

Appendix C to IFP
Napa EIFD - Projected Tax Increment Revenues

						City AB8 Contribution				City MVLF Contribution				Total Taxes Allocated to EIFD
Fiscal Year	EIFD Assessed Value	Percent Growth	Incremental Assessed Value	Property Tax Increment @ 1% General Levy		Weighted Average City Share Available	City Increment Available	City Share Allocated	City Increment Allocated	Approx. Equivalent City MVLF Share Available	City MVLF Increment Available	City MVLF Share Allocated	City MVLF Increment Allocated	
0	2021 / 2022		\$0	\$0		18.2%	\$0	50%	\$0	6.8%	\$0	50%	\$0	\$0
1	2022 / 2023	2.6%	\$41,917,032	\$419,170		18.2%	\$76,405	50%	\$38,203	6.8%	\$28,688	50%	\$14,344	\$52,547
2	2023 / 2024	5.6%	\$135,525,609	\$1,355,256		18.2%	\$247,032	50%	\$123,516	6.8%	\$92,755	50%	\$46,377	\$169,894
3	2024 / 2025	5.7%	\$236,840,654	\$2,368,407		18.2%	\$431,707	50%	\$215,853	6.8%	\$162,096	50%	\$81,048	\$296,901
4	2025 / 2026	5.5%	\$339,736,053	\$3,397,361		18.2%	\$619,261	50%	\$309,631	6.8%	\$232,518	50%	\$116,259	\$425,890
5	2026 / 2027	5.4%	\$446,316,978	\$4,463,170		18.2%	\$813,534	50%	\$406,767	6.8%	\$305,463	50%	\$152,731	\$559,498
6	2027 / 2028	5.3%	\$556,572,971	\$5,565,730		18.2%	\$1,014,506	50%	\$507,253	6.8%	\$380,923	50%	\$190,461	\$697,714
7	2028 / 2029	5.2%	\$670,481,974	\$6,704,820		18.2%	\$1,222,136	50%	\$611,068	6.8%	\$458,883	50%	\$229,442	\$840,509
8	2029 / 2030	5.1%	\$788,009,778	\$7,880,098		18.2%	\$1,436,362	50%	\$718,181	6.8%	\$539,320	50%	\$269,660	\$987,841
9	2030 / 2031	5.0%	\$909,109,506	\$9,091,095		18.2%	\$1,657,099	50%	\$828,550	6.8%	\$622,202	50%	\$311,101	\$1,139,651
10	2031 / 2032	5.0%	\$1,036,264,221	\$10,362,642		18.2%	\$1,888,874	50%	\$944,437	6.8%	\$709,227	50%	\$354,614	\$1,299,050
11	2032 / 2033	4.0%	\$1,143,074,181	\$11,430,742		18.2%	\$2,083,564	50%	\$1,041,782	6.8%	\$782,329	50%	\$391,164	\$1,432,946
12	2033 / 2034	3.0%	\$1,226,385,949	\$12,263,859		18.2%	\$2,235,422	50%	\$1,117,711	6.8%	\$839,348	50%	\$419,674	\$1,537,385
13	2034 / 2035	3.0%	\$1,312,137,071	\$13,121,971		18.2%	\$2,391,836	50%	\$1,195,918	6.8%	\$898,078	50%	\$449,039	\$1,644,957
14	2035 / 2036	3.0%	\$1,400,582,527	\$14,005,825		18.2%	\$2,552,943	50%	\$1,276,471	6.8%	\$958,570	50%	\$479,285	\$1,755,756
15	2036 / 2037	3.0%	\$1,491,619,546	\$14,916,195		18.2%	\$2,718,883	50%	\$1,359,441	6.8%	\$1,020,876	50%	\$510,438	\$1,869,879
16	2037 / 2038	3.0%	\$1,585,387,676	\$15,853,877		18.2%	\$2,889,800	50%	\$1,444,900	6.8%	\$1,085,052	50%	\$542,526	\$1,987,426
17	2038 / 2039	3.0%	\$1,681,968,850	\$16,819,688		18.2%	\$3,065,846	50%	\$1,532,923	6.8%	\$1,151,153	50%	\$575,576	\$2,108,499
18	2039 / 2040	3.0%	\$1,781,447,458	\$17,814,475		18.2%	\$3,247,173	50%	\$1,623,586	6.8%	\$1,219,236	50%	\$609,618	\$2,233,205
19	2040 / 2041	3.0%	\$1,883,910,426	\$18,839,104		18.2%	\$3,433,939	50%	\$1,716,970	6.8%	\$1,289,363	50%	\$644,681	\$2,361,651
20	2041 / 2042	3.0%	\$1,989,447,282	\$19,894,473		18.2%	\$3,626,309	50%	\$1,813,155	6.8%	\$1,361,593	50%	\$680,797	\$2,493,951
21	2042 / 2043	2.5%	\$2,080,033,083	\$20,800,331		18.2%	\$3,791,426	50%	\$1,895,713	6.8%	\$1,423,591	50%	\$711,795	\$2,607,509
22	2043 / 2044	2.5%	\$2,172,883,530	\$21,728,835		18.2%	\$3,960,672	50%	\$1,980,336	6.8%	\$1,487,138	50%	\$743,569	\$2,723,905
23	2044 / 2045	2.5%	\$2,268,055,238	\$22,680,552		18.2%	\$4,134,148	50%	\$2,067,074	6.8%	\$1,552,275	50%	\$776,137	\$2,843,211
24	2045 / 2046	2.5%	\$2,365,606,238	\$23,656,062		18.2%	\$4,311,961	50%	\$2,155,981	6.8%	\$1,619,039	50%	\$809,520	\$2,965,500
25	2046 / 2047	2.5%	\$2,465,596,014	\$24,655,960		18.2%	\$4,494,220	50%	\$2,247,110	6.8%	\$1,687,473	50%	\$843,737	\$3,090,846
26	2047 / 2048	2.5%	\$2,568,085,533	\$25,680,855		18.2%	\$4,681,035	50%	\$2,340,517	6.8%	\$1,757,618	50%	\$878,809	\$3,219,326
27	2048 / 2049	2.5%	\$2,673,137,291	\$26,731,373		18.2%	\$4,872,520	50%	\$2,436,260	6.8%	\$1,829,516	50%	\$914,758	\$3,351,018
28	2049 / 2050	2.5%	\$2,780,815,343	\$27,808,153		18.2%	\$5,068,793	50%	\$2,534,396	6.8%	\$1,903,212	50%	\$951,606	\$3,486,002
29	2050 / 2051	2.5%	\$2,891,185,346	\$28,911,853		18.2%	\$5,269,972	50%	\$2,634,986	6.8%	\$1,978,750	50%	\$989,375	\$3,624,361
30	2051 / 2052	2.5%	\$3,004,314,599	\$30,043,146		18.2%	\$5,476,181	50%	\$2,738,090	6.8%	\$2,056,176	50%	\$1,028,088	\$3,766,179
31	2052 / 2053	2.0%	\$3,097,080,587	\$30,970,806		18.2%	\$5,645,272	50%	\$2,822,636	6.8%	\$2,119,666	50%	\$1,059,833	\$3,882,469
32	2053 / 2054	2.0%	\$3,191,701,894	\$31,917,019		18.2%	\$5,817,745	50%	\$2,908,873	6.8%	\$2,184,426	50%	\$1,092,213	\$4,001,085
33	2054 / 2055	2.0%	\$3,288,215,628	\$32,882,156		18.2%	\$5,993,668	50%	\$2,996,834	6.8%	\$2,250,480	50%	\$1,125,240	\$4,122,074
34	2055 / 2056	2.0%	\$3,386,659,636	\$33,866,596		18.2%	\$6,173,109	50%	\$3,086,554	6.8%	\$2,317,856	50%	\$1,158,928	\$4,245,482
35	2056 / 2057	2.0%	\$3,487,072,524	\$34,870,725		18.2%	\$6,356,139	50%	\$3,178,069	6.8%	\$2,386,579	50%	\$1,193,290	\$4,371,359
36	2057 / 2058	2.0%	\$3,589,493,670	\$35,894,937		18.2%	\$6,542,829	50%	\$3,271,414	6.8%	\$2,456,677	50%	\$1,228,339	\$4,499,753
37	2058 / 2059	2.0%	\$3,693,963,239	\$36,939,632		18.2%	\$6,733,253	50%	\$3,366,627	6.8%	\$2,528,177	50%	\$1,264,089	\$4,630,715
38	2059 / 2060	2.0%	\$3,800,522,200	\$38,005,222		18.2%	\$6,927,486	50%	\$3,463,743	6.8%	\$2,601,107	50%	\$1,300,553	\$4,764,296
39	2060 / 2061	2.0%	\$3,909,212,339	\$39,092,123		18.2%	\$7,125,603	50%	\$3,562,802	6.8%	\$2,675,495	50%	\$1,337,748	\$4,900,549
40	2061 / 2062	2.0%	\$4,020,076,282	\$40,200,763		18.2%	\$7,327,683	50%	\$3,663,841	6.8%	\$2,751,371	50%	\$1,375,686	\$5,039,527
41	2062 / 2063	2.0%	\$4,133,157,503	\$41,331,575		18.2%	\$7,533,804	50%	\$3,766,902	6.8%	\$2,828,765	50%	\$1,414,383	\$5,181,285
42	2063 / 2064	2.0%	\$4,248,500,348	\$42,485,003		18.2%	\$7,744,048	50%	\$3,872,024	6.8%	\$2,907,707	50%	\$1,453,853	\$5,325,877
43	2064 / 2065	2.0%	\$4,366,150,051	\$43,661,501		18.2%	\$7,958,497	50%	\$3,979,248	6.8%	\$2,988,227	50%	\$1,494,113	\$5,473,362
44	2065 / 2066	2.0%	\$4,486,152,748	\$44,861,527		18.2%	\$8,177,234	50%	\$4,088,617	6.8%	\$3,070,358	50%	\$1,535,179	\$5,623,796
45	2066 / 2067	2.0%	\$4,608,555,498	\$46,085,555		18.2%	\$8,400,346	50%	\$4,200,173	6.8%	\$3,154,131	50%	\$1,577,066	\$5,777,239
46	2067 / 2068	2.0%	\$4,733,406,304	\$47,334,063		18.2%	\$8,627,921	50%	\$4,313,961	6.8%	\$3,239,580	50%	\$1,619,790	\$5,933,751
47	2068 / 2069	2.0%	\$4,860,754,125	\$48,607,541		18.2%	\$8,860,047	50%	\$4,430,024	6.8%	\$3,326,738	50%	\$1,663,369	\$6,093,392
48	2069 / 2070	2.0%	\$4,990,648,903	\$49,906,489		18.2%	\$9,096,816	50%	\$4,548,408	6.8%	\$3,415,639	50%	\$1,707,819	\$6,256,227
49	2070 / 2071	2.0%	\$5,123,141,577	\$51,231,416		18.2%	\$9,338,320	50%	\$4,669,160	6.8%	\$3,506,318	50%	\$1,753,159	\$6,422,319
50	2071 / 2072	2.0%	\$5,258,284,104	\$52,582,841		18.2%	\$9,584,654	50%	\$4,792,327	6.8%	\$3,598,810	50%	\$1,799,405	\$6,591,732
Total				\$1,281,992,571			\$233,678,031		\$116,839,016		\$87,740,566		\$43,870,283	\$160,709,298
Present Value		@ 3.0%	@ 3.0%	\$502,173,555			\$91,534,795		\$45,767,398		\$34,369,147		\$17,184,574	\$62,951,971