

## 10 year Ayer Tax Increment Financing (TIF) Proposal Assumptions

Current Square Footage =	96,036
New Square Footage =	51,500
Base Assessed Value = \$	7,001,600
Incremental Assessed Value = \$	4,672,300
New Market Assessed Value = \$	11,673,900
Estimated Annual Base Tax Payment = \$	204,237
FY21 Tax Rate per \$1000 = \$	29.17
Initial Incremental Annual Tax = \$	136,291

1 Nemco Way, Ayer, MA (Manufacturing facility)

Year	Estimated Current Property Tax (Base Only)	Estimated Incremental Assessed Value	Estimated New Incremental Annual Property Tax	% Exempt	Estimated TIF Savings to Company	Estimated Incremental Tax Payment w/TIF to Town	Estimated Total Taxes to Town (Base + New)	3 Nemco Way Estimated Annual Taxes to Town
1	204,237	4,672,300	136,291	95%	129,476	6,815	211,052	157,950
2	204,237	4,672,300	136,291	85%	115,847	20,444	224,681	157,950
3	204,237	4,672,300	136,291	80%	109,033	27,258	231,495	157,950
4	204,237	4,672,300	136,291	75%	102,218	34,073	238,310	157,950
5	204,237	4,672,300	136,291	60%	81,775	54,516	258,753	157,950
6	204,237	4,672,300	136,291	55%	74,960	61,331	265,568	157,950
7	204,237	4,672,300	136,291	45%	61,331	74,960	279,197	157,950
8	204,237	4,672,300	136,291	35%	47,702	88,589	292,826	157,950
9	204,237	4,672,300	136,291	25%	34,073	102,218	306,455	157,950
10	204,237	4,672,300	136,291	20%	27,258	109,033	313,270	157,950
<b>Est. Real Property</b>	<b>2,042,370</b>		<b>1,362,910</b>	<b>58%</b>	<b>783,673</b>	<b>579,237</b>	<b>2,621,607</b>	<b>1,579,500</b>
<b>Est. Excise Tax</b>	<b>12,300 X 10</b>						<b>123,000</b>	
<b>TOTALS</b>					<b>783,673</b>	<b>579,237</b>	<b>2,744,607</b>	<b>2,744,607</b>
					<b>Total Tax Savings to Company</b>	<b>New Real Estate Tax to Town</b>	<b>Total Revenue to Town</b>	<b>Total Combined Revenues to Town</b>
								<b>4,324,107</b>

Projected assessed values shown are estimated, actual assessed values to be determined by local Assessor  
Assumptions based on no annual inflation factor increase in assessed property values or tax rate  
Actual property values or tax rate may change