

INDEPENDENT CONDO TOWER VS PROPOSED COURT HOUSE

Land Acres	LAND VALUE RANGE	
	1.8	1.8
Land Value / SF	\$350	\$400
LAND VALUE	\$27,442,800	\$31,363,200

Downtown Civil Courthouse at 4th and Guadalupe
Estimated Property Tax Revenue lost over 40 years
Total: \$465,000,000
City of Austin: \$87,800,000

[Independent](#) \$300,000,000



INDEPENDENT VS PROPOSED COURT HOUSE		SAME SIZE BLOCK	
PROPERTY TAX ESTIMATE		Total Tax Rate	2.430%
PROPERTY TAX ESTIMATE		City Tax Rate	0.4589%
PROPERTY TAX ESTIMATE		Property Appreciation	2.25%

Year	PROPERTY VALUE	Tax Rate	Prop Tax Revenue	Cumulative Impact	COA Tax Rate	COA Prop Tax Revenue	Cumulative Impact
1	\$300,000,000	2.43%	\$7,290,000	\$7,290,000	0.4589%	\$1,376,700	\$1,376,700
2	\$306,750,000	2.43%	\$7,454,025	\$14,744,025	0.4589%	\$1,407,676	\$2,784,376
3	\$313,651,875	2.43%	\$7,621,741	\$22,365,766	0.4589%	\$1,439,348	\$4,223,724
4	\$320,709,042	2.43%	\$7,793,230	\$30,158,995	0.4589%	\$1,471,734	\$5,695,458
5	\$327,924,996	2.43%	\$7,968,577	\$38,127,573	0.4589%	\$1,504,848	\$7,200,306
6	\$335,303,308	2.43%	\$8,147,870	\$46,275,443	0.4589%	\$1,538,707	\$8,739,013
7	\$342,847,632	2.43%	\$8,331,197	\$54,606,641	0.4589%	\$1,573,328	\$10,312,340
8	\$350,561,704	2.43%	\$8,518,649	\$63,125,290	0.4589%	\$1,608,728	\$11,921,068
9	\$358,449,343	2.43%	\$8,710,319	\$71,835,609	0.4589%	\$1,644,924	\$13,565,992
10	\$366,514,453	2.43%	\$8,906,301	\$80,741,910	0.4589%	\$1,681,935	\$15,247,927
11	\$374,761,028	2.43%	\$9,106,693	\$89,848,603	0.4589%	\$1,719,778	\$16,967,705
12	\$383,193,151	2.43%	\$9,311,594	\$99,160,197	0.4589%	\$1,758,473	\$18,726,179
13	\$391,814,997	2.43%	\$9,521,104	\$108,681,301	0.4589%	\$1,798,039	\$20,524,218
14	\$400,630,834	2.43%	\$9,735,329	\$118,416,630	0.4589%	\$1,838,495	\$22,362,713
15	\$409,645,028	2.43%	\$9,954,374	\$128,371,005	0.4589%	\$1,879,861	\$24,242,574
16	\$418,862,041	2.43%	\$10,178,348	\$138,549,352	0.4589%	\$1,922,158	\$26,164,732
17	\$428,286,437	2.43%	\$10,407,360	\$148,956,713	0.4589%	\$1,965,406	\$28,130,138
18	\$437,922,882	2.43%	\$10,641,526	\$159,598,239	0.4589%	\$2,009,628	\$30,139,766
19	\$447,776,147	2.43%	\$10,880,960	\$170,479,199	0.4589%	\$2,054,845	\$32,194,611
20	\$457,851,110	2.43%	\$11,125,782	\$181,604,981	0.4589%	\$2,101,079	\$34,295,690
21	\$468,152,760	2.43%	\$11,376,112	\$192,981,093	0.4589%	\$2,148,353	\$36,444,043
22	\$478,686,197	2.43%	\$11,632,072	\$204,613,168	0.4589%	\$2,196,691	\$38,640,734
23	\$489,456,637	2.43%	\$11,893,796	\$216,506,964	0.4589%	\$2,246,117	\$40,886,850
24	\$500,469,411	2.43%	\$12,161,407	\$228,668,371	0.4589%	\$2,296,654	\$43,183,504
25	\$511,729,973	2.43%	\$12,435,038	\$241,103,409	0.4589%	\$2,348,329	\$45,531,833
26	\$523,243,897	2.43%	\$12,714,827	\$253,818,236	0.4589%	\$2,401,166	\$47,932,999
27	\$535,016,885	2.43%	\$13,000,910	\$266,819,146	0.4589%	\$2,455,192	\$50,388,192
28	\$547,054,765	2.43%	\$13,293,431	\$280,112,577	0.4589%	\$2,510,434	\$52,898,626
29	\$559,363,497	2.43%	\$13,592,533	\$293,705,110	0.4589%	\$2,566,919	\$55,465,545
30	\$571,949,176	2.43%	\$13,898,365	\$307,603,475	0.4589%	\$2,624,675	\$58,090,220
31	\$584,818,032	2.43%	\$14,211,078	\$321,814,553	0.4589%	\$2,683,730	\$60,773,950
32	\$597,976,438	2.43%	\$14,530,827	\$336,345,380	0.4589%	\$2,744,114	\$63,518,064
33	\$611,430,908	2.43%	\$14,857,771	\$351,203,151	0.4589%	\$2,805,856	\$66,323,920
34	\$625,188,103	2.43%	\$15,192,071	\$366,395,222	0.4589%	\$2,868,988	\$69,192,908
35	\$639,254,835	2.43%	\$15,533,893	\$381,929,115	0.4589%	\$2,933,540	\$72,126,449
36	\$653,638,069	2.43%	\$15,883,405	\$397,812,520	0.4589%	\$3,000,545	\$75,125,994
37	\$668,344,926	2.43%	\$16,240,782	\$414,053,302	0.4589%	\$3,067,035	\$78,193,029
38	\$683,382,687	2.43%	\$16,606,199	\$430,659,501	0.4589%	\$3,136,043	\$81,329,072
39	\$698,758,797	2.43%	\$16,979,839	\$447,639,340	0.4589%	\$3,206,604	\$84,535,676
40	\$714,480,870	2.43%	\$17,361,885	\$465,001,225	0.4589%	\$3,278,753	\$87,814,429