

Review of Multi-Family Assessments

Project	# of Units	Year Constructed	2014 Market Value	2014 Tax Per Door	2015 Market Value	2015 Tax Per Door	2014 - 2015 % increase
Pheasant Run	160		\$4,222,066	\$451	\$5,488,503	\$573	30
The Lodge	64		\$1,880,359	\$502	\$2,049,400	\$535	9
Robin Hills	61		\$1,432,060	\$401	\$1,861,600	\$509	30
Summit East	150		\$3,244,977	\$369	\$4,218,343	\$469	30
The Oaks	126		\$1,542,688	\$209	\$2,005,033	\$266	30
Summit Point Condos	101		\$2,764,500	\$467	\$3,157,000	\$522	14
Sage Crossing	152		\$3,977,453	\$397	\$5,170,630	\$568	30
Glendana Heights	16		\$277,368	\$313	\$360,104	\$376	30
Avanti East	120		\$3,131,140	\$446	\$4,070,295	\$566	30
Crossroads	160		\$4,889,748	\$522	\$6,356,600	\$663	30
Nancene Apartments	103		\$1,584,000	\$263	\$2,059,009	\$334	30
Strausburg	71		\$1,633,000	\$393	\$1,633,000	\$384	0

Comperable Projects	# of Units	Year Constructed	2014 Market Value	2014 Tax Per Door	2015 Market Value	2015 Tax Per Door	2014 - 2015 % increase	2017 Market Value	2017 Tax Per Door	2015-2017 %increase	2019 Market Value	2019 Tax Per Door	2017-2019 % increase	2021 Market Value	2021 Tax Per Door
New Longview /Tower Park	206	2006-2007	\$10,179,681	\$838	\$13,233,050	\$1,072	30	\$14,032,740	\$1,129	6	\$17,783,900	\$1,158	27	\$19,245,000	\$1,463
Summit Ridge/AMLI	432	2000	\$21,601,034	\$848	\$28,081,211	\$1,085	30	\$29,481,324	\$1,131	5	\$33,903,523	\$1,160	15	\$38,650,000	\$1,376
Fairways at Lakewood	274	2008	\$13,487,200	\$804	\$17,533,250	\$1,037	30	\$19,047,900	\$1,132	9	\$28,010,000	\$1,572	47	\$30,812,000	\$1,778
Manor Homes at Arborwalk	280	2004-2005	\$12,100,000	\$738	\$15,730,000	\$938	30	\$16,730,500	\$990	6	\$25,185,100	\$1,383	51	\$27,703,000	\$1,564
Avg. tax per door (lines 18-21)															\$1,545

Project	# of Units	Year Constructed	2014 Market Value	2014 Tax Per Door	2015 Market Value	Fixed Pilot	2014 - 2015 % increase	2017 Market Value	2017 Tax Per Door	2015-2017 %increase	2019 Market Value	2019 Tax Per Door	2017-2019 % increase	2021 Market Value	2021 Tax Per Door
Residences @ New Longview	309	2014 -2015	\$17,028,054.00 (estimated)		\$23,940,000	\$935 Pilot	41	\$34,765,250	\$1,864	45	\$36,362,900	\$1,972	5	\$41,453,200	\$2,121
Summit Square Apartments	310	2017 - 2018				\$935 Pilot					\$39,879,000	\$1,978		\$41,872,000	\$2,135
Residences @ Echelon	243	2017-2019			\$11,668,658 (estimate)	\$993 Pilot					\$28,281,000	\$1,840			
Meridian @ View High	312	2018 - 2021				\$1,051 Pilot					\$37,750,000	\$1,913			
The Donovan	326	2019-2021				\$1,135 Pilot					\$37,490,000	\$1,818			
Streets of West Pryor	250	2019 -2021				\$1,135 Pilot									
Streets of West Pryor Phase 2	184	under const.				\$1,135 Pilot									
Griffin Riley Mixed Residential	252/113/77	under const.				\$1,400 Pilot			Avg tax per door (lines 24-28)		\$1,965				

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