

TIF/CEA TOTALS 2024-2025

TIF/CEA	LOCATION	TOTAL ASSESSED VALUE		OAV	INCREASED VALUE	
AVESTA SOUTHGATE	577 US ROUTE 1	\$	4,127,700	\$	442,100	\$ 3,685,600
BESSEY SCHOOL I	1 BESSEY SCHOOL DR	\$	7,942,700	\$	-	\$ 7,942,700
BESSEY COMMONS II	4 BESSEY SCHOOL DR	\$	7,472,500	\$	379,600	\$ 7,092,900
BOR ZONE	71 US ROUTE 1	\$	9,390,800	\$	2,312,000	\$ 7,078,800
HAIGIS PKWY TIF	VARIOUS	\$	160,049,042	\$	8,563,500	\$ 151,485,542
DOWNTOWN TIF	VARIOUS	\$	518,033,058	\$	124,303,200	\$ 393,729,858 ***
CROSSROADS HOLDINGS CEA	VARIOUS	\$	326,879,658	\$	7,265,700	\$ 319,613,958
OAK HILL SENIOR HOUSING CEA	41 LITTLE DOLPHIN DR	\$	7,948,000	\$	684,642	\$ 7,263,358
AVESTA ROUTE ONE CEA	9 FAIRFIELD RD	\$	4,057,200	\$	-	\$ 4,057,200

TIF/CEA	INCREASED VALUE		CAPTURE RATE	CAPTURED VALUE		TAX RATE	TAXES
AVESTA SOUTHGATE CEA (TO AVESTA)	\$	3,685,600	50%	\$	1,842,800	\$ 10.93	\$ 20,141.80
AVESTA SOUTHGATE TIF (TO TOS)			50%	\$	1,842,800	\$ 10.93	\$ 20,141.80 *
BESSEY SCHOOL I CEA	\$	7,942,700	100%	\$	7,942,700	\$ 10.93	\$ 86,813.71
BESSEY COMMONS II CEA	\$	7,092,900	100%	\$	7,092,900	\$ 10.93	\$ 77,525.40
BOR ZONE CEA **	\$	7,078,800	100% (Max Limit Reached)	\$	4,409,728	\$ 10.93	\$ 48,198.33
HAIGIS PKWY TIF	\$	151,485,542	100%	\$	151,485,542	\$ 10.93	\$ 1,655,736.97 *
DOWNTOWN TIF ***	\$	393,729,858	100% (LESS 3 CEAs)	\$	257,393,856	\$ 10.93	\$ 2,813,314.84 *
CROSSROADS HOLDINGS CEA	\$	319,613,958	40%	\$	127,845,583	\$ 10.93	\$ 1,397,352.23
OAK HILL SENIOR HOUSING CEA	\$	7,263,358	75%	\$	5,447,519	\$ 10.93	\$ 59,541.38
AVESTA ROUTE ONE CEA	\$	4,057,200	75%	\$	3,042,900	\$ 10.93	\$ 33,258.90

TOTAL INCREASED VALUE ***	\$	571,015,400	TOTAL CAPTURED VALUE	\$	568,346,328	CEA TOTALS	\$	1,722,831.75
						TIF TOTALS	\$	4,489,193.61 *
							\$	6,212,025.36

* CAPTURED TIF REVENUES TO TOWN (NON-CEA)

** BOR ZONE CEA MAX TOTAL LIMIT (\$559,065) REACHED FY25, SO CAPTURED VALUE LESS THAN 100%, ONLY UP TO MAX

*** INCREASED VALUE OF CROSSROADS CEA , OAK HILL SENIOR HOUSING CEA,
& AVESTA ROUTE ONE CEA ARE ALREADY INCLUDED IN TOTAL INCREASED VALUE OF DOWNTOWN TIF