

STATUS OF CITY OF TWO RIVERS TAX INCREMENTAL FINANCING DISTRICTS							
DISTRICT VALUATION, PROJECT PLAN VS. 2007 ACTUAL							
City Manager's Office 08.21.07							
District # and Description	Year Created	Initial Value (Equalized)	Projected 2007 Value (Equalized)	Projected 2007 Increment (Equalized)	Actual 2007 Increment (Equalized)	\$ Variance Actual vs. Projected	% Variance Actual vs. Projected
TID #3, Metal Ware Industrial	1992	\$ 1,717,700	\$ 2,851,885	\$ 1,134,185	\$ 1,058,600	\$ (75,585)	-6.66%
TID #4 Lakeshore Park Apts. Redev.	1994	\$ 172,300	\$ 1,447,144	\$ 1,274,844	\$ 596,700	\$ (678,144)	-53.19%
TID #5, Woodland Industrial Park	1999	\$ 2,731,900	\$ 4,823,235	\$ 2,091,335	\$ 3,073,700	\$ 982,365	46.97%
TID #6 St. Lukes Redevelopment	2000	\$ -	\$ 826,000	\$ 826,000	\$ 845,600	\$ 19,600	2.37%
TID #7 TR Hospital/Rice Health Care Redev.	2001	\$ -	\$ 4,525,000	\$ 4,525,000	\$ 6,270,700	\$ 1,745,700	38.58%
TID #8 WHS/Washington Highlands Redev.	2002	\$ -	\$ 3,920,444	\$ 3,920,444	\$ 4,418,700	\$ 498,256	12.71%
TID #9 Eggers Industries Industrial	2003	\$ 10,800	\$ 10,404,000	\$ 10,393,200	\$ 10,764,200	\$ 371,000	3.57%
Totals		\$ 4,632,700	\$ 28,797,708	\$ 24,165,008	\$ 27,028,200	\$ 2,863,192	11.85%
2007 Actual Values Are as Certified by the Wisconsin Department of Revenue as of August 15, 2007, except for TID No. 4, which reflects City Assessor's valuation (DOR valuation for 2007 is much lower, at \$274,700, and reflects retroactive adjustment for error in DOR certified value in past years)							
2007							

