

Downtown Property Tax Sample

| Development | PIN | 2006 AV | 2006 EAV | 2006 Taxes |
|----------------------------|--|--------------------|---------------------|--------------------|
| Church Street Plaza | | | | |
| (Office/Retail) | 11-18-303-013-0000 | \$335,261 | \$907,753 | \$70,351 |
| (tax code = 17014) | 11-18-303-014-0000 | \$7,698,258 | \$20,843,803 | \$1,615,395 |
| (tax rate = 7.750) | Development Total | \$8,033,519 | \$21,751,556 | \$1,685,746 |
| | City of Evanston Property Tax Sha | | 1.527% | \$332,146 |

Park Evanston

| | | | | |
|---------------------------|--|--------------------|---------------------|--------------------|
| (Rental Apartment/Retail) | 11-18-306-037-0000 | \$1,115,878 | \$3,021,351 | \$246,452 |
| (tax code = 17025) | 11-18-306-038-0000 | \$4,211,039 | \$11,401,809 | \$930,046 |
| (tax rate = 8.157) | 11-18-306-039-0000 | \$134,064 | \$362,992 | \$29,609 |
| | Development Total | \$5,460,981 | \$14,786,152 | \$1,206,106 |
| | City of Evanston Property Tax Sha | | 1.527% | \$225,785 |

Church Street Station

| | | | | |
|--------------------|--------------------|-----------|-----------|----------|
| (Condo/Retail) | 11-18-302-036-0000 | \$262,393 | \$710,455 | \$57,952 |
| (tax code = 17024) | 11-18-302-037-1001 | \$33,813 | \$86,552 | \$7,060 |
| (tax rate = 8.157) | 11-18-302-037-1002 | \$27,564 | \$69,632 | \$5,680 |
| | 11-18-302-037-1003 | \$36,385 | \$93,516 | \$7,628 |
| | 11-18-302-037-1004 | \$38,958 | \$105,483 | \$8,604 |
| | 11-18-302-037-1005 | \$27,564 | \$69,632 | \$5,680 |
| | 11-18-302-037-1006 | \$33,813 | \$86,552 | \$7,060 |
| | 11-18-302-037-1007 | \$27,564 | \$69,632 | \$5,680 |
| | 11-18-302-037-1008 | \$36,385 | \$93,516 | \$7,628 |
| | 11-18-302-037-1009 | \$43,369 | \$117,426 | \$9,578 |
| | 11-18-302-037-1010 | \$27,564 | \$68,287 | \$5,570 |
| | 11-18-302-037-1011 | \$33,813 | \$86,552 | \$7,060 |
| | 11-18-302-037-1012 | \$27,564 | \$69,632 | \$5,680 |
| | 11-18-302-037-1013 | \$36,385 | \$98,516 | \$8,036 |
| | 11-18-302-037-1014 | \$43,369 | \$117,426 | \$9,578 |
| | 11-18-302-037-1015 | \$27,564 | \$74,632 | \$6,088 |
| | 11-18-302-037-1016 | \$33,445 | \$85,556 | \$6,979 |
| | 11-18-302-037-1017 | \$40,428 | \$104,463 | \$8,521 |
| | 11-18-302-037-1018 | \$21,317 | \$57,718 | \$4,708 |
| | 11-18-302-037-1019 | \$30,872 | \$83,589 | \$6,818 |
| | 11-18-302-037-1020 | \$22,052 | \$54,708 | \$4,463 |
| | 11-18-302-037-1021 | \$42,266 | \$105,939 | \$8,641 |
| | 11-18-302-037-1022 | \$26,829 | \$67,642 | \$5,518 |
| | 11-18-302-037-1023 | \$33,445 | \$85,556 | \$6,979 |
| | 11-18-302-037-1024 | \$40,428 | \$109,463 | \$8,929 |
| | 11-18-302-037-1025 | \$21,317 | \$52,718 | \$4,300 |
| | 11-18-302-037-1026 | \$30,872 | \$78,589 | \$6,411 |
| | 11-18-302-037-1027 | \$22,052 | \$54,708 | \$4,463 |
| | 11-18-302-037-1028 | \$42,266 | \$109,439 | \$8,927 |
| | 11-18-302-037-1029 | \$35,651 | \$96,529 | \$7,874 |
| | 11-18-302-037-1030 | \$26,829 | \$67,642 | \$5,518 |
| | 11-18-302-037-1031 | \$33,445 | \$90,556 | \$7,387 |
| | 11-18-302-037-1032 | \$40,428 | \$109,463 | \$8,929 |
| | 11-18-302-037-1033 | \$21,317 | \$52,718 | \$4,300 |

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| | 11-18-302-037-1034 | \$30,872 | \$78,589 | \$6,411 |
| | 11-18-302-037-1035 | \$22,052 | \$59,708 | \$4,870 |
| Church Street Station | 11-18-302-037-1036 | \$42,266 | \$114,439 | \$9,335 |
| (Condo/Retail) | 11-18-302-037-1037 | \$35,651 | \$96,529 | \$7,874 |
| (tax code = 17024) | 11-18-302-037-1038 | \$26,829 | \$72,642 | \$5,925 |
| (tax rate = 8.157) | 11-18-302-037-1039 | \$33,445 | \$90,556 | \$7,387 |
| | 11-18-302-037-1040 | \$40,428 | \$104,463 | \$8,521 |
| | 11-18-302-037-1041 | \$21,317 | \$52,718 | \$4,300 |
| | 11-18-302-037-1042 | \$30,872 | \$78,589 | \$6,411 |
| | 11-18-302-037-1043 | \$64,318 | \$165,647 | \$13,512 |
| | 11-18-302-037-1044 | \$35,651 | \$91,529 | \$7,466 |
| | 11-18-302-037-1045 | \$26,829 | \$67,642 | \$5,518 |
| | 11-18-302-037-1046 | \$33,445 | \$85,556 | \$6,979 |
| | 11-18-302-037-1047 | \$40,428 | \$104,463 | \$8,521 |
| | 11-18-302-037-1048 | \$21,317 | \$52,718 | \$4,300 |
| | 11-18-302-037-1049 | \$30,872 | \$75,089 | \$6,125 |
| | 11-18-302-037-1050 | \$22,052 | \$54,708 | \$4,463 |
| | 11-18-302-037-1051 | \$42,266 | \$109,439 | \$8,927 |
| | 11-18-302-037-1052 | \$35,651 | \$91,529 | \$7,466 |
| | 11-18-302-037-1053 | \$26,829 | \$67,642 | \$5,518 |
| | 11-18-302-037-1054 | \$33,445 | \$85,556 | \$6,979 |
| | 11-18-302-037-1055 | \$40,428 | \$104,463 | \$8,521 |
| | 11-18-302-037-1056 | \$52,190 | \$132,810 | \$10,833 |
| | 11-18-302-037-1057 | \$22,052 | \$54,708 | \$4,463 |
| | 11-18-302-037-1058 | \$42,266 | \$114,439 | \$9,335 |
| | 11-18-302-037-1059 | \$35,651 | \$88,029 | \$7,181 |
| | 11-18-302-037-1060 | \$26,829 | \$67,642 | \$5,518 |
| | 11-18-302-037-1061 | \$33,445 | \$85,556 | \$6,979 |
| | 11-18-302-037-1062 | \$40,428 | \$104,463 | \$8,521 |
| | 11-18-302-037-1063 | \$21,317 | \$52,718 | \$4,300 |
| | 11-18-302-037-1064 | \$30,872 | \$75,089 | \$6,125 |
| | 11-18-302-037-1065 | \$22,052 | \$54,708 | \$4,463 |
| | 11-18-302-037-1066 | \$42,266 | \$105,939 | \$8,641 |
| | 11-18-302-037-1067 | \$35,651 | \$91,529 | \$7,466 |
| | 11-18-302-037-1068 | \$26,829 | \$67,642 | \$5,518 |
| | 11-18-302-037-1069 | \$33,445 | \$85,556 | \$6,979 |
| | 11-18-302-037-1070 | \$40,428 | \$104,463 | \$8,521 |
| | 11-18-302-037-1071 | \$38,590 | \$104,486 | \$8,523 |
| | 11-18-302-037-1072 | \$36,385 | \$93,516 | \$7,628 |
| | 11-18-302-037-1073 | \$42,266 | \$109,439 | \$8,927 |
| | 11-18-302-037-1074 | \$35,651 | \$88,029 | \$7,181 |
| | 11-18-302-037-1075 | \$26,829 | \$72,642 | \$5,925 |
| | 11-18-302-037-1076 | \$33,445 | \$85,556 | \$6,979 |
| | 11-18-302-037-1077 | \$40,428 | \$104,463 | \$8,521 |
| | 11-18-302-037-1078 | \$38,590 | \$104,486 | \$8,523 |
| | 11-18-302-037-1079 | \$36,385 | \$93,516 | \$7,628 |
| | 11-18-302-037-1080 | \$42,266 | \$109,439 | \$8,927 |
| | 11-18-302-037-1081 | \$35,651 | \$96,529 | \$7,874 |
| | 11-18-302-037-1082 | \$26,829 | \$67,642 | \$5,518 |
| | 11-18-302-037-1083 | \$33,445 | \$90,556 | \$7,387 |

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|--|--------------------|--------------------|---------------------|------------------|
| | 11-18-302-037-1084 | \$40,428 | \$109,463 | \$8,929 |
| | 11-18-302-037-1085 | \$38,590 | \$99,486 | \$8,115 |
| | 11-18-302-037-1086 | \$36,385 | \$93,516 | \$7,628 |
| | 11-18-302-037-1087 | \$42,266 | \$114,439 | \$9,335 |
| Church Street Station | 11-18-302-037-1088 | \$35,651 | \$91,529 | \$7,466 |
| (Condo/Retail) | 11-18-302-037-1089 | \$26,829 | \$67,642 | \$5,518 |
| (tax code = 17024) | 11-18-302-037-1090 | \$33,445 | \$90,556 | \$7,387 |
| (tax rate = 8.157) | 11-18-302-037-1091 | \$40,428 | \$109,463 | \$8,929 |
| | 11-18-302-037-1092 | \$38,590 | \$95,986 | \$7,830 |
| | 11-18-302-037-1093 | \$36,385 | \$98,516 | \$8,036 |
| | 11-18-302-037-1094 | \$42,266 | \$109,439 | \$8,927 |
| | 11-18-302-037-1095 | \$35,651 | \$96,529 | \$7,874 |
| | 11-18-302-037-1096 | \$26,829 | \$72,642 | \$5,925 |
| | 11-18-302-037-1097 | \$69,464 | \$179,581 | \$14,648 |
| | 11-18-302-037-1098 | \$72,772 | \$192,037 | \$15,664 |
| | 11-18-302-037-1099 | \$38,590 | \$99,486 | \$8,115 |
| | 11-18-302-037-1100 | \$36,385 | \$98,516 | \$8,036 |
| | 11-18-302-037-1101 | \$84,165 | \$227,885 | \$18,589 |
| | 11-18-302-037-1102 | \$68,729 | \$181,091 | \$14,772 |
| | 11-18-302-037-1103 | \$57,336 | \$150,243 | \$12,255 |
| Development Total | | \$3,940,254 | \$10,272,286 | \$837,910 |
| City of Evanston Property Tax Sha | | | 1.527% | \$156,858 |

Sherman Plaza Tax History

| Tax Year | Collection Year | Assessed Value | Equalized Assessed Value | Total Property Taxes |
|----------|-----------------|----------------|--------------------------|----------------------|
| 1999 | 2000 | \$2,411,747 | \$5,427,637 | \$604,422 |
| 2000 | 2001 | \$2,439,825 | \$5,424,951 | \$602,126 |
| 2001 | 2002 | \$1,867,653 | \$4,313,905 | \$417,284 |
| 2002 | 2003 | \$1,482,458 | \$3,660,041 | \$336,651 |
| 2003 | 2004 | \$1,117,227 | \$2,748,155 | \$259,536 |
| 2004 | 2005 | \$1,313,943 | \$3,384,323 | \$278,530 |
| 2005 | 2006 | \$1,315,580 | \$3,583,237 | \$280,442 |
| 2006 | 2007 | \$2,883,645 | \$7,807,757 | \$628,392 |
| 2007* | 2008 | \$14,852,189 | \$40,213,787 | \$3,280,239 |

* - 2007 values are estimates based on the following assumptions:

- 1) Assessed vaule will not be reduced as a result of successful appeals.
- 2) Equalized assessed value is calculated using the 2006 multiplier of 2.7076.
- 3) Taxes are estimated using the most recent total tax rate of 8.157.
- 4) No adjustment has been made for homeowner or senior exemptions.

