

Sakura Novi
PA 210 Current Estimates
As of September 13, 2024

Estimated Commercial Rehab Benefit 2023 Final Millage Rates Used
The "CR" parcels

Actual or Estimated Taxable Value on the CR Parcels:													\$ 90,520	\$ 95,040	\$ 99,790	\$ 1,500,000	\$ 10,000,000	\$ 17,570,939	\$ 17,570,939	\$ 17,574,187	\$ 17,716,079	\$ 17,861,376
		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7		Year 8		Year 9		Year 10		
	Millage	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031											
Novi - General City	4.7505	\$ 430	\$ 451	\$ 474	\$ 7,126	\$ 47,505	\$ 83,471	\$ 83,471	\$ 83,486	\$ 84,160	\$ 84,850	\$	\$ 474,995									
Novi - Streets	1.4197	\$ 129	\$ 135	\$ 142	\$ 2,130	\$ 14,197	\$ 24,945	\$ 24,945	\$ 24,950	\$ 25,152	\$ 25,358	\$	\$ 141,953									
Novi - Police/Fire	1.3518	\$ 122	\$ 128	\$ 135	\$ 2,028	\$ 13,518	\$ 23,752	\$ 23,752	\$ 23,757	\$ 23,949	\$ 24,145	\$	\$ 135,164									
Novi - Capital Improvement	0.9514	\$ 86	\$ 90	\$ 95	\$ 1,427	\$ 9,514	\$ 16,717	\$ 16,717	\$ 16,720	\$ 16,855	\$ 16,993	\$	\$ 95,129									
Novi - Library	0.7303	\$ 66	\$ 69	\$ 73	\$ 1,095	\$ 7,303	\$ 12,832	\$ 12,832	\$ 12,834	\$ 12,938	\$ 13,044	\$	\$ 73,021									
Novi - Drains	0.6113	\$ 55	\$ 58	\$ 61	\$ 917	\$ 6,113	\$ 10,741	\$ 10,741	\$ 10,743	\$ 10,830	\$ 10,919	\$	\$ 61,123									
Novi - Parks & Rec	0.3648	\$ 33	\$ 35	\$ 36	\$ 547	\$ 3,648	\$ 6,410	\$ 6,410	\$ 6,411	\$ 6,463	\$ 6,516	\$	\$ 36,476									
Novi - Library Debt	0.3471	\$ 31	\$ 33	\$ 35	\$ 521	\$ 3,471	\$ 6,099	\$ 6,099	\$ 6,100	\$ 6,149	\$ 6,200	\$	\$ 34,706									
Novi - PA359 Econ Dvlp	0.0107	\$ 1	\$ 1	\$ 1	\$ 16	\$ 107	\$ 188	\$ 188	\$ 188	\$ 190	\$ 191	\$	\$ 1,070									
Oak County HCMA	0.2070	\$ 19	\$ 20	\$ 21	\$ 311	\$ 2,070	\$ 3,637	\$ 3,637	\$ 3,638	\$ 3,667	\$ 3,697	\$	\$ 20,698									
Oak County Transit	0.9500	\$ 86	\$ 90	\$ 95	\$ 1,425	\$ 9,500	\$ 16,692	\$ 16,692	\$ 16,695	\$ 16,830	\$ 16,968	\$	\$ 94,989									
Oak ISD Voted	2.9777	\$ 270	\$ 283	\$ 297	\$ 4,467	\$ 29,777	\$ 52,321	\$ 52,321	\$ 52,331	\$ 52,753	\$ 53,186	\$	\$ 297,735									
Oak ISD Alloc	0.1881	\$ 17	\$ 18	\$ 19	\$ 282	\$ 1,881	\$ 3,305	\$ 3,305	\$ 3,306	\$ 3,332	\$ 3,360	\$	\$ 18,808									
Oak County PK & RC	0.3431	\$ 31	\$ 33	\$ 34	\$ 515	\$ 3,431	\$ 6,029	\$ 6,029	\$ 6,030	\$ 6,078	\$ 6,128	\$	\$ 34,306									
Oak County Operating	3.9686	\$ 359	\$ 377	\$ 396	\$ 5,953	\$ 39,686	\$ 69,732	\$ 69,732	\$ 69,745	\$ 70,308	\$ 70,885	\$	\$ 396,814									
Oak Comm College	1.4891	\$ 135	\$ 142	\$ 149	\$ 2,234	\$ 14,891	\$ 26,165	\$ 26,165	\$ 26,170	\$ 26,381	\$ 26,597	\$	\$ 148,893									
Novi - School Sink	0.4713	\$ 43	\$ 45	\$ 47	\$ 707	\$ 4,713	\$ 8,281	\$ 8,281	\$ 8,283	\$ 8,350	\$ 8,418	\$	\$ 47,125									
Novi - School Debt	6.5000	\$ 588	\$ 618	\$ 649	\$ 9,750	\$ 65,000	\$ 114,211	\$ 114,211	\$ 114,232	\$ 115,155	\$ 116,099	\$	\$ 649,924									
Novi - School Recreation	0.9365	\$ 85	\$ 89	\$ 93	\$ 1,405	\$ 9,365	\$ 16,455	\$ 16,455	\$ 16,458	\$ 16,591	\$ 16,727	\$	\$ 93,639									
Oak County Zoo	0.0945	\$ 9	\$ 9	\$ 9	\$ 142	\$ 945	\$ 1,660	\$ 1,660	\$ 1,661	\$ 1,674	\$ 1,688	\$	\$ 9,449									
Oak County Art	0.1945	\$ 18	\$ 18	\$ 19	\$ 292	\$ 1,945	\$ 3,418	\$ 3,418	\$ 3,418	\$ 3,446	\$ 3,474	\$	\$ 19,448									
	28.8580																					
Estimated Total Developer PA 210 Incentive		\$ 2,612	\$ 2,743	\$ 2,880	\$ 43,287	\$ 288,580	\$ 507,062	\$ 507,062	\$ 507,156	\$ 511,251	\$ 515,444	\$	\$2,885,464									
Incentive to developer																						

Even though the house and car wash were demolished in Nov. 2022, the improvements remain on the record until the certificate expires.

Upon expiration, the demo'd improvements can be removed when the new improvements are moved back to the ad valorem parcels.

2022 TY

Taxable Value

Sakura Novi LLC

50-CR-21-200-017	\$90,520	CR parcel reflects TV of improvements (car wash, house, pavement) adjusted by frozen value
50-CF-21-200-017	\$60,260	Frozen TV of 22-23-126-018

2023 TY

Sakura Novi LLC

50-CR-21-200-017	\$95,040	CR value adjusts annually with inflation and also additions, if applicable
50-CF-21-200-017	\$60,260	This will remain frozen for life of certificate

2024 TY

Sakura Novi LLC

50-CR-21-200-017	retired	
50-CF-21-200-017	retired	
50-CR-21-300-017	\$0	This will increase when improvements are added
50-CR-21-400-017	\$99,790	CR value adjusts annually with inflation and also additions, if applicable
50-CR-21-500-017	\$0	This will increase when improvements are added
50-CF-21-300-017	\$0	This will always be zero.
50-CF-21-400-017	\$60,260	This will remain frozen for life of certificate
50-CF-21-500-017	\$0	This will always be zero.

Sakura Novi Residential LLC

50-CR-21-600-017	\$0	This will increase when improvements are added
50-CR-21-700-017	\$0	This will increase when improvements are added
50-CF-21-600-017	\$0	This will always be zero.
50-CF-21-700-017	\$0	This will always be zero.

2025 TY - To be determined

Sakura Novi LLC

50-CR-21-300-017	?	
50-CR-21-400-017	?	
50-CR-21-500-017	?	
50-CF-21-300-017	\$0	This will always be zero.
50-CF-21-400-017	\$60,260	This will remain frozen for life of certificate
50-CF-21-500-017	\$0	This will always be zero.

Sakura Novi Residential LLC

50-CR-21-600-017	?	
50-CR-21-700-017	?	
50-CF-21-600-017	\$0	This will always be zero.
50-CF-21-700-017	\$0	This will always be zero.

Sakura Novi
PA 210 Current Estimates
As of June 15, 2021

Estimated Frozen Commercial Rehab Value				\$ 1,500,000	\$ 10,000,000	\$ 17,570,939	\$ 17,570,939	\$ 17,574,187	\$ 17,716,079	\$ 17,861,376		
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8			
	Mileage	2022	2023	2024	2025	2026	2027	2028	2029			
Novi - General City	4.7505	\$ -	\$ 7,126	\$ 47,505	\$ 83,471	\$ 83,471	\$ 83,486	\$ 84,160	\$ 84,850	\$	474,069	
Novi - Streets	1.4197	\$ -	\$ 2,130	\$ 14,197	\$ 24,945	\$ 24,945	\$ 24,950	\$ 25,152	\$ 25,358	\$	141,677	
Novi - Police/Fire	1.3518	\$ -	\$ 2,028	\$ 13,518	\$ 23,752	\$ 23,752	\$ 23,757	\$ 23,949	\$ 24,145	\$	134,901	
Novi - Capital Improvement	0.9514	\$ -	\$ 1,427	\$ 9,514	\$ 16,717	\$ 16,717	\$ 16,720	\$ 16,855	\$ 16,993	\$	94,944	
Novi - Library	0.7303	\$ -	\$ 1,095	\$ 7,303	\$ 12,832	\$ 12,832	\$ 12,834	\$ 12,938	\$ 13,044	\$	72,879	
Novi - Drains	0.6101	\$ -	\$ 915	\$ 6,101	\$ 10,720	\$ 10,720	\$ 10,722	\$ 10,809	\$ 10,897	\$	60,884	
Novi - Parks & Rec	0.3648	\$ -	\$ 547	\$ 3,648	\$ 6,410	\$ 6,410	\$ 6,411	\$ 6,463	\$ 6,516	\$	36,405	
Novi - Library Debt	0.3471	\$ -	\$ 521	\$ 3,471	\$ 6,099	\$ 6,099	\$ 6,100	\$ 6,149	\$ 6,200	\$	34,638	
Novi - PA359 Econ Dvlp	0.0119	\$ -	\$ 18	\$ 119	\$ 209	\$ 209	\$ 209	\$ 211	\$ 213	\$	1,188	
Oak County HCMA	0.2104	\$ -	\$ 316	\$ 2,104	\$ 3,697	\$ 3,697	\$ 3,698	\$ 3,727	\$ 3,758	\$	20,997	
Oak ISD Voted	3.0110	\$ -	\$ 4,517	\$ 30,110	\$ 52,906	\$ 52,906	\$ 52,916	\$ 53,343	\$ 53,781	\$	300,478	
Oak ISD Alloc	0.1902	\$ -	\$ 285	\$ 1,902	\$ 3,342	\$ 3,342	\$ 3,343	\$ 3,370	\$ 3,397	\$	18,981	
Oak County PK & RC	0.3470	\$ -	\$ 521	\$ 3,470	\$ 6,097	\$ 6,097	\$ 6,098	\$ 6,147	\$ 6,198	\$	34,628	
Oak County Operating	0.4013	\$ -	\$ 602	\$ 4,013	\$ 7,052	\$ 7,052	\$ 7,053	\$ 7,110	\$ 7,168	\$	40,049	
Oak Comm College	1.5057	\$ -	\$ 2,259	\$ 15,057	\$ 26,457	\$ 26,457	\$ 26,461	\$ 26,675	\$ 26,894	\$	150,259	
Novi - School Sink	0.4713	\$ -	\$ 707	\$ 4,713	\$ 8,281	\$ 8,281	\$ 8,283	\$ 8,350	\$ 8,418	\$	47,033	
Novi - School Debt	6.5000	\$ -	\$ 9,750	\$ 65,000	\$ 114,211	\$ 114,211	\$ 114,232	\$ 115,155	\$ 116,099	\$	648,658	
Novi - School Recreation	0.9365	\$ -	\$ 1,405	\$ 9,365	\$ 16,455	\$ 16,455	\$ 16,458	\$ 16,591	\$ 16,727	\$	93,457	
Novi - Oak County Zoo	0.0965	\$ -	\$ 145	\$ 965	\$ 1,696	\$ 1,696	\$ 1,696	\$ 1,710	\$ 1,724	\$	9,630	
Novi - Oak County Art	0.1913	\$ -	\$ 287	\$ 1,913	\$ 3,361	\$ 3,361	\$ 3,362	\$ 3,389	\$ 3,417	\$	19,091	
24.3988												
Estimated Total Developer PA 210 Incentive		\$ -	\$ 36,598	\$ 243,988	\$ 428,710	\$ 428,710	\$ 428,789	\$ 432,251	\$ 435,797	#####		