



DATE: December 10, 2020

TO: Brian Billingsley, Community and Economic Development Director  
Jonathan Rosenthal, Economic Development Administrator

FROM: Ryan Kamrowski, City Assessor

REFERENCE: Renaissance Zone Prospective Project located at 304 4<sup>th</sup> Ave NW, Dakota Apple Partnership

I have been asked to provide some property tax information on the estimated future assessment of a recently platted parcel: The McHenry Addition, Lot 1. The estimated 2021 True and Full assessment if the property were to remain in its current condition is \$653,000. The estimated taxes on the property for 2021 are \$10,900.

If the project were to develop a Multi-Tenant Retail Store and receive approval under the renaissance zone exemption, the estimated True and Full Value of future structure(s) after completion of construction and through the 5 year exemption period would be approximately \$1,800,000. The estimated taxes on this amount for the building would be about \$31,000 per year. If the renaissance application were approved, approximately \$155,000 would not be collected over 5 years of tax exemption.

Please remember it is difficult to project values and tax rates into the future and if the completed building becomes larger or smaller than the proposed plans than these estimates could change.

I am available for further questions.