

City of Knoxville Tax Increment Financing Project Status	Property Appraisal		Yearly Increase in		Yearly Increase in		Yearly Increase in		TIF Information		
	Pre Project	Post Project	County Taxes		City Taxes		City & County Taxes		TIF Date	Term (Yrs)	End Date
			TIF Period	Post TIF	TIF Period	Post TIF	TIF Period	Post TIF			
Fire Street Lofts	\$1,118,300	\$10,578,280	\$11,352	\$54,868	\$12,615	\$64,463	\$23,967	\$119,331	2005	15	2020
Mast General Store & Gallery Lofts	\$747,700	\$7,502,787	\$12,970	\$62,687	\$14,413	\$73,649	\$27,382	\$136,337	2005	20	2025
Holston Building	\$911,000	\$18,014,320	\$19,868	\$96,029	\$22,078	\$112,822	\$41,946	\$208,851	2005	15	2020
Burwell Building	\$396,700	\$8,537,240	\$9,281	\$44,857	\$10,313	\$52,702	\$19,594	\$97,559	2005	15	2020
Candy Factory Lofts	\$0	\$12,955,704	\$15,547	\$75,143	\$17,276	\$88,283	\$32,823	\$163,426	2005	15	2020
North Central Village	\$105,600	\$2,392,900	\$2,745	\$13,266	\$3,050	\$15,586	\$5,795	\$28,853	2006	15	2021
Commerce Building	\$923,700	\$6,809,680	\$6,398	\$30,924	\$7,110	\$36,332	\$13,508	\$67,256	2005	15	2020
Brownlow Lofts	\$252,100	\$4,112,900	\$4,451	\$21,515	\$4,947	\$25,278	\$9,398	\$46,793	2007	15	2022
300 Building	\$279,660	\$4,912,600	\$5,560	\$26,871	\$6,178	\$31,570	\$11,738	\$58,441	2006	15	2021
500 Block	\$0	\$6,962,400	\$8,355	\$40,382	\$9,284	\$47,444	\$17,639	\$87,825	2007	15	2022
Matisse - Sterchi Oaks, Lucerne, & Patterson	\$1,594,000	\$3,011,380	\$1,701	\$8,221	\$1,890	\$9,658	\$3,591	\$17,879	2008	15	2023
JFG Flats	\$381,400	\$6,359,200	\$6,755	\$32,650	\$7,507	\$38,359	\$14,262	\$71,009	2007	15	2022
Southeastern Glass Building	\$136,800	\$4,236,580	\$4,821	\$23,303	\$5,358	\$27,378	\$10,179	\$50,680	2007	15	2022
129 W. Jackson Ave.	\$162,700	\$4,194,460	\$4,721	\$22,818	\$5,246	\$26,808	\$9,967	\$49,626	2007	15	2022
Arnstein Building	\$1,087,800	\$3,454,080	\$2,056	\$9,939	\$2,285	\$11,677	\$4,341	\$21,616	2008	15	2023
Daylight Building	\$519,400	\$4,269,280	\$4,126	\$19,942	\$4,585	\$23,429	\$8,711	\$43,371	2008	15	2023
Harold's	\$54,400	\$397,700	\$1,116	\$9,099	\$2,537	\$9,505	\$3,653	\$18,603	2008	20	2028
The Landings	\$0	\$21,539,040	\$25,847	\$124,926	\$28,722	\$146,772	\$54,569	\$271,699	2008	20	2028
Victorian Houses	\$0	\$2,867,940	\$3,442	\$16,634	\$3,824	\$19,543	\$7,266	\$36,177	2005	15	2020
CityView Riverwalk	\$891,000	\$21,132,900	\$23,649	\$114,302	\$26,280	\$134,290	\$49,928	\$248,593	2006	19	2025
University Commons	\$764,100	\$50,080,700	\$94,688	\$457,658	\$105,222	\$537,689	\$199,910	\$995,347	2012	25	2037
JC Penney	\$135,250	\$1,294,200	\$2,225	\$10,755	\$2,473	\$12,636	\$4,698	\$23,391	2012	20	2032
Magnolia Urban Village	\$67,120	\$2,102,124	\$8,385	\$40,527	\$9,318	\$47,614	\$17,702	\$88,140	2013	15	2028
115 Willow Ave. & 120 & 122 S. Central St.	\$354,300	\$5,462,000	\$6,675	\$32,261	\$7,417	\$37,903	\$14,092	\$70,164	2015	15	2030
Tombras Group	\$628,200	\$9,700,000	\$17,418	\$84,186	\$19,356	\$98,908	\$36,773	\$183,094	2016	20	2036
Regas Square	\$198,700	\$33,152,061	\$39,401	\$190,438	\$43,784	\$223,740	\$83,185	\$414,178	2016	20	2036
MEWS II	\$187,800	\$2,650,000	\$4,727	\$22,849	\$5,253	\$26,845	\$9,981	\$49,694	2016	15	2031
Total - Substantially Completed	\$11,897,730	\$258,682,456	\$348,279	\$1,687,052	\$388,322	\$1,980,883	\$736,600	\$3,667,934	-	-	-

Notes: All projects are evaluated to meet both "Public Interest" and "But for****" analysis prior to presentation to KCDC, City, and County legislative bodies.

The above figures are from actual 2015 property appraisals.