

Anthus Empire Holdings LLC	Citiva																		
Warwick 46-1-49.2																			
15 Year		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16		
Total Assessment		3,651,200	3,651,200	3,651,200	3,651,200	3,651,200	3,651,200	3,651,200	3,651,200	3,651,200	3,651,200	3,651,200	3,651,200	3,651,200	3,651,200	3,651,200	3,651,200		
Land Value		51,200	51,200	51,200	51,200	51,200	51,200	51,200	51,200	51,200	51,200	51,200	51,200	51,200	51,200	51,200	51,200		
Estimated Value of Improvement		3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000	3,600,000		
Value of Existing Improvements		337,500	337,500	337,500	337,500	337,500	337,500	337,500	337,500	337,500	337,500	337,500	337,500	337,500	337,500	337,500	337,500		
Value for PILOT		3,262,500	3,262,500	3,262,500	3,262,500	3,262,500	3,262,500	3,262,500	3,262,500	3,262,500	3,262,500	3,262,500	3,262,500	3,262,500	3,262,500	3,262,500	3,262,500		
% of added value		0.05	0.10	0.15	0.20	0.25	0.30	0.35	0.40	0.45	0.50	0.60	0.70	0.80	0.90	0.90	1.00		
Taxable Assessed Value for PILOT		551,825	714,950	878,075	1,041,200	1,204,325	1,367,450	1,530,575	1,693,700	1,856,825	2,019,950	2,346,200	2,672,450	2,998,700	3,324,950	3,324,950	3,651,200		
		1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	1.2190	1.2434	1.2682	1.2936	1.3195	1.3459		
**Tax Rates - 2022	Factor																		
County Rate	27.3717	\$15,104.39	\$19,960.78	\$25,005.40	\$30,243.81	\$35,681.75	\$41,325.12	\$47,179.94	\$53,252.43	\$59,548.95	\$66,076.03	\$72,883.19	\$79,952.21	\$104,096.67	\$117,730.54	\$120,085.15	\$134,505.48		
Town Rate/Hwy	22.6248	\$12,484.93	\$16,499.11	\$20,668.87	\$24,998.82	\$29,493.69	\$34,158.36	\$38,997.83	\$44,017.20	\$49,221.76	\$54,616.88	\$64,707.03	\$75,178.94	\$86,043.85	\$97,313.28	\$99,259.54	\$111,179.05		
2021-22 School & Library	164.9285	\$91,011.67	\$120,273.94	\$150,670.30	\$182,234.41	\$215,000.81	\$249,004.97	\$284,283.30	\$320,873.17	\$358,812.91	\$398,141.89	\$471,696.23	\$548,033.60	\$627,235.73	\$709,386.73	\$723,574.47	\$810,464.34		
	214.925																		
PILOT w/o Special Districts		\$118,600.99	\$156,733.84	\$196,344.57	\$237,477.03	\$280,176.25	\$324,488.46	\$370,461.07	\$418,142.80	\$467,583.61	\$518,834.80	\$561,686.51	\$714,164.75	\$817,376.25	\$924,430.55	\$942,919.16	\$1,056,148.86		
Fire,Amb,Open Space/PDR,Lib Bldg	8.77801	\$32,050.27	\$32,691.28	\$34,012.00	\$36,093.81	\$39,069.10	\$43,135.44	\$48,577.52	\$55,800.30	\$65,378.94	\$78,133.89	\$95,244.77	\$118,424.90	\$150,191.41	\$194,288.60	\$256,359.68	\$345,026.38		
	223.703																		
WW Park Light- Unit charge	405.88	\$405.88	\$414.00	\$422.28	\$430.72	\$439.34	\$448.12	\$457.09	\$466.23	\$475.55	\$485.06	\$494.77	\$504.66	\$514.75	\$525.05	\$535.55	\$546.26		
Warwick 1 Swr Imp-Unit charge	7.28	\$7.28	\$7.43	\$7.57	\$7.73	\$7.88	\$8.04	\$8.20	\$8.36	\$8.53	\$8.70	\$8.87	\$9.05	\$9.23	\$9.42	\$9.61	\$9.80		
PILOT plus Special Districts		\$151,064.42	\$189,846.54	\$230,786.42	\$274,009.29	\$319,692.57	\$368,080.06	\$419,503.87	\$474,417.69	\$533,446.64	\$597,462.45	\$710,434.92	\$833,103.37	\$968,091.65	\$1,119,253.61	\$1,199,824.00	\$1,401,731.30		
Full Taxes w/out Exemption		\$817,197.59	\$833,541.54	\$850,879.27	\$869,298.43	\$888,937.81	\$910,001.53	\$932,780.92	\$957,687.77	\$985,304.16	\$1,016,457.61	\$1,052,334.97	\$1,094,656.91	\$1,145,948.06	\$1,209,960.38	\$1,292,344.90	\$1,401,731.30		
Savings with exemption		\$666,133.17	\$643,695.00	\$620,092.85	\$595,289.14	\$569,245.24	\$541,921.47	\$513,277.05	\$483,270.08	\$451,857.53	\$418,995.16	\$341,900.05	\$261,553.54	\$177,856.41	\$90,706.77	\$92,520.90	\$0.00		
Grand Total of Savings **		\$6,468,314.34																	
Grand Total of PILOT Paid **		\$9,790,748.81																	
Grand Total w/out PILOT		\$16,259,063.16																	
Assumptions																			
Estimated Value of Improvements*	128,000	SF x	\$225	Per SF =	\$28,800,000	x 2021 Eq Rate	12.50%	= Total Assessed Value of				\$3,600,000							
Estimated Existing Improvements*	30,000	SF x	\$225	Per SF =	\$6,750,000	x 2021 Eq Rate	12.50%	= Total Assessed Value of	\$843,750	40%		\$337,500							
* Subject to assessor's final numbers												\$3,262,500							
**Please note: taxes are calculated based on 2021-22 School & 2022 County/Town rates																			
Tax rates increase:					2.0%	Per Year													
PILOT pays full special district taxes																			
SUBJECT TO FINAL REVIEW OF PLANS & IDA APPLICATION																			
													</						