



CITY OF SEATTLE MFTE PROGRAM: 2015 STATUS REPORT TO CITY COUNCIL
 ATTACHMENT E: PROPERTY TAX IMPACT ANALYSIS FOR TAX YEAR 2016

Information current as of 12/31/2015

ALL PROJECTS

Appraisal Year	Tax Year	Total Tax Captured	Total 1% Annual Growth	Total Tax Not Captured	Total 1% Annual Growth
2015	2016	\$295,415.08	\$0	\$2,519,667	\$0
2014	2015	\$1,069,559.89	\$10,696	\$2,622,230	\$52,707
2013	2014	\$856,478.91	\$25,780	\$2,420,732	\$48,657
2012	2013	\$1,599,318.23	\$48,461	\$144,493	\$4,378
2011	2012	\$279,007.25	\$11,329	\$436,676	\$17,731
2010	2011	\$769,874.69	\$39,271	\$618,667	\$31,558
2009	2010	\$917,389.75	\$56,438	\$178,636	\$10,990
2008	2009	\$320,993.74	\$23,155	\$11,361	\$820
2007	2008	\$174,976.01	\$14,498	\$148,052	\$12,267
2006	2007	\$630,285.53	\$59,048	\$143,268	\$13,422
2005	2006	\$234,945.24	\$24,580	\$0	\$0
		\$7,148,244	\$313,257	\$9,243,784	\$192,529
TOTAL APPRAISED VALUE	\$1,699,761,474	<i>Total Tax Captured + 1% Gains</i>	\$7,461,501	<i>Total Tax Not Captured + 1% Gains</i>	\$9,436,313
CAPTURED APPRAISED VALUE	\$742,421,990	<i>2016 City Share of Tax Revenue Captured</i>	\$2,181,286	<i>2016 City Share of Tax Revenue Not Captured</i>	\$2,758,600
NOT CAPTURED APPRAISED VALUE	\$957,339,484				

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MFTE PROJECTS WITH DEEPER AFFORDABILITY REQUIREMENTS

Appraisal Year	Tax Year	Total Tax Captured	Total 1% Annual Growth	Total Tax Not Captured	Total 1% Annual Growth
2015	2016	\$0.00	\$0	\$256,137	\$0
2014	2015	\$30,987.39	\$31,297	\$0	\$0
2013	2014	\$308.75	\$9	\$28,482	\$285
2012	2013	\$53,909.53	\$1,634	\$2,582	\$52
2011	2012	\$7,004.15	\$284	\$773	\$23
2010	2011	\$113,776.70	\$5,804	\$246,523	\$10,010
2009	2010	\$247,109.25	\$15,202	\$0	\$0
2008	2009	\$20,293.92	\$1,464	\$12,886	\$793
2007	2008	\$174,976.01	\$14,498	\$0	\$0
2006	2007	\$18,067.36	\$1,693	\$148,664	\$12,318
2005	2006	\$98,981.78	\$10,356	\$0	\$0
		\$765,415	\$82,241	\$696,047	\$23,481
TOTAL APPRAISED VALUE	\$157,214,681	<i>Total Tax Captured + 1% Gains</i>	\$847,655	<i>Total Tax Not Captured + 1% Gains</i>	\$719,527
CAPTURED APPRAISED VALUE	\$82,423,881	<i>2016 City Share of Tax Revenue Captured</i>	\$247,802.52	<i>2016 City Share of Tax Revenue Not Captured</i>	\$210,346
NOT CAPTURED APPRAISED VALUE	\$74,790,800				



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MFTE PROJECTS WITH NO OTHER AFFORDABILITY REQUIREMENTS

Appraisal Year	Tax Year	Total Tax Captured	Total 1% Annual Growth	Total Tax Not Captured	Total 1% Annual Growth
2015	2016	\$295,415.08	\$0	\$2,257,695	\$0
2014	2015	\$1,038,572.50	\$10,386	\$2,622,230	\$26,222
2013	2014	\$856,170.16	\$17,209	\$2,392,842	\$47,857
2012	2013	\$1,545,408.70	\$46,827	\$141,824	\$4,283
2011	2012	\$272,003.10	\$11,044	\$435,863	\$17,653
2010	2011	\$656,097.99	\$33,468	\$355,343	\$18,089
2009	2010	\$670,280.51	\$41,236	\$178,636	\$10,971
2008	2009	\$300,699.82	\$21,691	\$0	\$0
2007	2008	\$0.00	\$0	\$148,052	\$12,251
2006	2007	\$612,218.17	\$57,356	\$0	\$0
2005	2006	\$135,963.46	\$14,225	\$0	\$0
		\$6,382,829	\$253,442	\$8,532,485	\$137,328
TOTAL APPRAISED VALUE	\$1,542,546,793	<i>Total Tax Captured + 1% Gains</i>	\$6,636,271	<i>Total Tax Not Captured + 1% Gains</i>	\$8,669,813
CAPTURED APPRAISED VALUE	\$659,998,109	<i>2016 City Share of Tax Revenue Captured</i>	\$1,940,039	<i>2016 City Share of Tax Revenue Not Captured</i>	\$2,534,522
NOT CAPTURED APPRAISED VALUE	\$882,548,684				