Tax Shift Estimates
Town of North Yarmouth Village Omnibus TIF District

TIF Year	Fiscal Year	Education Shift (Avoided Loss)	Revenue Sharing Shift (Avoided Loss)	County Tax Shift (Avoided Increase)	Total Tax Shifts
1	2019-2020	$17,362.96	$2,800.33	$1,477.53	$21,640.82
2	2020-2021	$98,865.37	$15,649.23	$9,186.19	$123,700.78
3	2021-2022	$153,024.53	$23,926.85	$13,650.67	$190,602.05
4	2022-2023	$219,559.69	$33,823.97	$19,119.96	$272,503.62
5	2023-2024	$88,409.48	$14,027.59	$7,564.85	$110,001.92
6	2024-2025	$90,177.67	$14,302.36	$7,579.18	$112,059.22
7	2025-2026	$91,981.23	$14,582.41	$7,593.53	$114,157.16
8	2026-2027	$93,820.85	$14,867.82	$7,607.88	$116,296.55
9	2027-2028	$95,697.27	$15,158.69	$7,622.25	$118,478.20
10	2028-2029	$97,611.21	$15,455.12	$7,636.62	$120,702.95
11	2029-2030	$99,563.44	$15,757.22	$7,651.00	$122,971.66
12	2030-2031	$101,554.71	$16,065.08	$7,665.40	$125,285.18
13	2031-2032	$103,585.80	$16,378.81	$7,679.80	$127,644.41
14	2032-2033	$105,657.52	$16,698.51	$7,694.22	$130,050.25
15	2033-2034	$107,770.67	$17,024.30	$7,708.64	$132,503.61
16	2034-2035	$109,926.08	$17,356.28	$7,723.08	$135,005.45
17	2035-2036	$112,124.60	$17,694.57	$7,737.53	$137,556.71
18	2036-2037	$114,367.09	$18,039.28	$7,751.99	$140,158.36
19	2037-2038	$116,654.44	$18,390.52	$7,766.46	$142,811.42
20	2038-2039	$118,987.53	$18,748.41	$7,780.95	$145,516.88
21	2039-2040	$121,367.28	$19,113.06	$7,795.45	$148,275.78
22	2040-2041	$123,794.62	$19,484.61	$7,809.96	$151,089.18
23	2041-2042	$126,270.51	$19,863.16	$7,824.48	$153,958.15
24	2042-2043	$128,795.92	$20,248.85	$7,839.01	$156,883.79
25	2043-2044	$131,371.84	$20,641.80	$7,853.56	$159,867.20
26	2044-2045	$133,999.28	$21,042.14	$7,868.12	$162,909.54
27	2045-2046	$136,679.26	$21,449.99	$7,882.70	$166,011.95
28	2046-2047	$139,412.85	$21,865.50	$7,897.28	$169,175.63
29	2047-2048	$142,201.11	$22,288.78	$7,911.89	$172,401.77
30	2048-2049	$145,045.13	$22,719.98	$7,926.50	$175,691.61
30 Year TIF Total		**$3,465,640**	**$545,465**	**$244,807**	**$4,255,912**
Average Annual		**$115,521**	**$18,182**	**$8,160**	**$141,864**

Assumptions:

1 The OAV of the District was $16,651,400 (as assessed 4/1/18; value as of 3/31/19). The District as amended will delete certain parcels and add two parcels. The assessed value of the parcels to be deleted (as of 3/31/19) has been subtracted from the OAV. The assessed value of the parcels to be added (as of 3/31/22) has been added to the OAV. The OAV as amended is $15,995,500.

2 The increased assessed values are actual values for Years 1 (2019), 2 (2020), 3 (2021) and 4 (2022). The increased assessed values for Years 5 - 30 are increased by 2% each year. These are estimates only and based on the average pace of development within the District during years 1-4 and anticipated new development as of the date of this First Amendment. The actual Increased Assessed Value figures in each year may vary and, as a result, the projections are subject to change.

3 The mil rate is based on FY 2022-23 actual rate of 18.10 held constant throughout the term of the District.

4. The tax shifts are calculated based on a Captured Assessed Value of 100% of the total projected Increased Assessed Value using the most recent data available from Maine Revenue Services (published 03/17/220); the ED 279 for the MSAD 51 (published 07/20/22) and the actual County tax assessments for the most recent five years.