Siemens Healthcare Diagnostics inc. - Tax Information Worksheet for Walpole Facility

PRICES PER SF COST & ASSESSMENT

RANGE OF SPACE	Proposed TIF Approx Sq Footage	SF PER ASSESSMENT	ASSESSMENT
OFFICE	115,000	$115.00	$13,225,000
MANUFACTING/LAB	40,000	$115.00	$4,600,000
WAREHOUSE	25,000	$50.00	$1,250,000
MECHANICAL	100,000	$35.00	$3,500,000
GARAGE	190,000	$25.00	$4,750,000
RENOVATIONS	262,500	$20.00	$5,250,000
TOTAL POTENTIAL ASSESSMENT AT PROJECT COMPLETION TODAY			$32,575,000

Current Fiscal Year 2016 Assessment on existing facility	$54,066,100
Current Fiscal Year 2016 taxes on existing facility	$1,120,790
Currennt Total square footage on existing facility	577,669

Estimated Taxes - WARNING this is a conceptual breakdown and likley to change

	Current Scenario NO Change 100% Taxed/no TIF Agreement 2.5% annual increase	New Project 100% Taxes With No TIF Taxes Collected	New Project with negotiated TIF Amount Taxes Collected	Exemption %	Amount of Construction phase complete	Total Yearly Estimated Taxes Collected from Siemens with TIF Agreement
FY 2017	$1,148,810	0	0	0		**$1,148,810**
FY 2018	$1,177,530	$141,893	$14,189	90%	Complete 20%	**$1,191,720**
FY 2019	$1,206,969	$290,881	$29,088	90%	Complete 40%	**$1,236,057**
FY 2020	$1,237,143	$447,229	$44,723	90%	Complete 60%	**$1,281,866**
FY 2021	$1,268,071	$611,213	$61,121	90%	Complete 80%	**$1,329,193**
FY 2022	$1,299,773	$787,032	$78,703	90%	Complete 100%	**$1,378,476**
FY 2023	$1,332,267	$806,708	$161,342	80%		**$1,493,609**
FY 2024	$1,365,574	$826,876	$165,375	80%		**$1,530,949**
FY 2024	$1,399,713	$847,548	$169,510	80%		**$1,569,223**
FY 2026	$1,434,706	$868,736	$173,747	80%		**$1,608,454**
FY 2027	$1,470,574	$890,455	$178,091	80%		**$1,648,665**
FY 2028	$1,507,338	$912,716	$273,815	70%		**$1,781,153**
FY 2029	$1,545,022	$935,534	$280,660	70%		**$1,825,682**
FY 2030	$1,583,647	$958,922	$287,677	70%		**$1,871,324**
FY 2031	$1,623,238	$982,895	$294,869	70%		**$1,918,107**
FY 2032	$1,663,819	$1,007,468	$302,240	70%		**$1,966,060**
FY 2033	$1,705,415	$1,032,654	$413,062	60%		**$2,118,477**
FY 2034	$1,748,050	$1,058,471	$423,388	60%		**$2,171,439**
FY 2035	$1,791,752	$1,084,933	$433,973	60%		**$2,225,725**
FY 2036	$1,836,545	$1,112,056	$444,822	60%		**$2,281,368**
FY 2037	$1,882,459	$1,139,857	$455,943	60%		**$2,338,402**
Total Taxes Collected*	**$30,079,607**	**$16,744,077**	**$4,686,338**			**$34,765,946**

* assumes a 2.5% property tax increase each year
** assumes that project will be phased in over multiple years. This example will be using 5 years @ 20% a year
20% a year based on $32,575,000 final assessment or $6,515,000 a year plus 2.5% increase
Currently the Town does not know what the phased in approach will look like.