

Minturn DDA Proposal

Parcel Inventory List - Preliminary Inventory

Address	Parcel	Land	Improvements	Actual	Assessment Rate	Actual Assessment	YOC	Building Size (Sq Ft)	Value per Sq Ft	Use Code
167 Williams Street #4	210326336002		314,420	354,420	0.0677	23,980	2010	471	752.48	Residential Condo
167 Williams Street #5	210326336003		322,180	362,180	0.0676	24,500	2010	474	764.09	Residential Condo
142 Main Street	210326307007	452,280	191,070	683,350	0.0677	46,230	1897	1,265	540.20	Residential
152 Main Street	210326307006	636,180	334,450	1,010,630	0.0677	63,370	1881	1,896	533.03	Residential
156 Main Street	210326307005	615,200	881,230	1,536,430	0.0676	103,940	1997	2,600	590.93	Residential
162 Main Street	210326307003	681,140	830,370	1,551,510	0.0677	104,960	1898	3,230	480.34	Residential
172 Main Street	210326307002	626,210	172,830	839,040	0.0676	56,760	1904	738	1,136.91	Residential
192 Main Street	210326307001	738,140	395,630	1,173,770	0.0677	79,410	1898	1,470	798.48	Residential
									699.56	Average
									671.71	Median
165 Rail Avenue	210326308001	441,600	1,158,830	1,640,430	0.2188	358,940	1974	14,415	113.80	Mixed
101 Main Street	210326309001	448,270	479,010	967,280	0.1347	130,320	1975	4,510	214.47	Mixed
102 Main Street	210326307010	342,080	1,032,510	1,414,590	0.18	245,590	1975	3,765	375.72	Mixed
107 Williams Street	210326300012	187,100	846,720	1,073,820	0.1197	125,560	1920	2,971	361.43	Mixed
109 Williams Street	210326310008	277,480	181,960	499,440	0.0877	43,810	1940	2,096	238.28	Mixed
132 Main Street	210326307009	334,510	1,197,210	1,571,720	0.164	257,740	1915	4,716	333.27	Mixed
175 Williams Street	210326323001	778,540	1,970,800	2,789,340	0.1471	410,330	2006	7,847	355.47	Mixed
									284.64	Average
									333.27	Median
100 Main Street	210326309003	15,400		15,400	0.2792	4,300	NA	1,219	12.63	Commercial
103 Williams Street	210326309004	115,200	144,800	260,000	0.0279	72,540	1920/30	2,560	101.56	Commercial
105 Williams Street	210326309004	24,000		24,000	0.2792	6,700	NA	1,873	12.81	Commercial
106 Main Street	210326309002	42,560	576,270	618,830	0.279	172,650	1914	1,938	319.31	Commercial
121 Main Street	210326310001	249,600	70,400	320,000	0.279	89,280	1910	2,859	111.93	Commercial
Tax Parcel 24	210326310009	70,400	44,600	115,000	0.279	32,080	NA	1,496	76.87	Commercial
141 Main Street	210326310002	100,000	97,710	197,710	0.279	55,160	1920	1,355	145.91	Commercial
145 North Main Street	210326338001	579,870	1,090,130	1,670,000	0.279	465,930	1896	7,117	234.65	Commercial
146 North Main Street	210326308002	290,180	426,970	717,150	0.279	200,080	1901	3,038	236.06	Commercial
151 Main Street	210326310003	163,200	411,890	575,090	0.279	160,450	1917	1,036	555.11	Commercial
155 Main Street	210326310004	120,000	50,000	170,000	0.279	47,430	1914	910	186.81	Commercial
161 Main Street	210326311002	108,800		108,800	0.279	30,360	NA	3,398	32.02	Commercial
161 Nelson Avenue	210326311003	46,080		46,080	0.2791	12,860	NA	1,612	28.59	Commercial
167 Williams Street #1	210326336001		455,700	455,700	0.279	127,140	2010	2,060	221.21	Commercial
171 Main Street	210326311001	160,000	10,000	170,000	0.279	47,430	1918	1,200	141.67	Commercial
191 Main Street	210326311010	234,240	279,470	513,710	0.279	143,320	1910	3,213	159.88	Commercial
									161.06	Average
									143.79	Median
Totals		8,878,260	13,967,160	23,445,420		3,743,150				

Redevelopment Area A.1

Acres	0.44	Sq Ft	19,162
		E Setback	1,365
		N Setback	
		S Setback	510
		W Setback	5,425
		Gross Buildable	11,862
		% Buildable	90%
		Net Buildable	10,676



	Base Land	Base Imp	Total	Ratio	Assessed
101 Main Street	448,270	479,010	927,280	0.1347	64,523
121 Main Street	249,600	70,400	320,000	0.279	19,642
Tax Parcel 24	70,400	44,600	115,000	0.279	12,443
141 Main Street	100,000	97,710	197,710	0.279	27,261

Redevelopment A.1.1						
Land Value		19,162	125	2,395,250	0.29	694,623
Less Base Land Value				(868,270)	0.29	(251,798)
Ground floor	Commercial	10,676	250	2,668,950	0.29	773,996
Second Floor	Residential	10,676	700	7,468,361	0.067	500,380
Incentive Floor	Residential					
Less Base Improvement Value				(691,720)		(123,869)

Incremental Value				10,972,571		1,593,331
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Redevelopment A.1.2						
Land Value		19,162	125	2,395,250	0.29	694,623
Less Base Land Value				(868,270)	0.29	(251,798)
Ground floor	Commercial	10,676	250	2,668,950	0.29	773,996
Second Floor	Residential	10,676	700	7,468,361	0.067	500,380
Incentive Floor	Residential	5,216	700	3,648,764	0.067	244,467
Less Base Improvement Value				(691,720)		(123,869)

Incremental Value				14,621,336		1,837,798
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Redevelopment Area A.2

Acres	0.28 Sq Ft	12,138
	E Setback	595
	N Setback	505
	S Setback	505
	W Setback	2,975
	Gross Sq Ft	7,558
	% Buildable	90%
	Net Sq Ft	6,802



	Base Land	Base Imp	Total	Ratio	Assessed
121 Main Street	249,600	70,400	320,000	0.279	19,642
Tax Parcel 24	70,400	44,600	115,000	0.279	12,443
141 Main Street	100,000	97,710	197,710	0.279	27,261

Redevelopment A.2.1

Land Value		12,138	125	1,517,250	0.29	440,003
Less Base Land Value				(420,000)	0.29	(121,800)
Ground floor	Commercial	6,802	250	1,700,550	0.29	493,160
Second Floor	Residential	6,802	700	4,758,546	0.067	318,823
Incentive Floor	Residential					
Less Base Improvement Value				(212,710)		(59,346)
Incremental Value				7,343,636		1,070,839

Redevelopment A.2.2

Land Value		12,138	125	1,517,250	0.29	440,003
Less Base Land Value				(420,000)	0.29	(121,800)
Ground floor	Commercial	6,802	250	1,700,550	0.29	493,160
Second Floor	Residential	6,802	700	4,758,546	0.067	318,823
Incentive Floor	Residential	4,422	700	3,093,594	0.067	207,271
Less Base Improvement Value				(212,710)		(59,346)
Incremental Value				10,437,230		1,278,109

Redevelopment Area B

Acres	0.29	Sq Ft	12585
	E Setback		3250
	N Setback		460
	S Setback		465
	W Setback		815
	Gross Sq Ft		7595
	% Buildable		0.9
	Net Sq Ft		6835.5



	Base Land	Base Imp	Total	Ratio	Assessed
102 Main Street	342,080	1,032,510	1,374,590	0.18	185,852
132 Main Street	334,510	1,197,210	1,531,720	0.164	196,342
142 Main Street	452,280	191,070	643,350	0.0677	12,935

Redevelopment B.1						
Land Value		12585	125	1,573,125	0.29	456,206
Less Base Land Value				(1,128,870)	0.29	(327,372)
Ground floor	Commercial	6,836	250	1,708,875	0.29	495,574
Second Floor	Residential	6,836	700	4,781,842	0.067	320,383
Incentive Floor	Residential					
Less Base Improvement Value				(2,420,790)		(395,130)

Incremental Value				4,514,182		549,661
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Redevelopment B.2						
Land Value		12585	125	1,573,125	0.29	1,573,125
Less Base Land Value				(1,128,870)	0.29	(327,372)
Ground floor	Commercial	6,836	250	1,708,875	0.29	495,574
Second Floor	Residential	6,836	700	4,781,842	0.067	320,383
Incentive Floor	Residential	3,576	700	2,501,276	0.067	167,586
Less Base Improvement Value				(2,420,790)		(395,130)

Incremental Value				7,015,458		1,834,166
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Redevelopment Area C

Acres	0.32	Sq. Ft.	14080
		E Setback	3125
		N Setback	425
		S Setback	475
		W Setback	560
		Gross Sq Ft	9495
		% Buildable	0.9
		Net Sq Ft	8545.5



	Base Land	Base Imp	Total	Ratio	Assessed
172 Main Street	626,210	172,830	799,040	0.0676	11,683
192 Main Street	738,140	395,630	1,133,770	0.0677	26,784

Redevelopment B.1.1

Land Value		14080	125	1,760,000	0.29	510,400
Less Base Land Value				(1,364,350)	0.29	(395,662)
Ground floor	Commercial	8,546	250	2,136,375	0.29	619,549
Second Floor	Residential	8,546	700	5,978,089	0.067	400,532
Incentive Floor	Residential					
Less Base Improvement Value				(568,460)		(38,467)

Incremental Value 7,941,654 1,096,352


Redevelopment B.1.2


Land Value		14080	125	1760000	0.29	510,400
Less Base Land Value				(1,364,350)	0.29	(395,662)
Ground floor	Commercial	8,546	250	2,136,375	0.29	619,549
Second Floor	Residential	8,546	700	5,978,089	0.067	400,532
Incentive Floor	Residential	6,306	700	4,411,075	0.067	295,542

Less Base Improvement Value (568,460) (38,467)

Incremental Value 12,352,729 1,391,894

Miscellaneous Redevelopment

Acres	Sq. Ft.	5,010	
	E Setback	245	
	N Setback	510	
	S Setback	510	
	W Setback	245	
	Gross Sq Ft	3500	
	% Buildable	0.9	
	Net Sq Ft	3150	

Acres	Sq. Ft.	4,810	
	E Setback	245	
	N Setback	510	
	S Setback	510	
	W Setback	245	
	Gross Sq Ft	3300	
	% Buildable	0.9	
	Net Sq Ft	2970	

	Base Land	Base Imp	Total	Ratio	Assessed
161 Main Street	108,800		108,800	0.279	30,355
161 Nelson Street	46,080		46,080	0.2791	12,861

	Base Land	Base Imp	Total	Ratio	Assessed
171 Main Street	160,000	10,000	170,000	0.279	47,430

Miscellaneous A.1						
Land Value		5,010	125	626,250	0.29	181,613
Less Land Base Value				(154,880)	0.29	(44,915)
Ground floor	Commercial	3,150	250	787,500	0.29	228,375
Second Floor	Commercial			0	0.067	0
Incentive Floor	Residential					
Less Base Improvement Value				0		0

Miscellaneous B.1						
Land Value		4,810	125	601,250	0.29	174,363
Less Land Base Value				(160,000)	0.29	(46,400)
Ground floor	Commercial	2,970	250	742,500	0.29	215,325
Second Floor	Residential			0	0.067	0
Incentive Floor	Residential					
Less Base Improvement Value				(10,000)		0

Incremental Value				1,258,870		365,072
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Incremental Value				1,173,750		343,288
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Miscellaneous A.2						
Land Value		5,010	125	626,250	0.29	181,613
Less Land Base Value				(154,880)	0.29	(44,915)
Ground floor	Commercial	3,150	250	787,500	0.29	228,375
Second Floor	Commercial	3,150	250	787,500	0.067	52,763
Incentive Floor				0	0.067	0
Less Base Improvement Value				0		0

Miscellaneous B.2						
Land Value		4,810	125	601,250	0.29	174,363
Less Land Base Value				(160,000)	0.29	(46,400)
Ground floor	Commercial	1,990	250	497,500	0.29	144,275
Second Floor	Residential	1,990	700	1,393,000	0.067	93,331
Incentive Floor	Residential	1,010	700	707,000	0.067	47,369
Less Base Improvement Value				(10,000)		0

Incremental Value				2,046,370		417,835
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Incremental Value				3,028,750		412,938
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