

10 Pleasant Street Extension
Estimated Financial Benefit of RSA 79-E Tax Relief Incentive
December 9, 2019
Prepared by M. Walsh

Term of Benefit: 9 Years (5 Base, 4 Additional for Historic Renovation Complying with US Secretary of Interior Standards for Rehabilitation)
Date of City Council Approval: January 13, 2020

ASSESSED VALUE CALCULATIONS					
Address	Description	Base Assessed Value	Projected Post Renovation Assessed Value	Incremental Assessed Value from Renovations	Notes
10 Pleasant Street Ext.	Office	\$254,300	\$658,800	\$404,500	7,264SF Gross, 4,872SF Occupied
Total		<u>\$254,300</u>	<u>\$658,800</u>	<u>\$404,500</u>	

PROJECTED PROPERTY TAX SAVINGS FROM RSA 79-E BENEFIT					
RSA 79-E Benefit Year	Tax Year	Incremental Assessed Value Subject to 79-E Tax Relief	Tax Rate (Projected) 3% Escalation Compounded	Projected Tax Savings	Notes
N/A	4/1/2020 - 3/31/2021	\$202,250	\$28.61	\$5,787	Construction Period; Certificate of Occupancy in Summer 2020; Anticipates savings on 50% of incremental assessed value
1	4/1/2021 - 3/31/2022	\$404,500	\$29.47	\$11,921	
2	4/1/2022 - 3/31/2023	\$404,500	\$30.36	\$12,279	
3	4/1/2023 - 3/31/2024	\$404,500	\$31.27	\$12,647	
4	4/1/2024 - 3/31/2025	\$404,500	\$32.20	\$13,027	
5	4/1/2025 - 3/31/2026	\$404,500	\$33.17	\$13,418	
6	4/1/2026 - 3/31/2027	\$404,500	\$34.17	\$13,820	
7	4/1/2027 - 3/31/2028	\$404,500	\$35.19	\$14,235	
8	4/1/2028 - 3/31/2029	\$404,500	\$36.25	\$14,662	
9	4/1/2029 - 3/31/2030	\$404,500	\$37.33	\$15,102	
Total				<u>\$126,897</u>	
Average				<u>\$12,690</u>	

DEVELOPER'S TOTAL INVESTMENT	
Item	Amount
Purchase Price	\$400,000
Renovations	\$1,179,542
Total Investment	<u>\$1,579,542</u>