

City of Durham
Greenfire Project
2008 Values

2/18/2008

Land use code	NEW AV LAND VALUE	NEW AV IMPROVEMENT VALUE	TOTAL PRE-PROJECT AV	CURRENT AV TAXABLE LAND	CURRENT TAXABLE BUILDING	LAND AFTER PROJECT INCREMENT	AV	BUILDING EXEMPTIONS	BUILDING INCREMENT	TOTAL INCREMENT AFTER PROJECT
CHAPEL HILL DECK										
360	\$ 172,248	\$ -	\$ 172,248	\$ -	\$ -	\$ 172,248	\$ 55,804,986		\$ 65,966,511	
653	\$ 274,701	\$ 9,310	\$ 284,011	\$ -	\$ -	\$ 274,701	\$ 10,161,525			
653	\$ 86,055	\$ 7,236	\$ 93,291	\$ -	\$ -	\$ 86,055				
653	\$ 201,588	\$ -	\$ 201,588	\$ -	\$ -	\$ 201,588				
653	\$ 387,807	\$ 4,450,362	\$ 4,838,169	\$ -	\$ -	\$ 387,807				
		\$ -	\$ -							\$ 65,966,511
HILL BUILDING										
HIS 490	\$ 258,278	\$ 2,385,484	\$ 2,643,762	\$ 258,278	\$ 2,385,484	\$ -	\$ 2,385,484	\$ 1,192,742	\$ (1,192,742)	
HIS 490	\$ 446,457	\$ 5,489,768	\$ 5,936,225	\$ 446,457	\$ 5,489,768	\$ -	\$ 50,755,162	\$ 25,377,581	\$ 19,887,813	
		\$ -	\$ -							\$ 18,695,071
LOT 20										
438	\$ 430,471	\$ 13,779	\$ 444,250	\$ -	\$ -	\$ 430,471	\$ 106,080,354		\$ 106,080,354	
438	\$ 119,976	\$ -	\$ 119,976	\$ -	\$ -	\$ 119,976	\$ 4,823,285		\$ 4,823,285	
		\$ -	\$ -							\$ 110,903,639
PARRISH/CHURCH										
360	\$ 462,357	\$ -	\$ 462,357	\$ -	\$ -	\$ 462,357	\$ 33,884,691		\$ 33,884,691	\$ 36,897,234
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,012,543		\$ 3,012,543	
ROGERS ALLEY										
370	\$ 96,788	\$ -	\$ 96,788	\$ 96,788	\$ -	\$ -	\$ 8,372,530	4,186,265	4,186,265	\$ 2,336,059
HIS 464	\$ 131,263	\$ 574,176	\$ 705,439	\$ 131,263	\$ 287,088	\$ -	\$ (287,088)		\$ (287,088)	
HIS? 464	\$ 198,897	\$ 879,313	\$ 1,078,210	\$ 198,897	\$ 439,657	\$ -	\$ (439,657)		\$ (439,657)	
HIS? 464	\$ 142,129	\$ 976,558	\$ 1,118,687	\$ 142,129	\$ 488,279	\$ -	\$ (488,279)		\$ (488,279)	
HIS? 800	\$ 78,166	\$ 1,270,366	\$ 1,348,532	\$ 78,166	\$ 635,183	\$ -	\$ (635,183)		\$ (635,183)	
SMALL DEVELOPMENTS										
							\$ 4,741,116		\$ 4,741,116	
480	\$ 66,405	\$ 317,952	\$ 384,357	\$ 66,405	\$ 317,952	\$ -	\$ (384,357)		\$ (384,357)	
481	\$ 121,291	\$ 1,032,885	\$ 1,154,176	\$ 121,291	\$ 1,032,885	\$ -	\$ (1,154,176)		\$ (1,154,176)	
481	\$ 73,266	\$ 494,115	\$ 567,381	\$ 73,266	\$ 494,115	\$ -	\$ (567,381)		\$ (567,381)	
464	\$ 69,345	\$ 293,911	\$ 363,256	\$ 69,345	\$ 293,911	\$ -	\$ (363,256)		\$ (363,256)	
										\$ 2,271,946

							\$ 59,686,133	\$ 59,686,133
							\$ 4,912,043	\$ 4,912,043
481	\$ 404,796	\$ -	\$ 404,796	\$ 404,796	\$ -		\$ (404,796)	\$ (404,796)
481	\$ 161,373	\$ 140,839	\$ 302,212	\$ 161,373	\$ 140,839		\$ (302,212)	\$ (302,212)
481	\$ 75,226	\$ 254,622	\$ 329,848	\$ 75,226	\$ 254,622		\$ (329,848)	\$ (329,848)
481	\$ 64,445	\$ 221,007	\$ 285,452	\$ 64,445	\$ 221,007		\$ (285,452)	\$ (285,452)
481	\$ 62,485	\$ 332,418	\$ 394,903	\$ 62,485	\$ 332,418		\$ (394,903)	\$ (394,903)
								\$ 62,880,965
								\$ 299,951,424.50

Analysis of Existing vs Future Assessed Valuations - Greenfire Development Projects

(Includes increment from public land sale to private; assumes values given by tax office; assumes constant tax rate; assumes project assessment/tax paid in y
Existing AV FUTURE AV

PARCEL	LAND	BUILDING	TOTAL	FUTURE BUILDING	INCREMENT	
1 0821-12-87-7306	\$ 892,108	\$ 2,958,345	\$ 3,850,453			102792 0821-12-97-5436
2 0821-12-97-0079	\$ 249,860	\$ 10,568	\$ 260,428			102793 0821-08-97-5589
3 0821-08-87-9564	\$ 65,165	\$ 1,509,881	\$ 1,575,046			102972 0821-08-97-6661
4 0821-12-97-0427	\$ 132,073	\$ 5,302,845	\$ 5,434,918			102794 0821-08-97-5741
5 0821-08-97-1480	\$ 189,224	\$ -	\$ 189,224			102973 0821-08-97-6761
6 0821-12-97-2365	\$ 51,923	\$ 8,083	\$ 60,006			
7 0821-12-97-3314	\$ 22,302	\$ 169,961	\$ 192,263			103043 0821-08-87-9564
8 0821-12-97-2302	\$ 18,469	\$ 62,846	\$ 81,315			103044 0821-12-97-0427
9 0821-12-97-7347	\$ 29,969	\$ -	\$ 29,969			102761 0821-12-97-0079
10 0821-12-97-6389	\$ 37,984	\$ 227,841	\$ 265,825			102752 0821-12-96-2916
11 0821-12-97-6300	\$ 58,196	\$ 409,184	\$ 467,380			102945 0831-09-07-0039
12 0821-12-97-6258	\$ 49,832	\$ 205,922	\$ 255,754			102949 0821-12-97-7347
13 0831-09-07-0039	\$ 290,980	\$ -	\$ 290,980			102950 0821-12-97-6389
14 0831-09-07-1071	\$ 223,027	\$ 834,454	\$ 1,057,481	County lot		102951 0821-12-97-6300
15 0821-12-97-3496	\$ 20,211	\$ 147,814	\$ 168,025			102954 0821-12-97-6258
16 0821-12-97-2267	\$ 17,424	\$ 175,027	\$ 192,451			102948 0821-12-97-7377
17 0821-12-97-3248	\$ 37,984	\$ 347,053	\$ 385,037			102758 0821-12-97-1139
18 0821-12-97-3391	\$ 11,848	\$ 33,474	\$ 45,322			102757 0821-12-97-1167
19 0821-12-97-4300	\$ 11,151	\$ 55,055	\$ 66,206			102835 0821-12-97-7040
20 0821-12-97-3243	\$ 41,469	\$ -	\$ 41,469			102789 0821-12-97-3496
21 0821-12-97-3219	\$ 35,544	\$ 316,992	\$ 352,536			102766 0821-08-97-1480
WOOLWORTH OFFICE/DECK						102771 0821-12-97-2365
5 0821-08-97-1480	\$ 189,224	\$ -	\$ 189,224	\$ 47,157,736	\$ 52,268,310	102765 0821-12-97-3314
6 0821-12-97-2365	\$ 51,923	\$ 8,083	\$ 60,006	\$ 5,633,382		102770 0821-12-97-2302
7 0821-12-97-3314	\$ 22,302	\$ 169,961	\$ 192,263			102772 0821-12-97-2249
8 0821-12-97-2302	\$ 18,469	\$ 62,846	\$ 81,315			
TOTALS	\$ 281,918	\$ 240,890	\$ 522,808			
HILL BUILDING						HISTORIC
3 0821-08-87-9564	\$ 65,165	\$ 1,509,881	\$ 1,575,046	\$ 50,755,162	\$ 21,872,599	\$ 43,745,198
4 0821-12-97-0427	\$ 132,073	\$ 5,302,845	\$ 5,434,918			
TOTALS	\$ 197,238	\$ 6,812,726	\$ 7,009,964			
CORCORAN LOT/DECK						
1 0821-12-87-7306	\$ 892,108	\$ 2,958,345	\$ 3,850,453	\$ 42,934,424	\$ 49,553,617	
DECK				\$ 5,727,085		
LOT 20/DECK						
2 0821-12-97-0079	\$ 249,860	\$ 10,568	\$ 260,428	\$ 54,059,128	\$ 61,373,090	
DECK				\$ 7,563,822		
PARRISH-CHURCH/DECK						
13 0831-09-07-0039	\$ 290,980	\$ -	\$ 290,980	\$ 37569697	\$ 43,332,297	
DECK				\$ 6,053,580		
WEBB PATTERSON						
15 0821-12-97-3496	\$ 20,211	\$ 147,814	\$ 168,025	\$ 1,190,872	\$ 1,022,847	
ROGERS ALLEY						
9 0821-12-97-7347	\$ 29,969	\$ -	\$ 29,969	\$ 8,090,154	\$ 7,071,226	
10 0821-12-97-6389	\$ 37,984	\$ 227,841	\$ 265,825			
11 0821-12-97-6300	\$ 58,196	\$ 409,184	\$ 467,380			
12 0821-12-97-6258	\$ 49,832	\$ 205,922	\$ 255,754			
TOTALS	\$ 175,981	\$ 842,947	\$ 1,018,928			
WOOLWORTH RESIDENTIAL/DECK						
16 0821-12-97-2267	\$ 17,424	\$ 175,027	\$ 192,451	\$ 48,947,009	\$ 50,382,049	
17 0821-12-97-3248	\$ 37,984	\$ 347,053	\$ 385,037	\$ 2,518,061		
18 0821-12-97-3391	\$ 11,848	\$ 33,474	\$ 45,322			
19 0821-12-97-4300	\$ 11,151	\$ 55,055	\$ 66,206			
20 0821-12-97-3243	\$ 41,469	\$ -	\$ 41,469			
21 0821-12-97-3219	\$ 35,544	\$ 316,992	\$ 352,536			
TOTALS	\$ 155,420	\$ 927,601	\$ 1,083,021			
				\$ 265,408,994	\$ 286,876,035	

year(s) shown.)

Chapel Hill Deck	No	City surface
Chapel Hill Deck	No	City surface
Chapel Hill Deck	No	City surface
Chapel Hill Deck	No	City parking
Chapel Hill Deck	No	City parking
Corcoran Deck	NA	No longer in
HILL BUILDING	Yes	Trust
HILL BUILDING	Yes	CCB/Suntr
LOT 20/DECK	No	City surface
LOT 20/DECK	Yes	Lot behind
PARRISH-CHURCH/DECK	No	City surface
ROGERS ALLEY	Yes -- under contract	Verizon -- c
ROGERS ALLEY	Yes	Fire Station
ROGERS ALLEY	Yes	Pharmacy
ROGERS ALLEY	Yes	Garret Sulli
ROGERS ALLEY	Yes -- under contract	Verizon -- c
Smaller GF Buildings -- En	Yes	117 West M
Smaller GF Buildings -- En	Yes	113 West M
Smaller GF Buildings -- bul	Yes	107 Church
Smaller GF Buildings -- Wf	Yes	108 West F
WOOLWORTH OFFICE/D	Yes	Former WV
WOOLWORTH OFFICE/D	Yes	Ochola
WOOLWORTH OFFICE/D	Yes	M&K's -- or
WOOLWORTH OFFICE/D	Yes	Mr. Shoe
WOOLWORTH OFFICE/D	Yes	M&K's -- or

