

**ESTIMATED EXISTING AND PROJECTED PERSONAL PROPERTY TAX REVENUE  
 RENAISSANCE PLACE - PROPOSED PHASE ONE  
 BOROUGH OF NAUGATUCK, CONNECTICUT**

LAND USE	PROGRAM	PROJECTED ASSESSED VALUE	OWNERSHIP	PROJECTED POPULATION <sup>1</sup>	MOTOR VEHICLES PER CAPITA <sup>2</sup>	ESTIMATED MOTOR VEHICLES	AVERAGE ASSESSED VALUE PER MOTOR VEHICLE <sup>3</sup>	TAXABLE ASSESSED VALUE - MOTOR VEHICLES	RATIO OF COMM/IND PERSONAL PROPERTY to REAL PROPERTY ASSESSMENT <sup>4</sup>	PROJECTED TAXABLE VALUE OF PERSONAL PROPERTY	2005-2006 TAX RATE	ESTIMATED TAXES DUE
<b>EXISTING DEVELOPMENT ON PROJECT SITE</b>												
									0.435	\$6,028,740	\$37.1	\$97,295
<b>PROPOSED DEVELOPMENT</b>												
RESIDENTIAL	387 Dwelling Units	\$60,461,250	PRIVATE	606	0.85	516	\$5,536	\$2,855,208			\$37.1	\$105,928
TECH / FLEX	170,000 GFA	\$11,900,000	PRIVATE						0.435	\$5,176,500	\$37.1	\$192,048
RETAIL	223,800 GFA	\$22,380,000	PRIVATE						0.435	\$9,735,300	\$37.1	\$361,180
ENTERTAINMENT	44,300 GFA	\$4,430,000	PRIVATE						0.435	\$1,927,050	\$37.1	\$71,494
<b>TOTAL</b>		<b>\$99,171,250</b>										<b>\$730,650</b>

Notes:

<sup>1</sup> Projected population based on estimates prepared by Harrall-Michalowski Associates, Inc.

<sup>2</sup> Motor vehicles per capita of .85 derived by dividing 27,067 registered vehicles in Naugatuck by 31,805 estimated population.

<sup>3</sup> Average assessed value per vehicle derived by dividing \$149,851,310 gross assessment of registered vehicles in Naugatuck by 27,061 vehicles registered in Naugatuck.

<sup>4</sup> Average ratio of commercial / industrial personal property to assessed real property based on consultants estimates using 2004 Grand List of Real and Personal Property.