

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	\$11,698,200	\$13,104	\$63,336	\$14,562	\$74,411	\$27,666	\$137,747	2005	15	2020
Mast General Store & Gallery Lofts	\$747,700	\$8,758,900	\$11,642	\$56,268	\$12,937	\$66,108	\$24,578	\$122,376	2005	20	2025
Holston Building	\$911,000	\$20,289,000	\$23,361	\$112,910	\$25,959	\$132,654	\$49,320	\$245,564	2005	15	2020
Burwell Building	\$396,700	\$7,906,900	\$9,726	\$47,010	\$10,808	\$55,230	\$20,534	\$102,240	2005	15	2020
Candy Factory Lofts	\$0	\$12,816,800	\$16,327	\$78,915	\$18,144	\$92,715	\$34,471	\$171,629	2005	15	2020
North Central Village	\$105,600	\$2,422,200	\$2,780	\$13,436	\$3,089	\$15,786	\$5,869	\$29,222	2006	15	2021
Commerce Building	\$923,700	\$7,424,800	\$7,649	\$36,971	\$8,500	\$43,436	\$16,149	\$80,407	2005	15	2020
Brownlow Lofts	\$252,100	\$4,719,200	\$5,179	\$25,032	\$5,755	\$29,409	\$10,934	\$54,441	2007	15	2022
300 Building	\$279,660	\$6,279,300	\$7,200	\$34,798	\$8,001	\$40,883	\$15,200	\$75,681	2006	15	2021
500 Block	\$0	\$2,906,200	\$5,580	\$26,970	\$6,201	\$31,686	\$11,781	\$58,655	2007	15	2022
Matisse - Sterchi Oaks, Lucerne, & Patterson	\$1,594,000	\$2,793,800	\$1,673	\$8,087	\$1,859	\$9,502	\$3,533	\$17,589	2008	15	2023
JFG Flats	\$381,400	\$3,767,400	\$6,358	\$30,728	\$7,065	\$36,101	\$13,422	\$66,829	2007	15	2022
Southeastern Glass Building	\$136,800	\$4,320,800	\$5,169	\$24,982	\$5,744	\$29,351	\$10,913	\$54,333	2007	15	2022
129 W. Jackson Ave.	\$162,700	\$3,385,600	\$4,054	\$19,595	\$4,505	\$23,021	\$8,559	\$42,616	2007	15	2022
Arnstein Building	\$1,087,800	\$3,353,100	\$4,349	\$21,022	\$4,833	\$24,698	\$9,183	\$45,720	2008	15	2023
Daylight Building	\$519,400	\$3,732,900	\$5,398	\$26,090	\$5,998	\$30,652	\$11,396	\$56,742	2008	15	2023
Harold's	\$54,400	\$443,100	\$746	\$3,607	\$829	\$4,238	\$1,576	\$7,845	2008	20	2028
The Landings	\$0	\$14,602,000	\$28,036	\$135,507	\$31,155	\$159,203	\$59,191	\$294,709	2008	20	2028
Victorian Houses	\$0	\$2,283,500	\$4,095	\$19,790	\$4,550	\$23,251	\$8,645	\$43,041	2005	15	2020
CityView Riverwalk	\$891,000	\$32,782,900	\$38,401	\$185,605	\$42,673	\$218,061	\$81,074	\$403,666	2006	19	2025
University Commons	\$764,100	\$48,658,500	\$91,957	\$444,460	\$102,187	\$522,183	\$194,145	\$966,643	2012	25	2037
JC Penney	\$193,280	\$11,129,300	\$15,269	\$73,802	\$16,968	\$86,708	\$32,237	\$160,510	2012	20	2032
Magnolia Urban Village	\$67,120	\$3,153,700	\$4,094	\$19,788	\$4,549	\$23,248	\$8,643	\$43,035	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	\$4,029	\$19,473	\$4,477	\$22,878	\$8,506	\$42,352	2016	20	2036
Regas Square*	\$198,700	\$33,152,061	\$1,192	\$5,761	\$1,325	\$6,768	\$2,516	\$12,529	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
Pryor Brown Parking Garage*	\$1,354,100	\$15,502,196	\$27,164	\$131,294	\$30,186	\$154,254	\$57,351	\$285,548	2016	30	2046
Total - Substantially Completed	\$13,309,860	\$286,094,357	\$355,934	\$1,720,346	\$395,531	\$2,021,184	\$751,465	\$3,741,530	-	-	-

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 2017 property appraisals.