

COUNCIL OF THE TOWN OF LA PLATA
Ordinance No. 10-4

Introduced By:	Mayor Roy G. Hale
Date Introduced:	April 27, 2010
Town Council Hearing:	April 27, 2010
Date Adopted:	May 11, 2010
Date Effective:	July 1, 2010

1 **An Ordinance concerning**

2
3 **Town of La Plata FY2010-2011 Tax Rate**

4
5 **FOR** the purpose of adopting the Town of La Plata FY2010-2011 Tax Rate; and all matters
6 generally relating thereto.

7
8 **SECTION 1: BE IT ENACTED BY THE COUNCIL OF THE TOWN OF**
9 **LA PLATA** That the Town of La Plata tax rate on real property having location within the
10 corporate limits of the Town of La Plata, except as provided by State law, for the fiscal year
11 2010-2011 shall be at the rate of thirty-two cents (\$.32) per one hundred dollars (\$100.00) of
12 assessed valuation for the fiscal year 2010-2011, with billing for taxes on new property to
13 conform to the method currently in place with the Charles County Treasurer's Office; and the
14 personal property and public utilities tax rate for the fiscal year 2010-2011 shall be at the rate of
15 seventy-five cents (\$.75) per one hundred dollars (\$100.00) of assessed valuation; and,

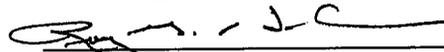
16
17 **SECTION 2: AND BE IT FURTHER ENACTED**, pursuant to Town of La Plata
18 Resolution 09-8 designating the Heritage Green Special Taxing District and Town of La Plata
19 Resolution 09-8 authorizing the imposition, levy and collection of special taxes in the Special
20 Taxing District and pursuant to the Rate and Apportioning terms adopted, the Town of La Plata
21 adopts and approves the report of the Administrator of the Heritage Green Special Taxing
22 District (Exhibit A) and hereby assesses and levies as additional real property taxes on the
23 owners of properties in the Heritage Green Special Taxing District as indicated in Appendix A of
24 Exhibit A for the upcoming fiscal year; in the event any parcel numbers are changed prior to the
25 actual billing of taxes by the county, the Administrator shall revise Appendix A to be consistent
26 with the tax parcel numbers used by the County for billing of taxes and recalculate the special
27 tax to be collected from each parcel in a manner consistent with the method utilized to calculate
28 the special taxes in Exhibit A.

29
30 **SECTION 3: AND BE IT FURTHER ENACTED** that this Ordinance shall become

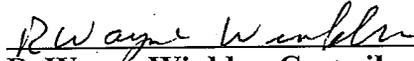
31 effective on July 1, 2010.

SEAL:

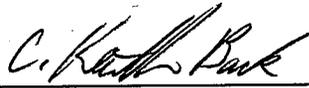
COUNCIL OF THE TOWN OF LA PLATA



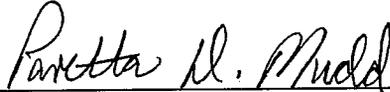
Roy G. Hale, Mayor



R. Wayne Winkler, Councilman

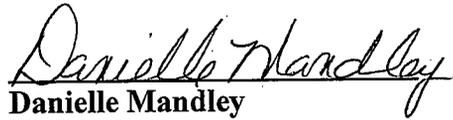


C. Keith Back, Councilman



Paretta D. Mudd, Councilwoman

ATTEST:



Danielle Mandley
Town Clerk
Date: 5/11/10



Joseph W. Norris, Councilman

EXPLANATION:
CAPITALS INDICATE MATTER ADDED TO EXISTING LAW
((Double Parenthesis)) indicate matter deleted from existing law.
Underlining indicates amendments to bill.
~~Strike Out~~ indicates matter stricken from bill by amendment or deleted from the law by amendment.

TOWN OF LA PLATA, MARYLAND
HERITAGE GREEN SPECIAL TAXING DISTRICT

FISCAL YEAR 2010-2011
SPECIAL TAX REPORT

Prepared By:
MUNICAP, INC.
April 14, 2010

**Town of La Plata, Maryland
Heritage Green Special Taxing District**

**Fiscal Year 2010-2011
Special Tax Report**

INTRODUCTION

The Town of La Plata, Maryland issued \$3,751,600 of General Obligation Bonds on December 28, 2009 related to the Heritage Green Special Taxing District. The bonds are to be repaid from special taxes levied on the taxable property in the Heritage Green Special Taxing District.

This report has been prepared to explain the methodology used to calculate the special tax rates at which property will be taxed in the Heritage Green Special Taxing District for fiscal year 2010-2011. A special tax shall be levied and collected each fiscal year, beginning with the Commencement Date and continuing until the Termination Date, in the Heritage Green Special Tax District pursuant to Section 44A of Article 23A of the Annotated Code of Maryland, as amended (the "Special Taxing District Act"), and Resolution 09-8 (the "Designation Resolution") dated September 22, 2009. The rates and method to be used in levying and collecting the special tax are provided for in the resolution—the "Rate and Method of Apportionment of Special Taxes" (RMA) for the Heritage Green Special Taxing District.

The special taxes to be collected from each parcel for fiscal year 2010-2011 are shown in Exhibit A, which follows this report. The special tax to be collected from each parcel is based on the parcel's classification as of the "Date of Classification," the Maximum Special Tax Rate for each Land Use Class and the Net Land Area of each parcel.

SPECIAL TAX REQUIREMENT

Beginning with the Commencement Date and continuing until the Termination Date, a special tax shall be collected proportionately from each parcel of taxable property up to the Maximum Special Tax for each fiscal year to the extent necessary to fund the Special Tax Requirement. According to the Rate and Method of Apportionment, the Commencement Date is defined as "the first day of the fiscal year in which special taxes are levied and may be collected, which shall be the first year after the issuance of any of the bonds." The Termination Date is defined in the RMA as "the earlier of (i) the repayment or defeasance of the bonds in accordance with the terms of the Indenture of Trust, (ii) the thirtieth (30th) fiscal year in which a parcel paid special tax as developed property, and (iii) such times provided for by the Indenture of Trust."

According to the Rate and Method of Apportionment, the special tax requirement for any fiscal year is equal to:

- (A) the amount required in any fiscal year to pay (1) annual debt service and other periodic costs (including deposits to any sinking funds) on the bonds to be paid from the special tax collected in such fiscal year (including debt service and other periodic costs on any bonds, which were payable in any previous fiscal year but were not paid by the district), (2) administrative expenses to be incurred in the fiscal year or incurred in any previous fiscal year and not paid by the district, (3) any amount required to replenish any reserve fund established in association with any bonds, (4) a contingency, which may include an amount equal to the estimated delinquencies

expected in payment of the special tax not otherwise taken into account or amounts required to establish or maintain any reserves, and (5) the costs of remarketing, credit enhancement, bond insurance, and liquidity of facility fees (including such fees for instruments that serve as the basis of a reserve fund related to any indebtedness in lieu of cash) (including such costs that were payable in any previous fiscal year by were not paid by the district), less (B) (1) any credits available pursuant to the Indenture of Trust, such as capitalized interest, reserves, and investment earnings on any account balances (including available investment earnings on funds on deposit in the reserve funds under the Indenture of Trust), and (2) any other revenues available to apply to the special tax requirement. The amounts included in (A) (3) and (4) above shall not exceed an amount in the aggregate that would result in an increase in the amount of the special tax requirement by an amount more than ten percent of the amounts included in (A) (1) and (5) above.

Table A provides a summary of the special tax requirement for fiscal year 2010-2011. The special tax requirement for fiscal year 2010-2011 is \$140,607. The special tax requirement for fiscal year 2010-2011 is explained in the following sections.

Table A
Special Tax Requirement
Fiscal Year 2010-2011

Debt Service:	
Interest payment, August 1, 2010	\$22,197
Interest payment, February 1, 2011	\$18,758
Interest payment, August 1, 2011	\$18,758
Principal payment, August 1, 2011	\$1,000
<i>Sub-total debt service</i>	\$60,713
Administrative expenses	\$69,894
Contingency	\$10,000
Reserve Fund	\$0
<i>Special Tax Requirement</i>	\$140,607

Debt Service

Debt service includes the interest payments due on August 1, 2010, February 1, 2011 and August 1, 2011. The Interest payment for August 1, 2010 is \$22,197. This is based on the outstanding principal balance of \$3,751,600 and the annual interest rate of one percent from the time of bond issuance through August 1, 2010. Debt service also consists of semi-annual interest payments on February 1, 2011 and August 1, 2011. Each semi-annual debt service payment is equal to \$18,758. This is based on the outstanding principal balance of \$3,751,600 and the annual interest rate of one percent. There is a principal payment due on August 1, 2011 equal to \$1,000. As a result, aggregate debt service is equal to \$60,713.

Administrative Expenses

Administrative expenses include the trustee, the administrator, the annual MWQFA administrative fee, and the expenses of the town and county related to the district. The annual charges of the trustee are estimated to be \$1,500. The annual charges of the administrator are estimated to be \$15,000. The annual MWQFA administrative fee is equal to five percent of total debt service divided by the number of years the bonds are to be amortized, which is equal to \$10,447 per year. The expenses for the county are estimated to be \$5,000 and the annual expenses for the town are estimated to be \$3,000. Accordingly, total annual administrative expenses are estimated at \$34,917. Special taxes will not be collected again until September 2011. As a result, it will be necessary to collect administrative expenses for two consecutive years (i.e., two cycles of billing and collecting special taxes). Accordingly, aggregate administrative expenses are estimated to be \$69,894.

Contingency

A contingency, equal to approximately eight percent of expenses, has been added to the annual revenue requirement in the event that there are special tax delinquencies or unanticipated expenses.

Reserve Fund Income

Pursuant to Section 4.02 of the Indenture of Trust, there was no initial advance of the bond proceeds of the Series 2009 Bond. As of March 31, 2010, the balance in the Senior Reserve Fund was zero. Accordingly, annual investment income on the Senior Reserve Fund is estimated to be zero.

Summary of the Special Tax Requirement

Total expenses to be paid from special taxes collected in fiscal year 2010-2011 are estimated to be \$140,607. Funds available to pay these expenses, other than special taxes, are estimated to be zero, resulting in a special tax requirement of \$140,607.

SPECIAL TAX LEVY

Assignment to Land Use Classes

Special taxes are to be levied each year based on the classification of property in the district. The Rate and Method of Apportionment specifies the following Land Use Classes for property in the district:

- I. Public Property
- II. Owner Association Property
- III. Taxable Property
 - A. Developed Property
 - 1. Multi-family
 - 2. Town Homes
 - 3. Single Family Detached
 - 4. Commercial
 - 5. Light Industrial
 - B. Undeveloped Property

Public Property and homeowner association property are not subject to special taxes. Developed property and undeveloped property are subject to special taxes as described in the balance of this report.

Property is classified for each fiscal year based on its status as of the Date of Classification. For fiscal year 2010-2011, property is classified based on its status as of February 1, 2010.

Developed property means any parcel of taxable property for which a building permit has been issued that allows the construction of a structure intended for occupancy or for property which has been added to an owner association by the filing of a supplemental declaration or similar document in the land records of Charles County. Undeveloped property means any parcel of taxable property that is not classified as developed property.

As of February 1, 2010, no building permits have been issued nor has any of the property been added to an owner's association by the filing of a supplemental declaration or similar document in the land records of Charles County. As a result, all taxable property within the district will be classified as undeveloped for fiscal year 2010-2011.

Maximum Special Tax Rates

According to the Rate and Method of Apportionment, the Maximum Special Tax on a parcel is equal to the product of the number of dwelling units or building square footage for each land use class on or that may be built on such parcel (as estimated by the Administrator) and the Maximum Special Tax per unit or per 1,000 square feet of building square footage for each land use class. As shown in Table B below, based on the per unit and per 1,000 square feet of building square footage for each land use class, this results in Aggregate Maximum Special Taxes of \$3,214,486 for fiscal year 2010-2011.

Table B
Maximum Special Tax Rates
Fiscal Year 2010-2011

Land Use Class	Maximum Special Tax Rates	Based on Number of Units/BSF	Per Unit/BSF Maximum Special Tax (2010-2011)	Aggregate Maximum Special Tax (2010-2011)
Multi-family Apartment	\$183 per unit	798	\$183	\$146,034
Town Home	\$1,050 per unit	1,271	\$1,050	\$1,334,550
Single Family Detached	\$1,320 per unit	1,101	\$1,320	\$1,453,320
Commercial	\$202 per 1,000 BSF	1,293,230	\$202	\$261,232
Industrial	\$86 per 1,000 BSF	225,000	\$86	\$19,350
Total				\$3,214,486

On each July 1, commencing in the year following the Commencement Date, the Maximum Special Tax Rates shown above shall be increased to 102 percent of the respective Maximum Special Tax Rate in effect in the previous fiscal year.

Undeveloped Property

As of February 1, 2010, all parcels within the district were classified as undeveloped. The Maximum Special Tax for any fiscal year for each parcel classified as undeveloped property shall be determined by the following formula:

$$A = (B - C) \times (D \div E)$$

Where the terms have the following meaning:

- A = The Maximum Special Tax for a Parcel
- B = The Special Tax Requirement for that Fiscal Year
- C = The Special Tax to be collected from Developed Property for that Fiscal Year
- D = The Net Land Area of the Parcel of Undeveloped Property for which the Special Tax is being calculated
- E = The Net Land Area of all of the Parcels of Undeveloped Property.

According to the Rate and Method of Apportionment, commencing with the Commencement Date, which is defined as the first tax year after the bonds are issued, and for each following tax year through the Termination Date, the Town of La Plata shall determine the Special Tax Requirement and shall collect the special tax in an amount up to the Maximum Special Tax for each parcel as provided below:

First: Prior to the completion of construction, the special tax shall be collected from each parcel of developed property at the assigned special tax for such property. Subsequent to the completion of construction, the special tax shall be collected proportionately from each parcel of developed property up to the assigned special tax for such property to the extent necessary to fund the special tax requirement.

Second: If additional monies are needed to fund the special tax requirement after the first step has been completed, the special tax shall be collected proportionately from each parcel of undeveloped property up to 100 percent of the maximum special tax for such property, to the extent necessary to fund the special tax requirement.

Third: If additional monies are needed to fund the special tax requirement after the second step has been completed, the special tax shall be collected proportionately on each parcel of developed property up to 100 percent of the maximum special tax for such property, to the extent necessary to fund the special tax requirement.

The special tax requirement for fiscal year 2010-2011 is \$140,607. As of February 1, 2010, no building permits have been issued nor has any of the property been added to an owner's association by the filing of a supplemental declaration or similar document in the land records of Charles County. As a result, none of the taxable property within the district will be classified as developed for fiscal year 2010-2011. As a result, not special taxes are to be collected pursuant to the "First" step above.

The special tax requirement for 2010-2011 will be collected entirely under the "Second" step identified above. Special taxes collected from undeveloped property are allocated proportionately from each parcel of undeveloped property up to 100 percent of the maximum special tax for such property, to the extent necessary to fund the special tax requirement. This allocation is shown on the attached Exhibit A.

As shown in Exhibit A, attached hereto, the special tax to be collected on each parcel is based on the parcel's classification as of the "Date of Classification," the Maximum Special Tax Rate for each Land Use Class and the Net Land Area of each parcel, calculated using the formula provided above.

SUMMARY

The expenses of the district for fiscal year 2010-2011 exceed the available funds by \$140,607. As a result, special taxes will be levied on taxable property in an amount equal to the Special Tax Requirement of \$140,607.

The special taxes to be collected from each parcel of undeveloped property in the district for fiscal year 2010-2011 is shown in Exhibit A. Exhibit A lists the parcels of taxable property in the district as of February 1, 2010, the Date of Classification, the property by Land Use Class, the Net Land Area for each parcel, the Maximum Special Tax for each parcel and special tax to be collected on each parcel for fiscal year 2010-2011.

Exhibit A
Town of La Plata
Heritage Geen Special Taxing District

Special Tax Roll
Fiscal Year 2010-2011

Lot Number	District	Account Number	Property Classification	Land Use Class	Net Land Area	Maximum Special Tax FY10-11	Special Tax to be Collected FY10-11
	01	017942	Undeveloped	MF/SF/TH/Comm/LI ¹	140.470	\$434,899.12	\$20,510.09
	01	010875	Undeveloped	MF/SF/TH/Comm/LI	621.330	\$1,923,655.36	\$90,720.69
	01	012843	Undeveloped	MF/SF/TH/Comm/LI	164.156	\$508,232.58	\$0.00
	01	006681	Undeveloped	Commercial	0.574	\$115.95	\$83.81
	01	088688	Undeveloped	Commercial	3.730	\$753.46	\$544.62
1	01	085352	Undeveloped	Town House	0.176	\$1,050.00	\$25.66
2	01	085360	Undeveloped	Town House	0.118	\$1,050.00	\$17.18
3	01	085379	Undeveloped	Town House	0.035	\$1,050.00	\$5.15
4	01	085387	Undeveloped	Town House	0.104	\$1,050.00	\$15.17
5	01	085395	Undeveloped	Town House	0.178	\$1,050.00	\$26.02
6	01	085409	Undeveloped	Town House	0.143	\$1,050.00	\$20.92
7	01	085417	Undeveloped	Town House	0.134	\$1,050.00	\$19.61
8	01	085425	Undeveloped	Town House	0.114	\$1,050.00	\$16.70
9	01	085433	Undeveloped	Town House	0.092	\$1,050.00	\$13.42
10	01	085441	Undeveloped	Town House	0.120	\$1,050.00	\$17.49
11	01	085468	Undeveloped	Town House	0.116	\$1,050.00	\$16.93
12	01	085476	Undeveloped	Town House	0.104	\$1,050.00	\$15.13
13	01	085484	Undeveloped	Town House	0.136	\$1,050.00	\$19.82
14	01	085492	Undeveloped	Town House	0.136	\$1,050.00	\$19.82
15	01	085506	Undeveloped	Town House	0.173	\$1,050.00	\$25.25
16	01	085514	Undeveloped	Town House	0.203	\$1,050.00	\$29.60
17	01	085522	Undeveloped	Town House	0.171	\$1,050.00	\$24.97
18	01	085530	Undeveloped	Town House	0.158	\$1,050.00	\$23.02
19	01	085549	Undeveloped	Town House	0.156	\$1,050.00	\$22.78
20	01	085557	Undeveloped	Town House	0.171	\$1,050.00	\$24.93
21	01	085565	Undeveloped	Town House	0.256	\$1,050.00	\$37.42
22	01	085573	Undeveloped	Town House	0.238	\$1,050.00	\$34.72
23	01	085581	Undeveloped	Town House	0.175	\$1,050.00	\$25.62
24	01	085603	Undeveloped	Town House	0.161	\$1,050.00	\$23.46
25	01	085611	Undeveloped	Town House	0.197	\$1,050.00	\$28.83
26	01	085638	Undeveloped	Town House	0.238	\$1,050.00	\$34.82
27	01	085646	Undeveloped	Town House	0.177	\$1,050.00	\$25.81
28	01	085654	Undeveloped	Town House	0.177	\$1,050.00	\$25.81
29	01	085662	Undeveloped	Town House	0.224	\$1,050.00	\$32.70
30	01	085670	Undeveloped	Town House	0.212	\$1,050.00	\$30.89
31	01	085689	Undeveloped	Town House	0.223	\$1,050.00	\$32.51
32	01	085697	Undeveloped	Town House	0.222	\$1,050.00	\$32.38
33	01	085700	Undeveloped	Town House	0.231	\$1,050.00	\$33.78
34	01	085719	Undeveloped	Town House	0.269	\$1,050.00	\$39.32
35	01	085727	Undeveloped	Town House	0.207	\$1,050.00	\$30.23
36	01	085735	Undeveloped	Town House	0.225	\$1,050.00	\$32.84
37	01	085743	Undeveloped	Town House	0.198	\$1,050.00	\$28.96

Lot Number	District	Account Number	Property Classification	Land Use Class	Net Land Area	Maximum Special Tax FY10-11	Special Tax to be Collected FY10-11
38	01	085751	Undeveloped	Town House	0.188	\$1,050.00	\$27.50
39	01	085778	Undeveloped	Town House	0.161	\$1,050.00	\$23.46
40	01	085786	Undeveloped	Town House	0.211	\$1,050.00	\$30.76
41	01	085794	Undeveloped	Town House	0.308	\$1,050.00	\$44.97
42	01	085808	Undeveloped	Town House	0.322	\$1,050.00	\$46.99
43	01	085816	Undeveloped	Town House	0.259	\$1,050.00	\$37.87
44	01	085824	Undeveloped	Town House	0.239	\$1,050.00	\$34.90
45	01	085832	Undeveloped	Town House	0.181	\$1,050.00	\$26.49
46	01	085867	Undeveloped	Town House	0.192	\$1,050.00	\$28.05
47	01	085840	Undeveloped	Town House	0.232	\$1,050.00	\$33.83
48	01	085859	Undeveloped	Town House	0.232	\$1,050.00	\$33.83
49	01	085875	Undeveloped	Town House	0.232	\$1,050.00	\$33.83
50	01	085883	Undeveloped	Town House	0.192	\$1,050.00	\$28.05
51	01	085891	Undeveloped	Town House	0.232	\$1,050.00	\$33.83
52	01	085905	Undeveloped	Town House	0.231	\$1,050.00	\$33.67
53	01	085913	Undeveloped	Town House	0.172	\$1,050.00	\$25.14
54	01	085921	Undeveloped	Town House	0.173	\$1,050.00	\$25.22
55	01	085948	Undeveloped	Town House	0.091	\$1,050.00	\$13.33
56	01	085956	Undeveloped	Town House	0.079	\$1,050.00	\$11.53
57	01	085964	Undeveloped	Town House	0.079	\$1,050.00	\$11.53
58	01	085972	Undeveloped	Town House	0.102	\$1,050.00	\$14.95
59	01	085980	Undeveloped	Town House	0.170	\$1,050.00	\$24.87
60	01	085999	Undeveloped	Town House	0.163	\$1,050.00	\$23.87
61	01	086006	Undeveloped	Town House	0.175	\$1,050.00	\$25.49
62	01	086014	Undeveloped	Town House	0.207	\$1,050.00	\$30.26
63	01	086022	Undeveloped	Town House	0.228	\$1,050.00	\$33.23
64	01	086030	Undeveloped	Town House	0.236	\$1,050.00	\$34.51
65	01	086049	Undeveloped	Town House	0.111	\$1,050.00	\$16.23
66	01	086057	Undeveloped	Town House	0.094	\$1,050.00	\$13.73
67	01	086065	Undeveloped	Town House	0.094	\$1,050.00	\$13.73
68	01	086073	Undeveloped	Town House	0.137	\$1,050.00	\$20.06
69	01	086081	Undeveloped	Town House	0.116	\$1,050.00	\$16.93
70	01	086103	Undeveloped	Town House	0.136	\$1,050.00	\$19.88
71	01	086111	Undeveloped	Town House	0.105	\$1,050.00	\$15.35
72	01	086138	Undeveloped	Town House	0.106	\$1,050.00	\$15.44
73	01	086146	Undeveloped	Town House	0.096	\$1,050.00	\$14.04
74	01	086154	Undeveloped	Town House	0.108	\$1,050.00	\$15.71
75	01	086162	Undeveloped	Town House	0.057	\$1,050.00	\$8.29
76	01	086170	Undeveloped	Town House	0.038	\$1,050.00	\$5.61
77	01	086189	Undeveloped	Town House	0.040	\$1,050.00	\$5.81
78	01	086197	Undeveloped	Town House	0.076	\$1,050.00	\$11.05
79	01	086200	Undeveloped	Town House	0.083	\$1,050.00	\$12.11
80	01	086219	Undeveloped	Town House	0.041	\$1,050.00	\$5.92
81	01	086227	Undeveloped	Town House	0.058	\$1,050.00	\$8.45
83	01	086235	Undeveloped	Town House	0.149	\$1,050.00	\$21.69
84	01	086243	Undeveloped	Town House	0.144	\$1,050.00	\$21.08
85	01	086251	Undeveloped	Town House	0.123	\$1,050.00	\$17.99
86	01	086278	Undeveloped	Town House	0.169	\$1,050.00	\$24.70
87	01	086286	Undeveloped	Town House	0.137	\$1,050.00	\$19.99
88	01	086294	Undeveloped	Town House	0.123	\$1,050.00	\$17.98
89	01	86308	Undeveloped	Town House	0.117	\$1,050.00	\$17.02

Lot Number	District	Account Number	Property Classification	Land Use Class	Net Land Area	Maximum Special Tax FY10-11	Special Tax to be Collected FY10-11
90	01	086316	Undeveloped	Town House	0.118	\$1,050.00	\$17.25
91	01	086324	Undeveloped	Town House	0.094	\$1,050.00	\$13.73
92	01	086332	Undeveloped	Town House	0.098	\$1,050.00	\$14.26
93	01	086340	Undeveloped	Town House	0.078	\$1,050.00	\$11.33
94	01	086359	Undeveloped	Town House	0.045	\$1,050.00	\$6.64
95	01	086367	Undeveloped	Town House	0.045	\$1,050.00	\$6.64
96	01	086375	Undeveloped	Town House	0.055	\$1,050.00	\$8.02
97	01	086383	Undeveloped	Town House	0.047	\$1,050.00	\$6.92
98	01	086391	Undeveloped	Town House	0.038	\$1,050.00	\$5.53
99	01	086405	Undeveloped	Town House	0.038	\$1,050.00	\$5.53
100	01	086413	Undeveloped	Town House	0.038	\$1,050.00	\$5.53
101	01	086421	Undeveloped	Town House	0.057	\$1,050.00	\$8.29
102	01	086448	Undeveloped	Town House	0.186	\$1,050.00	\$27.15
103	01	086456	Undeveloped	Town House	0.182	\$1,050.00	\$26.64
104	01	086464	Undeveloped	Town House	0.162	\$1,050.00	\$23.59
105	01	086472	Undeveloped	Town House	0.190	\$1,050.00	\$27.71
106	01	086480	Undeveloped	Town House	0.128	\$1,050.00	\$18.70
107	01	086499	Undeveloped	Town House	0.117	\$1,050.00	\$17.07
108	01	086502	Undeveloped	Town House	0.136	\$1,050.00	\$19.82
109	01	086510	Undeveloped	Town House	0.094	\$1,050.00	\$13.68
110	01	086529	Undeveloped	Town House	0.080	\$1,050.00	\$11.63
111	01	086537	Undeveloped	Town House	0.079	\$1,050.00	\$11.54
112	01	086545	Undeveloped	Town House	0.079	\$1,050.00	\$11.53
113	01	086553	Undeveloped	Town House	0.079	\$1,050.00	\$11.53
114	01	086561	Undeveloped	Town House	0.104	\$1,050.00	\$15.13
115	01	086588	Undeveloped	Town House	0.084	\$1,050.00	\$12.25
116	01	086596	Undeveloped	Town House	0.049	\$1,050.00	\$7.21
117	01	086618	Undeveloped	Town House	0.059	\$1,050.00	\$8.65
118	01	086626	Undeveloped	Town House	0.059	\$1,050.00	\$8.65
119	01	86634	Undeveloped	Single-Family	0.059	\$1,320.00	\$8.65
120	01	086642	Undeveloped	Single-Family	0.072	\$1,320.00	\$10.45
121	01	086650	Undeveloped	Single-Family	0.072	\$1,320.00	\$10.45
122	01	086669	Undeveloped	Single-Family	0.059	\$1,320.00	\$8.65
123	01	086677	Undeveloped	Single-Family	0.059	\$1,320.00	\$8.65
124	01	086685	Undeveloped	Single-Family	0.059	\$1,320.00	\$8.65
125	01	086693	Undeveloped	Single-Family	0.073	\$1,320.00	\$10.59
126	01	086707	Undeveloped	Single-Family	0.093	\$1,320.00	\$13.62
127	01	086715	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
128	01	86723	Undeveloped	Single-Family	0.054	\$1,320.00	\$7.84
129	01	086731	Undeveloped	Single-Family	0.065	\$1,320.00	\$9.48
130	01	086758	Undeveloped	Single-Family	0.065	\$1,320.00	\$9.48
131	01	086766	Undeveloped	Single-Family	0.054	\$1,320.00	\$7.84
132	01	086774	Undeveloped	Single-Family	0.054	\$1,320.00	\$7.84
133	01	086782	Undeveloped	Single-Family	0.076	\$1,320.00	\$11.11
134	01	086790	Undeveloped	Single-Family	0.134	\$1,320.00	\$19.57
135	01	086804	Undeveloped	Single-Family	0.123	\$1,320.00	\$17.98
136	01	086812	Undeveloped	Single-Family	0.123	\$1,320.00	\$17.98
137	01	086820	Undeveloped	Single-Family	0.123	\$1,320.00	\$17.98
138	01	086839	Undeveloped	Single-Family	0.135	\$1,320.00	\$19.77
139	01	086847	Undeveloped	Single-Family	0.145	\$1,320.00	\$21.13
140	01	086855	Undeveloped	Single-Family	0.134	\$1,320.00	\$19.54

Lot Number	District	Account Number	Property Classification	Land Use Class	Net Land Area	Maximum Special Tax FY10-11	Special Tax to be Collected FY10-11
141	01	086863	Undeveloped	Single-Family	0.170	\$1,320.00	\$24.87
142	01	086871	Undeveloped	Single-Family	0.170	\$1,320.00	\$24.87
143	01	086898	Undeveloped	Single-Family	0.206	\$1,320.00	\$30.03
144	01	086901	Undeveloped	Single-Family	0.223	\$1,320.00	\$32.51
145	01	086928	Undeveloped	Single-Family	0.221	\$1,320.00	\$32.22
146	01	086936	Undeveloped	Single-Family	0.221	\$1,320.00	\$32.22
147	01	086944	Undeveloped	Single-Family	0.221	\$1,320.00	\$32.22
148	01	086952	Undeveloped	Single-Family	0.221	\$1,320.00	\$32.22
149	01	086960	Undeveloped	Single-Family	0.189	\$1,320.00	\$27.60
150	01	086979	Undeveloped	Single-Family	0.131	\$1,320.00	\$19.17
151	01	086987	Undeveloped	Single-Family	0.144	\$1,320.00	\$21.07
152	01	086995	Undeveloped	Single-Family	0.158	\$1,320.00	\$23.01
153	01	087002	Undeveloped	Single-Family	0.161	\$1,320.00	\$23.45
154	01	087010	Undeveloped	Single-Family	0.100	\$1,320.00	\$14.64
155	01	087029	Undeveloped	Single-Family	0.100	\$1,320.00	\$14.64
156	01	087037	Undeveloped	Single-Family	0.112	\$1,320.00	\$16.34
157	01	087045	Undeveloped	Single-Family	0.150	\$1,320.00	\$21.86
158	01	087053	Undeveloped	Single-Family	0.108	\$1,320.00	\$15.77
159	01	087061	Undeveloped	Single-Family	0.109	\$1,320.00	\$15.92
160	01	087088	Undeveloped	Single-Family	0.129	\$1,320.00	\$18.78
161	01	087096	Undeveloped	Single-Family	0.094	\$1,320.00	\$13.73
162	01	087118	Undeveloped	Single-Family	0.094	\$1,320.00	\$13.73
163	01	087126	Undeveloped	Single-Family	0.094	\$1,320.00	\$13.73
164	01	087134	Undeveloped	Single-Family	0.129	\$1,320.00	\$18.78
165	01	087142	Undeveloped	Single-Family	0.076	\$1,320.00	\$11.11
166	01	087150	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
167	01	087169	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
168	01	087177	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
169	01	087185	Undeveloped	Single-Family	0.056	\$1,320.00	\$8.17
170	01	087193	Undeveloped	Single-Family	0.056	\$1,320.00	\$8.17
171	01	087207	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
172	01	087215	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
173	01	087223	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
174	01	87231	Undeveloped	Single-Family	0.081	\$1,320.00	\$11.77
176	01	087258	Undeveloped	Single-Family	0.082	\$1,320.00	\$12.03
177	01	087266	Undeveloped	Single-Family	0.059	\$1,320.00	\$8.65
178	01	087274	Undeveloped	Single-Family	0.059	\$1,320.00	\$8.65
179	01	087282	Undeveloped	Single-Family	0.059	\$1,320.00	\$8.65
180	01	087290	Undeveloped	Single-Family	0.059	\$1,320.00	\$8.65
181	01	87304	Undeveloped	Single-Family	0.082	\$1,320.00	\$12.03
182	01	087312	Undeveloped	Single-Family	0.135	\$1,320.00	\$19.78
183	01	087320	Undeveloped	Single-Family	0.131	\$1,320.00	\$19.10
184	01	087339	Undeveloped	Single-Family	0.135	\$1,320.00	\$19.78
185	01	087347	Undeveloped	Single-Family	0.076	\$1,320.00	\$11.11
186	01	087355	Undeveloped	Single-Family	0.054	\$1,320.00	\$7.84
187	01	087363	Undeveloped	Single-Family	0.054	\$1,320.00	\$7.84
188	01	087371	Undeveloped	Single-Family	0.067	\$1,320.00	\$9.80
189	01	087398	Undeveloped	Single-Family	0.065	\$1,320.00	\$9.48
190	01	087401	Undeveloped	Single-Family	0.054	\$1,320.00	\$7.84
191	01	087428	Undeveloped	Single-Family	0.054	\$1,320.00	\$7.84
192	01	087436	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54

Lot Number	District	Account Number	Property Classification	Land Use Class	Net Land Area	Maximum Special Tax FY10-11	Special Tax to be Collected FY10-11
193	01	087444	Undeveloped	Single-Family	0.078	\$1,320.00	\$11.44
194	01	087452	Undeveloped	Single-Family	0.102	\$1,320.00	\$14.87
195	01	087460	Undeveloped	Single-Family	0.072	\$1,320.00	\$10.46
196	01	87479	Undeveloped	Single-Family	0.083	\$1,320.00	\$12.09
197	01	087487	Undeveloped	Single-Family	0.065	\$1,320.00	\$9.48
198	01	087495	Undeveloped	Single-Family	0.054	\$1,320.00	\$7.84
199	01	087509	Undeveloped	Single-Family	0.054	\$1,320.00	\$7.84
200	01	087517	Undeveloped	Single-Family	0.054	\$1,320.00	\$7.84
201	01	087525	Undeveloped	Single-Family	0.065	\$1,320.00	\$9.48
202	01	087533	Undeveloped	Single-Family	0.056	\$1,320.00	\$8.17
203	01	087541	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
204	01	087568	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
205	01	087576	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
206	01	087584	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
207	01	87592	Undeveloped	Single-Family	0.056	\$1,320.00	\$8.16
211	01	087606	Undeveloped	Single-Family	0.058	\$1,320.00	\$8.51
212	01	087614	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
213	01	087622	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
214	01	087630	Undeveloped	Single-Family	0.056	\$1,320.00	\$8.17
215	01	087649	Undeveloped	Single-Family	0.056	\$1,320.00	\$8.17
216	01	087657	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
217	01	87665	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
218	01	087673	Undeveloped	Single-Family	0.056	\$1,320.00	\$8.17
219	01	87681	Undeveloped	Single-Family	0.056	\$1,320.00	\$8.17
220	01	087703	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
221	01	087711	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
222	01	87738	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
223	01	087746	Undeveloped	Single-Family	0.057	\$1,320.00	\$8.29
224	01	087754	Undeveloped	Single-Family	0.057	\$1,320.00	\$8.33
225	01	087762	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
226	01	087770	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
227	01	087789	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
228	01	087797	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
229	01	087800	Undeveloped	Single-Family	0.056	\$1,320.00	\$8.17
230	01	087819	Undeveloped	Single-Family	0.056	\$1,320.00	\$8.17
231	01	087827	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
232	01	087835	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
233	01	087843	Undeveloped	Single-Family	0.056	\$1,320.00	\$8.17
234	01	087851	Undeveloped	Single-Family	0.056	\$1,320.00	\$8.17
235	01	087878	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
236	01	087886	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
237	01	087894	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
238	01	087908	Undeveloped	Single-Family	0.045	\$1,320.00	\$6.54
239	01	87916	Undeveloped	Single-Family	0.062	\$1,320.00	\$8.99
240	01	087924	Undeveloped	Single-Family	0.145	\$1,320.00	\$21.24
241	01	087932	Undeveloped	Single-Family	0.160	\$1,320.00	\$23.39
242	01	087940	Undeveloped	Single-Family	0.177	\$1,320.00	\$25.87
243	01	087959	Undeveloped	Single-Family	0.148	\$1,320.00	\$21.66
244	01	087967	Undeveloped	Single-Family	0.123	\$1,320.00	\$17.98
245	01	087975	Undeveloped	Single-Family	0.123	\$1,320.00	\$17.98
246	01	087983	Undeveloped	Single-Family	0.123	\$1,320.00	\$17.98

Lot Number	District	Account Number	Property Classification	Land Use Class	Net Land Area	Maximum Special Tax FY10-11	Special Tax to be Collected FY10-11
247	01	087991	Undeveloped	Single-Family	0.123	\$1,320.00	\$17.98
248	01	088009	Undeveloped	Single-Family	0.129	\$1,320.00	\$18.78
249	01	088017	Undeveloped	Single-Family	0.139	\$1,320.00	\$20.28
250	01	088025	Undeveloped	Single-Family	0.158	\$1,320.00	\$23.04
251	01	088033	Undeveloped	Single-Family	0.158	\$1,320.00	\$23.04
252	01	088041	Undeveloped	Single-Family	0.177	\$1,320.00	\$25.81
253	01	088068	Undeveloped	Single-Family	0.177	\$1,320.00	\$25.81
254	01	088076	Undeveloped	Single-Family	0.197	\$1,320.00	\$28.74
255	01	88084	Undeveloped	Single-Family	0.210	\$1,320.00	\$30.63
256	01	088092	Undeveloped	Single-Family	0.210	\$1,320.00	\$30.63
257	01	088106	Undeveloped	Single-Family	0.207	\$1,320.00	\$30.18
258	01	088114	Undeveloped	Single-Family	0.205	\$1,320.00	\$30.00
259	01	88122	Undeveloped	Single-Family	0.188	\$1,320.00	\$27.47
260	01	088130	Undeveloped	Single-Family	0.178	\$1,320.00	\$25.92
261	01	088149	Undeveloped	Single-Family	0.177	\$1,320.00	\$25.81
262	01	088157	Undeveloped	Single-Family	0.199	\$1,320.00	\$29.03
263	01	088165	Undeveloped	Single-Family	0.215	\$1,320.00	\$31.35
264	01	088173	Undeveloped	Single-Family	0.271	\$1,320.00	\$39.60
265	01	088181	Undeveloped	Single-Family	0.235	\$1,320.00	\$34.30
266	01	088203	Undeveloped	Single-Family	0.203	\$1,320.00	\$29.57
267	01	088211	Undeveloped	Single-Family	0.236	\$1,320.00	\$34.48
268	01	088238	Undeveloped	Single-Family	0.087	\$1,320.00	\$12.65
269	01	088246	Undeveloped	Single-Family	0.054	\$1,320.00	\$7.85
270	01	088254	Undeveloped	Single-Family	0.054	\$1,320.00	\$7.85
271	01	088262	Undeveloped	Single-Family	0.065	\$1,320.00	\$9.48
L1	01	088270	Undeveloped	Residential Live Work	0.064	\$1,050.00	\$9.40
L2	01	088289	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L3	01	088297	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L4	01	088300	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L5	01	088319	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L6	01	088327	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L7	01	088335	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L8	01	088343	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L9	01	088351	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L10	01	088378	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L11	01	088386	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L12	01	088394	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L13	01	088408	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L14	01	088416	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L15	01	088424	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L16	01	088432	Undeveloped	Residential Live Work	0.047	\$1,050.00	\$6.92
L17	01	088440	Undeveloped	Residential Live Work	0.072	\$1,050.00	\$10.48
L18	01	088459	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L19	01	088467	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L20	01	088475	Undeveloped	Residential Live Work	0.049	\$1,050.00	\$7.20
L21	01	088483	Undeveloped	Residential Live Work	0.049	\$1,050.00	\$7.20
L22	01	088491	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L23	01	088505	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L24	01	088513	Undeveloped	Residential Live Work	0.038	\$1,050.00	\$5.53
L25	01	088521	Undeveloped	Residential Live Work	0.057	\$1,050.00	\$8.35

Lot Number	District	Account Number	Property Classification	Land Use Class	Net Land Area	Maximum Special Tax FY10-11	Special Tax to be Collected FY10-11
Total					962.993	\$3,214,486.46	\$140,607.01

¹Multi-family/Single Family/Town House/Commercial/Light Industrial