At-a-Glance
From the FY14 CRA Budget Book

CRA Created: 2006
CRA Area (Acres): 143
TIF Base Year: 2005
Base Year Taxable Assessment: $6,701,795
Current Taxable Assessment: $8,415,030
Change From Base Year: $1,713,235
FY14 TIF Revenue (@95%): $18,869

Property Profile: FY14 Tax Base  FY13 Tax Base
- Single Family Residential  $374,361  $508,653
- Multi-Family  $3,317,839  $260,456
- Condos/Co-ops  $0  $0
- Improved Commercial  $2,344,667  $2,474,166
- Improved Industrial  $306,750  $305,310
- Institutional/Gov’t/Agri.  $703,855  $700,378
- Miscellaneous*  $375,947  $341,770
- Vacant  $991,611  $1,332,332


Note: Assessment values and revenues may not reflect final millage rates for the fiscal year.

Current Development Highlights
January 2014
- The Trio and Reed apartment complexes are under construction at Encore.
- Kimley-Horn & Associates completed a master-plan for the redevelopment of Perry Harvey, Sr. Park. The park’s skate bowl was recently placed on the National Register of Historic Places.
- The City-owned property at 1103 N. Nebraska Avenue is being targeted for redevelopment through a $400,000 EPA grant.