

City of Madison
Values as of 1/1/2020 or Value at Closing
Tax Incremental Financing Districts

District Number	District Name	Status	Creation Date	Base Value	Close Date	Equalized Value as of 1/1/2020 or Closing	Incremental Value from All Districts	Districts Remaining Open			Value Increment During 2020	Estimated 2019 Increment Revenue With a Tax Rate (Net) of 0.0225562	09/01/17 Exempt Computer Value From DOR	2020 Computer Revenue	2020 Pers Prop 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		236,001,600	197,394,900	38,606,700	236,001,600	197,394,900	13,131,900	4,452,479	-	29,242	12,182
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		73,784,600	32,043,200	41,741,400	73,784,600	32,043,200	7,768,800	722,773	-	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		79,634,400	53,833,800	25,800,600	79,634,400	53,833,800	1,596,300	1,214,286	-	78,329	32,418
36	Capital Gateway-East Rail Corridor	Open	9/6/2005	97,652,400		505,488,400	407,836,000	97,652,400	505,488,400	407,836,000	80,785,600	9,199,230.38	-	78,514	31,171
37	Union Corners	Open	7/18/2006	43,466,900		162,740,800	119,273,900	43,466,900	162,740,800	119,273,900	30,920,800	2,690,366	-	8,727	37,907
38	Badger-Ann-Park	Open	7/15/2008	54,203,700		56,390,600	2,186,900	54,203,700	56,390,600	2,186,900	4,865,400	49,328	-	10,065	-
39	Stoughton Road	Open	9/1/2008	263,256,500		378,027,200	114,770,700	263,256,500	378,027,200	114,770,700	10,874,600	2,588,791	-	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	18,703,300		69,765,100	51,061,800	18,703,300	69,765,100	51,061,800	8,718,100	1,151,760	-	5,881	5,921
42	Wingra	Open	7/3/2012	50,866,200		108,393,400	57,527,200	50,866,200	108,393,400	57,527,200	29,274,900	1,297,595	-	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	30,448,400		66,325,000	35,876,600	30,448,400	66,325,000	35,876,600	9,941,700	809,240	-	5,582	12,301
45	Capitol Square West	Open	6/16/2015	79,304,000		182,438,600	103,134,600	79,304,000	182,438,600	103,134,600	31,336,000	2,326,325	-	45,505	6,909
46	Research Park	Open	9/1/2015	129,904,000		370,410,400	240,506,400	129,904,000	370,410,400	240,506,400	97,563,900	5,424,910	-	273,119	326,396
47	Silicon Prairie	Open	9/19/2017	10,032,600		28,263,500	18,230,900	10,032,600	28,263,500	18,230,900	1,776,100	411,220	-	-	-
TOTALS				2,143,402,355		5,203,984,300	3,060,581,945	883,986,700	2,317,663,600	1,433,676,900	328,554,100	32,338,303	-	791,155	887,710

Active:

Aggregate City Equalized Value

Current Percent of Aggregate City Equalized Value

Proposed _____

Totals Including Proposed New District

Estimated Percent of Aggregate City Equalized Value with Proposed New District



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