paid off early

Fiscal Year	Net Revenue (gain): Revenue from Previous Growth in TIF District*	Projected Revenue from Moran	Projected Revenue from CSC and Manna	Projected Revenue from Future Re-appraisal	Total Projected Revenue TIF Revenue	Revenue Growth	Voter Approved Debt Not Yet Borrowed: Payments on Waterfront North Debt	Payments on New Bike Path Debt	Payments on Project Management Debt	Total of this debt to be borrowed at 5%	Net Revenue (loss): Reappraisal	Payments to state Education Fund	Existing Payments on Garage Debt	Lake Street Reconstruction	Lake Street Housing	Urban Reserve	Lake View Garage	Fishing Pier	Lake View Westlake Garage	Total Projected Debt Payments	Annual Net	Net TIF Capacity
							$2,900,000	$2,570,000	$580,000	$6,050,000		$200,000		$1,110,133	$495,000	$1,390,000	$5,500,000	$407,130	$7,870,000			
2009	$ 1,370,280	$ -	$ -	$ -	$ 1,370,280		$ -	$ -	$ -	$60,000 debt			$ -	$ 69,349	$ 26,411	$ 106,446	$ 551,104	$ 34,035	$ 632,994	$ 1,420,338	$ (50,058)	$ (98,428)
2010	1,458,142	-	-	-	1,458,142	6.41%	-	-	-	issuance costs			-	72,695	26,411	108,610	298,091	33,584	635,394	$ 1,174,784	283,357	184,930
2011	1,677,746	-	-	-	1,677,746	15.06%	-	-	-				-	71,741	26,411	105,591	299,640	33,590	632,194	$ 1,169,166	508,580	693,510
2012	1,689,498	-	-	-	1,689,498	0.70%	-	-	-				83,447	70,382	26,411	107,373	295,664	33,542	633,594	$ 1,250,411	439,087	1,132,597
2013	1,711,187	-	-	-	1,711,187	1.28%	-	-	-				83,447	68,656	26,411	108,845	296,094	32,958	634,394	$ 1,250,803	460,384	1,592,981
2014	2,238,829	-	-	-	2,238,829	30.83%				-		50,000	83,447	76,560	26,411	-	291,081	33,313	634,594	$ 1,195,405	1,043,424	2,110,008
2015	2,368,221	-		-	2,368,221	5.78%				791,273		50,000	83,447	74,169	26,411	-	290,584	33,579	633,231	$ 1,982,694	385,527	2,495,535
2016	2,466,149	-	18,750	-	2,484,899	4.93%				791,273		50,000	83,447	81,587	26,411	-	289,331	33,750	631,231	$ 1,987,030	497,869	2,993,404
2017	2,568,751	57,500	18,750	-	2,645,001	6.44%				791,273		50,000	41,723	107,712	26,411	-	287,456	33,351	633,594	$ 1,971,520	673,481	3,666,886
2018	2,676,266	57,500	18,750	-	2,752,516	4.06%				791,273			-	122,736	264,930	-	289,920	33,362	635,106	$ 2,137,328	615,189	4,282,074
2019	2,788,946	57,500	18,750	-	2,865,196	4.09%				791,273			-	-	256,725	-	286,720	33,756	635,769	$ 2,004,243	860,953	5,143,028
2020	2,907,056	57,500	18,750	(68,922)	2,914,384	1.72%				791,273	127,000		-	-	-	-	-	33,545	635,581	$ 1,587,399	1,326,985	6,470,013
2021	2,964,753	57,500	18,750	(68,922)	2,972,082	1.98%				791,273	127,000		-	-	-	-	-	33,711	634,544	$ 1,586,528	1,385,554	7,855,566
2022	3,023,610	57,500	18,750	(68,922)	3,030,938	1.98%				791,273	127,000		-	-	-	-	-	-	632,656	$ 1,550,929	1,480,009	9,335,575
2023	3,083,648	57,500	18,750	(68,922)	3,090,976	1.98%				791,273	127,000		-	-	-	-	-	-	631,119	$ 1,549,392	1,541,584	10,877,160
2024	3,144,892	57,500	18,750	(68,922)	3,152,220	1.98%				791,273	127,000		-	-	-	-	-	-	631,119	$ 1,549,392	1,602,829	12,479,988
2025	3,207,367	57,500	18,750	(68,922)	3,214,695	1.98%				791,273	127,000		-	-	-	-	-	-	631,469	$ 1,549,742	1,664,953	14,144,941
Total	33,438,488	517,500	187,500	(413,531)	33,729,957		-	-	-	8,704,003	762,000	200,000	292,064	462,763	627,297	-	1,735,093	268,367	7,600,013	20,651,600		14,144,941

Loan Amount	$9,600,000		$9,000,000		$8,500,000	$8,000,000
rate	6%		6%		6%	6%
Yearly Payment	$1,304,332		$1,222,812		$1,154,878	$1,086,944
Total Interest	$3,443,324		$3,228,116		$3,048,776	$2,869,437
total cost	$13,043,324		$12,228,116		$11,548,776	$10,869,437
Loan Amount	$9,600,000		$9,000,000		$8,500,000	$8,000,000
rate	5%		5%		5%	5%
Yearly Payment	$1,243,244		$1,165,541		$1,100,789	$1,036,037
Total Interest	$2,832,439		$2,655,412		$2,507,889	$2,360,366
total cost	$12,432,439		$11,655,412		$11,007,889	$10,360,366
Loan Amount	$9,600,000		$9,000,000		$8,500,000	$8,000,000
rate	4%		4%		4%	4%
Yearly Payment	$1,183,593		$1,109,619		$1,047,973	$986,328
Total Interest	$2,235,931		$2,096,185		$1,979,730	$1,863,276
total cost	$11,835,931		$11,096,185		$10,479,730	$9,863,276

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y
3																		paid off early							
4																									
5		Net Revenue (gain)							Voter Approved Debt Not Yet Borrowed				Net Revenue (loss)												
6	Fiscal Year	Revenue from Previous Growth in TIF Distnct*	Projected Revenue from Moran	Projected Revenue from CSC and Marina	Projected Revenue from Future Re-appraisal	Total Projected Revenue TIF Revenue	Revenue Growth		Payments on Waterfront North Debt	Payments on New Bike Path Debt	Payments on Project Management Debt	Total of this debt to be borrowed at 6%	Reappraisa l	Payments to state Education Fund	Existing Payments on Garage Debt	Lake Street Reconstruction	Lake Street Housing	Urban Reserve	Lake View Garage	Fishing Pier	Lake View Westlake Garage	Total Projected Debt Payments		Annual Net Revenue (loss)	Cumulative Net Revenue (loss)**
7									$2,900,000	$2,570,000	$580,000	$6,050,000		$200,000		$1,110,133	$495,000	$1,390,000	$5,500,000	$407,130	$7,870,000				
8	2009	$ 1,370,280	$ -	$ -	$ -	$ 1,370,280			$ -	$ -	$ -	$60,000 debt			$ -	$ 69,349	$ 26,411	$ 108,446	$ 551,104	$ 34,035	$ 632,994	$ 1,420,338		$ (50,058)	$ (98,428)
9	2010	1,458,142	-	-	-	1,458,142	6.41%		-	-	-	issuance costs			-	72,695	26,411	108,610	298,091	33,584	635,394	$ 1,174,784		283,357	184,930
10	2011	1,677,746	-	-	-	1,677,746	15.06%		-	-	-					71,741	26,411	105,591	299,640	33,590	632,194	$ 1,169,166		508,580	693,510
11	2012	1,689,498	-	-	-	1,689,498	0.70%		-	-	-				83,447	70,382	26,411	107,373	295,664	33,542	633,594	$ 1,250,411		439,087	1,132,597
12	2013	1,711,187	-	-	-	1,711,187	1.28%		-	-	-				83,447	68,656	26,411	108,845	296,094	32,958	634,394	$ 1,250,803		460,384	1,592,981
13	2014	2,238,829	-	-	-	2,238,829	30.83%					-		50,000	83,447	76,560	26,411	-	291,081	33,313	634,594	$ 1,195,405		1,043,424	2,110,008
14	2015	2,368,221	-		-	2,368,221	5.78%					830,153		50,000	83,447	74,169	26,411	-	290,584	33,579	633,231	$ 2,021,574		346,647	2,456,655
15	2016	2,466,149	-	18,750	-	2,484,899	4.93%					830,153		50,000	83,447	81,587	26,411	-	289,331	33,750	631,231	$ 2,025,910		458,989	2,915,644
16	2017	2,568,751	57,500	18,750	-	2,645,001	6.44%					830,153		50,000	41,723	107,712	26,411	-	287,456	33,351	633,594	$ 2,010,400		634,601	3,550,246
17	2018	2,676,266	57,500	18,750	-	2,752,516	4.06%					830,153			-	122,736	264,930	-	289,920	33,362	635,106	$ 2,176,208		576,309	4,126,554
18	2019	2,788,946	57,500	18,750	-	2,865,196	4.09%					830,153			-	-	256,725	-	286,720	33,756	635,769	$ 2,043,123		822,073	4,948,628
19	2020	2,907,056	57,500	18,750	(68,922)	2,914,384	1.72%					830,153	127,000		-	-	-	-	-	33,545	635,581	$ 1,626,279		1,288,105	6,236,733
20	2021	2,964,753	57,500	18,750	(68,922)	2,972,082	1.98%					830,153	127,000		-	-	-	-	-	33,711	634,544	$ 1,625,408		1,346,674	7,583,406
21	2022	3,023,610	57,500	18,750	(68,922)	3,030,938	1.98%					830,153	127,000		-	-	-	-	-	-	632,656	$ 1,589,809		1,441,129	9,024,535
22	2023	3,083,648	57,500	18,750	(68,922)	3,090,976	1.98%					830,153	127,000		-	-	-	-	-	-	631,119	$ 1,588,272		1,502,704	10,527,240
23	2024	3,144,892	57,500	18,750	(68,922)	3,152,220	1.98%					830,153	127,000		-	-	-	-	-	-	631,119	$ 1,588,272		1,563,949	12,091,188
24	2025	3,207,367	57,500	18,750	(68,922)	3,214,695	1.98%					830,153	127,000		-	-	-	-	-	-	631,469	$ 1,588,622		1,626,073	13,717,261
25	Total	33,438,488	517,500	187,500	(413,531)	33,729,957			-	-	-	9,131,683	762,000	200,000	292,064	462,763	627,297	-	1,735,093	268,367	7,600,013	21,079,280			13,717,261
26																									
27																									

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28																									
29																									
30																Loan Amount		$9,600,000		$9,000,000		$8,500,000			$8,000,000
31																rate		6%		6%		6%			6%
32																Yearly Payment		$1,304,332		$1,222,812		$1,154,878			$1,086,944
33																Total Interest		$3,443,324		$3,228,116		$3,048,776			$2,869,437
34																total cost		$13,043,324		$12,228,116		$11,548,776			$10,869,437
35																									
36																Loan Amount		$9,600,000		$9,000,000		$8,500,000			$8,000,000
37																rate		5%		5%		5%			5%
38																Yearly Payment		$1,243,244		$1,165,541		$1,100,789			$1,036,037
39																Total Interest		$2,832,439		$2,655,412		$2,507,889			$2,360,366
40																total cost		$12,432,439		$11,655,412		$11,007,889			$10,360,366
41																									
42																Loan Amount		$9,600,000		$9,000,000		$8,500,000			$8,000,000
43																rate		4%		4%		4%			4%
44																Yearly Payment		$1,183,593		$1,109,619		$1,047,973			$986,328
45																Total Interest		$2,235,931		$2,096,185		$1,979,730			$1,863,276
46																total cost		$11,835,931		$11,096,185		$10,479,730			$9,863,276

Projected Increases in Tax Rates and Projected Revenue from Previous Growth in District

after 2020

Projected annual rate of increase in education tax rates "Non":	4.00%	1%
Projected annual rate of increase in education tax rates:	6.00%	2%
Projected annual rate of increase of municipal tax rate:	1.00%	

					Revenue from previous growth in district					
Year	Projected Non-homestead Education Tax Rate	Projected Homestead Education Tax Rate	Projected Municipal Tax Rate	Projected "Effective" Municipal Tax Rate for TIF District for previous growth*	Increased Increment Non-Homestead Property value	Increased Increment Homestead Property value	120% Factor	Two Garages now being taxed 75% New Formula Non-Homestead	75% New Formula Homestead	Tax Increment
2009	1.4560	1.1090	0.6700	0.4115	63,268,000	12,413,700				1,370,280
2010	1.5334	1.2394	0.7120	0.4415	63,268,000	12,413,700				1,458,142
2011	1.5390	1.2820	0.7200	0.7200	63,268,000	12,413,700				1,677,746
2012	1.5441	1.3019	0.7280	0.7280	63,268,000	12,413,700				1,689,498
2013	1.5684	1.4302	0.7153	0.7153	63,268,000	12,413,700				1,711,187
2014	1.6055	1.5257	0.7584	0.7584	78,285,000	15,725,000	0	1,481,500	0	2,238,829
2015	1.6697	1.6775	0.7953	0.7953	79,067,850	15,725,000	0	1,481,500	0	2,368,221
2016	1.7365	1.7782	0.8033	0.8033	79,858,529	15,756,450	0	1,481,500	0	2,466,149
2017	1.8060	1.8848	0.8113	0.8113	80,657,114	15,787,963	0	1,481,500	0	2,568,751
2018	1.8782	1.9979	0.8194	0.8194	81,463,685	15,819,539	0	1,481,500	0	2,676,266
2019	1.9533	2.1178	0.8276	0.8276	82,278,322	15,851,178	0	1,481,500	0	2,788,946
2020	2.0315	2.2449	0.8359	0.8359	83,101,105	15,882,880	0	1,481,500	0	2,907,056
2021	2.0518	2.2898	0.8442	0.8442	83,932,116	15,914,646	0	1,481,500	0	2,964,753
2022	2.0723	2.3356	0.8527	0.8527	84,771,437	15,946,475	0	1,481,500	0	3,023,610
2023	2.0930	2.3823	0.8612	0.8612	85,619,152	15,978,368	0	1,481,500	0	3,083,648
2024	2.1140	2.4299	0.8698	0.8698	86,475,343	16,010,325	0	1,481,500	0	3,144,892
2025	2.1351	2.4785	0.8785	0.8785	87,340,097	16,042,346	0	1,481,500	0	3,207,367
										33,438,488

TAX INCREMENT FINANCING DISTRICT (TIF) DEBT SERVICE- Existing Debt

Original Borrowing amount	(a) #98/#158 Sec108 59.5% $ 1,110,133 Lake Street Reconstruction 4/28/1999	(b) #128 Sec 108 % $ 495,000 Lake Street Housing FY 2004	© #95 COPS 100% $ 1,390,000 Urban Reserve 6/1/1999	(d) #94 COPS 100% $ 5,500,000 Lakeview Garage 6/1/1999	(e) #103 COPS 9.93% $ 407,130 Fishing Pier 6/27/2000	(f) #140 COPS 2005 $ 7,870,000 Lakeview Westlake Garage 6/7/2005	(g) Lease $436,610 College St Garage Improv 11/18/2011	ANNUAL TIF DEBT SERVICE TOTAL
Principal FY 2014	60,000	-	85,000	225,000	21,846	385,000	78,322	855,168
Interest FY 2014	16,560	26,411	25,008	66,081	11,467	249,594	5,125	400,244
Total Principal and Interest	76,560	26,411	110,008	291,081	33,313	634,594	83,447	1,255,412
Principal O/S balance @ 6/30/14	350,133	495,000	475,000	1,285,000	194,132	5,470,000	202,621	(736,854)
Principal FY 2015	60,000	-	85,000	235,000	23,336	400,000	79,865	883,200
Interest FY 2015	14,169	26,411	20,991	55,584	10,244	233,231	3,582	364,212
Total Principal and Interest	74,169	26,411	105,991	290,584	33,579	633,231	83,447	1,247,412
Principal O/S balance @ 6/30/15	290,133	495,000	390,000	1,050,000	170,796	5,070,000	122,756	(1,620,055)
Principal FY 2016	70,133	-	90,000	245,000	24,825	415,000	81,438	926,396
Interest FY 2016	11,454	26,411	16,813	44,331	8,925	216,231	2,009	326,174
Total Principal and Interest	81,587	26,411	106,813	289,331	33,750	631,231	83,447	1,252,569
Principal O/S balance @ 6/30/16	220,000	495,000	300,000	805,000	145,971	4,655,000	41,319	(2,546,450)
Principal FY 2017	100,000	-	95,000	255,000	25,818	435,000	41,319	952,137
Interest FY 2017	7,712	26,411	12,349	32,456	7,533	198,594	405	285,459
Total Principal and Interest	107,712	26,411	107,349	287,456	33,351	633,594	41,723	1,237,595
Principal O/S balance @ 6/30/17	120,000	495,000	205,000	550,000	120,153	4,220,000	-	(3,498,587)
Principal FY 2018	120,000	245,000	100,000	270,000	27,308	455,000		1,217,308
Interest FY 2018	2,736	19,930	7,595	19,920	6,055	180,106		236,342
Total Principal and Interest	122,736	264,930	107,595	289,920	33,362	635,106		1,453,650
Principal O/S balance @ 6/30/18	-	250,000	105,000	280,000	92,846	3,765,000		(4,715,895)
Principal FY 2019		250,000	105,000	280,000	29,294	475,000		1,139,294
Interest FY 2019		6,725	2,573	6,720	4,463	160,769		181,249
Total Principal and Interest		256,725	107,573	286,720	33,756	635,769		1,320,542

Principal O/S balance @ 6/30/19		-	-	-	63,552	3,290,000		(5,855,188)
Principal FY 2020					30,783	495,000		525,783
Interest FY 2020					2,762	140,581		143,343
Total Principal and Interest					33,545	635,581		669,126
Principal O/S balance @ 6/30/20					32,769	2,795,000		(6,380,971)
Principal FY 2021					32,769	515,000		547,769
Interest FY 2021					942	119,544		120,486
Total Principal and Interest					33,711	634,544		668,255
Principal O/S balance @ 6/30/21					-	2,280,000		(6,928,740)
Principal FY 2022						535,000		535,000
Interest FY 2022						97,656		97,656
Total Principal and Interest						632,656		632,656
Principal O/S balance @ 6/30/22						1,745,000		(7,463,740)
Principal FY 2023						560,000		560,000
Interest FY 2023						74,919		74,919
Total Principal and Interest						634,919		634,919
Principal O/S balance @ 6/30/23						1,185,000		(8,023,740)
Principal FY 2024						580,000		580,000
Interest FY 2024						51,119		51,119
Total Principal and Interest						631,119		631,119
Principal O/S balance @ 6/30/24						605,000		(8,603,740)
Principal FY 2025						605,000		605,000
Interest FY 2025						26,469		26,469
Total Principal and Interest						631,469		631,469
Principal O/S balance @ 6/30/25						-		(9,208,740)
Total Principal	1,110,133.00	495,000.00	1,390,000.00	5,500,000.00	407,130.00	7,870,000.00	436,610.00	17,208,873.00
Total Interest	640,288.50	382,756.82	760,559.17	2,521,307.97	287,004.50	4,164,943.32	22,347.82	8,779,208.10
Total Principal & Interest	1,750,421.50	877,756.82	2,150,559.17	8,021,307.97	694,134.50	12,034,943.32	458,957.82	25,988,081.10

(a) Note #98 TIF portion of debt was 59.5% of $1,930,000, or $1,148,350; however, effective 2/1/09 note #98 was replaced with note #158 where TIF portion of debt was $560,133. Thus, total principal due under these two notes totals $1,110,133 (i.e. $550,000 paid under note #98 from 8/1/98 to 8/1/09 plus $560,133 paid under note #158 from 8/1/10 to 8/1/17).

Background Growth Calculations

PFM Recommends do not include Background Growth

Projected rate of background growth: 0.00%

Total background property growth over 15 years: - 2011 through 2025

Average background property growth per year: - 2011 through 2025

	Non-Homestead Property							Homestead Property									
Year	Non-Homestead Property value	Increment due to Background Growth	Non-Homestead Education tax rate**	Non-Homestead Education tax Increment	"Effective" Municipal tax rate	Non-homestead Municipal tax increment	Total Non-Homestead Tax Increment	Homestead Property value	Increment due to background growth	Homestead Education tax rate**	Total Homestead Education tax Increment	"Effective" Municipal tax rate	Homestead Municipal tax increment	Total Homestead Tax Increment	Total Tax Increment	Cumulative Tax Increment	75% of increment*
2009	63,268,000	-	1.4560	-	0.4115	-	-	12,386,700	-	1.1090	-	0.4115	-	-	-	-	-
2010	66,535,803	-	1.5334	-	0.4415	-	-	10,362,387	-	1.2394	-	0.4415	-	-	-	-	-
2011	67,404,600	-	1.5390	-	0.7200	-	-	12,384,700	-	1.2820	-	0.7200	-	-	-	-	-
2012	67,404,600	-	1.5441	-	0.7280	-	-	12,384,700	-	1.3019	-	0.7280	-	-	-	-	-
2013	67,404,600	-	1.5684	-	0.7153	-	-	12,384,700	-	1.4302	-	0.7153	-	-	-	-	-
2014	67,404,600	-	1.6055	-	0.7584	-	-	12,384,700	-	1.5257	-	0.7584	-	-	-	-	-
2015	67,404,600	-	1.6697	-	0.7953	-	-	12,384,700	-	1.6775	-	0.7953	-	-	-	-	-
2016	67,404,600	-	1.7365	-	0.8033	-	-	12,384,700	-	1.7782	-	0.8033	-	-	-	-	-
2017	67,404,600	-	1.8060	-	0.8113	-	-	12,384,700	-	1.8848	-	0.8113	-	-	-	-	-
2018	67,404,600	-	1.8782	-	0.8194	-	-	12,384,700	-	1.9979	-	0.8194	-	-	-	-	-
2019	67,404,600	-	1.9533	-	0.8276	-	-	12,384,700	-	2.1178	-	0.8276	-	-	-	-	-
2020	67,404,600	-	2.0315	-	0.8359	-	-	12,384,700	-	2.2449	-	0.8359	-	-	-	-	-
2021	67,404,600	-	2.0518	-	0.8442	-	-	12,384,700	-	2.2898	-	0.8442	-	-	-	-	-
2022	67,404,600	-	2.0723	-	0.8527	-	-	12,384,700	-	2.3356	-	0.8527	-	-	-	-	-
2023	67,404,600	-	2.0930	-	0.8612	-	-	12,384,700	-	2.3823	-	0.8612	-	-	-	-	-
2024	67,404,600	-	2.1140	-	0.8698	-	-	12,384,700	-	2.4299	-	0.8698	-	-	-	-	-
2025	67,404,600	-	2.1351	-	0.8785	-	-	12,384,700	-	2.4785	-	0.8785	-	-	-	-	-

* Background growth falls under new TIF authority, therefore the City only retains 75% of increment

Effect of re-appraisal on Waterfront TIF District Reappraisal not mandadated based on statistical measures

Do not change any values on this page!

Background: The Waterfront TIF District is grandfathered under current TIF law, in that the "base value" remains the same after re-appraisal.
This is unlike new TIF Districts (including the new Downtown TIF District) in which the "base values" increase proportionally upon re-appraisal.

Year in which re-appraisal is effective	2020	
Average increase in assessed value	-5%	* PFM recommends to not account for re-appraisal

	Current	Post Re-appraisal		
Total Grand List	$35,796,372,900	$34,006,554,255	assumes average increase in values shown above	
TIF Dist Grand List	123,426,100	117,254,795	assumes average increase in values shown above	
TIF Dist Base Value	42,412,900	42,412,900	"base value" remains the same	
Net TIF Grand List	81,013,200	74,841,895	consequently the "incremental value" in the TIF increases more =	-7.6%
Net Grand List outside TIF	35,715,359,700	33,931,712,360		
Total Tax Revenue outside TIF	1,100,297,979	1,100,297,979	revenue neutral	
Total Tax Rate	3.08074	3.242683327	Percent new rate vs. old: 105.26%	
(yr of re-appraisal)				

$2,178,362
$2,051,376
$126,986

Net TIF Grand List	81,013,200	74,841,895		
Retained TIF Tax Rate				
City (projected for yr of re-appraisal)	0.8359	0.8798	New rate at 105.26% of old rate	
State (projected for yr of re-appraisal)	2.2449	2.3629	New rate at 105.26% of old rate	
Combined Rate	3.0807	3.2427		
Total TIF Revenue	$2,495,807	$2,426,886	Revenue retained within the TIF District increases by	($68,922) in first year

Note 1: This is an inelegant rough calculation. It is conservative in that it applies the homestead education tax rate to all properties, rather than the higher non-homestead rate.
It is also conservative in that when the increased tax revenue is inserted into the "Summary" tab it does not increase the tax rate in any year after the first year the re-appraisal becomes effective.
But it should provide a rough indication of the impact of re-appraisal.

Note 2: It is not necessary to adjust the tax rates on the "Tax Rates" tab to reflect the reappraisal because it will be revenue neutral for the "incremental property value" in the district.