,313,400 |
| Estimated Percent of Aggregate City Equalized Value with Proposed New District | 2.86% |

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