

**Mountain Green Partners/Inn the Fields
5 Hathorn Rd
Warwick 43-1-28**

10 Year PILOT estimate	Existing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Full Taxation Year 11
Proposed Total Assessed Value		497,700	497,700	497,700	497,700	497,700	497,700	497,700	497,700	497,700	497,700	497,700
Existing Land Assessed Value	\$31,100	31,100	31,100	31,100	31,100	31,100	31,100	31,100	31,100	31,100	31,100	31,100
Proposed Improved Assessed Value		466,600	466,600	466,600	466,600	466,600	466,600	466,600	466,600	466,600	466,600	466,600
Existing Improvements Assessed Value	\$46,100	46,100	46,100	46,100	46,100	46,100	46,100	46,100	46,100	46,100	46,100	46,100
Assessed Value for PILOT		420,500	420,500	420,500	420,500	420,500	420,500	420,500	420,500	420,500	420,500	420,500
PILOT Exemption Percent		100%	90%	80%	70%	60%	50%	40%	30%	20%	10%	0%
PILOT Exemption Amount		-420,500	-378,450	-336,400	-294,350	-252,300	-210,250	-168,200	-126,150	-84,100	-42,050	0
% of added value		0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%
Amount of added value		0	42,050	84,100	126,150	168,200	210,250	252,300	294,350	336,400	378,450	420,500
Taxable Assessed Value for PILOT	\$77,200	77,200	119,250	161,300	203,350	245,400	287,450	329,500	371,550	413,600	455,650	497,700

Estimated PILOT Calculations													
**Tax Rates - 2025	Factor	1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	Totals 10 Years	1.2190
COUNTY	24.05671	\$1,857.18	\$2,926.14	\$4,037.11	\$5,191.36	\$6,390.16	\$7,634.83	\$8,926.74	\$10,267.26	\$11,657.84	\$13,099.94	\$71,988.55	\$14,595.05
TOWN	7.365587	\$568.62	\$895.91	\$1,236.07	\$1,589.47	\$1,956.51	\$2,337.60	\$2,733.15	\$3,143.59	\$3,569.35	\$4,010.89	\$22,041.17	\$4,468.65
OPEN SPACE PDR	0.591832	\$45.69	\$71.99	\$99.32	\$127.72	\$157.21	\$187.83	\$219.61	\$252.59	\$286.80	\$322.28	\$1,771.03	\$359.06
HIGHWAY	9.112695	\$703.50	\$1,108.42	\$1,529.26	\$1,966.49	\$2,420.59	\$2,892.08	\$3,381.45	\$3,889.25	\$4,416.00	\$4,962.26	\$27,269.30	\$5,528.61
PART TOWN	7.872136	\$607.73	\$957.53	\$1,321.07	\$1,698.78	\$2,091.07	\$2,498.36	\$2,921.12	\$3,359.78	\$3,814.82	\$4,286.72	\$23,556.99	\$4,775.97
WARWICK CSD	169.89196	\$13,115.66	\$20,664.81	\$28,510.68	\$36,662.12	\$45,128.21	\$53,918.28	\$63,041.90	\$72,508.90	\$82,329.36	\$92,513.64	\$508,393.56	\$103,072.35
LIBRARY TAX	4.41114	\$340.54	\$536.55	\$740.26	\$951.91	\$1,171.73	\$1,399.95	\$1,636.84	\$1,882.65	\$2,137.63	\$2,402.06	\$13,200.13	\$2,676.21
LIBRARY BUILDING	1.04095	\$80.36	\$126.62	\$174.69	\$224.63	\$276.51	\$330.36	\$386.27	\$444.27	\$504.44	\$566.84	\$3,114.99	\$631.54
Tax Rates Subject to PILOT	224.343010												
PILOT w/o Special Districts		\$17,319.29	\$27,287.97	\$37,648.47	\$48,412.47	\$59,591.98	\$71,199.30	\$83,247.08	\$95,748.29	\$108,716.25	\$122,164.62	\$671,335.72	\$136,107.45
Special Districts***													
WARWICK AMBULANCE	1.510128	\$751.59	\$766.62	\$781.95	\$797.59	\$813.55	\$829.82	\$846.41	\$863.34	\$880.61	\$898.22	\$8,229.71	\$916.18
WARWICK FIRE	5.800629	\$2,886.97	\$2,944.71	\$3,003.61	\$3,063.68	\$3,124.95	\$3,187.45	\$3,251.20	\$3,316.22	\$3,382.55	\$3,450.20	\$31,611.55	\$3,519.20
Total Tax Rates Inc Special Districts	231.653767												
PILOT plus Special Districts		\$20,957.85	\$30,999.30	\$41,434.03	\$52,273.75	\$63,530.48	\$75,216.57	\$87,344.69	\$99,927.85	\$112,979.40	\$126,513.05	\$711,176.98	\$140,542.84

Estimated Full Taxes w/out PILOT Exemption													
Total Tax Rates Inc Special Districts	231.653767	\$115,294.08	\$117,599.96	\$119,951.96	\$122,351.00	\$124,798.02	\$127,293.98	\$129,839.86	\$132,436.66	\$135,085.39	\$137,787.10	\$1,262,438.01	\$140,542.84
Estimated Savings with PILOT Exemption													
Total Taxes - PILOT plus Special Districts		\$94,336.23	\$86,600.66	\$78,517.93	\$70,077.25	\$61,267.54	\$52,077.41	\$42,495.17	\$32,508.80	\$22,105.99	\$11,274.05	\$551,261.02	\$0.00
Taxes w/out project (as existing)													
Existing Land & Improved Assessments X Total Tax Rates		\$17,883.68	\$18,241.35	\$18,606.18	\$18,978.30	\$19,357.87	\$19,745.03	\$20,139.93	\$20,542.72	\$20,953.58	\$21,372.65	\$195,821.29	\$21,800.10

Grand Total of Savings 10 Yrs** **\$551,261**
 Grand Total of PILOT Paid 10 Yrs** **\$711,177**
 Grand Total w/out PILOT 10 Yrs **\$1,262,438**

Grand Total w/out project ("As Is") 10 Yrs **\$195,821**
 Difference Between PILOT and As Is value **\$515,356**

Assumptions	Market Value	Assessed Value
Estimated Value of Proposed Improvements* 15,000 SF Hotel, 24 Rooms, pool, well, septic, etc.	\$5,005,952 x 2025 Eq Rate	8.40% = Assessed Value of \$420,500
Value of Existing Improvements House, Barn	\$548,810 x 2025 Eq Rate	8.40% = Assessed Value of \$46,100
Land Value 29.30 Acres	\$370,238 x 2025 Eq Rate	8.40% = Assessed Value of \$31,100
	\$5,925,000	\$497,700

* Subject to assessor's final numbers

**Please note: Estimated taxes are calculated using 2025/26 School, 2025 County/Town rates

***Does not include recycling charges, which are a unit charge that has to be paid regardless of any exemption. For 2025 it was 102.435504 per residence. The project has one residence, which is an annual charge of \$102.44 at this time.

Tax rates increase: 2.0% Per Year

PILOT pays full Fire district taxes

***SUBJECT TO FINAL REVIEW OF PLANS & IDA APPLICATION**