



# DOWNTOWN DEVELOPMENT PLAN AND TAX INCREMENT FINANCE PLAN

City of Walled Lake, Michigan



# **DOWNTOWN DEVELOPMENT PLAN AND TAX INCREMENT FINANCING PLAN**

## **City of Walled Lake, Michigan Downtown Development Authority**

Adopted by the Downtown Development Authority on November 13, 2007

Approved by the Walled Lake City Council on February 19, 2008

*Prepared by:*



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Hon. Diane Cartter, Council Member  
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# **THE DEVELOPMENT PLAN**

# **DOWNTOWN DEVELOPMENT GOALS AND OBJECTIVES**

This Development Plan is created to implement projects designed to meet certain goals established for the Downtown Development District of the City of Walled Lake. These goals are described as follows:

## **Economic Goals**

- Improve the overall business climate of the downtown area through planning, promotion, coordination of activities, and implementation of specific improvement projects.
- Retain existing businesses and attract new concerns which complement the existing commercial offerings.
- Further the economic vitality of the downtown area by creating a balanced mix of retail, service, and other uses consistent with market demands and community plans.
- Support the development of vacant or underutilized land parcels in a manner which achieves the best appropriate use.
- Assist in creating new employment opportunities by fostering commercial development, redevelopment and expansion with in the Downtown Development District.

## **Circulation**

- Provide for efficient, safe, and convenient traffic movement, parking, and access for vehicles, goods and people in a manner which minimizes vehicular and pedestrian conflicts.
- Update and modernize the existing street network to meet the current and future needs of the City.

## **Facilities and Services**

- Develop the downtown in a manner which is consistent with existing municipal plans and capabilities.
- Recommend regulatory and enforcement measures to ensure a well-maintained and attractive district.
- Provide public improvements needed to attract future private investment in the downtown area.

## **Building and Site Improvements**

- Promote high quality site improvements and building design to upgrade the quality of the downtown area and to ensure the long term viability of the business district.
- Eliminate sources of blight, such as sign disrepair and clutter, poor property maintenance practices, and inappropriate land uses.
- Encourage a high standard of property maintenance on private and public lands.

## **Land Use**

- Remove incompatible land uses or structures which impede other businesses from making improvements or expanding.
- Encourage appropriate new development or, where necessary, redevelopment to more efficiently utilize land.
- Consolidate smaller land parcels to achieve adequately-sized building sites.
- Accommodate commercial development and redevelopment while protecting the adjacent residential neighborhoods.
- Whenever possible, redevelop public uses in a manner which creates additional tax base for the community.

## **Aesthetic Goals**

- Establish a distinctive and attractive design theme for the downtown area.
- Promote compatibility of design between new and existing developments.
- Eliminate visually unattractive and blighting influences within the area.

## **Operational Goals**

- Provide an organization which unifies the owners and operators of businesses in the downtown area, thus fostering a spirit of cooperation among themselves, with the City and school district, and the community at large.
- Promote and publicize the downtown area in a manner which presents a favorable image for the Walled Lake business district.

This development plan sets forth a program to accomplish these goals through implementation of various public and private improvements.



## BOUNDARY DESIGNATIONS

Section 17(a) The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise.

Boundaries of the Development Area are shown on Map 1, and a narrative legal description is provided in Appendix A. The Development Area boundaries are consistent with the boundaries designated in the 1989 Development Plan, which is slightly smaller than the Downtown Development Authority District, due to the District expansion in 1992.

# Map 1 Downtown Development Authority

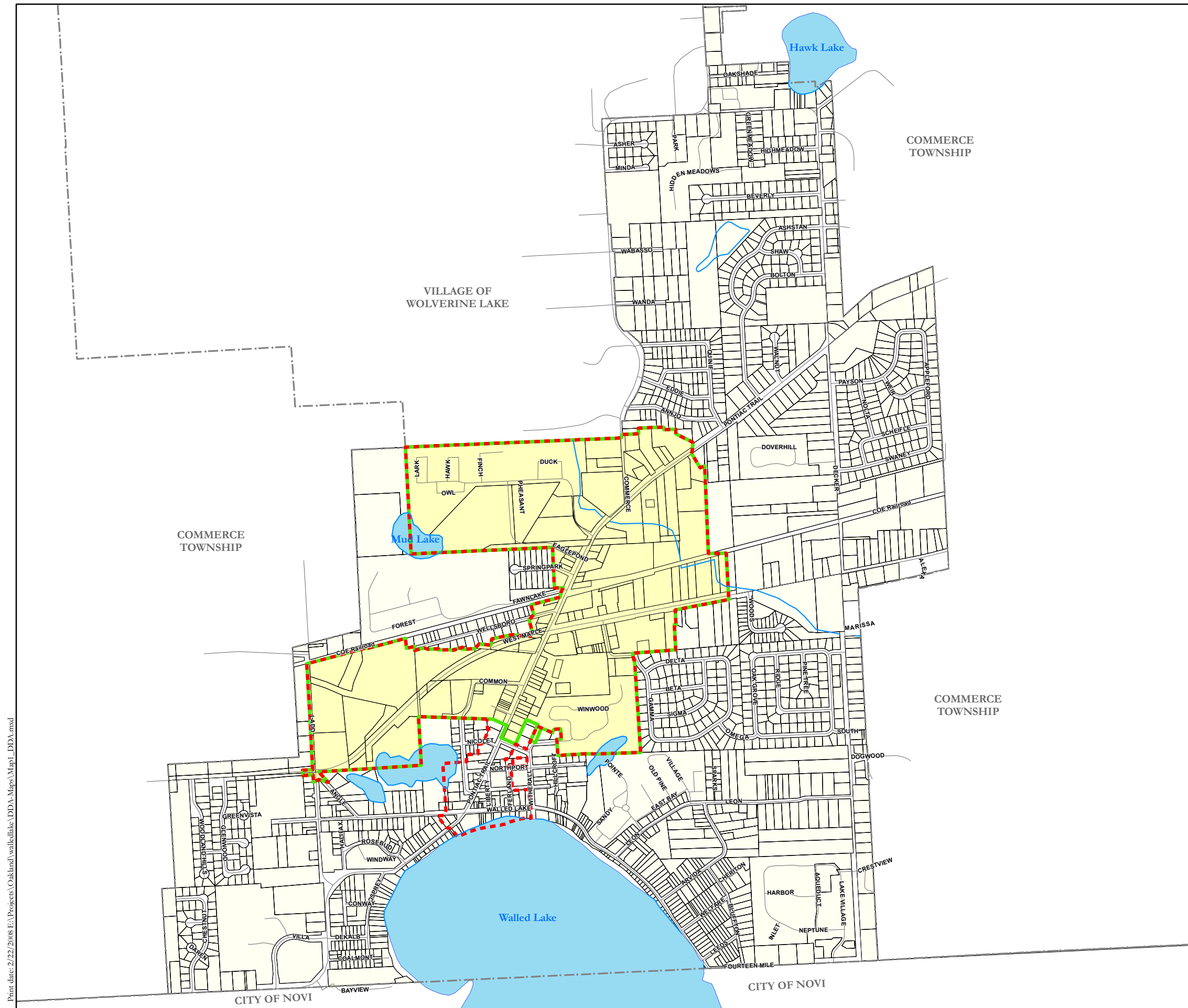
City of Walled Lake, Michigan

## Legend

- DDA Boundary
- Development Area
- Parcels
- Lakes
- Municipal Boundary

Base Map Source: Oakland County GIS, 2005

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Feet



# EXISTING AND PROPOSED DEVELOPMENT

Section 17(b) The location and extent of existing streets and other public facilities within the development area, the location character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses and shall include a legal description of the development area.

## Existing Land Use and Circulation

Commercial, Office, and Service Uses. The Development Area includes frontage along Pontiac Trail and E. West Maple Road within the primary retail/service district of the City (see Map 2).

Businesses along these corridors include new residential condominiums, a grocery store, hardware store, auto parts store, video rental, and other retail establishments, restaurants, gas stations, repair shops, a number of office uses, and a few scattered industrial uses. A 3 story mixed use office and retail building is proposed at the northeast corner of Nicolet and Pontiac Trail. The retail businesses in the district serve primarily the everyday shopping needs of residents.

Although the businesses in the district appear to be viable, the district generally conveys an image of being worn and deteriorated. Buildings were constructed over several decades with little attention to compatibility of architectural styles. The corridors are in need of street trees, street furniture, and similar aesthetic improvements. Several commercial facades should be redesigned or renovated to improve their appearance. There is a widespread need for parking lot and driveway access improvements.

A new 3-story retail and residential mixed use building (Stanley Commons) has been constructed on the west side Pontiac Trail, south of Maple Road. The building consists of first floor retail space (a portion of which is occupied by the Dairy Queen) with 2 floors of residential condominiums above. All parking is located at the rear of the building, with attached 1-car garages provided for residents. An additional outdoor seating area has been provided adjacent to the Dairy Queen.

There are a few prominent examples of substantial deterioration in the Development Area, including an abandoned gas station to the west of City Hall on E. West Maple Road and a vacant building, formerly the Behr Building (Building A) within the Textron Office Complex.

A few small office buildings are scattered along Pontiac Trail and E. West Maple Road. These offices contain doctors, dentists, attorneys, insurance sales, and similar uses. The Textron office complex on the east side of Ladd Road is also included in the Development Area. The Textron complex occupies 44 acres, and has 167,373 square feet of building space.

Large tract of vacant industrial land north of the Michigan Airline Railway. Between 20 and 30 acres of vacant industrial land are located in the Development Area north of the railroad and southeast of Pontiac Trail. Use of this land is limited because there are currently no roads to provide direct access to the land.

## Public Uses

Public or quasi-public uses within the Development Area include the following:

- **St. William Church and School.** St. William Catholic Church is located on the west side of Pontiac Trail, south of the Walled Lake Consolidated School District site. Besides the church, the following facilities are located on the site: an elementary school, rectory, and a convent which has been converted into a child day care facility.
- **Marshall Taylor Park.** Marshall Taylor Park is a 1.3-acre mini-park located on Gamma Street at the entrance to the Tri-A Subdivision. It contains a ballfield, play area with equipment, and picnic area. The park is located adjacent to an abandoned well site which could eventually be incorporated into the park.
- **Utilities.** A DTE sub-station is located on the northwest corner of Pontiac Trail and Wellsboro. An ATT Telephone utility building is located on the west side of Commerce Road at the Development Area's north boundary.

**Streets and Roads.** The two most heavily traveled roads in the City -- Pontiac Trail and E. West Maple Road -- intersect in the center of the Development Area. Pontiac Trail is a major regional thoroughfare which serves as a commuter route for residents in surrounding communities. Major improvements (such as on-street parking to Pontiac Trail, eliminating curb-cuts within the downtown, etc.) to these roads are required to increase capacity, improve traffic flow, reduce the incidence of accidents, and to improve access to adjoining properties in the downtown.

Both Pontiac Trail and E. West Maple Road are county primary roads, as is S. Commerce Road. Ladd Road, on the west side of the Development Area, is a major City road. All other roads in the Development Area are local City roads.

## Proposed Land Use

Proposed public sector improvements are described later in this Development Plan (see Project Improvements and Phasing). Proposed private sector improvements are shown on Map 3 and described as follows:

**Mixed-Use Office/Retail Building.** As noted previously, a new 3-story mixed use office and retail building is proposed for the Northeast corner of Nicolet and Pontiac Trail. The proposal has received final site plan and Commercial Planned Development (CPD) approval. The proposal will also provide for new curbing and on-street parking spaces along Nicolet, as well as vehicle access between the subject site and the use to the north. In addition to the increase in real property value, the new building would bring an increase in personal property value as a result of store inventories. Construction is proposed to begin as soon as possible.

**Legato Point Development.** Construction has already begun on the Legato Pointe live-work residential development, located on E. West Maple Road, west of Pontiac Trail. The overall development will consist of 5 buildings. A total of 3 buildings have been constructed. The project developers will construct the units at a rate at which they can be absorbed into the market. The units that are currently for sale range from \$149,000 to \$249,000. It is anticipated that the remaining 2 buildings which consist of 28 units will be constructed within the next few years.

**Other Proposed Private Sector Improvements.** The City has approved plans for other smaller scale private sector improvements, which are listed below. The timing and cost of these improvements has not been determined.

- **Shuman Chrysler Jeep.** Shuman Chrysler Jeep has recently received site plan approval for a 10,172 sq. ft. building expansion, including 3,850 sq. ft. of showroom space, at their existing facility. The dealership is located on the northwest corner of Commerce Road and Pontiac Trail.
- **Pontiac Trail Medical Center.** Pontiac Trail Medical Center is in the process of obtaining building permits for a new 6,800 sq. ft. building expansion at the existing medical office building. The building additional will provide for new office space, as well as provide a new façade to the front of the building (facing Pontiac Trail). The office building is located at 620 Pontiac Trail, south of E. West Maple Road.

## **Legal Description of the DDA District**

The Development Area boundaries are consistent with the boundaries designated in the 1989 Development Plan, which is slightly smaller than the Downtown Development Authority District, due to the District expansion in 1992. A legal description of the District is provided in Appendix A.

# Map 2 Existing Land Use and Public Facilities

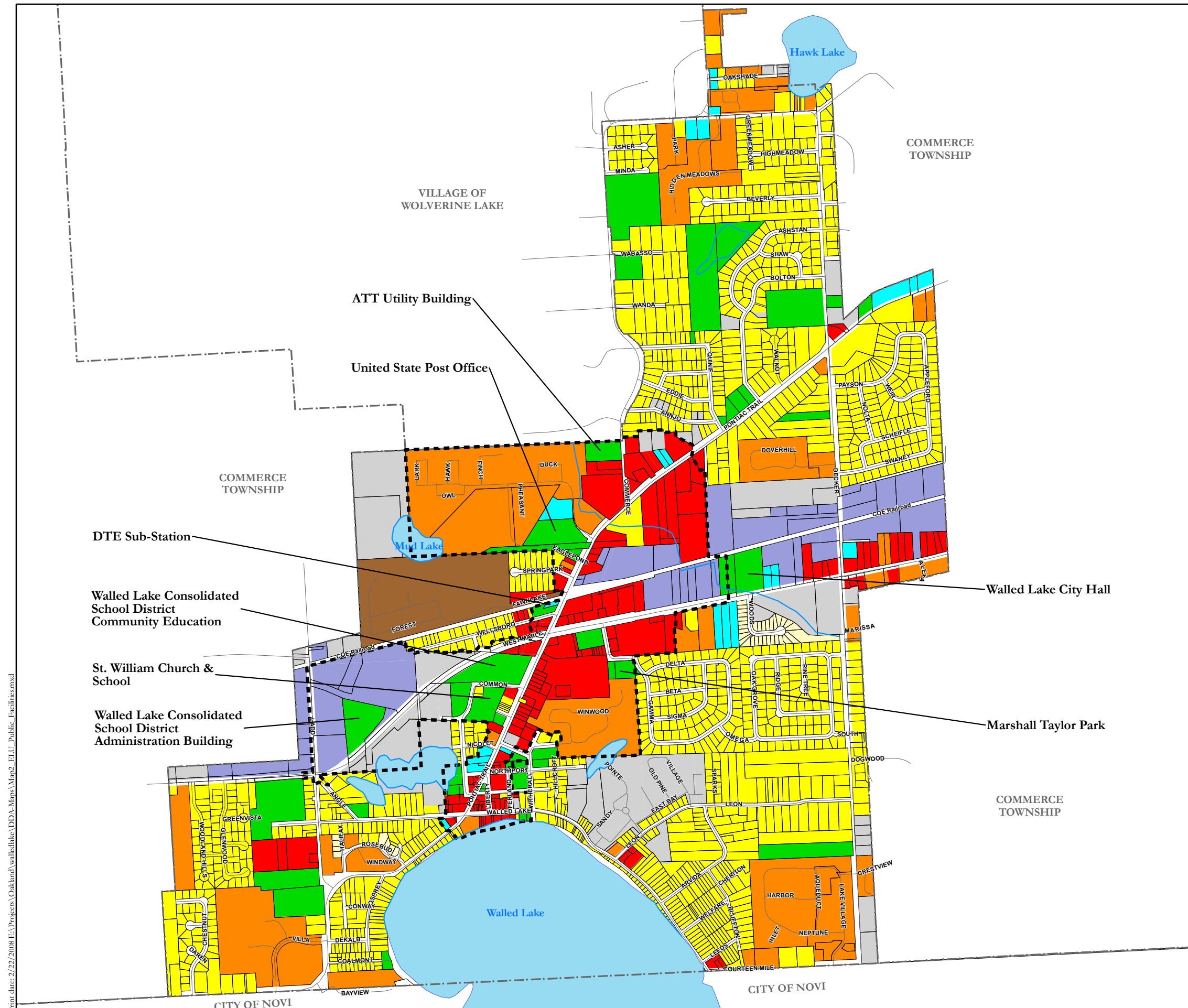
City of Walled Lake, Michigan

## Legend

- Single Family
- Two Family
- Multiple Family
- Mobile Home
- Commercial
- Office
- Industrial
- Park
- Vacant
- Water
- DDA Boundary
- Municipal Boundary

Base Map Source: Oakland County GIS, 2005  
Data Source: McKenna Associates, Inc.,

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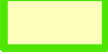


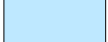




# Map 3 Proposed Improvements and Land Use

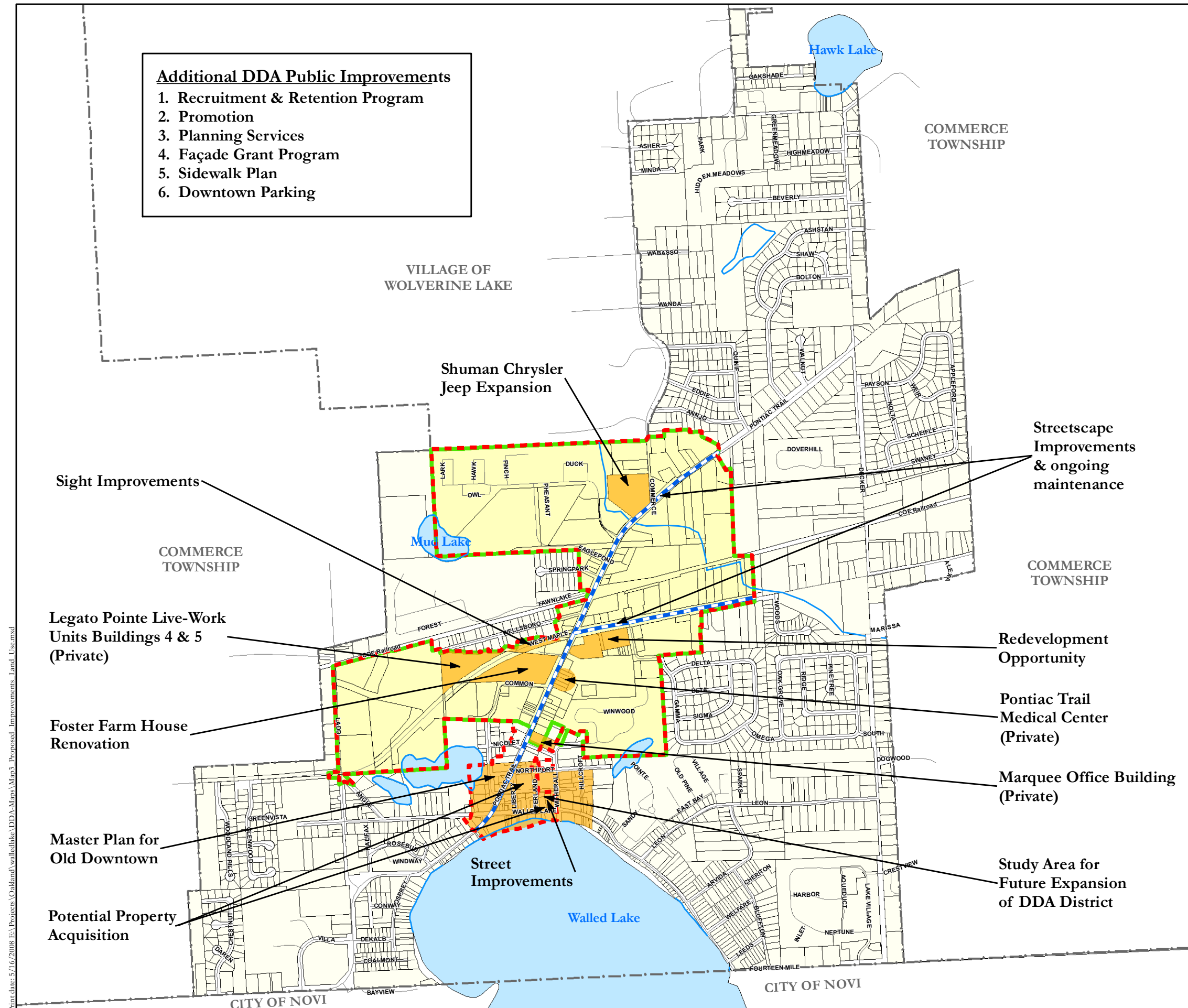
City of Walled Lake, Michigan

## Legend

-  Streetscape Improvements
-  DDA Boundary
-  Development Area
-  Proposed Improvements
-  Parcels
-  Lakes

Base Map Source: Oakland County GIS, 2005  
Data Source: McKenna Associates, Inc. 8/07

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# PROJECT IMPROVEMENTS AND PHASING

Section 17(c) A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion.

Section 17(d) The location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion.

Section 17(e) A statement of the construction or stages of construction planned, and the estimated time of completion of each stage.

Fifteen projects which require the participation of and cooperation between the public and private sectors are proposed in the development area. These include:

- Foster Farm House Restoration
- Master Plan for Historic Lakefront District
- Recruitment, Retention, and Reinvestment Program (Administration)
- Property Acquisition
- Walled Lake Commons and Maple Plaza Redevelopment Assistance
- Promotions
- Streetscape Improvements
- Professional Services
- Façade and Sign Grant Program
- Streetscape (Ongoing)
- Sidewalk Plan
- Maple & Pontiac Trail sight improvements (Including Streetscape)
- Revise DDA boundaries
- Parking Downtown
- Street Improvements (Historic Lakefront District)
- Industrial Parcel Development Assistance



Public improvements contemplated in the Development Area over the 15-year life of this Plan, along with estimated costs and time of completion, are included in Table 1 and illustrated on Map 3.

Cost estimates for the projects are for budgetary purposes; specific plans and refined cost estimates for Development Area improvements will be completed upon initiation of each project. However, the cost estimates have been developed in consideration of recent comparable construction and relevant vendor estimates.

Funding for the projects will be obtained from a variety of sources – primarily tax increment revenues, but also may include the following: federal and state grants (which may include but are not limited to CDBG, Michigan Economic Development Corporation, Michigan State Housing Development Authority and the Federal Intermodal Surface Transportation Efficiency Act program), private donations (if available), and additional sources, to be determined.

No demolition activity is anticipated at this time as a direct result of the public improvements proposed by the DDA.

**Table 1**  
**Estimated Project Costs and Schedule**  
**Walled Lake DDA**

	Main Street Four Point <sup>D</sup>	Estimated Cost <sup>A,B</sup>
<b>Phase I: 2008 – 2013</b>		
Foster Farm House Renovation	2,3,4	\$125,000
Master Plan for Historic Lakefront District	3	\$35,000
Recruitment and Retention Program (Administration)	1,4	\$100,000
Sidewalk Plan	3	\$15,000
Walled Lake Commons and Maple Plaza Redevelopment Assistance	3,4	\$500,000
Promotion (including ads and brochures)	1,2	\$75,000
Façade and Sign Grant Program	3	\$375,000
Revise DDA Boundaries	4	\$5,000
Industrial Parcel Development Assistance	3,4	50,000
Professional Services <sup>C</sup>	1,4	\$100,000
<i>Total Phase I Projects:</i>		<i>\$1,380,000</i>
<b>Phase II: 2013 – 2023</b>		
Professional Services <sup>C</sup>	1,4	\$200,000
Façade Grant Program	3	\$750,000
Streetscape (Ongoing Maintenance)	3	\$2,500,000
Streetscape Improvements	3	\$3,795,450
Maple and Pontiac Trail Sight Improvements (Including Streetscape)	3	\$400,000
Downtown Parking	3,4	\$2,515,000
Recruitment and Retention Program (Administration)	1,4	\$200,000
Promotion (including ads and brochures)	1,2	\$125,000
Street Improvements (Historic Downtown)	3	\$47,000
Property Acquisition	3,4	\$9,000,000
<i>Total Phase II Projects:</i>		<i>\$18,982,450</i>
<b>TOTAL IMPROVEMENTS 2008 – 2023</b>		<b>\$20,912,450</b>

<sup>A</sup> Projects that arise and are consistent with the objectives and priorities of the DDA – as outlined in this plan may be funded consistent with the financing methods described in the Tax Increment Financing Plan.

<sup>B</sup> Cost estimates for the projects are very preliminary; specific plans and refined cost estimates for Development Area improvements will be completed upon initiation of each project.

<sup>C</sup> Costs incurred by the City relative to the DDA and the downtown district, as approved in the annual budget process, may also be paid out of tax increment revenues.

<sup>D</sup> The majority of the proposed DDA Projects are designed to facilitate the MainStreet “Four Point” Approach. The Four Point Categories are: 1) Organization; 2) Promotion; 3) Design; and 4) Economic Restructuring.

## **Foster Farm House Restoration**

The Foster Farm House was previously relocated from Pontiac Trail to Riley Park on Common Street in the Historic Lakefront District. The Friends of the Foster Farm House, a 501c(3) organization, purchased the home from the City of Walled Lake to facilitate its redevelopment. The first phase of the redevelopment, which included a new roof and building foundation, has been completed. Phase II of the restoration calls for completing the renovation and turning the home into a public museum and cultural center. The Friends of the Foster Farm House Strategic Plan identified that the total renovation cost will be \$180,000, with a potential expense cost of \$125,000.

## **Master Plan for Historic Lakefront District**

This project is to adopt and implement a Master Plan for the Historic Lakefront District, which identifies and recommends appropriate design, business recruitment, architectural preservation, and economic development objectives. The plan will also identify specific retail uses for the Historic Lakefront District, and redevelopment opportunities for targeted properties.

## **Recruitment, Retention, and Reinvestment Program (Professional Consulting)**

The Plan purposes the allocation of tax increment revenues to enable the DDA to support the ongoing business retention, recruitment, and reinvestment program, which includes ongoing business development and marketing for the downtown area. Downtown business retention, recruitment, and reinvestment strategies will be identified. The goal of the program will be to stimulate economic investment within the district, to eliminate and address blighting conditions, and to provide economic incentives to attract new business and investment within the district, and to retain and reinvest in existing viable businesses. Further, this project will facilitate the Economic Restructuring component of the MainStreet program, by strengthening the district's existing economic base, while finding ways to expand it to meet the needs of residents and visitors alike. Tax increment revenues will be allocated annually and utilized on a "pay-as-you-go" basis for such activities.

## **Property Acquisition**

The DDA may in the future acquire property within the Development Area in order to further the DDA's goals and objectives. Property acquisition could act as an incubator for private new business development. Property acquisition could facilitate assemblage of parcels under separate ownership and market such assembled parcels for redevelopment and reuse. Further, acquired property could be used to further develop parking within the Downtown area to further encourage new uses and businesses to locate into the downtown. The use of DDA funds could be used for the acquisition and redevelopment of an underutilized structure in the Development Area. The DDA could in turn lease space to aspiring start-up businesses at low costs and then could assist these businesses in growing into another location within the DDA. Specific sites include the underutilized Walled Lake Commons shopping center and Maple Plaza (currently occupied by Salvation Army and Dollar General). These underutilized and partially vacant sites could be purchased by the DDA and marketed for redevelopment consistent with the goals and objectives of the City and DDA (see specific redevelopment options under "Walled Lake Commons and Maple Plaza Redevelopment Assistance". Other properties for possible acquisition and/or partnership in order to encourage appropriate redevelopment include 307, 323, and 335 E Walled Lake Drive and 105 Liberty Street.

## **Walled Lake Commons and Maple Plaza Redevelopment Assistance**

The Walled Lake Commons shopping center and adjacent Maple Plaza (currently occupied by Salvation Army and Dollar General), is a key site within the sale and could be redeveloped in the future. In order to incentive optimal redevelopment of this uniquely situated site, the DDA may provide financial or technical assistance to redevelopers, purchase the site out right, and/or otherwise facilitate redevelopment. To encourage reuse of the site, the DDA may:

- Prepare a design plan for potential reuse(s) of the site to optimize its potential with nearby opportunities;
- Assist with the costs of infrastructure and other public improvements;
- Costs of appraisals, environmental testing and due care activities, architectural analysis to determine building conditions;
- Purchase the site for sale, lease or retention;
- Prepare a Request for Redevelopment Proposals with the input and advice of the City administration and solicit developers; or,
- Any combination of the above-listed assistance scenarios.

## **Promotion**

Joint promotion and advertising for the Development Area are a means of revitalizing and attracting businesses and customers to the Development Area. This project may include a professionally prepared brochure printed for distribution as a part of an overall marketing program, and may include marketing of downtown events, available business sites, and assets of the Walled Lake community. Further, this category includes funding for the creation of ads and brochures for the area as well as funding the Walled Lake Main Street Committees. A direct mail campaign targeting specific customers and potential clients may be developed. Tax increment revenues shall be allocated annually over the life of the Plan, and utilized on a pay-as-you-go basis for such activities.

## **Streetscape Improvements**

The desired function and character of the downtown will not be achieved by simply completing a few isolated public or private improvements. The urban design plan will identify methods to link projects, parcels, and land uses, and set the downtown apart from the rest of the City.

The desired link will be achieved partially through streetscape improvements along E. West Maple Road, Pontiac Trail, and Commerce Road. Consistent with the 1990 Plan, street lights have been provided along the majority of Pontiac Trail and the Development Area. Further, brick pavers have been installed at select locations along Maple Road and Pontiac Trail. Continued improvements will include installation of lighting (infill locations in the Historic Lakefront District and along Pontiac Trail northeast of Commerce Road), stamped concrete (in lieu of brick pavers), landscaping, and elimination of overhead wires in key areas. The cost of this project is estimated as follows:

Installation of stamped concrete (3 foot wide verge) adjacent to the road (\$14.50 per foot @ 5,700 lineal feet @ 3 feet wide)	\$ 247,950
Installation of decorative street lighting at infill locations (45 lamps @ \$4,444 per lamp)	200,000
Street trees (145 Skyline locust @ \$500/tree)	72,500
Tree grates (145 stands @ \$1,000 per grate installed)	145,000
Benches and Trash Receptacles (100 @ \$1,300 apiece installed)	130,000
Placement of utility wires underground	3,000,000
<b>TOTAL</b>	<b>\$3,795,450</b>

## **Façade and Sign Grant Program**

The DDA will continue to operate a Façade and Sign Grant Program. The purpose of the program is to encourage the preservation and rehabilitation of significant structures within the DDA District. Eligibility is limited to property owners, tenants (with a minimum 3 year lease), or developers of commercial or mixed use structures that are in good standing with the City and DDA. Eligible improvements include but are not limited to: exterior cleaning and painting, masonry repair, window replacement, architectural detail replacement, professional design fees, new signs, new or rehabilitated awnings, removal of metal surfaces, and appropriate infill construction. The program will fund façade and sign grant projects at an amount to be determined by the DDA.

## **Streetscape (Ongoing)**

The DDA has constructed streetscape improvements along Maple Road and Pontiac Trail previously, including decorative lighting, street trees, and pavers. This project anticipates the continued maintenance, repair, and upkeep of the streetscape elements that have already been installed and other public improvements within the road rights-of-way.

## **Sidewalk Plan**

Maintaining and improving the existing sidewalks will ensure that the DDA area remains pedestrian friendly. Further, a walkable community can help to create a thriving economic base. The sidewalk plan will develop specific details and identify funding options for the design (and right-of-way acquisition when necessary) for sidewalks, curbs, and gutters within the DDA area. Where sidewalks already exist, the plan will identify specific areas of concern and a timeframe for repair and/or replacement.

## **Professional Services**

The DDA will fund the on-going professional, technical, and administrative costs incurred in accomplishing the purposes and undertaking the projects listed in this plan. Costs may include professional fees for consultants, administrative and staff support, and so on. These ongoing administrative and operating costs of the DDA - and costs incurred by the City relative to the DDA and the Downtown District - as approved in the annual budget process, will be paid out of tax increment revenues. Also, the DDA may pay costs for all or a portion of City staff time expended to achieve the projects in this plan. This activity will continue throughout the life of the plan.

## **Maple and Pontiac Trail Sight Improvements (Including Streetscape)**

This project includes the design and installation of improvements at the key intersection of Maple Road and Pontiac Trail. The improvements include the removal and replacement of the large wood retaining wall with older plantings located on the north side of E W Maple Road. New streetscape design and plantings are to be provided at this location. Other improvements for the area near the intersection could include entry features and gateway structures.

## **Revise DDA Boundaries**

The original DDA Development Area was established in 1990. According to City records, the DDA District was expanded in 1992; however the Development Area was not expanded at that time. Due to vocalized interest for new commercial developments in the Historic Lakefront District, the City will begin to explore expanding the District and Development area to the east to Hillcroft between Northport and the lake. Expansion of the boundaries to the east will allow for additional capture of future commercial development and further entice property owners to redevelop the land in this area. Further, the DDA will also consider a possible reduction in the DDA District and Development Area for the residential developments of Eagle Pond and Winwood Condominiums.

## **Downtown Parking**

In the Historic Lakefront District are parking lots that are underutilized, inefficiently laid out, or have access limits. A plan will need to be developed to identify the location and type of improvements needed and further develop a system to create a functioning downtown parking system. This plan proposes improving parking lots located in the Historic Lakefront District and instituting a parking lot improvement program for properties with underutilized parking areas. Improvements may include construction of new on-street along side streets, resurfacing or reconstruction (if necessary); rebuilding drains; relocating utilities, landscaping, lighting, and signage. An important part of this project is creating working agreements between the City, DDA and private owners to improve the appearance and function of parking for public use. The DDA may also assist the City in providing funds to address easement issues in order to facilitate improvements to and ensure continued maintenance of designated lots. A possible location for future downtown parking is the underutilized parcel at 105 Liberty Street.

## **Street Improvements**

Existing public streets within the DDA District are in relatively good condition. However, within the Historic Lakefront District, the existing streets are in need of crack sealing, and in some cases mill and overlay work. Based on the DPW estimates, a total of \$12,000 would be required to perform crack sealing on Liberty, Market, Northport, and Witherall and mill and overlay work on Northport. Further, gaps exist in the sidewalk network within the Historic Lakefront District, therefore new sidewalk must be provided in select areas and existing sidewalks in this area are in need of replacement. The cost of resealment and finishing of the above noted streets and construction of new and replacement sidewalk (including grading) is estimated at \$35,000 (approximately .5 miles at \$13 per linear foot).

## **Industrial Parcel Development Assistance**

The development of a large vacant parcel of industrially zoned land (20 to 30 acres) located just north of the Michigan Airline Railway and southeast of Pontiac Trail is key to the continued improvement of the DDA District. Because the parcel does not have road access and due to the high cost to construct a road, the use of the land is currently limited. In order to facilitate the development of this large vacant parcel, the DDA may provide financial or technical assistance to developers, purchase the site out right, and/or otherwise facilitate development and off-set the costs of road construction. To encourage development of the site, the DDA may assist with cost of surveying, preliminary engineering, preliminary site work, and other pre-development costs.

## **Other Projects Consistent with the Objectives of the Plan**

Certain projects described in the Plan may require additional construction, demolition, or alteration of existing public improvements to ensure or expedite completion, beyond that specifically described in this Plan. Other improvements that further the goals of the Development Plan but are not specifically listed in this Plan or for which costs are not available, may be constructed at such time as there is a sufficient tax increment generated to fund their cost.

The DDA will have the authority to authorize payment for expenses and services occurring within the DDA District at an amount to be determined by the DDA and approved by City Council each fiscal year.

## OPEN SPACE

Section 17(f) A description of any parts of the development area to be left as open space and the use contemplated for the space.

No portion of the Development Area is proposed to be set aside as public open space. However, developers are encouraged to provide for open space as part of new developments within the DDA District. Development of certain existing vacant lands within the Development Area by private developers is anticipated, subject to the requirements of the zoning ordinance.



## LAND AND DEVELOPER TRANSACTIONS

Section 17(g) A description of any portions of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms.

Section 17(j) Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken, if that information is available to the authority.

Section 17(k) The procedures for bidding for the leasing, purchasing, or conveying of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed to those persons.

The Authority owns no property at this time. At the present time the Authority has no plans to lease, own, or otherwise control property in its own name. The Authority currently has no plans to sell, donate, exchange, or lease any land, structures, or other portions of the development area to or from the City of Walled Lake or other entities.

It is intended the DDA be authorized to acquire land, as necessary, to facilitate the projects described previously. It is not intended for the DDA to take on a redevelopment authority role.

Should acquisition of property be required in the future to accomplish the objectives of the DDA, or should the Authority receive property *by* donation, through purchase, or *by* any other means of acquisition, the Authority will establish and formally adopt appropriate procedures for property disposition, subject to applicable Federal, State, and local regulations.

## ZONING CHANGES

Section 17(h) A description of desired zoning changes and changes in streets, street levels, intersections, and utilities.

No zoning changes are anticipated in conjunction with this Development Plan. Zoning changes not directly related to the DDA activities may be proposed and approved within the Development Area in the future.

## City of Walled Lake, Michigan

## Zoning Districts

- |             |   |
|-------------|---|
| <b>R-1A</b> | Single Family Residential District (12,000 sq. ft.) |
| <b>R-1B</b> | Single Family Residential District (9,600 sq. ft.)  |
| <b>RM-1</b> | Multiple Family Residential District                |
| <b>RM-2</b> | Multiple Family Residential District                |
| <b>RM-3</b> | Multiple Family Residential District                |
| <b>MH</b>   | Mobile Home District                                |
| <b>RD</b>   | Two Family Residential District                     |
| <b>C-1</b>  | Neighborhood Commercial District                    |
| <b>C-2</b>  | General Commercial District                         |
| <b>C-3</b>  | Central Business District                           |
| <b>O-1</b>  | Office District                                     |
| <b>CS</b>   | Community Service District                          |
| <b>I-1</b>  | Limited Industrial District                         |
| <b>P-1</b>  | Vehicular Parking District                          |

 Setbacks shall be measured from a line parallel to and 60 feet from the centerline of the road.

 Setbacks shall be measured from a line parallel to and 43 feet from the centerline of the road.

**Downtown Overlay District Boundaries**

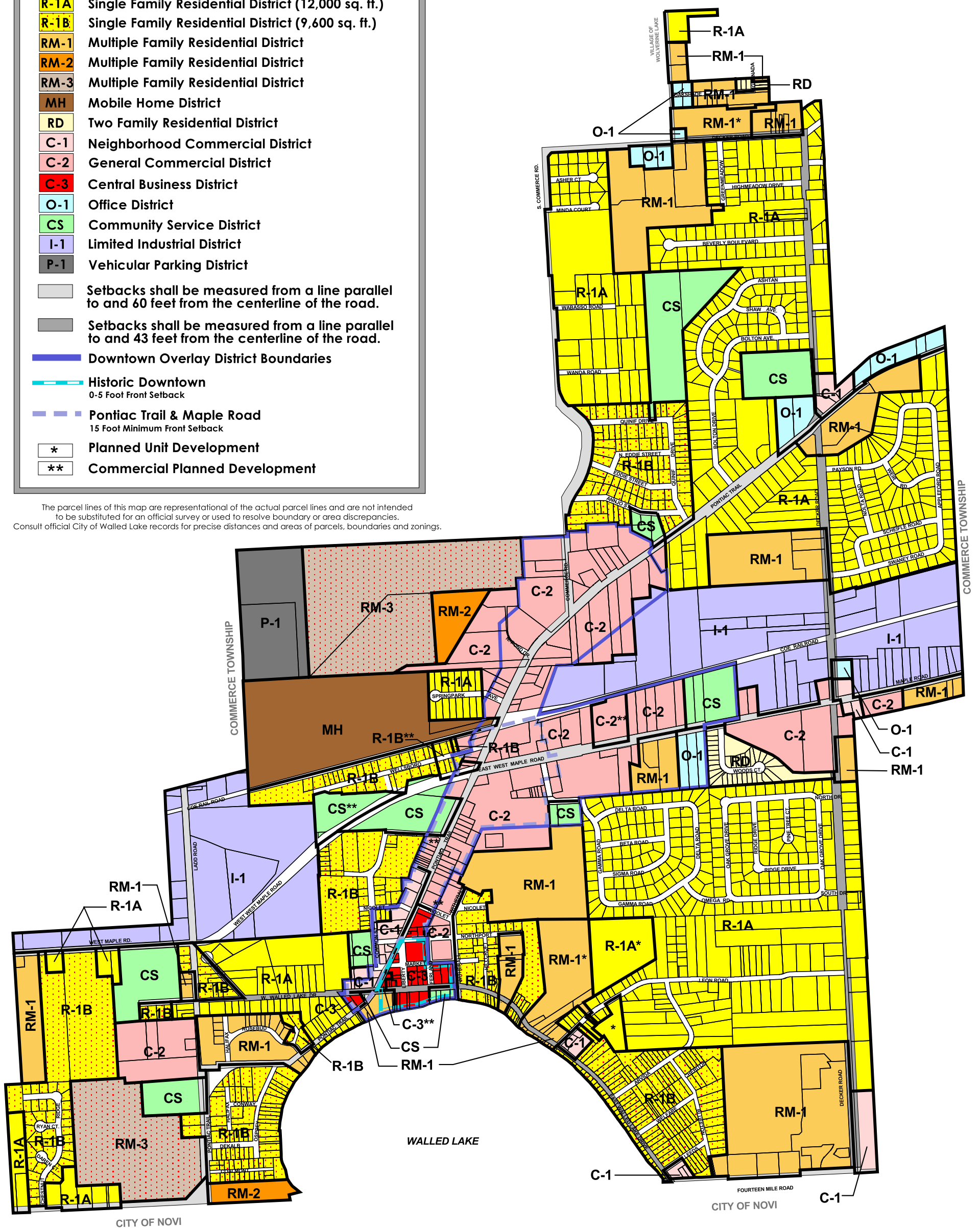
 **Historic Downtown**  
0-5 Foot Front Setback

**Pontiac Trail & Maple Road**  
15 Foot Minimum Front Setback

<div style="border: 1px solid black; padding: 2px; display: inline-block;">*</div>	<b>Planned Unit Development</b>
--	---------------------------------

### **\*\* Commercial Planned Development**

The parcel lines of this map are representational of the actual parcel lines and are not intended to be substituted for an official survey or used to resolve boundary or area discrepancies. Consult official City of Walled Lake records for precise distances and areas of parcels, boundaries and zonings.



## Certification

I, Catherine Buck, Clerk of the City of Walled Lake, Michigan, do hereby certify that this map is a true updated copy of the map adopted by the City Council, as well as all amendments adopted by Council through 5/18/04.

Catherine Buck  
Catherine Buck, City of Walled Lake Clerk

## ZONING REVISIONS

APPLICATION NO.	ACTION	DATE	APPLICATION NO.	ACTION	DATE

Approved by Planning Commission on September 13, 1988  
Adopted by City Council on December 6, 1988  
Effective Date: January 12, 1999

# Zoning Map

Base Map Source: Oakland County Planning Department , 2000  
Data Source: City of Walled Lake



01/24/2007

# DEVELOPMENT COSTS AND FINANCING CAPABILITIES

Section 17(i) An estimate of the cost of the development, a statement of the proposed method of financing the development and the ability of the authority to arrange the financing.

The estimated cost of the DDA's portion of the public improvement projects listed herein, including the cost of associated administration, engineering, planning, and design work as outlined in Table 1 is \$20,102,450 over 15 years. It is anticipated that these projects will be paid for with tax increment revenues generated by annual increases in property valuations from economic growth and new construction within the Development Area, supplemented with grant funds as may become available.

It is anticipated that most projects will be financed on a "pay-as-you-go" basis using funds on-hand or accumulated from prior years' captures. However, the DDA may determine that there is a need to sell bonds, obtain loan funds or grants, or receive contributions from any of the other sources permitted under P.A. 197 of 1975, as amended, to facilitate completion of one or more of the improvement projects.

The cost estimates for projects are rough estimates because construction or design drawings have not yet been prepared, and therefore have been based on preliminary concept designs. A percentage has been factored into the estimates to cover contingencies and design costs. The costs are estimated in current dollars.

## RELOCATION

Section 17(l) Estimates of the number of persons residing in the development area and the number of families and individual to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

Section 17(m) A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area.

Section 17(n) Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the federal uniform relocation assistance and real property acquisition policies act of 1970, being Public Law 91-646, 42 U.S.C. sections 4601, et seq.

Section 17(o) A plan for compliance with Act No. 227 of the Public Acts of 1972, being sections 213.321 to 213.332 of the Michigan Compiled Laws.

The DDA does not intend to condemn property in conjunction with this plan. Further, no displacement of individuals or families is anticipated as a direct result of DDA activities. Should relocation of individuals, families, or businesses be required in the future, the DDA, with the cooperation of the City, will prepare and adopt a formal relocation plan prior to the relocation. The relocation plan will include surveys required by Section 17(1) of Act 197, and it will require the provision of relocation payments and other assistance to families, individuals, businesses, and non-profit organizations as required by the Uniform Relocation Assistance and Real Property Acquisition Act and Michigan Public Act 227 of 1972, as amended.

## OTHER PERTINENT INFORMATION

Section 17(p) Other material which the authority, local public agency, or government body deems pertinent.

Section 21 of Act 197 of 1975 requires that a Development Area Citizen's Council be established if a proposed Development Area has residing within it 100 or more residents. It is estimated that more than 100 residents reside in the Development Area described in this plan. The City gave due notice by advertisement in an attempt to form a Development Area Citizens Council (DACC). An insufficient number of individuals came forward, thus City Council was unable to create a DACC.

# **TAX INCREMENT FINANCING PLAN**

## **Purpose of the Tax Increment Financing Plan**

The Walled Lake City Council adopted an ordinance on April 30, 1990 establishing the Downtown Development Authority. In order to accomplish a number of goals, such as to increase property tax valuation and facilitate the overall economic growth of its business district, City Council deemed it beneficial and necessary to create and provide for the operation of a Downtown Development Authority under the provisions of Public Act 197 of 1975, as amended.

The DDA has determined that a Tax Increment Financing Plan (“TIF Plan”) is necessary to achieve the purposes of the Act, and is authorized to prepare and submit said plan to the governing body. The TIF Plan includes the preceding Development Plan, and a detailed explanation of the tax increment procedure, the maximum amount of bonded indebtedness to be incurred, the duration of the program, the impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located, and a statement of the portion of the captured assessed value to be used by the DDA.

## **EXPLANATION OF THE TAX INCREMENT PROCEDURE**

As provided in P.A. 197 of 1975, as amended, tax increment financing is a financing tool for the redevelopment of designated development areas within a DDA Development Area. Tax increment financing is the process of expending new property tax dollars for improvements that generally benefit the parcels that pay the taxes. Tax dollars generated from new private property developments and from improvements to existing private property within a designated development area are “captured” and utilized by the DDA to finance public improvements within that development area. This process supports and encourages continued private investment.

To utilize tax increment financing, the DDA must prepare a development plan and a tax increment financing plan. Both plans are submitted to the City Council. The Council must adopt the plans by ordinance. As described above, the plans specify the initial assessed value, estimate the captured assessed value, and provide for the expenditure of the funds. These plans may be amended in the future to reflect changes desired by the DDA. All amendments must follow the procedures of the Act.

Captured assessed value is defined in the Act, as the amount, in any one year, by which the current assessed value of the development area exceeds the initial assessed value. Initial assessed value is defined as the assessed value, as equalized, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved, as shown by the most recent assessment roll of the municipality.

Such funds transmitted to a DDA are termed “tax increment revenues”. Tax increment revenues are the amount of ad valorem and specific local taxes attributable to the application of the levy of all taxing jurisdictions other than the state education tax and local or intermediate school districts upon the captured assessed value of real and personal property in the development area.

For this Plan, the initial assessed value is the total State Equalized Value (SEV) for all real and personal property in the development area as of 1990. A list of the properties in the District is included in Appendices B and C.



The applicable tax levy for tax increment purposes in the DDA Development Area will be the total millage levied by the eligible taxing jurisdictions. The initial tax levy of all applicable taxing jurisdictions listed in Table 2 is 34.0886 mills.

## Detailed Tax Increment Finance Procedures

Simply stated, tax increment financing will be used to finance public improvements in the development area by capturing, for a specified period of time, *increased* tax revenues generated largely as a result of the development program which is designed to stimulate private, taxable investment in the Development Area. As private investments add to the tax base within the Development Area, the increased tax revenues will be captured by the DDA to be used for the purposes outlined in this Plan and in the Development Plan.

The paragraphs which follow describe the procedures involved in establishing the base year, initial assessed value, and tax increment for each year.

Chronologically, establishing the "base year," which will serve as the point of reference for determining future tax increments, is the first step in the tax increment financing procedure. The City Council takes this step at the time it adopts an ordinance approving the Tax Increment Financing Plan. Adoption of the Plan establishes the "initial assessed value," which is defined in the Act as follows:

"Initial assessed value means the most recently assessed value, as finally equalized by the state board of equalization, of all the taxable property within the boundaries of the development area at the time the ordinance establishing the tax increment financing plan is approved."

In the case of this Plan as presently proposed for adoption, the "initial assessed value" will be based on the assessment roll in place on December 31, 2006. Accordingly, the initial assessed value will be as follows:

Real Property:	\$ 47,353,060
Personal Property:	\$ 5,234,030
TOTAL	\$ 52,587,090

Values for all real and personal property in the Development Area are provided in Appendix B.

As the Development Plan is carried out, resulting in private sector investment within the development area, the planned investments will result in additions of real and personal property value to the tax base. Each year following adoption of this Plan, the total current assessed value in the development area will be compared to the initial assessed value. This comparison indicates the amount of "captured assessed value," which is the amount by which the current assessed value exceeds the initial assessed value.

The tax increment is determined for each year by applying the total current mileage rate for all taxing jurisdictions in the Development Area against the captured assessed value. In other words, the property tax revenue which is generated as a result of the difference in assessed value between the base year and the current year is the tax increment which can be used by the DDA to carry out the Development Plan. Thus, the taxes generated on behalf of the DDA are based on the captured

assessed value only. Throughout the duration of this Plan, the taxing jurisdictions will continue to collect property taxes which are based on the initial assessed value.

The tax increment to be collected by the DDA will be based on the operating millage of the taxing jurisdictions, rather than total millage. Thus, the *debt millage* of the taxing jurisdictions will be unaffected by this Plan and will continue to generate tax revenue for the taxing jurisdictions based on current assessed value, rather than on the initial assessed value. As indicated in Table 2, the current operating millage of all applicable taxing jurisdictions in the Development Area is 34.0886.

**Table 2**  
**2006 Millage Rates**

Taxing Jurisdiction	Tax <u>Millage</u>	Debt <u>Millage</u>	Operating Millage <sup>1</sup>
City of Walled lake	17.8991	0	17.8991
Walled Lake Consolidated School District	Per Agreement <sup>2</sup>	Per Agreement <sup>2</sup>	Per Agreement <sup>2</sup>
Oakland County	4.6461	0	4.6461
SMART Transportation	0.5900	0	0.5900
Intermediate School District	3.3690	0	3.3690
Oakland County Community College	1.5844	0	1.5844
State Education Tax	6.0000	0	6.0000
Total	34.0886	0.0	34.0886

<sup>1</sup> Millage rate to be used to compute DDA tax increment.

<sup>2</sup> The capture from the Walled Lake Consolidated School District is determined based on the existing agreement. The amount of capture for each year is equal to the existing debt service amount, as detailed in Table 3.

The City and County will collect the tax increment revenues in accordance with their normal property tax collection processes and schedules, and in turn distribute the revenues to the DDA.

## Estimated Captured Assessed Value

Table 4 shows projected value increase over the next 15 years. The projected annual growth in taxable value is estimated in Table 3 at a 2.5% annual rate. Both real and personal property assessments are included in the taxable value projections. Table 4 also provides estimates of the tax increment revenues to be accrued by the DDA.

Additional increases in the assessed valuation for the Development Area and consequent tax increment revenues may result from other new construction, expansion, rehabilitation, or further appreciation of property values, including development of the Marquee Building and completion of Legato Pointe. These increases are beyond those projected in this plan, but if such increases result, the tax increment revenues will be spent according to this plan to accelerate the implementation of the public improvement program.

## **Tax Increment Revenue**

After determining captured assessed value, the tax increment is determined for each year by applying the total current millage rate for all taxing jurisdictions in the Development Area against the captured assessed value. As noted previously, the tax increment to be collected by the DDA will be based on the operating millage of the taxing jurisdictions. Accordingly, the computation of tax increment revenues in Tables 3 and 4 have been derived by applying the total current operating millage for all taxing jurisdictions excluding the school district (34.0886 mills) against the captured assessed value.

The last column in Table 4 indicates that in the first year of this Plan, the DDA will capture an estimated \$1,361,237.

## **Impact of Agreement with the School Board**

Section 14(4) of the Act states that "The Authority may enter into agreements with the county board of commissioners, the school boards, and the governing body of the municipality in which the development area is located to share a portion of the captured assessed value *of* the district."

The DDA and the City of Walled Lake previously entered into an agreement on May 22, 1990 and December 9, 1991 with the Walled Lake Consolidated School District, as amended on November 1, 1999. As part of the agreement, the School District was required to convey 4.32 acres of land and 1.77 acres of land to the DDA upon a specified payment by the DDA, and in exchange the DDA shall pay the School District for improvements to the Community Education Center. The annual payments and amount limits are detailed in the November 1, 1999 agreement. The capture from the Walled Lake Consolidated School District is determined based on the existing agreement. The amount of capture for each year is equal to the existing debt service amount, as detailed in Table 3.

**Table 3**  
**Impact on Taxing Jurisdictions and Estimated Tax Increment Revenue**  
**Taxing Jurisdictions**

<u><b>Fiscal Year<sup>a</sup></b></u>	<u><b>Total Taxable Value<sup>b</sup></b></u>	<u><b>Captured Taxable Value<sup>c</sup></b></u>	<u><b>Walled Lake (17.8991)</b></u>	<u><b>School District (Per Agreement)</b></u>	<u><b>Oakland Co. (4.6461)</b></u>	<u><b>SMART (0.5900)</b></u>	<u><b>ISD (3.3690)</b></u>	<u><b>OCC (1.5844)</b></u>	<u><b>Stated Ed. (6.0000)</b></u>	<u><b>Total Tax Increment Revenue</b></u>
2008 <sup>a</sup>	\$53,901,767	\$39,932,317	\$714,753	\$249,500	\$185,530	\$23,560	\$134,532	\$63,269	\$239,594	\$1,610,737
2009	\$55,249,311	\$41,279,861	\$738,872	\$287,500	\$191,790	\$24,355	\$139,072	\$65,404	\$247,679	\$1,694,673
2010	\$56,630,544	\$42,661,094	\$763,595	\$272,500	\$198,208	\$25,170	\$143,725	\$67,592	\$255,967	\$1,726,757
2011	\$58,046,308	\$44,076,858	\$788,936	\$210,000	\$204,785	\$26,005	\$148,495	\$69,835	\$264,461	\$1,712,518
2012	\$59,497,466	\$45,528,016	\$814,911	\$0	\$211,528	\$26,862	\$153,384	\$72,135	\$273,168	\$1,551,986
2013	\$60,984,902	\$47,015,452	\$841,534	\$0	\$218,438	\$27,739	\$158,395	\$74,491	\$282,093	\$1,602,691
2014	\$62,509,525	\$48,540,075	\$868,824	\$0	\$225,522	\$28,639	\$163,532	\$76,907	\$291,240	\$1,654,663
2015	\$64,072,263	\$50,102,813	\$896,795	\$0	\$232,783	\$29,561	\$168,796	\$79,383	\$300,617	\$1,707,935
2016	\$65,674,069	\$51,704,619	\$925,466	\$0	\$240,225	\$30,506	\$174,193	\$81,921	\$310,228	\$1,762,538
2017	\$67,315,921	\$53,346,471	\$954,854	\$0	\$247,853	\$31,474	\$179,724	\$84,522	\$320,079	\$1,818,507
2018	\$68,998,819	\$55,029,369	\$984,976	\$0	\$255,672	\$32,467	\$185,394	\$87,189	\$330,176	\$1,875,874
2019	\$70,723,790	\$56,754,340	\$1,015,852	\$0	\$263,686	\$33,485	\$191,205	\$89,922	\$340,526	\$1,934,676
2020	\$72,491,884	\$58,522,434	\$1,047,499	\$0	\$271,901	\$34,528	\$197,162	\$92,723	\$351,135	\$1,994,948
2021	\$74,304,181	\$60,334,731	\$1,079,937	\$0	\$280,321	\$35,597	\$203,268	\$95,594	\$362,008	\$2,056,727
2022	\$76,161,786	\$62,192,336	\$1,113,187	\$0	\$288,952	\$36,693	\$209,526	\$98,538	\$373,154	\$2,120,050
2023	\$78,065,831	\$64,096,381	\$1,147,268	\$0	\$297,798	\$37,817	\$215,941	\$101,554	\$384,578	\$2,184,956
		<b>\$519,216,946</b>	<b>\$9,293,516</b>	<b>\$1,019,500</b>	<b>\$2,412,334</b>	<b>\$306,338</b>	<b>\$1,749,242</b>	<b>\$822,647</b>	<b>\$3,115,302</b>	<b>\$29,010,235</b>

a. Actual values from City DDA/TIFA Report 2006 used as basis for projections.

b. Annual increase estimated at 2.5%

c. Incremental increase projected using combined real and personal property values and 2006 millage rates.

d. Fiscal year 2008 is 7/1/07 - 6/30/08; etc.

Table 4

## DDA Projected Available Tax Increment Revenues

<u>Fiscal Year<sup>d</sup></u>	<u>Total Taxable Value<sup>b</sup></u>	<u>Captured Taxable Value</u>	<u>Total Tax Increment<sup>c</sup></u>	<u>Existing Bond Debt Service<sup>a</sup></u>	<u>Net Tax Increment Revenue Available</u>
2008	\$53,901,767	\$39,932,317	\$1,610,737	\$249,500	\$1,361,237
2009	\$55,249,311	\$41,279,861	\$1,694,673	\$287,500	\$1,407,173
2010	\$56,630,544	\$42,661,094	\$1,726,757	\$272,500	\$1,454,257
2011	\$58,046,308	\$44,076,858	\$1,712,518	\$210,000	\$1,502,518
2012	\$59,497,466	\$45,528,016	\$1,551,986	\$0	\$1,551,986
2013	\$60,984,902	\$47,015,452	\$1,602,691	\$0	\$1,602,691
2014	\$62,509,525	\$48,540,075	\$1,654,663	\$0	\$1,654,663
2015	\$64,072,263	\$50,102,813	\$1,707,935	\$0	\$1,707,935
2016	\$65,674,069	\$51,704,619	\$1,762,538	\$0	\$1,762,538
2017	\$67,315,921	\$53,346,471	\$1,818,507	\$0	\$1,818,507
2018	\$68,998,819	\$55,029,369	\$1,875,874	\$0	\$1,875,874
2019	\$70,723,790	\$56,754,340	\$1,934,676	\$0	\$1,934,676
2020	\$72,491,884	\$58,522,434	\$1,994,948	\$0	\$1,994,948
2021	\$74,304,181	\$60,334,731	\$2,056,727	\$0	\$2,056,727
2022	\$76,161,786	\$62,192,336	\$2,120,050	\$0	\$2,120,050
2023	\$78,065,831	\$64,096,381	\$2,184,956	\$0	\$2,184,956
		<b>\$519,216,946</b>	<b>\$29,010,236</b>	<b>\$1,019,500</b>	<b>\$27,990,736</b>

<sup>a</sup> Bond repayment began April 1, 1995

<sup>b</sup> Annual increase estimated at 2.5%; actual taxable value for 2006 was used as base.

<sup>c</sup> Tax increment projected using combined real and personal property values and 2006 millage rates.

<sup>d</sup> Fiscal year 2008 is 7/1/07 through 6/30/08, etc.

1990 (Base Year Total)    \$13,969,450

## **MAXIMUM AMOUNT OF BONDED INDEBTEDNESS**

The DDA is currently repaying bonds which are due to be retired in 2011, as reflected in Table 4. Other than the existing bonds, at this time the DDA has no plans to incur any bonded indebtedness to finance the improvement program. Most improvements will be implemented on a “pay-as-you-go” basis as tax increment revenues are transmitted to the DDA, or as may be accumulated over more than one year, and held in reserve to allocate for projects. However, should the DDA choose to bond in the future, the details for such bonding shall be determined at that time.

### **Administrative, Operating, Planning, Legal, and Maintenance Expenditures**

A portion of the tax increment revenue available after payment of debt service requirements will be used to pay administrative, operating, planning, legal, and promotion expenditures that have been or are expected to be incurred by the DDA and City for the purposes of preparation and implementation of the Development Plan and Tax Increment Financing Plan. These costs include advances extended by the City for payment of legal, municipal finance, and planning advisors and consultants, plus the past allocation of City staff on work related to the DDA. No other advances have been extended by others that will be repaid from tax increment revenues.

## **DURATION OF THE DEVELOPMENT PROGRAM**

The duration of the TIF Plan shall be for 15 years, commencing upon approval by the City Council in 2008. This plan will expire with the collection of taxes due in December 2023, unless it is amended to extend or shorten its duration.

## **IMPACT ON TAXING JURISDICTIONS**

The maximum effect of this Plan on the taxing jurisdictions in which the Development Area is located is that the taxable value upon which taxes are now levied will remain constant over the life of this Plan. If private development occurs and values increase as anticipated in this Plan, potential taxes captured from each taxing jurisdiction over the duration of the Plan are estimated in Table 4.

Of course, at the expiration of this TIF Plan, all taxing jurisdictions will benefit substantially from new private development and from a tax base that has been stabilized and enhanced as a result of the public improvement program.

### **Impact on Debt Millage**

As stated earlier, debt millage will be left totally unaffected by this Plan. Debt millage will continue to generate tax revenue for the taxing jurisdictions based on the full current SEV, rather than the initial assessed value.

## PLAN FOR EXPENDITURE OF TAX INCREMENT FUNDS

The tax increment funds received by the DDA will be used for the purposes outlined in this Plan and the Development Plan. Additional increases in the assessed valuation for the Development Area and consequent tax increment revenues may result from other new construction, expansion, rehabilitation, or further appreciation of property values. Any additional tax increment revenues generated beyond those projected in this Plan will be used as follows:

1. Payment of debt,
2. To further the implementation of the public improvement program, or
3. Redistribution to the taxing jurisdictions, in proportion to the amount of revenue generated within the district and the millage rate of each taxing jurisdiction in that year.

In the event that tax increment revenues generated are less than projected, the DDA may choose to:

1. Collect the captured tax increment revenues until sufficient funds are available to implement specific public improvements on a pay-as-you-go basis.
2. Seek supplemental funding sources to help finance the Development Plan.
3. Amend the Development Plan to match the available revenues.

# COMMUNITY PLANNING & DEVELOPMENT CONSULTANT

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# APPENDIX A

## Legal Description

### **The legal description of the Downtown Development District of the City of Walled Lake is as follows:**

Starting at a point at the northwest corner of Parcel 17-27-451-015; thence easterly along north property line of said Parcel and Parcel 17-27-451-002 to the westerly right-of-way line of S. Commerce Road; thence easterly across said right-of-way to the southwest corner of Parcel 17-26-307-044; thence easterly along the south property line of said parcel to the southeast corner of said Parcel; thence northerly along the east property line of said parcel to the northeast corner of said Parcel; thence easterly along the north property line of Parcel 17-26-307-049 to the northeast corner of said Parcel; thence easterly along the northern property lines of Parcel 17-26-307-050 to the southwest corner of Parcel 17-26-307-010; thence southeasterly along the eastern property lines of Parcel 17-26-307-050 to the southernmost corner of Parcel 17-26-307-025; thence southerly to the northernmost corner of Parcel 17-26-351-028; thence southerly along the eastern property lines of said Parcel and Parcel 17-26-351-029 and Parcel 17-26-351-030 to the southwest corner of Parcel 17-26-351-014; thence southeasterly to the northeast corner of Parcel 17-35-102-009; thence southerly along the east property line of said Parcel northeast corner of Parcel 17-35-103-010; thence westerly along the south right-of-way line of Maple Road to the northeast corner of Parcel 17-35-103-017; thence southerly along the easterly property lines of said Parcel to southeast corner of said Parcel; thence westerly to the northwest corner of Parcel 17-35-151-001; thence westerly to the northeast corner of Parcel 17-34-277-038; thence southerly to the northeast corner of Parcel 17-34-277-026; thence southerly along the easterly property lines of said parcel to the southeast corner of said Parcel; thence southerly to the southeast corner of Parcel 17-34-278-002; thence westerly along the south property line of said parcel to the southeast corner of Parcel 17-34-278-001; thence northerly along the east property line of said Parcel to the northeast corner of said Parcel; thence northeasterly to the southeast corner of Parcel 17-34-278-063; thence northerly along the east property line of said parcel and westerly along the northerly property lines of said parcel to the northwest corner of said parcel; thence westerly along the north property line of Parcel 17-34-278-062 to the northwest corner of said parcel; thence westerly to the northeast corner of Parcel 17-34-276-020; thence southwesterly to the southeast corner of Parcel 17-34-276-025; thence westerly to the northernmost corner of Parcel 17-34-256-004; thence southwesterly to the southwestern corner of said Parcel; thence westerly to the northeastern corner of Parcel 17-34-405-009; thence southerly to the southeastern corner of said Parcel; thence easterly to the southwestern corner of Parcel 17-34-405-007; thence northerly along the western property lines of said Parcel to the northwestern corner of said Parcel; thence easterly along the northern property line of said Parcel to the northeastern corner of said Parcel; thence southerly along the eastern property line of said Parcel to the southeastern corner of said Parcel; thence southwesterly to the northwestern corner of Parcel 17-34-407-001; thence southerly along the western property line of said Parcel to the northwestern corner of Parcel 17-34-410-001; thence easterly along the northern property lines of said Parcel and Parcel 17-34-410-003 and Parcel 17-34-410-004 to the northeastern corner of Parcel 17-34-410-004; thence southerly along the eastern property line of said Parcel and Parcel 17-34-412-024 to the southeastern corner of Parcel 17-34-412-024; thence southwesterly along the shore of Walled Lake to the southernmost corner of Parcel 17-34-412-008; thence northwesterly along the western property line of said Parcel to the northwestern corner of said Parcel; thence northwesterly to the southernmost corner of Parcel 17-34-411-006; thence northwesterly along the western property line of said Parcel to the northwestern corner of said Parcel; thence easterly along the northern property line of said Parcel to the northeastern corner of said Parcel; thence northeasterly to the southwestern corner of Parcel 17-34-401-010; thence northerly along the western property line of said Parcel and Parcel 17-34-401-004 and Parcel 17-34-401-003 to the northwestern corner of Parcel 17-34-401-003; thence easterly along northern property line of said Parcel to the northeastern corner of said Parcel; thence easterly to the northwestern corner of Parcel 17-34-402-001; thence northerly along western property line of Parcel 17-34-255-008 to the northwestern corner of said Parcel; thence easterly along the northern property line of said

Parcel to the southwestern corner of Parcel 17-34-255-010; thence northerly along the western property line of said Parcel to the northwestern corner of said Parcel; thence northeasterly to the southwestern corner of Parcel 17-34-253-019; thence northeasterly along the western property line of said Parcel to the southernmost corner of Parcel 17-34-253-021; thence northerly along the western property line of said Parcel to the northwestern corner of said Parcel; thence westerly along the southern property line of Parcel 17-34-253-002; thence westerly along a line extended from the south property line of said Parcel to the southwestern corner of Parcel 17-34-251-014; thence westerly along a line extended from the south property line of said parcel to the west right-of-way line of Claraham; thence southerly to the southeast corner of Parcel 17-34-176-017; thence westerly along the southern property line of said Parcel to the northernmost corner of Parcel 17-34-327-015; thence southerly along the easterly right-of-way line of Angle Road to the southwest corner of said Parcel; thence westerly to the northernmost point of Parcel 17-34-326-001; thence westerly to the southeast corner of Parcel 17-34-301-006; thence northerly along the east property line of said Parcel to the northeast corner of said parcel; thence westerly along the north property line of said parcel to the northwest corner of said Parcel; thence northerly along a line extended from the west property line of said Parcel to the north right-of-way line of Maple Road; thence easterly along said right-of-way line to the west right-of-way line of Ladd Road; thence northerly along said right-of-way line to the south right-of-way line of the GTW railroad; thence easterly along said right-of-way line to the northwest corner of Parcel 17-34-176-005; thence southerly along the west property line of said parcel to the southwest corner of said Parcel; thence easterly along the south property line of said parcel to the southeast corner of said Parcel; thence southerly to the northwest corner of Parcel 17-34-205-001; thence easterly along the northerly property lines of said Parcel to the western corner of Parcel 17-34-205-071; thence easterly along the southern property lines of said Parcel to the eastern corner of said Parcel; thence westerly along the southern property line of Parcel 17-34-203-023 to the western corner of said Parcel; thence northeasterly along the northern property lines of said Parcel and Parcel 17-34-203-024 to the northeastern corner of Parcel 17-34-203-024; thence southerly along the eastern property line of said Parcel to the southeast corner of said Parcel; thence easterly along the northern property line of Parcel 17-34-205-001 to the southeast corner of Parcel 17-34-203-007; thence northeasterly to the southwest corner of Parcel 17-34-204-001; thence easterly along the north right-of way line of vacated Administration Drive to the southeast corner of Parcel 17-34-204-032; thence northerly along the west property lines of Parcel 17-34-204-026 and Parcel 17-34-204-025 and easterly along the northerly property lines of Parcel 17-34-204-025 to the easternmost corner of said Parcel; thence easterly along the north property line of Parcel 17-34-204-026 to the west property line of Parcel 17-34-204-028; thence northerly along the northwest property lines of said Parcel and Parcel 17-34-204-047 to the southern corner of Parcel 17-34-204-040; thence northerly along the west property lines of said Parcel and Parcel 17-34-204-051 to the south right-of-way line of Wellsboro; thence northeasterly to the southwest corner of Parcel 17-34-202-021; thence northerly along the west property line of said Parcel to the south right-of-way line of the GTW Railroad; thence easterly along said right-of-way line to the northeast corner of parcel 17-34-202-022; thence northerly along the westerly right-of-way lines of Pontiac Trail to the southernmost corner of Parcel 17-34-227-009; thence westerly along the south property line of said Parcel to the southwest corner of said parcel; thence northerly along the west property line of said Parcel to northwest corner of said Parcel; thence northerly along a line extended from the west property line of said Parcel to the southwest corner of Parcel 17-34-226-015; thence westerly along the west property line of said Parcel to the south property line of Parcel 17-27-451-006; thence westerly along the south property line of said Parcel to its western terminus; thence westerly along the south property line of Parcel 17-27-451-016 to the southwest corner of said Parcel; thence northerly along the west property line of Parcel 17-27-451-015 to the point of beginning.

# APPENDIX B

06/07/2007

## CITY OF WALLED LAKE CURRENT DDA/TIFA REPORT-TR07105

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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-17-26-307-014	92-D1-WDLK-1989			201	270	164,900	388,510	223,610	0 %
92-17-26-307-022	92-D1-WDLK-1989			201	270	53,000	110,160	57,160	0 %
92-17-26-307-023	92-D1-WDLK-1989			202	270	15,300	25,080	9,780	0 %
92-17-26-307-038	92-D1-WDLK-1989			201	270	63,700	449,720	386,020	0 %
92-17-26-307-047	92-D1-WDLK-1989			201	270	90,600	157,110	66,510	0 %
92-17-26-307-048	92-D1-WDLK-1989			201	270	279,600	476,040	196,440	0 %
92-17-26-307-049	92-D1-WDLK-1989			201	270	32,750	267,210	234,460	0 %
92-17-26-307-050	92-D1-WDLK-1989			201	270	32,750	438,330	405,580	0 %
92-17-26-351-017	92-D1-WDLK-1989			202	270	12,700	84,580	71,880	0 %
92-17-26-351-018	92-D1-WDLK-1989			201	270	32,300	172,110	139,810	28 %
92-17-26-351-020	92-D1-WDLK-1989			201	270	216,300	333,470	117,170	0 %
92-17-26-351-023	92-D1-WDLK-1989			304	270	1,100	3,280	2,180	0 %
92-17-26-351-027	92-D1-WDLK-1989			201	270	4,203	450,410	446,207	0 %
92-17-26-351-028	92-D1-WDLK-1989			202	270	4,544	56,670	52,126	0 %
92-17-26-351-029	92-D1-WDLK-1989			301	270	2,662	1,008,110	1,005,448	0 %
92-17-26-351-030	92-D1-WDLK-1989			301	270	27,791	904,480	876,689	0 %
92-17-26-351-033	92-D1-WDLK-1989			201	270	84,800	385,220	300,420	0 %
92-17-27-451-002	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-27-451-004	92-D1-WDLK-1989			201	270	254,000	528,670	274,670	0 %
92-17-27-451-006	92-D1-WDLK-1989			304	270	17,100	29,820	12,720	0 %
92-17-27-451-007	92-D1-WDLK-1989			201	270	20,700	38,630	17,930	0 %
92-17-27-451-008	92-D1-WDLK-1989			201	270	117,000	184,150	67,150	0 %
92-17-27-451-015	92-D1-WDLK-1989			203	270	163,176	4,877,170	4,713,994	0 %
92-17-27-451-016	92-D1-WDLK-1989			203	270	6,276	4,002,620	3,996,344	0 %
92-17-27-451-017	92-D1-WDLK-1989			203	270	34,518	1,112,180	1,077,662	0 %
92-17-27-451-020	92-D1-WDLK-1989			201	270	1,046	523,990	522,944	0 %
92-17-27-451-021	92-D1-WDLK-1989			201	270	2,761	924,450	921,689	0 %
92-17-27-451-022	92-D1-WDLK-1989			402	270	377	0	-377	0 %
92-17-27-476-003	92-D1-WDLK-1989			304	270	5,700	9,850	4,150	0 %
92-17-27-476-006	92-D1-WDLK-1989			201	270	26,300	252,040	225,740	0 %
92-17-34-176-010	92-D1-WDLK-1989			301	270	229,545	875,780	646,235	0 %
92-17-34-176-011	92-D1-WDLK-1989			402	270	65,475	0	-65,475	0 %

**CITY OF WALLED LAKE**  
**CURRENT DDA/TIFA REPORT-TR07105**

Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-17-34-176-012	92-D1-WDLK-1989			402	270	172,666	0	-172,666	0 %
92-17-34-176-013	92-D1-WDLK-1989			402	270	172,667	0	-172,667	0 %
92-17-34-176-014	92-D1-WDLK-1989			402	270	172,667	0	-172,667	0 %
92-17-34-176-016	92-D1-WDLK-1989			402	270	40,319	0	-40,319	0 %
92-17-34-176-017	92-D1-WDLK-1989			402	270	94,079	0	-94,079	0 %
92-17-34-176-020	92-D1-WDLK-1989			301	270	25,991	0	-25,991	0 %
92-17-34-176-021	92-D1-WDLK-1989			301	270	287,166	231,410	-55,756	0 %
92-17-34-176-022	92-D1-WDLK-1989			301	270	745,908	239,570	-506,338	0 %
92-17-34-176-023	92-D1-WDLK-1989			301	270	164,317	0	-164,317	0 %
92-17-34-202-021	92-D1-WDLK-1989			303	270	15,900	47,970	32,070	0 %
92-17-34-202-022	92-D1-WDLK-1989			201	270	29,100	86,980	57,880	0 %
92-17-34-203-016	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-203-017	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-203-019	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-203-023	92-D1-WDLK-1989			402	270	100	0	-100	100 %
92-17-34-203-024	92-D1-WDLK-1989			402	270	200	250	50	0 %
92-17-34-204-025	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-204-026	92-D1-WDLK-1989			402	270	13,250	0	-13,250	0 %
92-17-34-204-028	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-204-040	92-D1-WDLK-1989			402	270	11,700	0	-11,700	0 %
92-17-34-204-041	92-D1-WDLK-1989			402	270	11,700	0	-11,700	0 %
92-17-34-204-043	92-D1-WDLK-1989			402	270	4,850	0	-4,850	0 %
92-17-34-204-047	92-D1-WDLK-1989			402	270	25,900	0	-25,900	0 %
92-17-34-204-048	92-D1-WDLK-1989			202	270	29,095	39,600	10,505	0 %
92-17-34-204-049	92-D1-WDLK-1989			201	270	123,355	167,920	44,565	0 %
92-17-34-204-050	92-D1-WDLK-1989			201	270	40,600	170,780	130,180	0 %
92-17-34-204-051	92-D1-WDLK-1989			202	270	9,773	63,330	53,557	0 %
92-17-34-204-052	92-D1-WDLK-1989			402	270	6,877	0	-6,877	0 %
92-17-34-205-001	92-D1-WDLK-1989			405	270	12	70,320	70,308	0 %
92-17-34-205-002	92-D1-WDLK-1989			405	270	12	61,730	61,718	0 %
92-17-34-205-003	92-D1-WDLK-1989			405	270	12	107,850	107,838	100 %
92-17-34-205-004	92-D1-WDLK-1989			405	270	12	84,530	84,518	100 %

**CITY OF WALLED LAKE**  
**CURRENT DDA/TIFA REPORT-TR07105**

Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-17-34-205-005	92-D1-WDLK-1989			405	270	12	109,520	109,508	100 %
92-17-34-205-006	92-D1-WDLK-1989			405	270	12	47,550	47,538	0 %
92-17-34-205-007	92-D1-WDLK-1989			405	270	12	53,460	53,448	0 %
92-17-34-205-008	92-D1-WDLK-1989			405	270	12	48,160	48,148	0 %
92-17-34-205-009	92-D1-WDLK-1989			405	270	12	54,460	54,448	0 %
92-17-34-205-010	92-D1-WDLK-1989			405	270	12	84,330	84,318	100 %
92-17-34-205-011	92-D1-WDLK-1989			405	270	13	107,850	107,837	0 %
92-17-34-205-012	92-D1-WDLK-1989			405	270	13	48,160	48,147	0 %
92-17-34-205-013	92-D1-WDLK-1989			405	270	13	54,500	54,487	0 %
92-17-34-205-014	92-D1-WDLK-1989			405	270	13	47,560	47,547	0 %
92-17-34-205-015	92-D1-WDLK-1989			405	270	13	111,150	111,137	0 %
92-17-34-205-016	92-D1-WDLK-1989			405	270	13	86,830	86,817	100 %
92-17-34-205-017	92-D1-WDLK-1989			405	270	13	53,930	53,917	0 %
92-17-34-205-018	92-D1-WDLK-1989			405	270	13	84,530	84,517	100 %
92-17-34-205-019	92-D1-WDLK-1989			405	270	13	108,650	108,637	100 %
92-17-34-205-020	92-D1-WDLK-1989			405	270	13	62,390	62,377	0 %
92-17-34-205-021	92-D1-WDLK-1989			405	270	13	107,170	107,157	80 %
92-17-34-205-022	92-D1-WDLK-1989			405	270	13	84,530	84,517	100 %
92-17-34-205-023	92-D1-WDLK-1989			405	270	13	110,300	110,287	80 %
92-17-34-205-024	92-D1-WDLK-1989			405	270	13	84,330	84,317	100 %
92-17-34-205-025	92-D1-WDLK-1989			405	270	13	53,940	53,927	0 %
92-17-34-205-026	92-D1-WDLK-1989			405	270	13	48,170	48,157	0 %
92-17-34-205-027	92-D1-WDLK-1989			405	270	13	56,850	56,837	0 %
92-17-34-205-028	92-D1-WDLK-1989			405	270	13	62,400	62,387	0 %
92-17-34-205-029	92-D1-WDLK-1989			405	270	13	111,100	111,087	100 %
92-17-34-205-030	92-D1-WDLK-1989			405	270	13	30,160	30,147	0 %
92-17-34-205-031	92-D1-WDLK-1989			405	270	13	34,420	34,407	0 %
92-17-34-205-032	92-D1-WDLK-1989			405	270	13	30,580	30,567	0 %
92-17-34-205-033	92-D1-WDLK-1989			405	270	13	34,770	34,757	0 %
92-17-34-205-034	92-D1-WDLK-1989			405	270	13	84,330	84,317	100 %
92-17-34-205-035	92-D1-WDLK-1989			405	270	13	34,100	34,087	0 %
92-17-34-205-036	92-D1-WDLK-1989			405	270	13	30,580	30,567	0 %

**CITY OF WALLED LAKE**  
**CURRENT DDA/TIFA REPORT-TR07105**

Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-17-34-205-037	92-D1-WDLK-1989			405	270	13	34,770	34,757	0 %
92-17-34-205-038	92-D1-WDLK-1989			405	270	13	30,160	30,147	0 %
92-17-34-205-039	92-D1-WDLK-1989			405	270	13	34,420	34,407	0 %
92-17-34-205-040	92-D1-WDLK-1989			405	270	13	30,580	30,567	0 %
92-17-34-205-041	92-D1-WDLK-1989			405	270	13	114,530	114,517	0 %
92-17-34-205-042	92-D1-WDLK-1989			405	270	13	30,160	30,147	0 %
92-17-34-205-043	92-D1-WDLK-1989			405	270	13	5,630	5,617	0 %
92-17-34-205-044	92-D1-WDLK-1989			405	270	13	5,630	5,617	0 %
92-17-34-205-045	92-D1-WDLK-1989			405	270	13	5,630	5,617	0 %
92-17-34-205-046	92-D1-WDLK-1989			405	270	13	5,630	5,617	0 %
92-17-34-205-047	92-D1-WDLK-1989			405	270	13	5,630	5,617	0 %
92-17-34-205-048	92-D1-WDLK-1989			405	270	13	5,630	5,617	0 %
92-17-34-205-049	92-D1-WDLK-1989			405	270	13	5,630	5,617	0 %
92-17-34-205-050	92-D1-WDLK-1989			405	270	13	5,630	5,617	0 %
92-17-34-205-051	92-D1-WDLK-1989			405	270	13	5,640	5,627	0 %
92-17-34-205-052	92-D1-WDLK-1989			405	270	13	5,640	5,627	0 %
92-17-34-205-053	92-D1-WDLK-1989			405	270	13	5,640	5,627	0 %
92-17-34-205-054	92-D1-WDLK-1989			405	270	13	5,640	5,627	0 %
92-17-34-205-055	92-D1-WDLK-1989			405	270	13	5,640	5,627	0 %
92-17-34-205-056	92-D1-WDLK-1989			405	270	13	5,640	5,627	0 %
92-17-34-205-057	92-D1-WDLK-1989			406	270	13	3,040	3,027	0 %
92-17-34-205-058	92-D1-WDLK-1989			406	270	13	3,040	3,027	0 %
92-17-34-205-059	92-D1-WDLK-1989			406	270	13	3,040	3,027	0 %
92-17-34-205-060	92-D1-WDLK-1989			406	270	13	3,040	3,027	0 %
92-17-34-205-061	92-D1-WDLK-1989			406	270	13	3,040	3,027	0 %
92-17-34-205-062	92-D1-WDLK-1989			406	270	13	3,040	3,027	0 %
92-17-34-205-063	92-D1-WDLK-1989			406	270	13	3,040	3,027	0 %
92-17-34-205-064	92-D1-WDLK-1989			406	270	13	3,040	3,027	0 %
92-17-34-205-065	92-D1-WDLK-1989			406	270	13	3,040	3,027	0 %
92-17-34-205-066	92-D1-WDLK-1989			406	270	13	3,040	3,027	0 %
92-17-34-205-067	92-D1-WDLK-1989			406	270	13	3,040	3,027	0 %
92-17-34-205-068	92-D1-WDLK-1989			406	270	13	3,040	3,027	0 %

**CITY OF WALLED LAKE**  
**CURRENT DDA/TIFA REPORT-TR07105**

Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-17-34-205-069	92-D1-WDLK-1989			406	270	13	3,040	3,027	0 %
92-17-34-205-070	92-D1-WDLK-1989			406	270	13	3,040	3,027	0 %
92-17-34-226-011	92-D1-WDLK-1989			201	270	44,500	92,270	47,770	0 %
92-17-34-226-012	92-D1-WDLK-1989			401	270	45,400	140,850	95,450	0 %
92-17-34-226-013	92-D1-WDLK-1989			201	270	35,800	63,330	27,530	0 %
92-17-34-227-009	92-D1-WDLK-1989			201	270	48,600	139,170	90,570	0 %
92-17-34-228-001	92-D1-WDLK-1989			201	270	98,500	274,700	176,200	0 %
92-17-34-228-002	92-D1-WDLK-1989			201	270	24,800	62,740	37,940	0 %
92-17-34-228-005	92-D1-WDLK-1989			202	270	9,400	1,470	-7,930	0 %
92-17-34-228-006	92-D1-WDLK-1989			301	270	56,300	94,530	38,230	0 %
92-17-34-228-008	92-D1-WDLK-1989			301	270	25,100	157,500	132,400	0 %
92-17-34-228-009	92-D1-WDLK-1989			301	270	46,900	73,280	26,380	0 %
92-17-34-228-010	92-D1-WDLK-1989			201	270	125,700	212,580	86,880	0 %
92-17-34-229-004	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-229-007	92-D1-WDLK-1989			201	270	66,900	178,000	111,100	0 %
92-17-34-229-011	92-D1-WDLK-1989			201	270	69,800	201,080	131,280	0 %
92-17-34-229-014	92-D1-WDLK-1989			201	270	149,200	325,910	176,710	0 %
92-17-34-229-015	92-D1-WDLK-1989			201	270	123,600	271,600	148,000	0 %
92-17-34-229-016	92-D1-WDLK-1989			201	270	14,300	29,430	15,130	0 %
92-17-34-229-017	92-D1-WDLK-1989			201	270	87,700	181,800	94,100	0 %
92-17-34-229-018	92-D1-WDLK-1989			201	270	181,400	291,230	109,830	0 %
92-17-34-229-019	92-D1-WDLK-1989			201	270	299,800	416,380	116,580	0 %
92-17-34-230-002	92-D1-WDLK-1989			402	270	1,046	0	-1,046	0 %
92-17-34-251-014	92-D1-WDLK-1989			402	270	2,600	0	-2,600	0 %
92-17-34-251-015	92-D1-WDLK-1989			402	270	1,600	0	-1,600	0 %
92-17-34-251-016	92-D1-WDLK-1989			402	270	2,600	0	-2,600	0 %
92-17-34-252-002	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-253-002	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-253-017	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-253-023	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-253-024	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-253-025	92-D1-WDLK-1989			201	270	29,800	70,150	40,350	0 %

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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-17-34-253-026	92-D1-WDLK-1989			201	270	24,100	58,250	34,150	0 %
92-17-34-253-027	92-D1-WDLK-1989			201	270	33,000	77,710	44,710	0 %
92-17-34-253-028	92-D1-WDLK-1989			201	270	34,200	76,520	42,320	0 %
92-17-34-257-001	92-D1-WDLK-1989			405	270	4,500	86,690	82,190	0 %
92-17-34-257-002	92-D1-WDLK-1989			405	270	4,500	87,650	83,150	0 %
92-17-34-257-003	92-D1-WDLK-1989			405	270	4,500	87,650	83,150	0 %
92-17-34-257-004	92-D1-WDLK-1989			405	270	4,500	87,650	83,150	0 %
92-17-34-257-005	92-D1-WDLK-1989			405	270	4,500	87,760	83,260	0 %
92-17-34-257-006	92-D1-WDLK-1989			405	270	4,500	84,500	80,000	0 %
92-17-34-257-007	92-D1-WDLK-1989			405	270	4,500	86,680	82,180	0 %
92-17-34-257-008	92-D1-WDLK-1989			405	270	4,500	86,750	82,250	0 %
92-17-34-257-009	92-D1-WDLK-1989			405	270	4,500	86,750	82,250	0 %
92-17-34-257-010	92-D1-WDLK-1989			405	270	4,500	86,750	82,250	0 %
92-17-34-257-011	92-D1-WDLK-1989			405	270	4,500	86,750	82,250	0 %
92-17-34-257-012	92-D1-WDLK-1989			405	270	4,500	86,600	82,100	0 %
92-17-34-257-013	92-D1-WDLK-1989			201	270	4,500	154,740	150,240	0 %
92-17-34-257-014	92-D1-WDLK-1989			201	270	4,500	66,860	62,360	0 %
92-17-34-257-015	92-D1-WDLK-1989			201	270	4,500	66,910	62,410	0 %
92-17-34-257-016	92-D1-WDLK-1989			201	270	4,500	66,280	61,780	0 %
92-17-34-257-017	92-D1-WDLK-1989			201	270	4,500	60,930	56,430	0 %
92-17-34-276-001	92-D1-WDLK-1989			201	270	12,100	45,090	32,990	0 %
92-17-34-276-002	92-D1-WDLK-1989			201	270	44,000	114,610	70,610	0 %
92-17-34-276-003	92-D1-WDLK-1989			201	270	12,000	45,150	33,150	0 %
92-17-34-276-004	92-D1-WDLK-1989			201	270	205,400	338,980	133,580	0 %
92-17-34-276-005	92-D1-WDLK-1989			202	270	38,500	45,930	7,430	0 %
92-17-34-276-007	92-D1-WDLK-1989			201	270	13,700	194,050	180,350	0 %
92-17-34-276-008	92-D1-WDLK-1989			201	270	20,700	90,600	69,900	0 %
92-17-34-276-009	92-D1-WDLK-1989			401	270	23,600	50,350	26,750	0 %
92-17-34-276-012	92-D1-WDLK-1989			202	270	10,000	16,130	6,130	0 %
92-17-34-276-016	92-D1-WDLK-1989			201	270	40,100	66,960	26,860	0 %
92-17-34-276-017	92-D1-WDLK-1989			201	270	15,300	30,790	15,490	0 %
92-17-34-276-018	92-D1-WDLK-1989			201	270	101,300	186,280	84,980	0 %



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92-17-34-276-019	92-D1-WDLK-1989			202	270	1,700	3,540	1,840	0 %
92-17-34-276-022	92-D1-WDLK-1989			201	270	61,056	240,960	179,904	0 %
92-17-34-276-023	92-D1-WDLK-1989			201	270	34,344	238,800	204,456	0 %
92-17-34-277-001	92-D1-WDLK-1989			201	270	55,000	187,590	132,590	0 %
92-17-34-277-009	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-277-010	92-D1-WDLK-1989			201	270	113,300	195,300	82,000	0 %
92-17-34-277-014	92-D1-WDLK-1989			202	270	2,300	3,470	1,170	0 %
92-17-34-277-015	92-D1-WDLK-1989			201	270	37,300	61,500	24,200	0 %
92-17-34-277-016	92-D1-WDLK-1989			201	270	15,100	24,850	9,750	0 %
92-17-34-277-017	92-D1-WDLK-1989			201	270	26,700	43,140	16,440	0 %
92-17-34-277-018	92-D1-WDLK-1989			201	270	24,500	60,550	36,050	0 %
92-17-34-277-019	92-D1-WDLK-1989			201	270	31,300	76,680	45,380	0 %
92-17-34-277-020	92-D1-WDLK-1989			201	270	27,900	64,930	37,030	0 %
92-17-34-277-021	92-D1-WDLK-1989			201	270	57,400	169,680	112,280	0 %
92-17-34-277-023	92-D1-WDLK-1989			201	270	59,700	200,310	140,610	0 %
92-17-34-277-026	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-277-037	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-277-038	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-277-042	92-D1-WDLK-1989			201	270	965,600	1,649,420	683,820	0 %
92-17-34-277-044	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-34-277-046	92-D1-WDLK-1989			201	270	2,300	46,200	43,900	0 %
92-17-34-277-059	92-D1-WDLK-1989			201	270	49,035	507,640	458,605	0 %
92-17-34-277-060	92-D1-WDLK-1989			201	270	7,990	632,610	624,620	0 %
92-17-34-277-061	92-D1-WDLK-1989			201	270	269,875	2,400,080	2,130,205	0 %
92-17-34-278-002	92-D1-WDLK-1989			405	270	715	61,680	60,965	0 %
92-17-34-278-003	92-D1-WDLK-1989			405	270	715	62,630	61,915	100 %
92-17-34-278-004	92-D1-WDLK-1989			405	270	715	73,850	73,135	100 %
92-17-34-278-005	92-D1-WDLK-1989			405	270	715	62,050	61,335	0 %
92-17-34-278-006	92-D1-WDLK-1989			405	270	715	75,260	74,545	100 %
92-17-34-278-007	92-D1-WDLK-1989			405	270	715	73,950	73,235	100 %
92-17-34-278-008	92-D1-WDLK-1989			405	270	715	78,970	78,255	100 %
92-17-34-278-009	92-D1-WDLK-1989			405	270	715	75,260	74,545	100 %

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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-17-34-278-010	92-D1-WDLK-1989			405	270	715	64,940	64,225	100 %
92-17-34-278-011	92-D1-WDLK-1989			405	270	715	74,870	74,155	100 %
92-17-34-278-012	92-D1-WDLK-1989			405	270	715	70,830	70,115	100 %
92-17-34-278-013	92-D1-WDLK-1989			405	270	715	64,650	63,935	100 %
92-17-34-278-014	92-D1-WDLK-1989			405	270	576	81,650	81,074	100 %
92-17-34-278-015	92-D1-WDLK-1989			405	270	576	64,760	64,184	100 %
92-17-34-278-016	92-D1-WDLK-1989			405	270	576	67,580	67,004	100 %
92-17-34-278-017	92-D1-WDLK-1989			405	270	576	75,110	74,534	100 %
92-17-34-278-022	92-D1-WDLK-1989			405	270	576	80,410	79,834	100 %
92-17-34-278-023	92-D1-WDLK-1989			405	270	576	85,240	84,664	100 %
92-17-34-278-024	92-D1-WDLK-1989			405	270	576	71,380	70,804	100 %
92-17-34-278-025	92-D1-WDLK-1989			405	270	576	70,030	69,454	100 %
92-17-34-278-026	92-D1-WDLK-1989			405	270	576	65,390	64,814	100 %
92-17-34-278-027	92-D1-WDLK-1989			405	270	576	75,850	75,274	100 %
92-17-34-278-028	92-D1-WDLK-1989			405	270	576	67,320	66,744	100 %
92-17-34-278-029	92-D1-WDLK-1989			405	270	576	81,430	80,854	100 %
92-17-34-278-030	92-D1-WDLK-1989			405	270	576	70,690	70,114	100 %
92-17-34-278-031	92-D1-WDLK-1989			405	270	576	67,940	67,364	100 %
92-17-34-278-032	92-D1-WDLK-1989			405	270	576	85,130	84,554	100 %
92-17-34-278-033	92-D1-WDLK-1989			405	270	576	65,660	65,084	100 %
92-17-34-278-034	92-D1-WDLK-1989			405	270	576	79,840	79,264	100 %
92-17-34-278-035	92-D1-WDLK-1989			405	270	576	69,530	68,954	100 %
92-17-34-278-036	92-D1-WDLK-1989			405	270	576	71,050	70,474	100 %
92-17-34-278-037	92-D1-WDLK-1989			405	270	576	65,770	65,194	100 %
92-17-34-278-038	92-D1-WDLK-1989			405	270	576	68,670	68,094	100 %
92-17-34-278-039	92-D1-WDLK-1989			405	270	576	72,770	72,194	100 %
92-17-34-278-040	92-D1-WDLK-1989			405	270	576	84,190	83,614	100 %
92-17-34-278-041	92-D1-WDLK-1989			405	270	576	80,780	80,204	100 %
92-17-34-278-042	92-D1-WDLK-1989			405	270	576	79,970	79,394	100 %
92-17-34-278-043	92-D1-WDLK-1989			405	270	576	71,270	70,694	100 %
92-17-34-278-044	92-D1-WDLK-1989			405	270	576	68,340	67,764	100 %
92-17-34-278-045	92-D1-WDLK-1989			405	270	576	65,400	64,824	100 %

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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-17-34-278-046	92-D1-WDLK-1989			405	270	576	59,310	58,734	100 %
92-17-34-278-047	92-D1-WDLK-1989			405	270	576	64,440	63,864	100 %
92-17-34-278-048	92-D1-WDLK-1989			405	270	576	78,610	78,034	100 %
92-17-34-278-049	92-D1-WDLK-1989			405	270	576	77,770	77,194	100 %
92-17-34-278-050	92-D1-WDLK-1989			405	270	576	64,010	63,434	100 %
92-17-34-278-051	92-D1-WDLK-1989			405	270	576	79,290	78,714	100 %
92-17-34-278-052	92-D1-WDLK-1989			405	270	576	60,440	59,864	100 %
92-17-34-278-053	92-D1-WDLK-1989			405	270	576	77,300	76,724	100 %
92-17-34-278-054	92-D1-WDLK-1989			405	270	576	62,220	61,644	100 %
92-17-34-278-055	92-D1-WDLK-1989			405	270	576	81,440	80,864	100 %
92-17-34-278-056	92-D1-WDLK-1989			405	270	576	80,310	79,734	100 %
92-17-34-278-057	92-D1-WDLK-1989			405	270	576	69,090	68,514	100 %
92-17-34-278-058	92-D1-WDLK-1989			405	270	576	82,760	82,184	100 %
92-17-34-278-059	92-D1-WDLK-1989			405	270	576	65,680	65,104	100 %
92-17-34-278-060	92-D1-WDLK-1989			405	270	576	65,760	65,184	100 %
92-17-34-278-061	92-D1-WDLK-1989			405	270	576	61,550	60,974	100 %
92-17-34-278-064	92-D1-WDLK-1989			405	270	527	91,170	90,643	100 %
92-17-34-278-065	92-D1-WDLK-1989			405	270	527	66,520	65,993	100 %
92-17-34-278-066	92-D1-WDLK-1989			405	270	527	91,040	90,513	100 %
92-17-34-278-067	92-D1-WDLK-1989			405	270	527	94,500	93,973	100 %
92-17-34-278-068	92-D1-WDLK-1989			405	270	527	67,680	67,153	100 %
92-17-34-278-069	92-D1-WDLK-1989			405	270	527	69,050	68,523	0 %
92-17-34-278-070	92-D1-WDLK-1989			405	270	527	72,920	72,393	100 %
92-17-34-278-071	92-D1-WDLK-1989			405	270	527	67,830	67,303	100 %
92-17-34-278-072	92-D1-WDLK-1989			405	270	527	93,780	93,253	100 %
92-17-34-278-073	92-D1-WDLK-1989			405	270	527	80,880	80,353	100 %
92-17-34-278-074	92-D1-WDLK-1989			405	270	527	78,400	77,873	100 %
92-17-34-278-075	92-D1-WDLK-1989			405	270	527	68,440	67,913	100 %
92-17-34-278-084	92-D1-WDLK-1989			405	270	526	66,810	66,284	100 %
92-17-34-278-085	92-D1-WDLK-1989			405	270	526	66,570	66,044	100 %
92-17-34-278-086	92-D1-WDLK-1989			405	270	526	87,360	86,834	100 %
92-17-34-278-087	92-D1-WDLK-1989			405	270	526	75,630	75,104	100 %

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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-17-34-278-096	92-D1-WDLK-1989			405	270	526	66,090	65,564	100 %
92-17-34-278-097	92-D1-WDLK-1989			405	270	526	65,330	64,804	100 %
92-17-34-278-098	92-D1-WDLK-1989			405	270	526	66,880	66,354	100 %
92-17-34-278-099	92-D1-WDLK-1989			405	270	526	79,440	78,914	100 %
92-17-34-278-100	92-D1-WDLK-1989			405	270	526	68,260	67,734	100 %
92-17-34-278-101	92-D1-WDLK-1989			405	270	526	72,920	72,394	100 %
92-17-34-278-102	92-D1-WDLK-1989			405	270	526	80,650	80,124	100 %
92-17-34-278-103	92-D1-WDLK-1989			405	270	526	67,290	66,764	100 %
92-17-34-278-104	92-D1-WDLK-1989			405	270	7,910	95,350	87,440	100 %
92-17-34-278-105	92-D1-WDLK-1989			405	270	7,905	100,060	92,155	100 %
92-17-34-278-106	92-D1-WDLK-1989			405	270	8,000	105,170	97,170	100 %
92-17-34-278-107	92-D1-WDLK-1989			405	270	7,905	105,170	97,265	100 %
92-17-34-278-108	92-D1-WDLK-1989			405	270	1,250	98,570	97,320	100 %
92-17-34-278-109	92-D1-WDLK-1989			405	270	1,250	71,810	70,560	100 %
92-17-34-278-110	92-D1-WDLK-1989			405	270	1,250	85,750	84,500	100 %
92-17-34-278-111	92-D1-WDLK-1989			405	270	1,250	71,640	70,390	0 %
92-17-34-278-120	92-D1-WDLK-1989			405	270	2,563	104,570	102,007	100 %
92-17-34-278-121	92-D1-WDLK-1989			405	270	2,563	90,210	87,647	100 %
92-17-34-278-122	92-D1-WDLK-1989			405	270	2,563	90,200	87,637	100 %
92-17-34-278-123	92-D1-WDLK-1989			405	270	2,563	103,740	101,177	100 %
92-17-34-278-124	92-D1-WDLK-1989			405	270	592	101,990	101,398	100 %
92-17-34-278-125	92-D1-WDLK-1989			405	270	592	75,640	75,048	100 %
92-17-34-278-126	92-D1-WDLK-1989			405	270	592	92,900	92,308	100 %
92-17-34-278-127	92-D1-WDLK-1989			405	270	592	75,520	74,928	100 %
92-17-34-278-128	92-D1-WDLK-1989			405	270	592	76,830	76,238	100 %
92-17-34-278-129	92-D1-WDLK-1989			405	270	592	90,940	90,348	100 %
92-17-34-278-130	92-D1-WDLK-1989			405	270	592	77,440	76,848	100 %
92-17-34-278-131	92-D1-WDLK-1989			405	270	592	92,600	92,008	0 %
92-17-34-278-132	92-D1-WDLK-1989			405	270	592	78,070	77,478	100 %
92-17-34-278-133	92-D1-WDLK-1989			405	270	592	75,990	75,398	100 %
92-17-34-278-134	92-D1-WDLK-1989			405	270	592	75,930	75,338	0 %
92-17-34-278-135	92-D1-WDLK-1989			405	270	592	86,140	85,548	100 %

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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-17-34-278-136	92-D1-WDLK-1989			405	270	591	92,060	91,469	100 %
92-17-34-278-137	92-D1-WDLK-1989			405	270	591	34,000	33,409	100 %
92-17-34-278-138	92-D1-WDLK-1989			405	270	591	98,900	98,309	100 %
92-17-34-278-139	92-D1-WDLK-1989			405	270	591	99,380	98,789	100 %
92-17-35-101-001	92-D1-WDLK-1989			302	270	5,400	22,550	17,150	0 %
92-17-35-102-001	92-D1-WDLK-1989			201	270	58,200	472,840	414,640	0 %
92-17-35-102-002	92-D1-WDLK-1989			301	270	303,100	1,398,250	1,095,150	0 %
92-17-35-102-003	92-D1-WDLK-1989			201	270	28,300	95,770	67,470	0 %
92-17-35-102-004	92-D1-WDLK-1989			201	270	68,800	140,860	72,060	0 %
92-17-35-102-005	92-D1-WDLK-1989			402	270	16,200	0	-16,200	0 %
92-17-35-102-008	92-D1-WDLK-1989			402	270	19,300	0	-19,300	0 %
92-17-35-102-009	92-D1-WDLK-1989			402	270	0	0	0	0 %
92-17-35-102-011	92-D1-WDLK-1989			402	270	149,200	0	-149,200	0 %
92-17-35-103-014	92-D1-WDLK-1989			201	270	78,300	135,590	57,290	0 %
92-17-35-103-017	92-D1-WDLK-1989			201	270	242,900	413,660	170,760	0 %
92-99-00-000-002	92-D1-WDLK-1989			251	270	0	27,920	27,920	0 %
92-99-00-000-006	92-D1-WDLK-1989			251	270	0	171,400	171,400	0 %
92-99-00-000-034	92-D1-WDLK-1989			251	270	0	0	0	0 %
92-99-00-000-038	92-D1-WDLK-1989			251	270	0	3,090	3,090	0 %
92-99-00-000-700	92-D1-WDLK-1989			251	270	12,850	16,410	3,560	0 %
92-99-00-000-750	92-D1-WDLK-1989			251	270	10,000	33,630	23,630	0 %
92-99-00-001-003	92-D1-WDLK-1989			251	270	0	63,060	63,060	0 %
92-99-00-001-004	92-D1-WDLK-1989			251	270	0	1,570	1,570	0 %
92-99-00-001-007	92-D1-WDLK-1989			251	270	0	9,590	9,590	0 %
92-99-00-001-008	92-D1-WDLK-1989			251	270	0	52,080	52,080	0 %
92-99-00-001-022	92-D1-WDLK-1989			251	270	0	1,750	1,750	0 %
92-99-00-001-023	92-D1-WDLK-1989			251	270	0	900	900	0 %
92-99-00-001-024	92-D1-WDLK-1989			251	270	0	62,190	62,190	0 %
92-99-00-001-036	92-D1-WDLK-1989			251	270	0	25,870	25,870	0 %
92-99-00-001-039	92-D1-WDLK-1989			251	270	0	134,100	134,100	0 %
92-99-00-001-300	92-D1-WDLK-1989			251	270	700	1,120	420	0 %
92-99-00-001-400	92-D1-WDLK-1989			251	270	18,350	20,370	2,020	0 %

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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-99-00-001-600	92-D1-WDLK-1989			251	270	17,850	25,540	7,690	0 %
92-99-00-001-650	92-D1-WDLK-1989			251	270	28,200	12,250	-15,950	0 %
92-99-00-001-852	92-D1-WDLK-1989			251	270	24,550	49,050	24,500	0 %
92-99-00-002-002	92-D1-WDLK-1989			251	270	0	22,690	22,690	0 %
92-99-00-002-009	92-D1-WDLK-1989			251	270	0	510	510	0 %
92-99-00-002-020	92-D1-WDLK-1989			251	270	0	16,090	16,090	0 %
92-99-00-002-024	92-D1-WDLK-1989			251	270	0	0	0	0 %
92-99-00-002-028	92-D1-WDLK-1989			251	270	0	21,110	21,110	0 %
92-99-00-002-029	92-D1-WDLK-1989			251	270	0	22,010	22,010	0 %
92-99-00-002-033	92-D1-WDLK-1989			251	270	0	180	180	0 %
92-99-00-002-500	92-D1-WDLK-1989			251	270	16,500	83,990	67,490	0 %
92-99-00-003-002	92-D1-WDLK-1989			251	270	0	2,810	2,810	0 %
92-99-00-003-005	92-D1-WDLK-1989			251	270	0	207,940	207,940	0 %
92-99-00-003-006	92-D1-WDLK-1989			251	270	0	42,360	42,360	0 %
92-99-00-003-007	92-D1-WDLK-1989			251	270	0	50,790	50,790	0 %
92-99-00-003-008	92-D1-WDLK-1989			251	270	0	17,030	17,030	0 %
92-99-00-003-010	92-D1-WDLK-1989			251	270	0	170	170	0 %
92-99-00-003-011	92-D1-WDLK-1989			251	270	0	1,710	1,710	0 %
92-99-00-003-012	92-D1-WDLK-1989			251	270	0	1,160	1,160	0 %
92-99-00-003-014	92-D1-WDLK-1989			251	270	0	14,810	14,810	0 %
92-99-00-003-015	92-D1-WDLK-1989			251	270	0	1,130	1,130	0 %
92-99-00-003-016	92-D1-WDLK-1989			251	270	0	0	0	0 %
92-99-00-003-018	92-D1-WDLK-1989			251	270	0	260	260	0 %
92-99-00-003-027	92-D1-WDLK-1989			251	270	0	53,460	53,460	0 %
92-99-00-003-029	92-D1-WDLK-1989			251	270	0	105,630	105,630	0 %
92-99-00-003-037	92-D1-WDLK-1989			251	270	0	9,050	9,050	0 %
92-99-00-003-040	92-D1-WDLK-1989			251	270	0	940	940	0 %
92-99-00-003-042	92-D1-WDLK-1989			251	270	0	0	0	0 %
92-99-00-003-043	92-D1-WDLK-1989			251	270	0	0	0	0 %
92-99-00-003-059	92-D1-WDLK-1989			251	270	0	950	950	0 %
92-99-00-003-060	92-D1-WDLK-1989			251	270	0	0	0	0 %
92-99-00-003-790	92-D1-WDLK-1989			351	270	33,550	173,340	139,790	0 %

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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-99-00-004-000	92-D1-WDLK-1989			251	270	24,850	109,660	84,810	0 %
92-99-00-004-001	92-D1-WDLK-1989			251	270	0	2,250	2,250	0 %
92-99-00-004-002	92-D1-WDLK-1989			251	270	0	0	0	0 %
92-99-00-004-003	92-D1-WDLK-1989			251	270	0	1,970	1,970	0 %
92-99-00-004-012	92-D1-WDLK-1989			251	270	0	370	370	0 %
92-99-00-004-013	92-D1-WDLK-1989			251	270	0	5,530	5,530	0 %
92-99-00-004-014	92-D1-WDLK-1989			251	270	0	64,730	64,730	0 %
92-99-00-004-019	92-D1-WDLK-1989			251	270	0	5,750	5,750	0 %
92-99-00-004-028	92-D1-WDLK-1989			251	270	0	12,080	12,080	0 %
92-99-00-004-029	92-D1-WDLK-1989			251	270	0	0	0	0 %
92-99-00-004-031	92-D1-WDLK-1989			251	270	0	8,750	8,750	0 %
92-99-00-004-051	92-D1-WDLK-1989			251	270	0	690	690	0 %
92-99-00-004-058	92-D1-WDLK-1989			251	270	0	0	0	0 %
92-99-00-004-100	92-D1-WDLK-1989			251	270	38,300	39,480	1,180	0 %
92-99-00-005-007	92-D1-WDLK-1989			251	270	0	70,970	70,970	0 %
92-99-00-005-009	92-D1-WDLK-1989			251	270	0	7,250	7,250	0 %
92-99-00-005-010	92-D1-WDLK-1989			251	270	0	1,070	1,070	0 %
92-99-00-005-011	92-D1-WDLK-1989			251	270	0	23,530	23,530	0 %
92-99-00-005-014	92-D1-WDLK-1989			251	270	0	4,300	4,300	0 %
92-99-00-005-016	92-D1-WDLK-1989			251	270	0	13,130	13,130	0 %
92-99-00-005-017	92-D1-WDLK-1989			251	270	0	560	560	0 %
92-99-00-005-019	92-D1-WDLK-1989			251	270	0	0	0	0 %
92-99-00-005-020	92-D1-WDLK-1989			251	270	0	16,070	16,070	0 %
92-99-00-005-022	92-D1-WDLK-1989			251	270	0	29,860	29,860	0 %
92-99-00-005-025	92-D1-WDLK-1989			251	270	0	1,380	1,380	0 %
92-99-00-005-027	92-D1-WDLK-1989			251	270	0	2,450	2,450	0 %
92-99-00-005-033	92-D1-WDLK-1989			251	270	0	820	820	0 %
92-99-00-005-034	92-D1-WDLK-1989			251	270	0	1,590	1,590	0 %
92-99-00-005-100	92-D1-WDLK-1989			781	270	19,600	0	-19,600	0 %
92-99-00-005-430	92-D1-WDLK-1989			251	270	33,450	39,640	6,190	0 %
92-99-00-005-450	92-D1-WDLK-1989			351	270	539,900	1,291,590	751,690	0 %
92-99-00-005-800	92-D1-WDLK-1989			781	270	8,800	0	-8,800	0 %

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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-99-00-005-930	92-D1-WDLK-1989			251	270	67,000	43,870	-23,130	0 %
92-99-00-005-950	92-D1-WDLK-1989			251	270	2,400	6,060	3,660	0 %
92-99-00-006-000	92-D1-WDLK-1989			251	270	0	8,280	8,280	0 %
92-99-00-006-001	92-D1-WDLK-1989			251	270	0	2,500	2,500	0 %
92-99-00-006-002	92-D1-WDLK-1989			251	270	0	2,260	2,260	0 %
92-99-00-006-007	92-D1-WDLK-1989			251	270	0	520	520	0 %
92-99-00-006-008	92-D1-WDLK-1989			251	270	0	3,320	3,320	0 %
92-99-00-006-010	92-D1-WDLK-1989			251	270	0	5,300	5,300	0 %
92-99-00-006-011	92-D1-WDLK-1989			251	270	0	1,470	1,470	0 %
92-99-00-006-013	92-D1-WDLK-1989			251	270	0	250	250	0 %
92-99-00-006-017	92-D1-WDLK-1989			251	270	0	47,530	47,530	0 %
92-99-00-006-675	92-D1-WDLK-1989			251	270	2,550	3,510	960	0 %
92-99-00-006-700	92-D1-WDLK-1989			251	270	2,300	1,460	-840	0 %
92-99-00-007-002	92-D1-WDLK-1989			251	270	0	5,000	5,000	0 %
92-99-00-007-003	92-D1-WDLK-1989			251	270	0	2,500	2,500	0 %
92-99-00-007-004	92-D1-WDLK-1989			251	270	0	130	130	0 %
92-99-00-007-005	92-D1-WDLK-1989			251	270	0	890	890	0 %
92-99-00-007-006	92-D1-WDLK-1989			251	270	0	1,500	1,500	0 %
92-99-00-007-007	92-D1-WDLK-1989			251	270	0	500	500	0 %
92-99-00-007-008	92-D1-WDLK-1989			251	270	0	390	390	0 %
92-99-00-007-013	92-D1-WDLK-1989			251	270	0	1,000	1,000	0 %
92-99-00-007-014	92-D1-WDLK-1989			251	270	0	960	960	0 %
92-99-00-007-015	92-D1-WDLK-1989			251	270	0	1,000	1,000	0 %
92-99-00-007-016	92-D1-WDLK-1989			251	270	0	500	500	0 %
92-99-00-007-018	92-D1-WDLK-1989			251	270	0	9,120	9,120	0 %
92-99-00-007-019	92-D1-WDLK-1989			251	270	0	5,000	5,000	0 %
92-99-00-007-020	92-D1-WDLK-1989			251	270	0	250,000	250,000	0 %
92-99-00-007-031	92-D1-WDLK-1989			251	270	0	900	900	0 %
92-99-00-007-032	92-D1-WDLK-1989			251	270	0	1,500	1,500	0 %
92-99-00-007-034	92-D1-WDLK-1989			251	270	0	1,500	1,500	0 %
92-99-00-007-035	92-D1-WDLK-1989			251	270	0	1,000	1,000	0 %
92-99-00-007-037	92-D1-WDLK-1989			251	270	0	50,000	50,000	0 %



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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-99-00-007-039	92-D1-WDLK-1989			251	270	0	9,650	9,650	0 %
92-99-00-007-041	92-D1-WDLK-1989			251	270	0	320	320	0 %
92-99-00-007-044	92-D1-WDLK-1989			251	270	0	11,540	11,540	0 %
92-99-00-008-445	92-D1-WDLK-1989			251	270	0	42,170	42,170	0 %
92-99-00-008-550	92-D1-WDLK-1989			251	270	64,150	38,830	-25,320	0 %
92-99-00-009-005	92-D1-WDLK-1989			251	270	7,550	4,080	-3,470	0 %
92-99-00-009-010	92-D1-WDLK-1989			251	270	36,650	25,300	-11,350	0 %
92-99-00-009-150	92-D1-WDLK-1989			251	270	45,350	48,320	2,970	0 %
92-99-00-009-600	92-D1-WDLK-1989			251	270	30,500	27,870	-2,630	0 %
92-99-00-009-701	92-D1-WDLK-1989			251	270	32,200	40,740	8,540	0 %
92-99-00-009-715	92-D1-WDLK-1989			251	270	2,700	13,530	10,830	0 %
92-99-00-009-825	92-D1-WDLK-1989			251	270	8,750	19,470	10,720	0 %
92-99-00-009-860	92-D1-WDLK-1989			251	270	5,600	3,650	-1,950	0 %
92-99-00-010-500	92-D1-WDLK-1989			251	270	9,200	23,100	13,900	0 %
92-99-00-010-687	92-D1-WDLK-1989			251	270	49,650	82,540	32,890	0 %
92-99-00-011-045	92-D1-WDLK-1989			251	270	11,250	3,610	-7,640	0 %
92-99-00-011-050	92-D1-WDLK-1989			251	270	6,750	4,110	-2,640	0 %
92-99-00-011-100	92-D1-WDLK-1989			251	270	16,450	88,010	71,560	0 %
92-99-00-013-100	92-D1-WDLK-1989			251	270	38,150	37,040	-1,110	0 %
92-99-00-014-700	92-D1-WDLK-1989			251	270	4,150	13,360	9,210	0 %
92-99-00-014-850	92-D1-WDLK-1989			251	270	0	10,910	10,910	0 %
92-99-00-014-900	92-D1-WDLK-1989			251	270	8,000	22,240	14,240	0 %
92-99-00-015-450	92-D1-WDLK-1989			251	270	6,450	15,340	8,890	0 %
92-99-00-850-007	92-D1-WDLK-1989			251	270	1,100	1,230	130	0 %
92-99-00-850-009	92-D1-WDLK-1989			251	270	14,200	5,830	-8,370	0 %
92-99-00-860-012	92-D1-WDLK-1989			251	270	3,500	3,660	160	0 %
92-99-00-870-000	92-D1-WDLK-1989			251	270	8,100	1,900	-6,200	0 %
92-99-00-880-002	92-D1-WDLK-1989			251	270	2,600	2,810	210	0 %
92-99-00-880-013	92-D1-WDLK-1989			251	270	29,800	12,460	-17,340	0 %
92-99-00-880-020	92-D1-WDLK-1989			251	270	0	22,120	22,120	0 %
92-99-00-890-011	92-D1-WDLK-1989			251	270	0	28,120	28,120	0 %
92-99-00-890-026	92-D1-WDLK-1989			251	270	0	5,620	5,620	0 %

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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-99-00-890-035	92-D1-WDLK-1989			251	270	0	12,930	12,930	0 %
92-99-00-900-011	92-D1-WDLK-1989			251	270	0	4,520	4,520	0 %
92-99-00-910-018	92-D1-WDLK-1989			351	270	0	155,960	155,960	0 %
92-99-00-920-000	92-D1-WDLK-1989			251	270	0	4,470	4,470	0 %
92-99-00-920-010	92-D1-WDLK-1989			251	270	0	9,600	9,600	0 %
92-99-00-930-002	92-D1-WDLK-1989			251	270	0	8,580	8,580	0 %
92-99-00-930-010	92-D1-WDLK-1989			251	270	0	0	0	0 %
92-99-00-930-012	92-D1-WDLK-1989			251	270	0	3,370	3,370	0 %
92-99-00-930-018	92-D1-WDLK-1989			251	270	0	24,100	24,100	0 %
92-99-00-950-000	92-D1-WDLK-1989			251	270	0	62,290	62,290	0 %
92-99-00-950-004	92-D1-WDLK-1989			251	270	0	281,670	281,670	0 %
92-99-00-950-006	92-D1-WDLK-1989			251	270	0	22,860	22,860	0 %
92-99-00-950-007	92-D1-WDLK-1989			251	270	0	6,710	6,710	0 %
92-99-00-960-007	92-D1-WDLK-1989			251	270	0	45,120	45,120	0 %
92-99-00-960-009	92-D1-WDLK-1989			251	270	0	1,720	1,720	0 %
92-99-00-960-017	92-D1-WDLK-1989			251	270	0	31,110	31,110	0 %
92-99-00-969-000	92-D1-WDLK-1989			251	270	0	0	0	0 %
92-99-00-980-000	92-D1-WDLK-1989			251	270	0	33,640	33,640	0 %
92-99-00-980-006	92-D1-WDLK-1989			251	270	0	13,500	13,500	0 %
92-99-00-980-008	92-D1-WDLK-1989			251	270	0	2,510	2,510	0 %
92-99-00-980-011	92-D1-WDLK-1989			251	270	0	6,750	6,750	0 %
92-99-00-980-012	92-D1-WDLK-1989			251	270	0	5,630	5,630	0 %
92-99-00-989-008	92-D1-WDLK-1989			251	270	0	830	830	0 %
92-99-00-990-000	92-D1-WDLK-1989			251	270	0	2,810	2,810	0 %
92-99-00-990-006	92-D1-WDLK-1989			251	270	0	4,500	4,500	0 %
92-99-00-990-008	92-D1-WDLK-1989			251	270	0	20,360	20,360	0 %
92-99-00-999-030	92-D1-WDLK-1989			251	270	0	1,790	1,790	0 %
92-99-99-999-278	92-D1-WDLK-1989			251	270	3,151,950	0	-3,151,950	0 %
92-IN-99-100-264	92-D1-WDLK-1989		6	902	270	0	420,010	420,010	0 %
92-IP-99-100-264	92-D1-WDLK-1989		6	952	270	0	20,020	20,020	0 %

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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-D1-WDLK-1989				<b>REAL P.R.E.</b>		107,912	9,093,826	8,985,914	
				<b>REAL NON-P.R.E.</b>		9,393,488	38,259,234	28,865,746	
				<b>TOTAL REAL</b>		9,501,400	47,353,060	37,851,660	
92-D1-WDLK-1989				<b>PERSONAL P.R.E.</b>		0	0	0	
				<b>PERSONAL NON-P.R.E.</b>		4,468,050	5,234,030	765,980	
				<b>TOTAL PERSONAL</b>		4,468,050	5,234,030	765,980	
92-D1-WDLK-1989				<b>TOTAL P.R.E.</b>		107,912	9,093,826	8,985,914	
				<b>TOTAL NON-P.R.E.</b>		13,861,538	43,493,264	29,631,726	
				<b>GRAND TOTAL</b>		13,969,450	52,587,090	38,617,640	

## APPENDIX C

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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-17-34-253-019	92-D1-WDLK-1991			402	270	63,300	0	-63,300	0 %
92-17-34-253-021	92-D1-WDLK-1991			402	270	83,800	0	-83,800	0 %
92-17-34-255-007	92-D1-WDLK-1991			202	270	100	260	160	0 %
92-17-34-255-008	92-D1-WDLK-1991			202	270	46,400	53,650	7,250	0 %
92-17-34-255-010	92-D1-WDLK-1991			201	270	134,600	187,470	52,870	0 %
92-17-34-256-001	92-D1-WDLK-1991			201	270	41,100	57,260	16,160	60 %
92-17-34-256-002	92-D1-WDLK-1991			201	270	112,500	199,290	86,790	0 %
92-17-34-276-020	92-D1-WDLK-1991			202	270	4,000	5,380	1,380	0 %
92-17-34-276-024	92-D1-WDLK-1991			202	270	11,822	51,040	39,218	0 %
92-17-34-276-025	92-D1-WDLK-1991			202	270	74,978	142,050	67,072	0 %
92-17-34-401-002	92-D1-WDLK-1991			402	270	300	490	190	0 %
92-17-34-401-003	92-D1-WDLK-1991			402	270	0	0	0	0 %
92-17-34-401-004	92-D1-WDLK-1991			202	270	400	500	100	0 %
92-17-34-401-005	92-D1-WDLK-1991			402	270	0	0	0	0 %
92-17-34-401-006	92-D1-WDLK-1991			402	270	600	0	-600	0 %
92-17-34-401-007	92-D1-WDLK-1991			201	270	6,100	10,660	4,560	0 %
92-17-34-401-008	92-D1-WDLK-1991			201	270	81,200	113,140	31,940	0 %
92-17-34-401-010	92-D1-WDLK-1991			201	270	14,900	52,370	37,470	0 %
92-17-34-401-011	92-D1-WDLK-1991			201	270	22,800	75,740	52,940	0 %
92-17-34-401-012	92-D1-WDLK-1991			201	270	127,200	191,210	64,010	0 %
92-17-34-402-001	92-D1-WDLK-1991			201	270	186,400	263,790	77,390	0 %
92-17-34-402-002	92-D1-WDLK-1991			201	270	25,700	37,370	11,670	0 %
92-17-34-403-001	92-D1-WDLK-1991			401	270	19,200	47,500	28,300	100 %
92-17-34-403-002	92-D1-WDLK-1991			201	270	37,000	56,690	19,690	0 %
92-17-34-403-003	92-D1-WDLK-1991			201	270	27,300	37,260	9,960	0 %
92-17-34-403-004	92-D1-WDLK-1991			201	270	8,700	18,020	9,320	0 %
92-17-34-403-005	92-D1-WDLK-1991			201	270	7,200	9,890	2,690	0 %
92-17-34-404-001	92-D1-WDLK-1991			402	270	0	0	0	0 %
92-17-34-404-002	92-D1-WDLK-1991			402	270	0	0	0	0 %
92-17-34-405-003	92-D1-WDLK-1991			202	270	11,500	5,120	-6,380	0 %
92-17-34-405-004	92-D1-WDLK-1991			202	270	58,000	38,320	-19,680	0 %
92-17-34-405-007	92-D1-WDLK-1991			402	270	0	0	0	0 %

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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-17-34-405-008	92-D1-WDLK-1991			201	270	33,600	46,740	13,140	0 %
92-17-34-405-009	92-D1-WDLK-1991			201	270	15,200	21,150	5,950	0 %
92-17-34-406-006	92-D1-WDLK-1991			201	270	256,700	356,210	99,510	0 %
92-17-34-408-001	92-D1-WDLK-1991			202	270	16,100	22,440	6,340	0 %
92-17-34-408-002	92-D1-WDLK-1991			201	270	38,000	63,740	25,740	0 %
92-17-34-408-003	92-D1-WDLK-1991			201	270	34,200	46,510	12,310	0 %
92-17-34-408-004	92-D1-WDLK-1991			201	270	15,500	21,280	5,780	0 %
92-17-34-408-005	92-D1-WDLK-1991			201	270	51,400	79,360	27,960	0 %
92-17-34-408-006	92-D1-WDLK-1991			201	270	32,300	64,530	32,230	0 %
92-17-34-408-007	92-D1-WDLK-1991			201	270	30,200	41,880	11,680	0 %
92-17-34-408-008	92-D1-WDLK-1991			201	270	76,400	106,190	29,790	0 %
92-17-34-409-001	92-D1-WDLK-1991			201	270	12,400	17,180	4,780	0 %
92-17-34-409-002	92-D1-WDLK-1991			202	270	7,100	29,100	22,000	0 %
92-17-34-409-003	92-D1-WDLK-1991			201	270	53,400	67,810	14,410	0 %
92-17-34-409-006	92-D1-WDLK-1991			201	270	31,500	43,780	12,280	0 %
92-17-34-409-007	92-D1-WDLK-1991			201	270	8,268	106,020	97,752	0 %
92-17-34-409-008	92-D1-WDLK-1991			201	270	23,532	130,370	106,838	0 %
92-17-34-410-001	92-D1-WDLK-1991			201	270	30,100	79,340	49,240	0 %
92-17-34-410-002	92-D1-WDLK-1991			202	270	32,500	67,460	34,960	0 %
92-17-34-410-003	92-D1-WDLK-1991			401	270	40,100	84,160	44,060	0 %
92-17-34-410-004	92-D1-WDLK-1991			203	270	50,300	98,050	47,750	0 %
92-17-34-411-006	92-D1-WDLK-1991			201	270	49,700	136,810	87,110	0 %
92-17-34-411-007	92-D1-WDLK-1991			201	270	30,900	70,030	39,130	0 %
92-17-34-411-008	92-D1-WDLK-1991			402	270	0	0	0	0 %
92-17-34-412-008	92-D1-WDLK-1991			403	270	51,900	91,430	39,530	100 %
92-17-34-412-009	92-D1-WDLK-1991			402	270	0	0	0	0 %
92-17-34-412-014	92-D1-WDLK-1991			201	270	6,400	8,840	2,440	0 %
92-17-34-412-015	92-D1-WDLK-1991			201	270	6,800	9,420	2,620	0 %
92-17-34-412-016	92-D1-WDLK-1991			201	270	67,300	92,460	25,160	0 %
92-17-34-412-017	92-D1-WDLK-1991			201	270	283,600	271,370	-12,230	0 %
92-17-34-412-018	92-D1-WDLK-1991			201	270	11,200	24,840	13,640	0 %
92-17-34-412-019	92-D1-WDLK-1991			201	270	41,000	93,970	52,970	0 %

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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-17-34-412-020	92-D1-WDLK-1991			201	270	37,700	90,300	52,600	0 %
92-17-34-412-021	92-D1-WDLK-1991			201	270	21,000	47,590	26,590	0 %
92-17-34-412-022	92-D1-WDLK-1991			402	270	0	0	0	0 %
92-17-34-412-023	92-D1-WDLK-1991			402	270	0	0	0	0 %
92-17-34-412-024	92-D1-WDLK-1991			402	270	0	0	0	0 %
92-17-34-412-027	92-D1-WDLK-1991			405	270	64,600	86,140	21,540	0 %
92-17-34-412-028	92-D1-WDLK-1991			405	270	66,200	108,900	42,700	100 %
92-17-34-412-029	92-D1-WDLK-1991			405	270	81,000	133,760	52,760	100 %
92-17-34-412-030	92-D1-WDLK-1991			405	270	63,500	103,820	40,320	100 %
92-17-34-412-031	92-D1-WDLK-1991			405	270	66,200	97,500	31,300	100 %
92-17-34-412-032	92-D1-WDLK-1991			405	270	77,400	92,110	14,710	100 %
92-17-34-412-033	92-D1-WDLK-1991			405	270	84,700	98,530	13,830	100 %
92-17-34-412-034	92-D1-WDLK-1991			405	270	83,400	147,070	63,670	100 %
92-17-34-412-035	92-D1-WDLK-1991			405	270	85,000	87,140	2,140	100 %
92-17-34-412-036	92-D1-WDLK-1991			405	270	81,100	123,620	42,520	0 %
92-99-00-000-008	92-D1-WDLK-1991			251	270	0	3,830	3,830	0 %
92-99-00-000-037	92-D1-WDLK-1991			251	270	0	27,990	27,990	0 %
92-99-00-001-006	92-D1-WDLK-1991			251	270	0	3,380	3,380	0 %
92-99-00-002-032	92-D1-WDLK-1991			251	270	0	2,150	2,150	0 %
92-99-00-003-021	92-D1-WDLK-1991			251	270	0	2,800	2,800	0 %
92-99-00-003-038	92-D1-WDLK-1991			251	270	0	610	610	0 %
92-99-00-003-050	92-D1-WDLK-1991			251	270	39,100	18,790	-20,310	0 %
92-99-00-003-250	92-D1-WDLK-1991			251	270	5,850	5,340	-510	0 %
92-99-00-004-026	92-D1-WDLK-1991			251	270	0	1,690	1,690	0 %
92-99-00-004-190	92-D1-WDLK-1991			251	270	10,050	6,750	-3,300	0 %
92-99-00-005-000	92-D1-WDLK-1991			251	270	0	13,390	13,390	0 %
92-99-00-005-001	92-D1-WDLK-1991			251	270	0	1,420	1,420	0 %
92-99-00-005-002	92-D1-WDLK-1991			251	270	0	7,030	7,030	0 %
92-99-00-005-006	92-D1-WDLK-1991			251	270	0	1,210	1,210	0 %
92-99-00-006-005	92-D1-WDLK-1991			251	270	0	1,520	1,520	0 %
92-99-00-006-012	92-D1-WDLK-1991			251	270	0	12,960	12,960	0 %
92-99-00-007-024	92-D1-WDLK-1991			251	270	0	2,500	2,500	0 %

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Parcel #	DDA/TIFA/BRA District	2nd DDA	IFT SET	Class	SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-99-00-007-027	92-D1-WDLK-1991			251	270	0	1,500	1,500	0 %
92-99-00-007-029	92-D1-WDLK-1991			251	270	0	5,000	5,000	0 %
92-99-00-007-030	92-D1-WDLK-1991			251	270	0	4,410	4,410	0 %
92-99-00-007-036	92-D1-WDLK-1991			251	270	0	15,000	15,000	0 %
92-99-00-008-865	92-D1-WDLK-1991			251	270	7,400	6,110	-1,290	0 %
92-99-00-010-000	92-D1-WDLK-1991			251	270	22,550	13,150	-9,400	0 %
92-99-00-010-700	92-D1-WDLK-1991			251	270	2,150	1,490	-660	0 %
92-99-00-011-246	92-D1-WDLK-1991			251	270	38,100	20,690	-17,410	0 %
92-99-00-015-300	92-D1-WDLK-1991			251	270	10,350	7,720	-2,630	0 %
92-99-00-850-016	92-D1-WDLK-1991			251	270	32,750	14,240	-18,510	0 %
92-99-00-870-017	92-D1-WDLK-1991			781	270	75,350	0	-75,350	0 %
92-99-00-880-014	92-D1-WDLK-1991			251	270	5,450	2,540	-2,910	0 %
92-99-00-880-018	92-D1-WDLK-1991			251	270	0	3,030	3,030	0 %
92-99-00-880-019	92-D1-WDLK-1991			251	270	15,450	14,050	-1,400	0 %
92-99-00-890-037	92-D1-WDLK-1991			251	270	0	6,640	6,640	0 %
92-99-00-920-019	92-D1-WDLK-1991			251	270	0	660	660	0 %
92-99-00-930-020	92-D1-WDLK-1991			251	270	0	640	640	0 %
92-99-00-940-004	92-D1-WDLK-1991			251	270	0	2,350	2,350	0 %
92-99-00-950-012	92-D1-WDLK-1991			251	270	0	2,180	2,180	0 %
92-99-00-960-010	92-D1-WDLK-1991			251	270	0	2,550	2,550	0 %
92-99-00-980-004	92-D1-WDLK-1991			251	270	0	5,790	5,790	0 %
92-99-00-999-005	92-D1-WDLK-1991			251	270	0	50,840	50,840	0 %
92-99-00-999-010	92-D1-WDLK-1991			251	270	0	0	0	0 %
92-99-99-999-279	92-D1-WDLK-1991			251	270	73,450	0	-73,450	0 %

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Parcel #	DDA/TIFA/BRA District	2nd IFT DDA SET Class SCH	Base Value	Taxable Value	Captured Value	PRE. %
92-D1-WDLK-1991		REAL P.R.E.	703,160	1,042,116	338,956	
		REAL NON-P.R.E.	2,753,340	4,221,304	1,467,964	
79		TOTAL REAL	3,456,500	5,263,420	1,806,920	
92-D1-WDLK-1991		PERSONAL P.R.E.	0	0	0	
		PERSONAL NON-P.R.E.	338,000	293,940	-44,060	
41		TOTAL PERSONAL	338,000	293,940	-44,060	
92-D1-WDLK-1991		TOTAL P.R.E.	703,160	1,042,116	338,956	
		TOTAL NON-P.R.E.	3,091,340	4,515,244	1,423,904	
120		GRAND TOTAL	3,794,500	5,557,360	1,762,860	