

**CITY OF BRUNSWICK**  
**TAX ALLOCATION DISTRICT #1: HISTORIC CORE**  
**REDEVELOPMENT PLAN**



**October 6, 2017**

**Prepared for:**

**City of Brunswick, Georgia**

**Prepared by:**



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## **1. TAD # 1: Historic Core Redevelopment Plan Summary**

This section presents an executive summary of the key elements of the redevelopment plan for the City of Brunswick Tax Allocation District #1: Historic District.

The City of Brunswick presents this plan outlining the rationale, boundaries, fiscal data and potential projects that could result from the formation of the City of Brunswick Tax Allocation District #1: Historic Core. This Redevelopment Plan was prepared in conformance with the provisions of Georgia's Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) that governs the creation and operation of tax allocation districts (TADs) in the state.

### **1.1. The Opportunity**

The opportunity for the City of Brunswick is to leverage private reinvestment through targeted public improvements that will:

1. Implement the vision set forth in the 2007-2027 Glynn County Joint Comprehensive Plan, adopted by the City of Brunswick in October 2008.
2. Help to re-activate the City's historic downtown core, its unique waterfront, and the Gloucester, Norwich and Highway 17 corridors.
3. By stimulating investment in the TAD area, offset the decline in property values in the city. Since the Great Recession in 2009, property values in the City of Brunswick have declined by 24%.

### **1.2. Overview and Geographic Boundary**

The proposed City of Brunswick Tax Allocation District #1 includes the properties within the boundaries shown on the following map. The TAD area consists of 687 parcels totaling 481 acres. The proposed TAD area contains properties in the Downtown Historic Core, along the city's waterfront, along the Gloucester Street Corridor, and the Highway 17 corridor running northward from the Downtown area, including the intersection with Torras Causeway northward to the city boundary. The 2016 taxable value of property in the TAD is \$28.8 million, which represents 8.95% of the city's property tax digest of \$321,612,543 million—which is under the 10% limit on the amount of a city's tax digest that can be included in its TAD districts collectively.

### City of Brunswick Proposed TAD #1 Summary

Brunswick TAD #1 - Proposed TAD Summary	
Parcels	687
Acreage	481
2016 Taxable Value	\$ 28,798,842
2016 Brunswick Tax Digest	\$ 321,612,543
TAD as % of Brunswick Taxable Digest	8.95%
2016 Glynn County Tax Digest	\$ 4,336,227,431
TAD as % of Glynn Taxable Digest	0.66%
2016 Glynn Schools Tax Digest	\$ 4,171,747,696
TAD as % of Glynn Schools Taxable Digest	0.69%

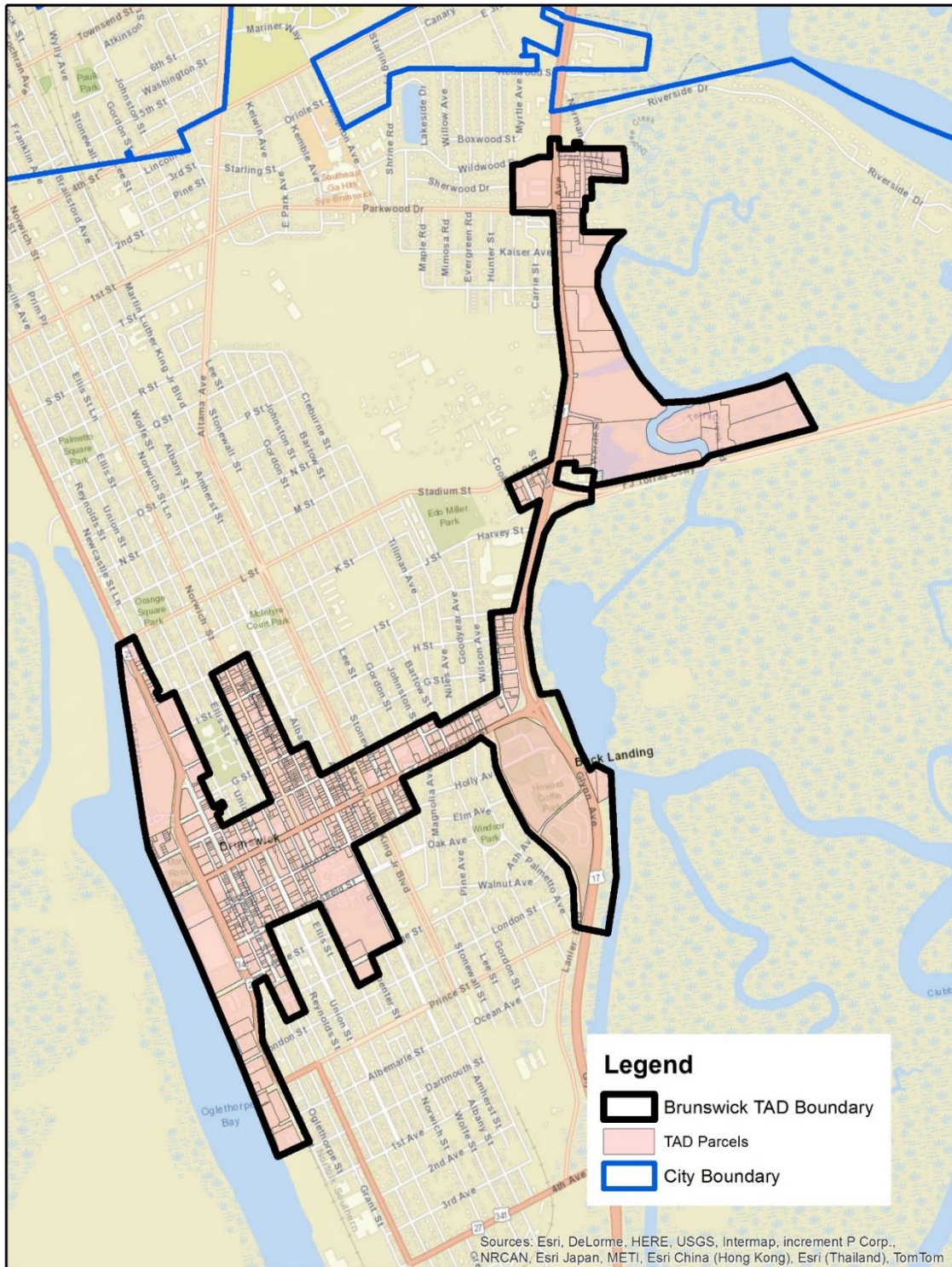
Source: BAG, Glynn County GIS, Georgia Department of Revenue

Appraised Value is a parcel's fair market value (includes tax exempt property).

Assessed Value is 40% of the appraised value, taxable value is the appraised value of all non-tax-exempt properties.

The TAD is comprised of properties within the Downtown Historic Core and the surrounding area with redevelopment/infill potential that are along the commercial corridors coming into Downtown and which the city believes have the potential for future redevelopment. All of the designated TAD parcels are contiguous or connected by a public right-of-way into the TAD #1 area. Tax parcel identification numbers for properties included within TAD #1 are listed in Appendix B.

**City of Brunswick TAD #1 District Boundary Map**





### **1.3. Why City of Brunswick TAD #1 Qualifies as a TAD**

The City of Brunswick has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), as approved by referendum on November 3, 2015.

Specifically, the City of Brunswick TAD #1 redevelopment area complies with the O.C.G.A. definition as a distressed area due to four factors:

1. The presence of high incidents of crime
2. The presence of pervasive poverty
3. High unemployment
4. The presence of vacant and deteriorated structures
5. The presence of a high number of older structures with low values

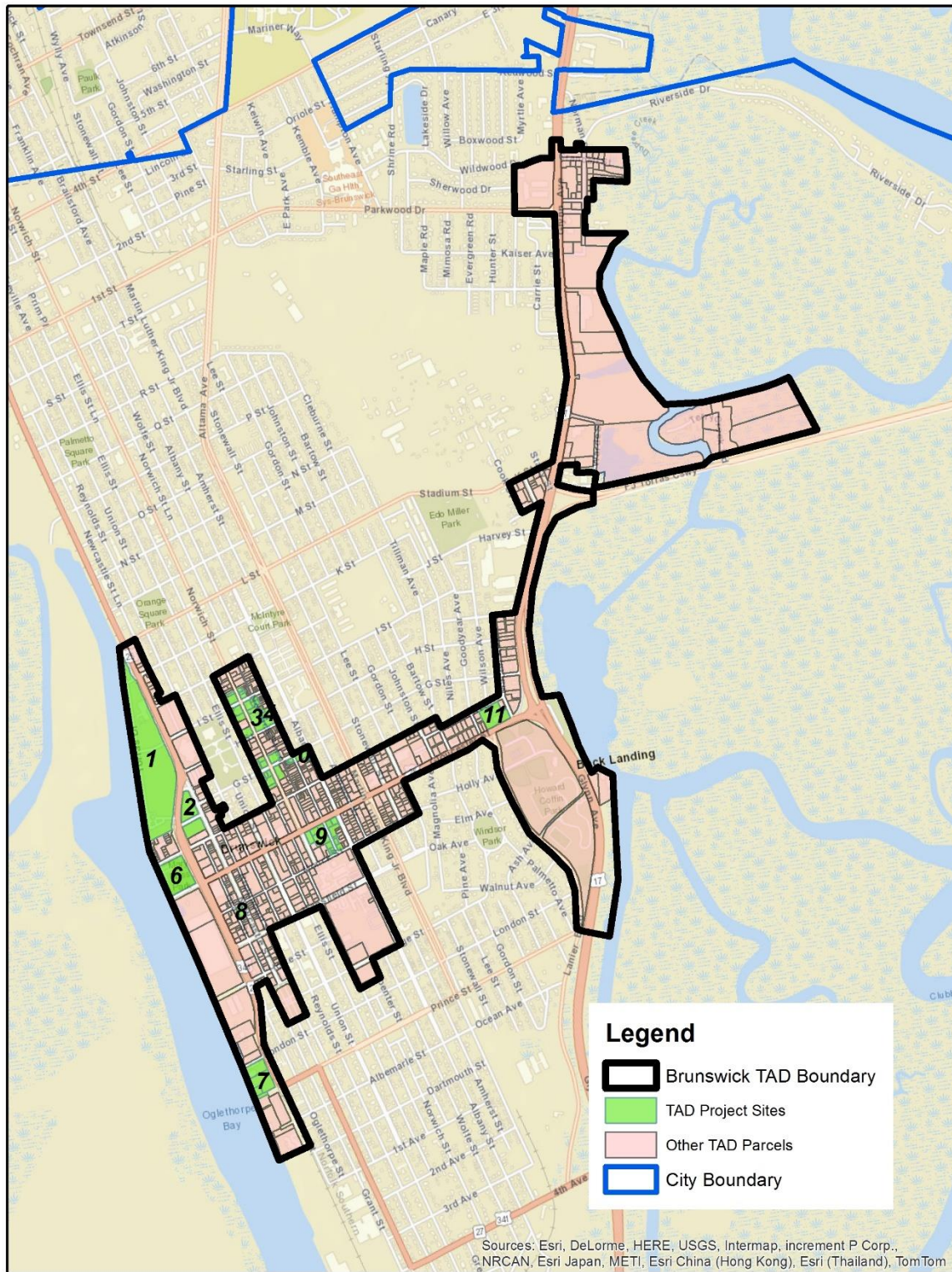
These factors are consistent with the requirements for definition of a redevelopment area in Section A, Chapter 44 of Title 36 of the O.C.G.A. as will be discussed in greater detail in later sections of this redevelopment plan.

### **1.4. The Redevelopment Plan**

This Redevelopment Plan envisions nine potential catalyst redevelopment projects within the TAD area that reflect community objectives identified in the City of Brunswick portion of the 2007-2027 Glynn County Joint Comprehensive Plan. These potential redevelopment projects illustrate the scope of feasible redevelopment in the TAD area.

Based on the development of these hypothetical projects, It is estimated that there is the potential for \$168 million of new market value to be created in the TAD at build-out, based on information on comparable developments in the area and consultant prepared estimates. Should all of this new development occur, it will lead to an estimated \$63.4 million increase in taxable value in TAD #1. This would represent a 20% growth in City's overall Tax Digest. This incremental increase in TAD #1 taxable value would have the potential to support up to \$16.6 million in net TAD bond proceeds to support new development.

**TAD #1: Potential Redevelopment Locations in TAD #1 (shown in green)**



Potential Brunswick TAD Redevelopment Projects and Potential Values

Catalyst Project Site	1: Hotel Conference Center (Bay & Newcastle	2: Marina Mixed-Use	3: London St. Waterfront Residential	4: Gloucester & Macon Residential	5: Norwich Mixed-Use	6: Norwich Infill Residential	7: Gloucester Mixed Use	8: Newcastle Hotel	9: Mary Ross Park Condo Conversion	Total
<b>Existing Property Values</b>										
Parcels	2	1	3	1	18	17	13	1	1	57.0
Acres of New Development	3.0	14.0	3.2	2.4	2.5	1.6	3.4	0.3	4.6	34.9
Exstiing Market Value	\$ 234,300	\$ 3,709,300	\$ 1,742,600	\$ 179,400	\$ 1,324,300	\$ 966,700	\$ 913,300	\$ 40,900	\$ 1,396,100	\$ 10,506,900
Assessed Value	\$ 93,720	\$ 1,483,720	\$ 697,040	\$ 71,760	\$ 529,720	\$ 386,680	\$ 365,320	\$ 16,360	\$ 558,440	\$ 4,202,760
Tax Value	\$ 42,040	\$ 1,483,720	\$ 697,040	\$ -	\$ 453,560	\$ 386,680	\$ 113,640	\$ 16,360	\$ 558,440	\$ 3,751,480
<b>New Predevelopment Project Values</b>										
<b>New Residential Development</b>										
Townhomes	-	34	-	19	-	-	-	-	-	53
Single-Family Homes	-	-	-	-	-	20	-	-	-	20
MultiFamily Rental Units	-	-	-	-	-	-	54	-	-	54
Condo Units	-	293	112	-	-	-	-	-	20	425
Senior Housing Units	-	-	-	-	45	-	-	-	-	45
<b>Total Housing units</b>	-	<b>327</b>	<b>112</b>	<b>19</b>	-	<b>20</b>	<b>54</b>	-	<b>20</b>	<b>597</b>
<b>New Commercial Development</b>										
Retail SF	5,000	16,754	-	-	2,980	-	8,079	5,000	-	37,812
Convention SF	10,000	-	-	-	-	-	-	-	-	10,000
Hotel Rooms	120	-	-	-	-	-	-	80	-	200
<b>TAD Increment</b>										-
<b>Total Market Value of New Development</b>	\$ 17,625,000	\$ 91,935,849	\$ 25,148,345	\$ 4,677,268	\$ 4,394,792	\$ 2,600,000	\$ 5,857,437	\$ 10,625,000	\$ 5,500,000	\$ 168,363,691
Total Assessed Value (40%)	\$ 7,050,000	\$ 36,707,325	\$ 10,059,338	\$ 1,831,930	\$ 1,757,917	\$ 1,000,000	\$ 2,342,975	\$ 4,250,000	\$ 2,200,000	\$ 67,199,484
Total Taxable Value	\$ 7,050,000	\$ 36,707,325	\$ 10,059,338	\$ 1,831,930	\$ 1,757,917	\$ 1,000,000	\$ 2,342,975	\$ 4,250,000	\$ 2,200,000	\$ 67,199,484
Less Existing Taxable Value	\$ (42,040)	\$ (1,483,720)	\$ (697,040)	\$ -	\$ (453,560)	\$ (386,680)	\$ (113,640)	\$ (16,360)	\$ (558,440)	\$ (3,751,480)
<b>Net Increase in Taxable Value (Increment)</b>	\$ 7,007,960	\$ 35,223,605	\$ 9,362,298	\$ 1,831,930	\$ 1,304,357	\$ 613,320	\$ 2,229,335	\$ 4,233,640	\$ 1,641,560	\$ 63,448,004



## 1.5. Proposed Public Investments

The City is seeking to create TAD#1 to help fund the infrastructure, public improvements, and eligible redevelopment costs necessary to attract high-quality redevelopment in the historic core consistent with the shared community vision for this area of the City while expanding the City's tax base and growing its economy.

The potential of TAD #1 to fund public improvements, infrastructure and redevelopment costs is currently estimated at \$16.6 million, which the City intends to fund through the tax allocation district for qualified projects. The initial funding priorities of the City of Brunswick for use of potential TAD funds is summarized in the chart below. (These expenditures are for illustrative purposes to reflect current City priorities but will be subject to change based on the City's review of actual projects which request TAD funding in the future.)

### Potential Allocation of TAD Funds by Brunswick TAD #1 to Support Projects

Potential Use of TAD Funds by Brunswick TAD #1: Historic District		
	TAD #1 Share	Allocation
Transportation and mobility enhancements	10%	\$ 1,660,000
Site-specific development activities	30%	\$ 4,980,000
Infrastructure improvements	10%	\$ 1,660,000
Public space, landscaping, lighting, and other improvements	20%	\$ 3,320,000
Other redevelopment initiatives	30%	\$ 4,980,000
<b>Total</b>	<b>100%</b>	<b>\$ 16,600,000</b>

Categories and cost allocations are estimates for potential projects as of 2017 and are subject to revision as the Redevelopment Plan is implemented. As priorities are identified or addressed, specific project amounts, allocations and priorities are subject to change.

## 1.6. Brunswick TAD Benefits

TAD#1 gives the City of Brunswick the ability to leverage substantial levels of new private investment in the City. Using TAD financing to fund construction of infrastructure, public improvements and qualified redevelopment costs will enable the City to leverage approximately \$17 million in TAD funding to attract \$168 million in private investment, a leverage ratio of nearly \$9.12 in private dollars invested for every \$1 of TAD investment by the City.

The creation of the City of Brunswick TAD #1, could increase the City's overall taxable value from \$312 million to \$375 million an increase in the Digest of over 20.5%. This would result in approximately \$63 million in new taxable valuation that would support TAD funding for up to \$17 million in needed infrastructure, public improvements and redevelopment support on TAD #1.

### Summary of Brunswick TAD #1: Brunswick Historic Core Benefits

Brunswick TAD #1 - Summary of TAD Benefits	
Market value of new private investment	\$ 168,363,691
Taxable incremental value at full build out	\$ 63,448,004
Potential project funding that would be supported by TAD	\$ 16,600,000

The benefits of the TAD to the City of Brunswick will include:

- A substantial increase in the City's Tax Digest, likely beyond the level that would have occurred without the TAD. The increase is estimated to be \$63 million in new incremental assessed property value at buildout, a substantial increase over the base assessed value of the property within the TAD – currently \$28.8 million.
- The TAD will support the redevelopment of the Downtown Historic Core and will create a more livable and attractive environment for residents, visitors and businesses in the City.
- Additional commercial and industrial development both in the core of Downtown and along key commercial corridors, like Gloucester and Norwich Streets and Highway 17, will further diversify the City's tax base. Vacant properties and underutilized land will be put back into productive use that will help to employ local residents and attract new visitors.
- The TAD will leverage substantial private investment. Using TAD financing to fund construction of infrastructure will enable the City to attract over \$168 million in private investment from an investment of \$17 million in TAD funds, a leverage ratio of nearly \$9.12 in private dollars invested for every \$1 of TAD investment.
- Development will create substantial growth in property and sales tax revenues for the City, County and School District. Once all TAD obligations of the district are retired, the City will receive the full property tax increment from the new development created. The City, County and School District will begin receiving the benefit of increased sales tax revenues as soon as development occurs and attracts additional demand to the area.
- The creation of this new economic activity in the Historic District should stimulate the “halo effect” noted in many other communities where new investment in the TAD attracts additional development to adjacent areas around the TAD.

### **1.7. Brunswick TAD Liability**

Tax allocation bonds or loans that may be authorized by the City of Brunswick would be secured by the property tax increment revenue generated from within TAD #1. Such revenue bonds or loans would not constitute a general obligation of the City and would not involve a pledge of the full faith and credit of the City of Brunswick.

# City of Brunswick Tax Allocation District #1:

## Brunswick Historic Core

### 2. Introduction

The City of Brunswick presents this plan outlining the rationale, boundaries, fiscal data and potential projects that could result from the formation of the **City of Brunswick Tax Allocation District #1: Brunswick Historic Core**.

The City of Brunswick has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), as approved by Brunswick voters on November 3, 2015.

Brunswick will have the opportunity to leverage private reinvestment through targeted public improvements, enhanced infrastructure and critical investments in redevelopment that will help implement the vision set forth in the 2008 City of Brunswick Community Agenda, part of the City of Brunswick 2030 Vision presented in the City's 2008 Comprehensive Plan.

According to the Community Agenda:

*The City of Brunswick will grow into its future like a glorious Live Oak, with strong roots, quality communities, economic growth and revitalized image. [...] And the City ... will present a revitalized and rehabilitated image by showcasing its natural and historic beauty and by redeveloping its underutilized areas in a manner in keeping with its traditional, human-scaled development pattern. Polluted, contaminated, and dilapidated areas will be vigorously rehabilitated and made available for reuse.*

The city of Brunswick also prepared a fourth amendment of the City of Brunswick Urban redevelopment Plan in 2016, addressing many of the areas and redevelopment sites identified in this TAD plan. Among the identified goals and objectives of that plan were:

- *Use appropriate tools to buy and assemble property for revitalization and resale*
- *Encourage private enterprise/public-private partnerships to redevelop neglected areas of the community*
- *Use tax exempt bonds, secured by loans or grants, for redevelopment purposes*
- *Guide City investments in infrastructure to support redevelopment*
- *To utilize the development of public facilities within the Urban Redevelopment Area as catalyst for the creation of new desired private development, consistent with this plan*

The City of Brunswick Tax Allocation District #1: Brunswick Historic Core will create an essential tool for the City to reach its development goals. Specifically, the TAD will help to spur investment in the historic core district with enhancements to further economic development and sustainable growth. Specifically, the TAD will help to re-activate the historic core of Downtown, the Norwich corridor and Highway 17

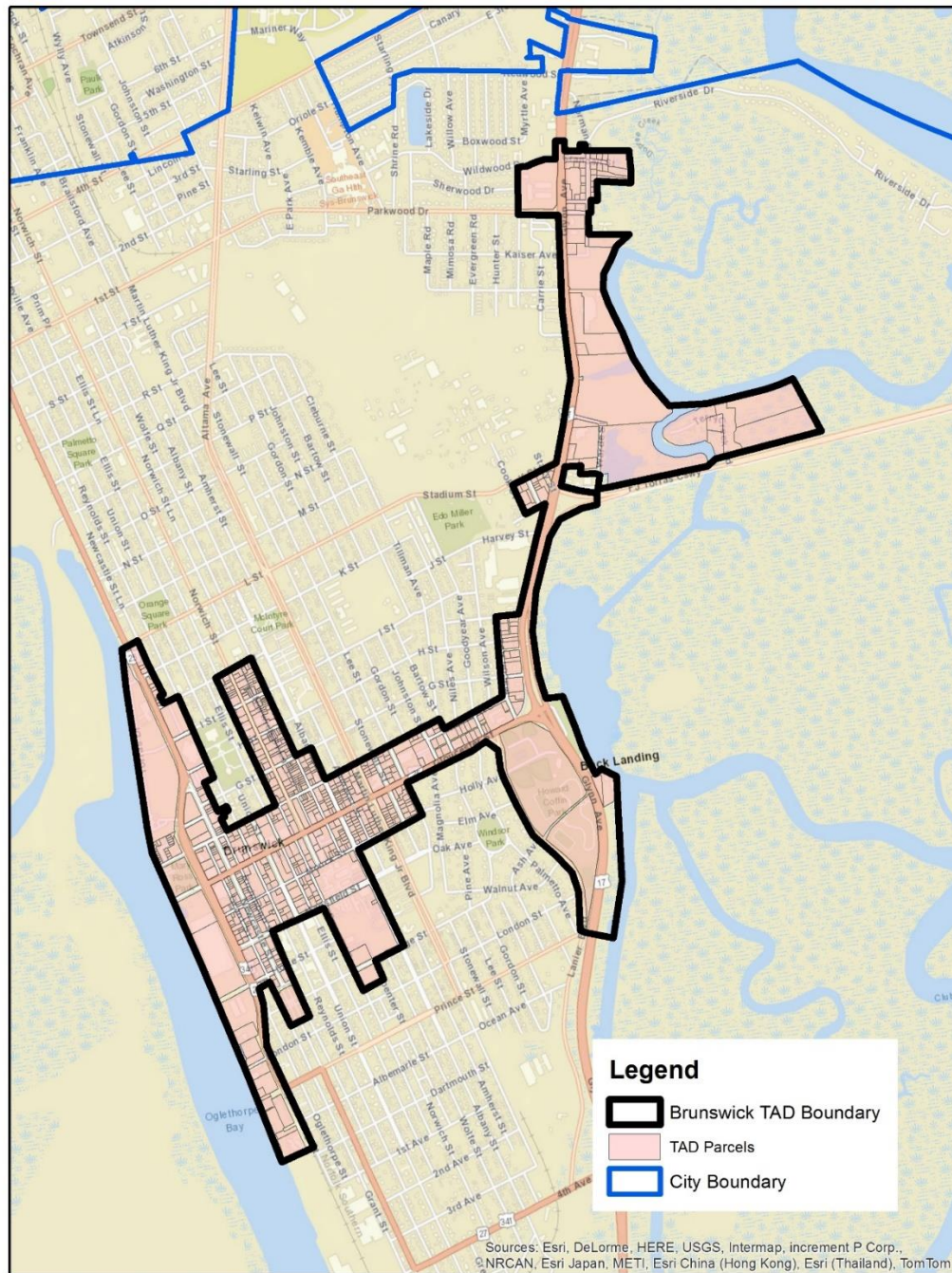
corridor. By stimulating investment in the TAD area, offset declining and stagnating property values, fill empty storefronts and increase economic activity in the City for the benefit of all its citizens.



## 2.1. Geographic Boundaries

This plan calls for the creation of the City of Brunswick Tax Allocation District #1: Brunswick Historic Core, whose redevelopment area includes the parcels outlined and shaded in the boundary shown on the map below. Tax parcel identification numbers for properties included within the TAD are listed in Appendix B.

**City of Brunswick TAD Boundary Map**



## 2.2. Benefits to Brunswick Residents

The benefits to Brunswick residents from future projects in the TAD district include the following:

- A revitalized commercial core to stabilize and expand economic activity the historic downtown.
- Improvements to key public infrastructure enhancing the city's quality of life.
- An expanded job base in the commercial and hospitality sectors.
- Increased personal incomes and new local businesses which will generate expanded economic activity
- New private investment potentially valued at over \$168 million creating new employment options, a revitalized historic commercial center, and reuse of many acres of underutilized waterfront and commercial land in the heart of the City.
- Substantial new annual tax revenues from property taxes, sales taxes and business licenses.
- Overall commercial growth and increased infrastructure utilization within Brunswick.

## 2.3. Tax Allocation Districts Overview

Tax allocation districts (TADs) are Georgia's version of tax increment financing. Tax increment financing is a redevelopment funding mechanism that reinvests the future taxes from real estate development back into a project and surrounding infrastructure as an incentive to attract new private investment into an area, that "but for" the incentive would not have occurred. As described by the Council of Development Finance Agencies. ([www.cdfa.net](http://www.cdfa.net)), tax increment financing was created and first used in California in 1952. Hundreds of TIF districts have helped spur urban redevelopment in cities across the country. Today, 49 states and the District of Columbia use some form of tax increment financing.

In 1985, the Georgia General Assembly authorized formation of Georgia's form of tax increment financing called Tax Allocation Districts (TAD) through the creation of the Redevelopment Powers Act. The purpose of a Georgia tax allocation district is consistent with tax increment financing in other states. It uses the increased property taxes generated by new development in a designated redevelopment area to finance costs related to the development such as public infrastructure, land acquisition, relocation, demolition, utilities, debt service and planning costs.

Other costs funded by TAD might include:

- Sewer expansion and repair
- Storm drainage
- Street construction & expansion
- Environmental clean-up
- Park improvements
- Streetscape improvements
- Bridge construction and repair
- Curb and sidewalk work
- Grading and earthwork/site preparation
- Traffic control/access enhancements
- Multi-use paths/bike trails
- Public parking/parking decks

Cities and counties throughout Georgia have created TADs to stimulate major new construction and renovation or rehabilitation in underdeveloped or blighted areas. For example, ten TADs have been created in Atlanta, six in Columbus, and additional TADs have been created in Marietta, Smyrna, Acworth, Woodstock, Holly Springs, East Point, Clayton County and DeKalb County. Over 70 Georgia cities and counties either have approved the use of redevelopment powers in their communities.

A TAD offers local governments the opportunity to promote redevelopment projects in areas that otherwise are not attracting investment. The creation of the City of Brunswick TAD #1 will enhance the private development community's interest in investing in major redevelopment projects in the City of Brunswick.

A TAD will bring the City of Brunswick and Glynn County additional economic advantages as well. Other Georgia tax allocation districts, such as Atlantic Station in Midtown Atlanta and Camp Creek Marketplace in East Point, have demonstrated the benefits of TAD, including:

- **A stronger economic base** – Private development that would not have occurred without the TAD designation can be attracted by this incentive.
- **The “halo effect”** – Several Georgia TADs have generated significant new investment in areas surrounding the TAD as well as within the tax allocation districts, further expanding the positive economic impact.
- **No impact on current tax revenues** – Redevelopment is effectively promoted without tapping into existing general governmental revenues or levying special assessments on property owners.
- **Expanded local tax base** – By stimulating economic activity TAD's expand the local tax digest, and can generate additional retail sales, and as a result, increased SPLOST and ESPLOST revenues.
- **It is self-financing** – TADs are self-financing, since they are funded by the increased tax revenues from new development within the district.
- **High leverage** – Typically TAD funds can represent between 5-15% of project costs, leveraging 7 to 20 times their value in private investment.

In summary, the creation of a tax allocation district supports the infrastructure necessary to make an underutilized area attractive to private development, at no additional cost to the taxpayer. It does not create a tax increase for the community, nor does it reduce current tax revenues the community currently receives from the district.

The creation of the City of Brunswick Tax Allocation District #1 is designed to provide the financial incentive to support the creation of the vision set forth in the Joint Comprehensive Plan. As such, it is a highly appropriate and consistent use of this financing technique as authorized in Georgia's Redevelopment Powers Law.

### **3. Proposal**

Through the creation of the City of Brunswick TAD #1: Brunswick Historic Core, the City is positioning the area for new opportunities for reinvestment and revitalization through the implementation of the vision for the community set forth in the Joint Comprehensive Plan.

#### **3.1. Grounds for Exercise of Redevelopment Powers**

Tax Allocation Districts (TADs) are authorized in Georgia under the Redevelopment Powers Law, O.C.G.A. Title 36, Chapter 44. In 2009, the Redevelopment Powers Law was amended with the following definition of a “redevelopment area”:

*'Redevelopment area' means an urbanized area as determined by current data from the US Bureau of the Census or an area presently served by sewer that qualifies as a 'blighted or distressed area, a 'deteriorating area,' or an 'area with inadequate infrastructure' as follows:*

**(A) A 'blighted or distressed area' is an area that is experiencing one of more conditions of blight as evidenced by:**

- (i) The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;*
- (ii) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures, the predominance of a defective or inadequate street layout, or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;*
- (iii) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;*
- (iv) Adverse effects of airport or transportation related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area; or*
- (v) The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;*

**(B) A 'deteriorating area' is an area that is experiencing physical or economic decline or stagnation as evidenced by two or more of the following:**

- (i) The presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance;*
- (ii) High commercial or residential vacancies compared to the political subdivision as a whole;*
- (iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;*
- (iv) Declining or stagnant rents or sales prices compared to the political subdivision as a whole;*
- (v) In areas where housing exists at present or is determined by the political subdivision to be appropriate after redevelopment, there exists a shortage of safe, decent housing that is not substandard and that is affordable for persons of low and moderate income;*
- (vi) Deteriorating or inadequate utility, transportation, or transit infrastructure; and*

**(C) An 'area with inadequate infrastructure' means an area characterized by:**

- (i) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or*
- (ii) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.*



### 3.2. Why the City of Brunswick TAD #1 Qualifies as a Redevelopment Area

The City of Brunswick has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), as approved by Brunswick voters by referendum on November 3, 2015.

Specifically, the City of Brunswick TAD #1 redevelopment area complies with the O.C.G.A. definition for a redevelopment area Section 36-44-3 7-A as a “blighted or distressed area” due to the evidence of pervasive poverty, chronic decline in property values, and environmental contamination and degradation, consistent with Chapter 44 of Title 36 Section 7-A of the O.C.G.A.

#### (A) (1) Presence of High Crime

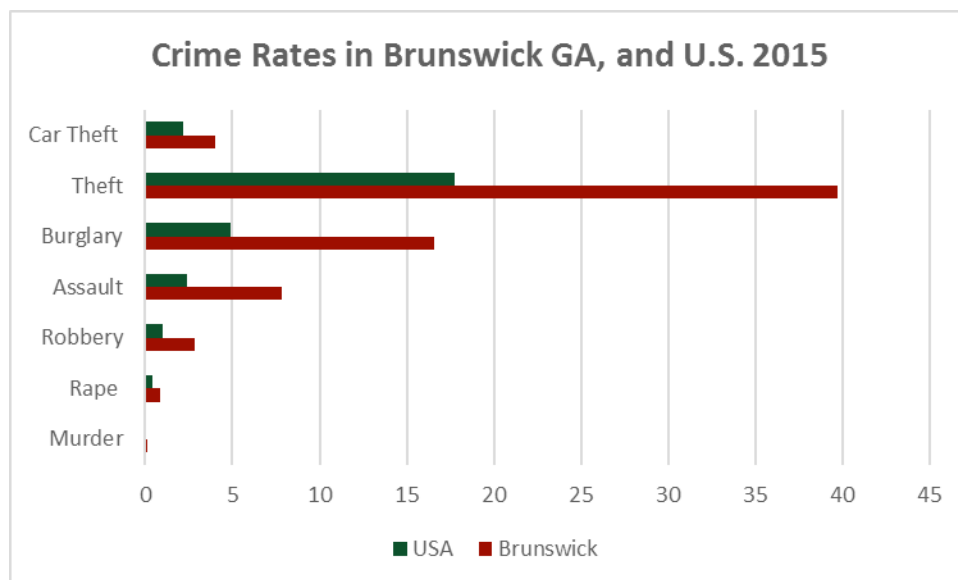
As shown on the following table, the City of Brunswick suffers from a high level of both violent and property crime. The exhibit below shows the incidents of reported crimes in seven categories as tracked by Neighborhood Scout using data from the FBI Uniform Crime Reports.

Crime Rates in Brunswick Versus National Average by Type 2015							
	Murder	Rape	Robbery	Assault	Burglary	Theft	Car Theft
Brunswick	0.12	0.87	2.85	7.8	16.59	39.74	4.02
USA	0.05	0.39	1.02	2.38	4.91	17.75	2.2

\* Crime rates per 1,000 residents

Source: NeighborhoodScout/FBI Uniform Crime Reports, 2016

Residents of Brunswick are two or more times more likely to experience each of the seven types of violent or property crime based on 2015 statistics. These high rates of crime are consistent across all seven of the crime types reported. The high rates of various crimes on Brunswick is shown graphically below.



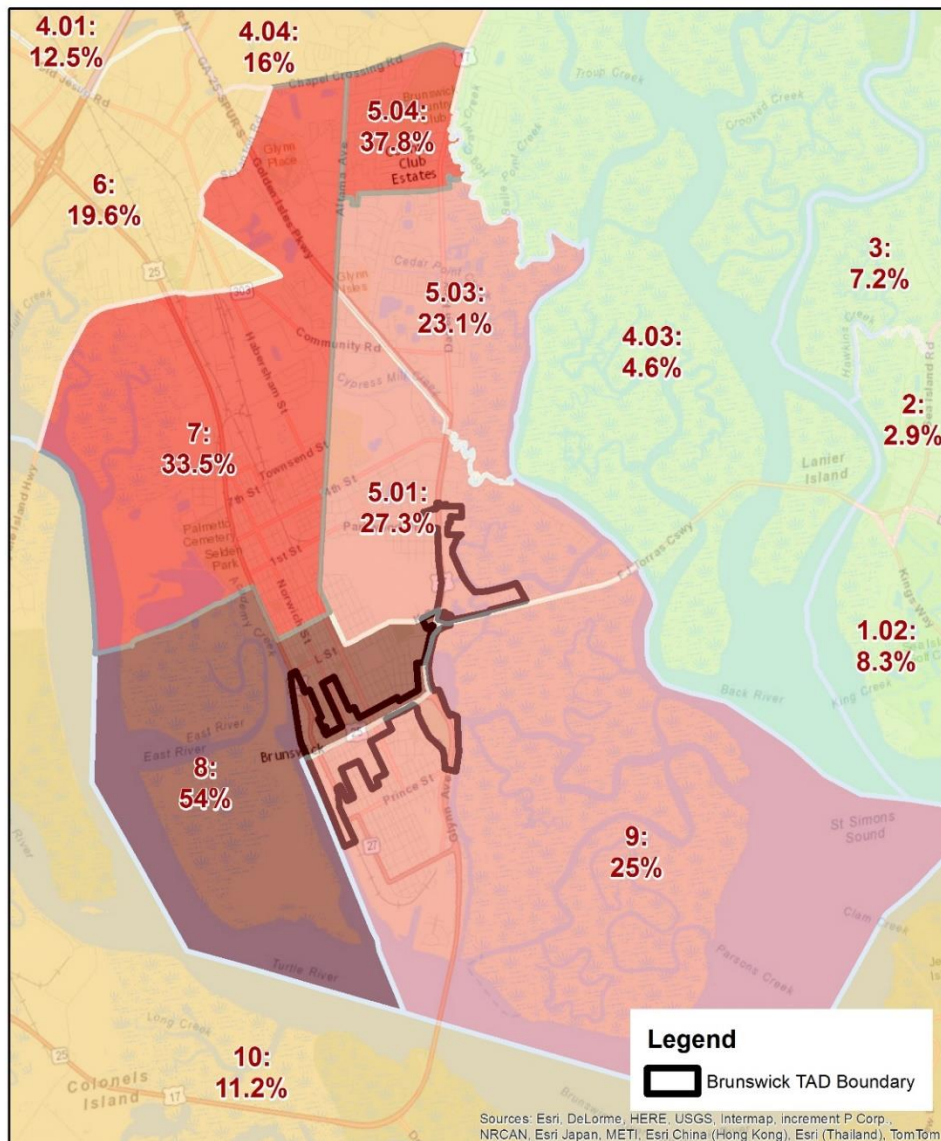
#### (A) (iii) Presence of Pervasive Poverty

The City of Brunswick TAD #1 redevelopment area exhibits evidence of pervasive poverty.

Shown on the map below is the percentage of the population whose income is below the poverty level by census tract for the City of Brunswick. The proposed boundary of TAD #1 is superimposed on the maps for reference. As shown, a substantial portion of TAD #1 is in Tract 8 where 54% of residents have incomes below the poverty level. Census tracts 5.01 and 9 also exhibit high levels of poverty among its residents at 27.3% and 25% respectively. Thus, TAD #1 significantly exceeds the threshold level of pervasive poverty of 10% of all residents established in the Redevelopment Powers Law.

### Brunswick TAD #1: Households below Poverty, 2015

Source: US Census American Community Survey 2015, 5-Year estimates

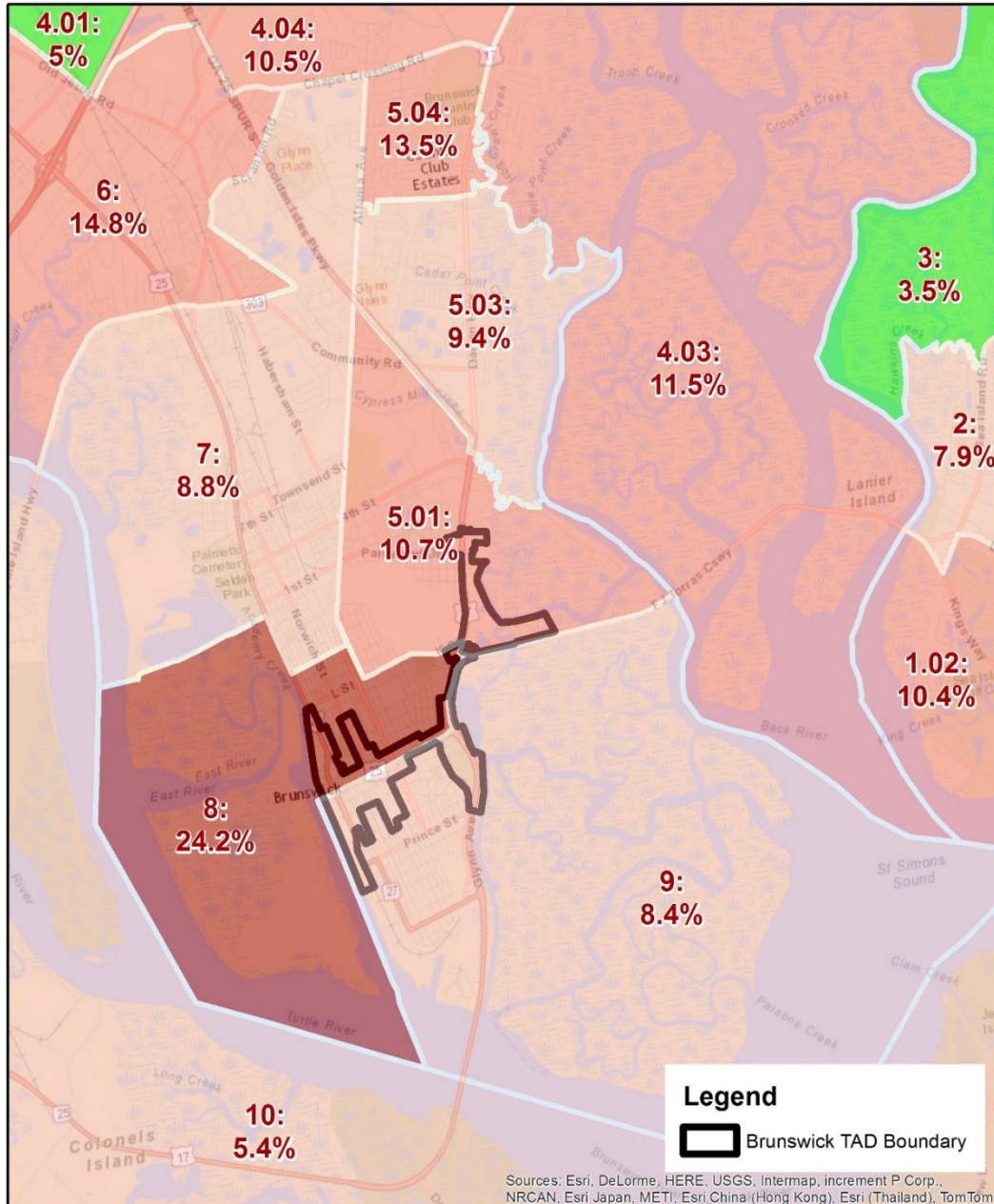


**Unemployment** --In terms of unemployment, the proposed TAD #1 is experiencing a high unemployment rate relative to statewide averages. In 2015 the state’s unemployment rate was 5.6%. As shown on the follow map, the unemployment rate Brunswick ranged from a low of 8.4% to a high of 24.2% in census

tract 8, significantly more than 10% higher than the statewide rate of 5.6% which is the legislative standard for determining high unemployment.

### Brunswick TAD #1: Unemployment by Census Tract, 2015

Source: US Census American Community Survey 2015, 5-Year estimates



**(A) (ii) Presence of Vacant, Deteriorating Structures****(B) (i) (ii) Presence of High Number of Older Structures, with Low Values**

As shown in the table below, the City of Brunswick has an older housing stock which contains a significant number of vacant structures and the owner-occupied units have a low median value.

City of Brunswick Housing Characteristics 2015				
	Brunswick	Glynn County	Georgia	Brunswick As % of GA
Total Housing Units	7,226	41,471	4,133,065	
% Renter Occupied Units	61.8%	39.0%	36.7%	168%
Vacant Housing Units %	15.3%	22.1	13.5%	113%
% of Units Built Prior to 1960	41.9%	16.5%	13.6%	308%
Median Home Values	\$ 91,800	\$ 159,200	\$ 148,100	62%
Median Rent	\$ 708	\$ 826	\$ 879	81%
% of HH's Spending 35+% on Housing	45.7%	41.9%	43.3%	106%

Source: 2015 American Community Survey

The City's housing stock is predominantly renter occupied at 61.8% which is significantly more renter oriented than in Glynn County or the State of Georgia. Vacant units account for 15.3% of the inventory, even after a long-standing City program to remove long term vacant units from the inventory. The housing is old, with 41.9% of the inventory built before 1960 versus 13.6% statewide. Home values are very low at \$91,800 which is only 62% of the statewide average of \$148,100. Median rents are also low at \$708 per month, only 81% of the statewide average. A high percentage of Brunswick households, 45.7% are spending more than 35% of their incomes on housing. These are considered housing cost burdened households since the national norm is to spend 30% or less on housing costs.

According to Brunswick city officials, since 2009 the City has had a long-standing program to demolish dilapidated structures in the city. Through early 2016 a total of 200 properties have been demolished and 144 of the properties are still vacant lots. The City estimates there are another 140 dilapidated properties which will require demolition in the future.

Thus, Brunswick meets the requirements for TAD eligibility due to these challenging housing condition measures in the city.

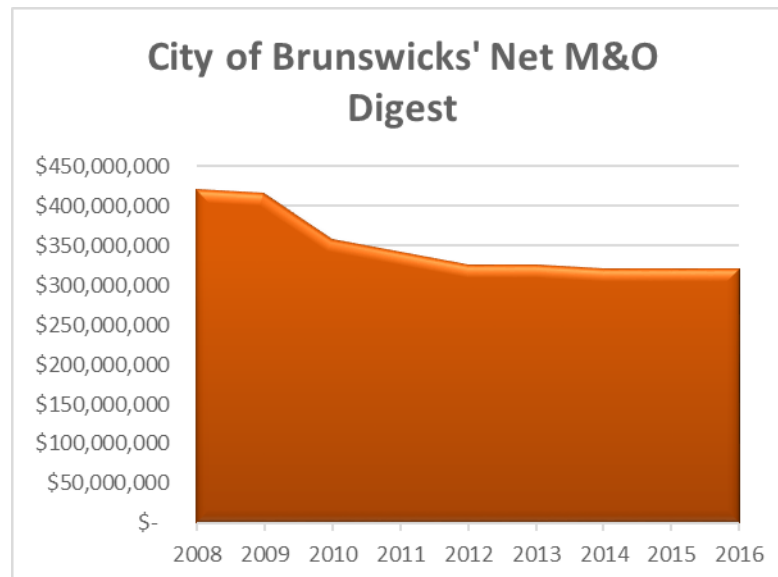
**(A) (v) Conditions that Impair the Sound Growth of the Community**

The City of Brunswick was hit very hard by the Great Recession in 2009 and its economy and tax base have not yet recovered from its after-effects. As shown below, the City's tax digest has declined by 24% over the past decade, from a high of \$512 million in 2008 just as the Great Recession was starting, it dropped to \$325 million by 2012 and has been essentially flat since that time. Property taxes needed to support city functions have also dropped substantially. Today, total City property taxes are down 17% from their peak in 2008. The City is seeking to benefit from use of a TAD to stimulate new investment in the City and as a result recapture some of the decline in its Tax Digest.



City of Brunswick's Change in Tax Digest 2008-2016										
	2008	2009	2010	2011	2012	2013	2014	2015	2016	Change
Net M&O Digest	\$ 420,583,188	\$ 415,723,223	\$ 357,846,537	\$ 341,891,420	\$ 325,448,766	\$ 325,786,801	\$ 320,666,072	\$ 321,528,566	\$ 321,612,543	\$ (742,195,731)
% Change		-1%	-14%	-4%	-5%	0%	-2%	0%	0%	-24%
Taxes Levied	\$ 5,152,144	\$ 5,092,609	\$ 4,383,620	\$ 4,348,516	\$ 4,139,382	\$ 4,143,682	\$ 4,238,884	\$ 4,250,286	\$ 4,251,396	-17%

Source: Georgia Department of Revenue



## 4. Plan Vision and Goal

***The goal of the City of Brunswick Tax Allocation District #1: Brunswick Historic Core is to encourage the private redevelopment and reinvestment through targeted public improvements, improved infrastructure and strategic investment in redevelopment initiatives that will help implement the future development and economic vision of the City of Brunswick, Georgia.***

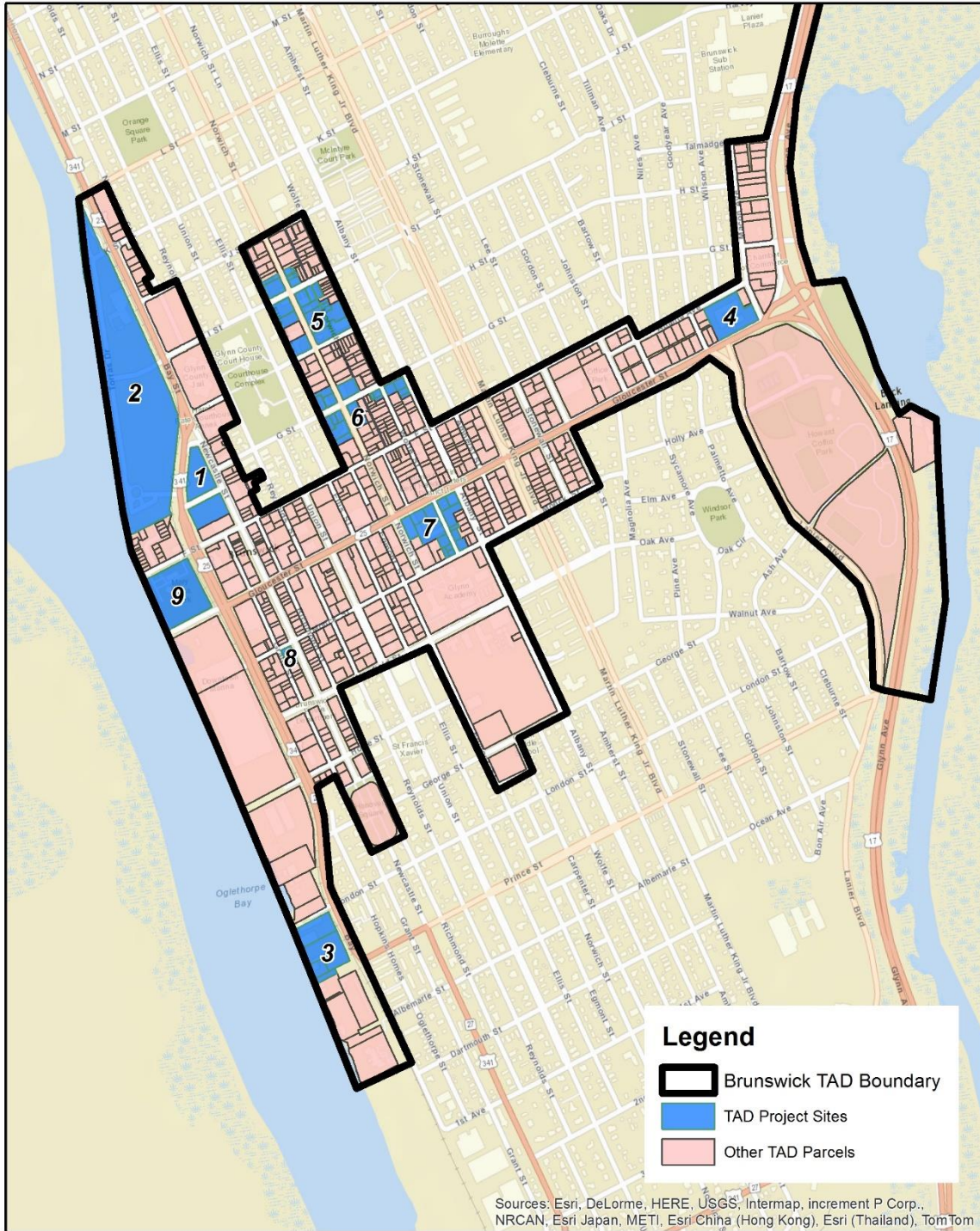
### 4.1. Proposed Land Uses after Redevelopment

This Redevelopment Plan envisions nine potential catalyst redevelopment projects within the TAD area that reflect community objectives identified in the 2007-2027 Glynn County Joint Comprehensive Plan. The redevelopment projects illustrate the scope of feasible potential redevelopment in the TAD area. These projects should be seen as illustrative for the purposes of modeling feasible redevelopment potential within the TAD boundaries. These plans do not reflect an endorsement or recommendation of any specific redevelopment project, site, or concept. These projects could be developed over the next 5 to 15 years.

These potential development programs are based on discussions of land use and density with City staff, maximum zoning allowances, and the available acreages of the redevelopment parcels and other typical developments in the greater Brunswick/coastal Georgia areas.

**TAD #1: Potential / Planned Redevelopment Locations (shown in blue)**

### Brunswick TAD #1: Redevelopment Project Sites

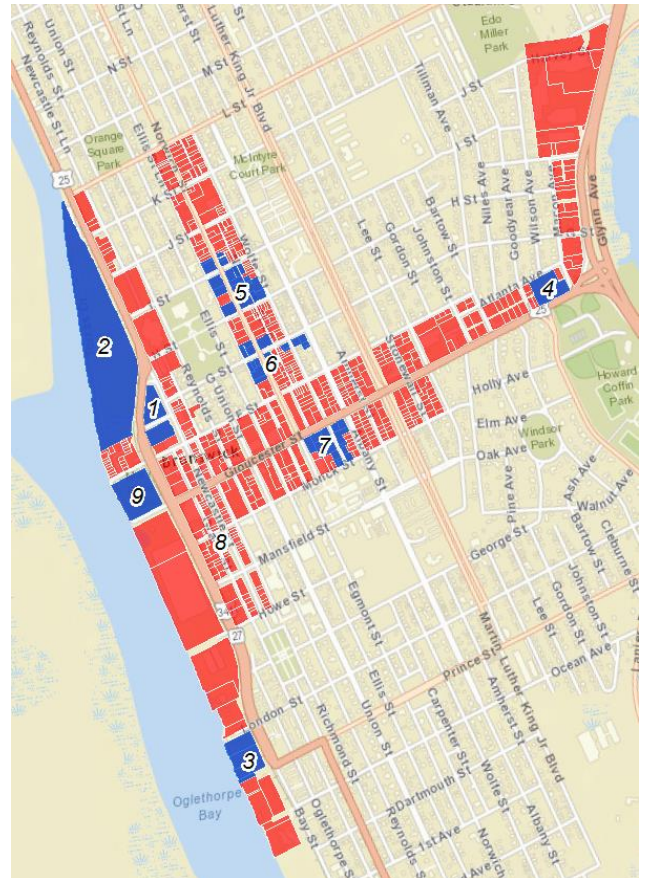




As shown on the accompanying map, nine hypothetical redevelopment projects that could occur on parcels within the TAD District boundary were identified. Estimates of the type and scope of development that could occur in each of these parcels, as well as the estimated total value of those redevelopment projects were derived. The nine hypothetical redevelopment projects are:

**Map3: Potential Redevelopment Projects**

1. **Hotel and Conference Center (Bay & Newcastle):** A 120-room hotel with conference space and limited ground floor retail.
2. **Marina Residential Mixed-Use:** 327 units of condos and townhomes on 14 acres adjacent to the Marina.
3. **London St. Waterfront Residential:** 112 condominium units on this key riverfront site.
4. **Gloucester & Macon Townhomes:** 19 townhomes on a vacant auto-sales lot.
5. **Norwich Mixed-Use:** Neighborhood infill redevelopment with 45 senior-housing units and ground floor retail.
6. **Norwich Infill Residential:** Neighborhood infill redevelopment of 20 small-lot single-family homes.
7. **Gloucester Mixed Use:** Neighborhood infill redevelopment with 54 multifamily rental units and ground-floor retail.
8. **Newcastle Hotel:** An 80-room hotel with ground floor retail.
9. **Mary Ross Park Residential Conversion:** Conversion of an existing office space into 20 waterfront condominium units.



The hypothetical development projects details and valuation estimates are shown on the next page. These projects serve as the basis for evaluating the financing of potential of redevelopment projects within the TAD district. We estimated total market value of each project based on reasonable density estimates and unit values derived from similar, recently-built developments in and around Brunswick.

The nine potential redevelopment projects would have a dramatic impact on the historic core of Brunswick, from major investments along the city's historic waterfront, creation of new hotel and conference space, expanded residential inventory for current and future residents and additional retail offerings for residents and visitors the City to enjoy and patronize. Combined, the nine potential developments would add--

- 597 new housing units including single family, townhomes and stacked flat condominiums and rental apartments, along with senior housing
- 200 new hotel rooms and 10,000 SF of convention/conference meeting space
- 38,000 SF of additional retail and restaurant space

If all nine potential redevelopment projects were implemented, they would have a current total market value of \$168 million, with a taxable value of \$67.2 million. This would increase the taxable value of the Historic Core TAD district from \$27.1 million to \$90.5 million in taxable value or \$63.4 million in net new taxable value--a 234% increase in today's value of the district.



**Potential Brunswick TAD Redevelopment Projects and Potential Values**

Catalyst Project Site	1: Hotel		3: London St.		4: Gloucester		6: Norwich		9: Mary Ross		Total
	Conference Center (Bay & Newcastle)	2: Marina Mixed-Use	Waterfront Residential	& Macon Residential	5: Norwich Mixed-Use	Infill Residential	7: Gloucester Mixed Use	8: Newcastle Hotel	Park Condo Conversion		
<b>Existing Property Values</b>											
Parcels	2	1	3	1	18	17	13	1	1		57.0
Acres of New Development	3.0	14.0	3.2	2.4	2.5	1.6	3.4	0.3	4.6		34.9
Exsting Market Value	\$ 234,300	\$ 3,709,300	\$ 1,742,600	\$ 179,400	\$ 1,324,300	\$ 966,700	\$ 913,300	\$ 40,900	\$ 1,396,100		\$ 10,506,900
Assessed Value	\$ 93,720	\$ 1,483,720	\$ 697,040	\$ 71,760	\$ 529,720	\$ 386,680	\$ 365,320	\$ 16,360	\$ 558,440		\$ 4,202,760
Tax Value	\$ 42,040	\$ 1,483,720	\$ 697,040	\$ -	\$ 453,560	\$ 386,680	\$ 113,640	\$ 16,360	\$ 558,440		\$ 3,751,480
<b>New Predevelopment Project Values</b>											
<b>New Residential Development</b>											
Townhomes	-	34	-	19	-	-	-	-	-		53
Single-Family Homes	-	-	-	-	-	20	-	-	-		20
MultiFamily Rental Units	-	-	-	-	-	-	54	-	-		54
Condo Units	-	293	112	-	-	-	-	-	20		425
Senior Housing Units	-	-	-	-	45	-	-	-	-		45
<b>Total Housing units</b>	<b>-</b>	<b>327</b>	<b>112</b>	<b>19</b>	<b>-</b>	<b>20</b>	<b>54</b>	<b>-</b>	<b>20</b>		<b>597</b>
<b>New Commercial Development</b>											
Retail SF	5,000	16,754	-	-	2,980	-	8,079	5,000	-		37,812
Convention SF	10,000	-	-	-	-	-	-	-	-		10,000
Hotel Rooms	120	-	-	-	-	-	-	80	-		200
<b>TAD Increment</b>											
<b>Total Market Value of New Development</b>	<b>\$ 17,625,000</b>	<b>\$ 91,935,849</b>	<b>\$ 25,148,345</b>	<b>\$ 4,677,268</b>	<b>\$ 4,394,792</b>	<b>\$ 2,600,000</b>	<b>\$ 5,857,437</b>	<b>\$ 10,625,000</b>	<b>\$ 5,500,000</b>		<b>\$ 168,363,691</b>
Total Assessed Value (40%)	\$ 7,050,000	\$ 36,707,325	\$ 10,059,338	\$ 1,831,930	\$ 1,757,917	\$ 1,000,000	\$ 2,342,975	\$ 4,250,000	\$ 2,200,000		\$ 67,199,484
Total Taxable Value	\$ 7,050,000	\$ 36,707,325	\$ 10,059,338	\$ 1,831,930	\$ 1,757,917	\$ 1,000,000	\$ 2,342,975	\$ 4,250,000	\$ 2,200,000		\$ 67,199,484
Less Existing Taxable Value	\$ (42,040)	\$ (1,483,720)	\$ (697,040)	\$ -	\$ (453,560)	\$ (386,680)	\$ (113,640)	\$ (16,360)	\$ (558,440)		\$ (3,751,480)
<b>Net Increase in Taxable Value (Increment)</b>	<b>\$ 7,007,960</b>	<b>\$ 35,223,605</b>	<b>\$ 9,362,298</b>	<b>\$ 1,831,930</b>	<b>\$ 1,304,357</b>	<b>\$ 613,320</b>	<b>\$ 2,229,335</b>	<b>\$ 4,233,640</b>	<b>\$ 1,641,560</b>		<b>\$ 63,448,004</b>

Source: BAG

## **5. Contractual Relationships**

Pursuant to O.C.G.A. §36-44-3(a), the Brunswick City Council will act as the redevelopment agent and will exercise redevelopment powers as needed to implement this plan. In doing so, the Council, either directly or through its designee, may conduct the following activities and enter into the following contracts:

1. Coordinate implementation activities with other major participants in the redevelopment plan and their respective development and planning entities involved in implementing this redevelopment plan.
2. Enter into development agreements with private developers to construct infrastructure and vertical developments to implement the redevelopment plan.
3. Negotiate and enter into commercial financing agreements and intergovernmental agreements as needed.
4. Coordinate public improvement planning, design and construction among City, County and State agencies and departments.
5. Prepare (either directly or through subcontract to other appropriate entities) economic and financial analyses, project specific feasibility studies and assessments of tax base increments in support of the issuance of tax allocation bonds or other forms of financing by the City.
6. The City will enter into contractual relationships with qualified vendors for the provision of professional and other services required in qualifying and issuing the bonds or other forms of financing including but not limited to, legal, underwriting, financial analysis and other related services.
7. The City will perform other duties as necessary to implement the redevelopment plan.

## **6. Relocation Plans**

As is currently foreseen, no relocation of tenants, or residents from private homes, is anticipated within the proposed City of Brunswick TAD #1. In the future, should the relocation of existing homes or businesses be required, such relocation expenses may be provided for under all applicable federal, state and local guidelines if public funds are used for property acquisition. If such funding sources require relocation, benefits would be offered to tenants and users for relocation.

## **7. Zoning & Land Use Compatibility**

The land parcels within the TAD area have a mix of land use designations. Of the 687 parcels within the TAD boundary, 272 parcels, representing 43 acres or 12% of the TAD area's land area, are designated as residential. A total of 400 parcels, representing 304 acres or 63% of the land area, are zoned for commercial use. Two parcels, representing 98 acres or 20% of the land area are zoned for industrial use, however the bulk of this land is currently used as park space.

Land Use Category	Parcels	%	Acres	%
Residential (SF)	270	39%	43.2	9%
Residential (MF)	2	0%	13.9	3%
Commercial	400	58%	304.2	63%
Industrial	2	0.3%	98.5	20%
Other	13	2%	21.1	4%
	687	100%	481	100%

As part of the 2008 Comprehensive Plan, the City of Brunswick adopted a Future Development Narrative outlining and defining with the City's stated vision for the future.

*The following future development narratives define a vision and preferred development patterns for each character area in the city. The future development narratives are both the basis for land use regulation and for implementation projects that address the specific needs of each area of the community.*

Most of the parcels proposed TAD area are classified in the future development plan as one of four character areas:

- US 17 Commercial Corridor:** *The US Highway 17 Corridor should be a true gateway to the City of Brunswick and the Golden Isles region. [...] Development on the corridor should be multi-story, street-oriented, and predominantly mixed-use, with parking and service areas to the rear so that the architecture, the median landscaping, and the marsh form the dominant features of the corridor. Redevelopment along the northern portion of the corridor can help to reshape US 17 from a regional throughway into a new center of activity for the community.*
- Urbana/Mayhew** *Neighborhood scale commercial, institutional, and mixed-use development along Gloucester, developed in a "Main Street" fashion with the building fronting the streetscape and parking to the rear [...] Multifamily redevelopment in existing areas of multifamily development, of compatible scale to the single-family areas surrounding and in traditional regional architectural styles*
- Windsor Park** *Appropriate Land Uses: Single-family residential development. Neighborhood scale commercial, institutional, and mixed-use development along Gloucester, developed in a "Main Street" fashion with the building fronting the streetscape and parking to the rear. Community facilities such as parks, museums, and libraries, built to a neighborhood scale.*
- Old Town** *Neighborhoods in Old Town need to see continued renovation of homes and infill on vacant lots. Glynn Academy needs to be made more pedestrian-friendly, with sidewalk improvements connecting the school with surrounding neighborhoods. Downtown should see a continued revitalization and a wider variety of activities and entertainment for all ages, but particularly for young adults and community youth. Appropriate Land Uses. Single-family residential development. Multifamily development in existing locations of multifamily. Community-scale commercial, institutional, and mixed-use development along Gloucester and Newcastle downtown. Multi-story, mixed-use or condominium development along the Newcastle and Bay Street corridors and in the waterfront area with publicly accessible boardwalks along the waterfront*

The model redevelopment projects presented in this TAD Redevelopment Plan are all compatible with these future land use character areas, and any development proposals arising in this area will be subject to all applicable local zoning and land use regulations and design guidelines.

## 8. Method of Financing / Proposed Public Investments

### 8.1. City of Brunswick Tax Allocation District TAD Potential

The following estimates of the bond revenues from the nine potential redevelopment projects in the City of Brunswick TAD #1: Brunswick Historic Core assume that both Glynn County and the Glynn County School Board pledge their M&O millage to the TAD redevelopment effort.

It is estimated that as a result of \$168 million of new investment, and the City were to issue bonds based on the projected increment, the incremental taxable value of \$63.4 million could support total potential TAD bond proceeds of up to \$16.6 million. Details of these forecasts are shown in the table below.

#### Brunswick TAD Bonding Potential Forecast

<b>Brunswick TAD #1 - Estimate of TAD Increment</b>	
Total Market Value of New Development	\$ 168,363,691
Taxable Value of New Development	\$ 67,199,484
Less Existing Taxable Value of TAD	-\$3,751,480
Net Increase in Taxable Value (Increment)	\$ 63,448,004
<b>Brunswick TAD #1 - Potential TAD Bond Proceeds</b>	
<b>2016 Taxable Value of TAD Area</b>	\$ 28,798,842
<b>Total TAD Taxable Value after Build-out</b>	\$ 92,246,846
Net New Taxable Value (Increment)	\$ 63,448,004
<b>2016 Millage Rates</b>	
City of Brunswick M& O Millage	13.219
Glynn County M&O Millage	5.673
Glynn Schools M&O Millage	16.157
<b>Total Millage Rate</b>	<b>35.049</b>
New Property Taxes*	\$ 2,223,789
<b>TAD Bond Incremental Amount Estimate</b>	
Property Taxes for Debt Service (95%)	\$ 2,112,600
Debt Coverage Ratio	125%
Bondable Property Tax	\$ 1,690,080
Interest Rate	6.0%
Bond Term (years)	25
<b>Estimated Bond Amount</b>	<b>\$ 21,742,676</b>
Issuance Costs (3%)	-\$ 652,280
Capitalized Interest (24 months)	-\$ 2,609,121
Debt Reserve (10%)	-\$ 1,859,088
<b>Net Bond Proceeds</b>	<b>\$ 16,622,187</b>



## 8.2. Proposed Public Investments

City of Brunswick intends to use TAD#1 as a key incentive to attract new development and investment into the Historic Core. While the specific uses of the TAD will be determined at the time individual projects are submitted for approval and funding, the city has established a set of initial funding criteria for the use of the TAD to guide future deliberations. Having a TAD in place will help fund a range of public investments which are all designed to achieve the future vision for the Historic Core of the City.

The purposes for future funding by the TAD would be:

- **Transportation and Mobility Enhancements**--To make transportation and mobility improvements to support future investment such as entrance and egress improvements, signalization enhancements, deceleration lanes, etc.
- **Site Specific Development Activities**—these will be case specific request for assistance in future redevelopment which could include parking decks, parking enhancements, etc.
- **Infrastructure Improvements**—this could be sewer and water related, detention facilities, underground utilities, etc.
- **Public Space Improvements**-- such as streetscapes, curb and sidewalk improvements, parks and pocket parks and other public spaces to improve the experience of shoppers, residents and visitors in the historic core.
- **Other Redevelopment Initiatives**--To provide funds to support site-specific development activities, including site preparation, demolition and clearance, utility improvements and environmental remediation, etc.

Shown below, for illustrative purposes, is an initial allocation of how potential funding from TAD#1 could be used for these various TAD-eligible activities.

### Potential Allocation of TAD Funds by Brunswick TAD #1 to Support Projects

Potential Use of TAD Funds by Brunswick TAD #1: Historic District		
	TAD #1 Share	Allocation
Transportation and mobility enhancements	10%	\$ 1,660,000
Site-specific development activities	30%	\$ 4,980,000
Infrastructure improvements	10%	\$ 1,660,000
Public space, landscaping, lighting, and other improvements	20%	\$ 3,320,000
Other redevelopment initiatives	30%	\$ 4,980,000
<b>Total</b>	<b>100%</b>	<b>\$ 16,600,000</b>

*Categories and cost allocations are estimates for potential projects as of 2017 and are subject to revision as the Redevelopment Plan is implemented. As priorities are identified or addressed, specific project amounts, allocations and priorities are subject to change*

## 8.3. The Benefits of the Brunswick TAD #1 to the City

The benefits of the TAD to the City of Brunswick will include:

- A substantial increase in the City's Tax Digest that would not have occurred without the TAD. The increase is estimated to be \$63.4 million in new incremental taxable property value at build-out,

would be a 220% increase over the base taxable value of the property within the TAD – currently \$28.8 million.

- The TAD will expand the City’s redevelopment of the Downtown Historic District, along the Norwich and Highway 17 commercial corridors and will create a better environment for residents and visitors, including a potential for growth in the local tourism industry.
- Additional residential and commercial development will further diversify the tax base. Vacant properties will be replaced with new infill projects that will help to employ local residents and attract new visitors.
- The TAD will leverage substantial new private investment. Using TAD financing to fund construction of infrastructure will enable the City to attract over \$168 million in private investment for its investment of \$16.6 million in infrastructure, a leverage ratio of nearly \$9.12 private dollars invested for every \$1 of TAD investment.
- The development with TAD#1 should create substantial growth in property and sales tax revenues. Once all TAD obligations of the district are retired, the City, Glynn County and Glynn County School District will receive the full property tax increment from the new development created and throughout the period, the proposed redevelopment will generate additional retail sales with the result of increasing SPLOST and ESPLOST revenues to all three entities.

## 9. Assessed Valuation for TAD

The redevelopment area for the City of Brunswick Tax Allocation District #1: Brunswick Historic Core as defined in this Redevelopment Plan has a current fair market value of \$118,986,307 and an assessed value of \$28,798,842.

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the tax allocation district, the City will request that the Commissioner of Revenue of the State of Georgia certify the tax base for 2017, the base year for the proposed tax allocation district.

The tax base will increase in the future through the private investment stimulated by the implementation of the redevelopment plan and the issuance of tax allocation bonds or loans or using a Pay-As-You-Go approach. In addition, this redevelopment is intended to stimulate other development in the district and lead to a substantial increase in property values as the redevelopment plan is implemented.

Upon completion of the redevelopment of the Brunswick Tax Allocation District #1 area as presented in this plan, this tax allocation district is projected to have a taxable value of \$92,246,846.

## 10. Historic Property within Boundaries of TAD

Brunswick is one of two port cities in coastal Georgia, along with Savannah, with a long historical presence dating back to General Oglethorpe’s initial plan for the city. The Old Town Brunswick Historic District was listed on the National Register of Historic Places in 1979. The City maintains and administers a vibrant and active National Register Historic District via the Brunswick Historic Preservation Board and related ordinance. The boundary of the District is roughly 1st Street, Bay and New Bay Street, H Street and MLK Jr. Drive in downtown Brunswick, which overlaps with much of the boundary of TAD #1. The district

contains many historic structures, including civic, commercial and residential structures spanning the long history of the City from the colonial period to the 1960s.

Any redevelopment or development activity within the TAD Redevelopment Area will be subject to all federal, state and local laws pertaining to historic structures and districts. No historic structures or districts in the TAD area will be substantially altered in any way inconsistent with technical standards for rehabilitation; or demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects, which technical standards for rehabilitation and review shall be those used by the state historic preservation officer.

## 11. Creation & Termination Dates for TAD

The City of Brunswick Tax Allocation District #1: Brunswick Historic Core will be created effective December 31, 2017. The Redevelopment Powers Law provides that the district will be in existence until all redevelopment costs, including debt service, are paid in full.

## 12. Tax Allocation Increment Base

On or before December 30, 2017, the City of Brunswick, acting as the redevelopment agent, will apply to the State Revenue Commissioner for a certification of the tax allocation increment base of the proposed tax allocation district. The base is estimated as follows:

### City of Brunswick Proposed TAD Summary

<b>Brunswick TAD #1 - Last Known Assessed Valuation</b>	
Parcels	687
Acres	481
TAD Base 2016 Market Value	\$ 118,986,307
TAD Base 2016 Taxable Value	\$ 28,798,842
New Development At Build-Out Market Value	\$ 168,363,691
New Development At Build-Out- Taxable Value	\$ 67,199,484
Less Existing Taxable Value of Redev. Areas	-\$ 3,751,480
Net Increase in Taxable Value (Increment)	\$ 63,448,004
Total TAD Market Value After Build-Out	\$ 115,234,827
Total TAD Taxable Value after Build-out	\$ 92,246,846
<b>Increment (Net Increase in Taxable value)</b>	<b>\$ 63,448,004</b>

Source: BAG, Glynn County GIS, Georgia Department of Revenue

Appraised Value is a parcel's fair market value for tax purposes.

Assessed Value is 40% of appraised value, taxable value is the assessed value of all properties that are not tax-exempt.

## 13. Property Taxes for Computing Tax Allocation Increments

As provided in the Redevelopment Powers Law, the taxes that will be included in the tax increment base for the tax allocation district are based on the authorized millage rates in 2016 as shown in the chart below.

**Property Taxes Collected Within Tax District to Serve as Base**

<b>Valuation</b>		
TAD Base 2016 Market Value	\$118,986,307	
TAD Base 2016 Taxable Value	\$28,798,842	
<b>Property Taxes</b>		
<i>Ad Valorem Tax Rates (M&amp;O Only)</i>	<i>Millage Rate</i>	<i>Taxes</i>
City of Brunswick Millage	13.219	\$ 380,692
Glynn County M&O Millage	5.673	\$ 163,376
Glynn Schools M&O Millage	16.16	\$ 465,303
<b>Total Property Taxes, City, Schools, County</b>	<b>35.049</b>	<b>\$ 1,009,371</b>

*Source: BAG, Glynn County, Georgia Department of Revenue*

The 2016 assessed value of real property in TAD #1 is \$28,798,842. This taxable value generates a total of \$1,009,371 in City, School and County (M&O) property taxes and serves as the base amount of taxes for the City of Brunswick Tax Allocation District #1: Historic Core. Millage rates for the Joint Development Authority (1.0) are not included in this estimate or are committed to TAD#1.

## **14. Tax Allocation Bond Issues**

### **14.1. Amount of Bond Issue**

Upon adoption of this redevelopment Plan, the City proposes to issue tax allocation bonds, notes or other financing approaches, in one or more bond issues in amounts to range from \$1.0 million to \$16.6 million.

### **14.2. Term of the Bond Issue or Issues**

The City proposes to issue tax allocation bonds for a term no longer than 25 years.

### **14.3. Rate of Bond Issue**

The City may issue fixed-rate tax exempt bonds in accordance with TAD #1. The actual rate on any potential bond issue will be determined at the time of issuance based upon general market conditions, anticipated development within the redevelopment area, assessed taxable property values, and federal tax law considerations. The City reserves the option to either operate the district on a pay-as-you-go basis or consider other potential financing options, including securing a loan from a lending institution, or other commercial financing to support future projects, as appropriate.

### **14.4. Positive Tax Allocation Increments**

The positive tax allocation increment for the period covered by the term of the bonds is estimated to range from \$1 million to \$4 million annually after the redevelopment and build out is complete. The actual amount will depend upon the pace at which the Redevelopment Plan is implemented and the impact of the redevelopment activities and other economic factors on the tax base in the district as a whole.



## 14.5. Property Pledged for Payment of the Bonds

The bonds will be secured by the positive tax allocation increment from eligible ad valorem taxes levied by the City, and with their concurrence, Glynn County and Glynn County School District, on real property for these purposes.

## 14.6. Brunswick Liability

Tax allocation bonds that may be authorized by the City of Brunswick would be secured by the property tax increment revenue generated from within TAD #1. Such revenue bonds would not constitute a general obligation of the City and would not involve a pledge of the full faith and credit of the City of Brunswick.

From the projected tax allocation increments, it is possible that the City could be asked to rebate a portion of county or school TAD increments back to those jurisdictions as payments in lieu of taxes (PILOT payments), effectively lowering the net millage rate contributed by those jurisdictions to the TAD. This plan makes no specific assumptions in that regard. To the extent that rebates are requested from initial TAD proceeds, rather than later year proceeds after redevelopment has occurred, the amount of financing that could be leveraged by the TAD is reduced accordingly.

## 15. School System Impact Analysis

Georgia’s Redevelopment Powers Law governs the operation of tax allocation districts (TAD’s) in the State. The Law was amended during the 2009 legislative session to include a new provision under section 36-44-3(9)(R) for preparation of a “School System Impact Analysis”. This section presents the school impacts of the City of Brunswick Tax Allocation District #1.

### 15.1. The Current Value of Brunswick TAD vs. the Glynn Schools Tax Digest

The current taxable value for the City of Brunswick TAD #1 is \$28,798,842. According to the Georgia Department of Revenue, the 2016 taxable value of the Glynn County School District was \$4,171,747,696. Thus, the City of Brunswick TAD #1 represents approximately 0.7% of the school district’s total tax digest. The amount of ad valorem school taxes collected from the properties in the designated City of Brunswick TAD #1, as determined by the tax assessor on December 31, 2017, will continue to flow to Glynn County Schools throughout the operation of the TAD. The City of Brunswick TAD #1 will receive any additional property taxes collected above the 2017 base amount for use to attract redevelopment to this portion of the city.

#### TAD Portion of Glynn County Schools Tax Digest

Area	Net M&O Digest
TAD# 1 Base Value	\$ 28,798,842
Glynn Schools Digest	\$ 4,171,747,696
TAD % of Schools Digest	0.69%

Source: BAG, Glynn County, Georgia Department of Revenue

## 15.2. Proposed Redevelopment in Brunswick TAD

As detailed earlier in this plan, there are nine potential redevelopment projects located on 35 acres of the City of Brunswick TAD #1. The redevelopment plan calls for a mix of uses including residential units, retail space, convention space and hotel rooms. The nine proposed projects, which would be built out over the next 5 to 15 years, could include:

TAD #1 Proposed Developments	
Land Use	SF/Units/Rooms
Housing	
Townhomes	53
Single Family	20
Multifamily rental	54
Condominiums	425
Senior housing	45
Total housing units	597
Retail	38,000
Convention Space	10,000
Hotel Rooms	200

These potential projects could have a total taxable value of \$67 million, which would represent a net potential increase, over current values of the parcels where they are developed of \$63.4 million in taxable value for the City of Brunswick within TAD #1.

## 15.3. Estimated Number of Public School Students from Brunswick TAD

Based on the proposed development plan for TAD #1, there are plans to add an additional 597 residential units over the first fifteen years of the TAD. Presented below is an estimate of the number of new residents and school aged children that would result from this future development. These estimates are based on several factors:

- A detailed analysis of resident and school aged children per residential unit in the state of Georgia prepared by Rutgers University in 2006.
- Anticipating that the prices and orientation of the rental apartments, senior housing and condominium development will appeal to a combination of singles and childless couples either empty nesters, retirees and seniors based on the experience of other similar projects in Georgia.
- That a portion of the units, as much as 25%, are assumed to appeal to existing residents in the greater Brunswick area and as a result, will have no net new impact on the schools since any children from these households would already be in the system.

Therefore, the nine proposed development projects in the TAD area will increase total enrollment in the Glynn County Schools by an estimated 68-90 students over the fifteen-year development period, or an average of 5-6 new students per year, as a result of new development in TAD #1.

Glynn County Schools had a total enrollment of 13,187 in March 2017, according to the Georgia Department of Education. The increased school enrollment from new development in TAD #1 would represent an addition of 0.7% to total enrollment in Glynn County Schools.

TAD #1: POPULATION AND SCHOOL AGED CHILDREN FROM HYPOTHETICAL DEVELOPMENT					
Unit Type	Units At Build-Out	Population Multiplier	Estimated Population	School Aged Children Multiplier	Estimated School Aged Children
<b>Single</b>	<b>20</b>				
3-bedroom	10	2.79	28	0.56	6
4-bedroom	10	3.34	33	0.88	9
<b>Townhouse</b>	<b>53</b>				
2-bedroom	27	1.88	51	0.22	6
3-bedroom	26	2.41	63	0.43	11
<b>Senior</b>	<b>45</b>				
1 bedroom	45	1.2	54	0.00	0
<b>Condominium</b>	<b>425</b>				
1-bedroom	225	1.39	313	0.07	16
2-bedroom	200	1.66	332	0.17	34
<b>Rental</b>	<b>54</b>				
1- bedroom	27	1.49	40	0.08	2
2-bedroom	27	2.11	57	0.26	7
Total Pop/Children	597		971		90
Total Net New Pop/Children			728		68

Source: CUPR, Rutgers University, "Residential Demographic Multipliers for Georgia, 2006" Fannie Mae Foundation/BAG

#### 15.4. Location of School Facilities within the Redevelopment Area

There are three school facilities located within TAD # 1:

- Glynn Board of Education Offices at 1313 Egmont Avenue
- Glynn Academy at 1001 Mansfield Street
- Goodyear Elementary at 3000 Roxboro Road

#### 15.5. School Impact Conclusions

TAD #1 will help the City of Brunswick leverage substantial private investment. Over the next fifteen years the taxable value in the TAD has the potential to increase by \$63.4 million. The portion of ad valorem property taxes generated for Glynn County Schools from this new investment will exceed \$1 million annually once all TAD financing is paid. In addition, Glynn County Schools will receive any property taxes

from increases in personal property value as they occur, since property taxes from personal property is not committed to the TAD.

- Glynn County schools will continue to receive the estimated \$465,000 in property taxes it currently receives from properties in TAD #1 each year for the life of the TAD.
- Over the next fifteen years, there are plans to potentially create 597 new residential units which will result in an estimated 68-90 new students for the school system, this averages approximately 6 additional students per year over the next fifteen years, resulting in a minimal impact to the School District.
- The three School District facilities located in TAD #1, it can potentially benefit from the TAD.

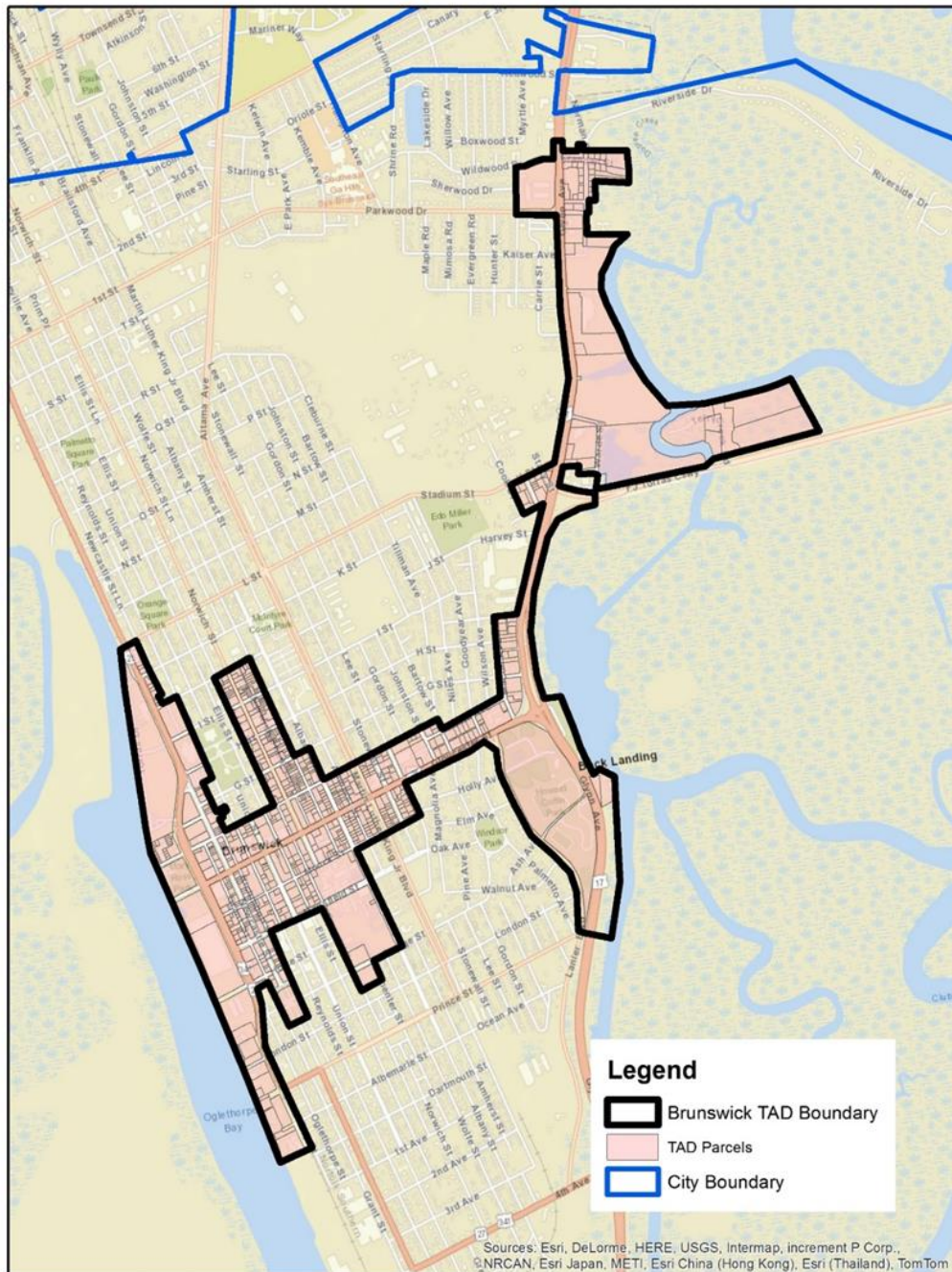
Based on consideration of all these factors, we believe the participation by the Glynn County School District in the TAD#1 would have a substantial net positive impact on the District by expanding its revenue base, minimizing the demand for new educational services, while continuing to receive the current property taxes collected in the TAD to the School District.



## Appendices

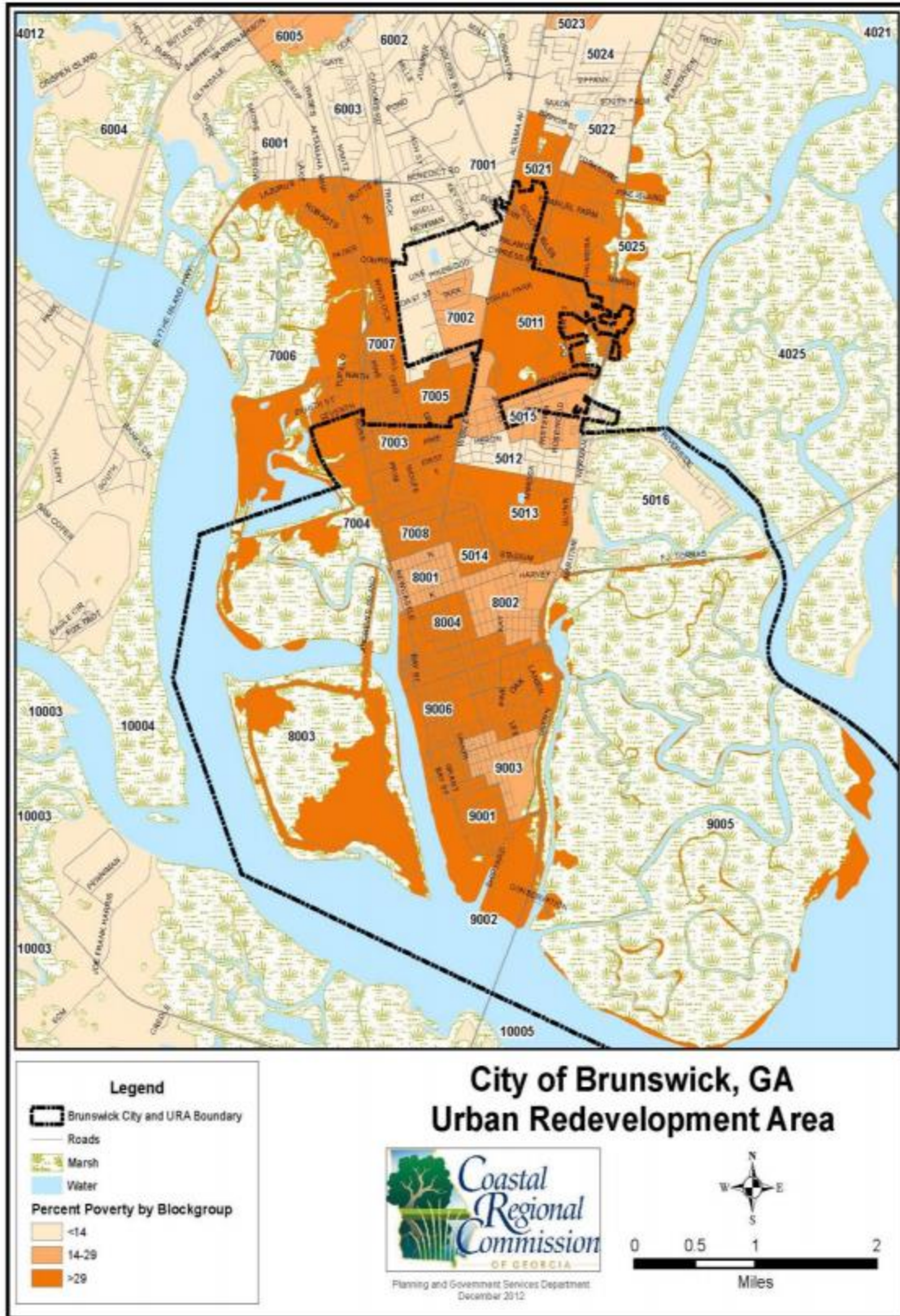
### Appendix A. Maps & Drawings

**City of Brunswick TAD Boundary Map**

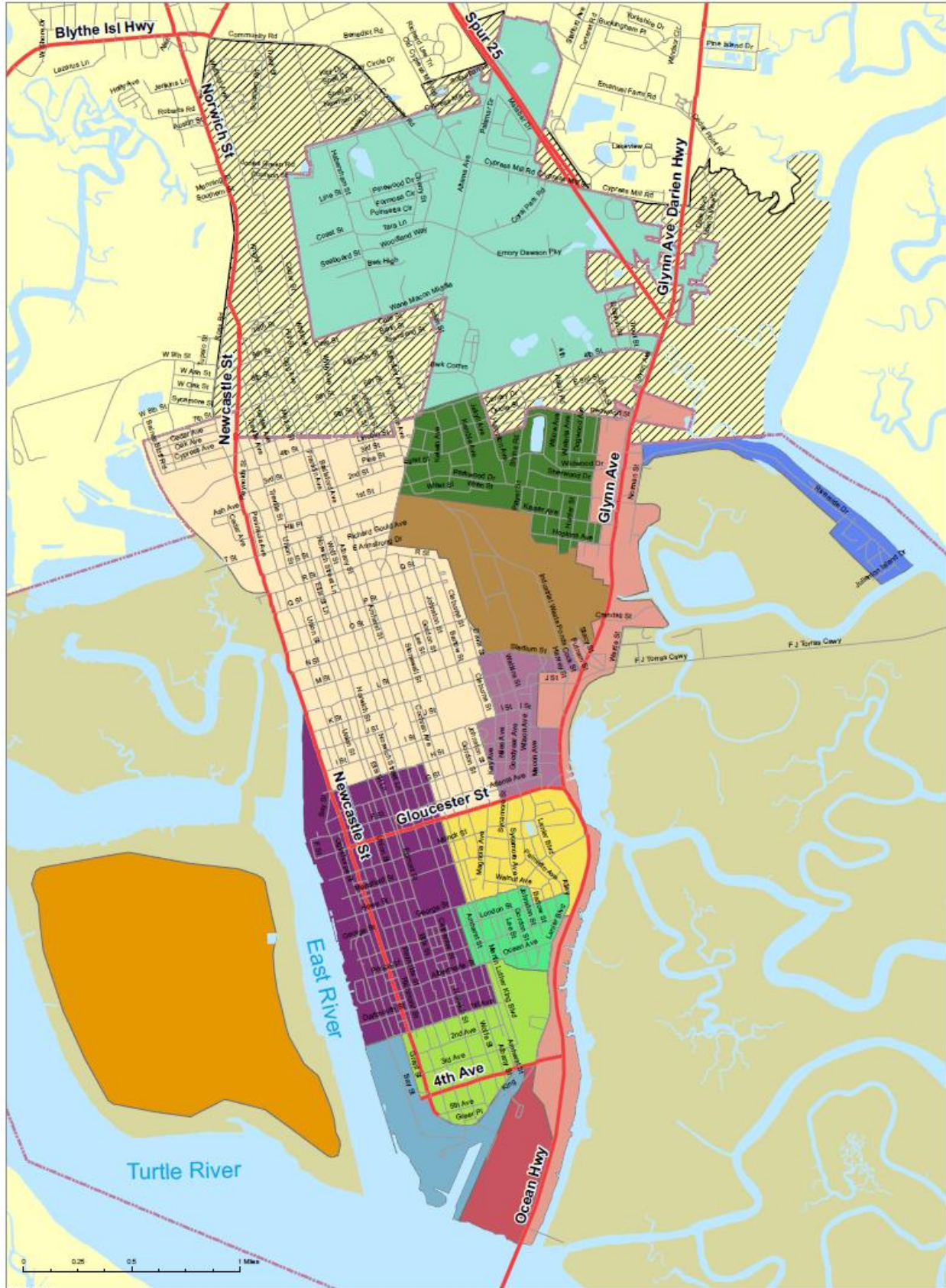




*Attachment 10 - Urban Redevelopment Area*







LEGEND	
Brunswick Boundary	Industrial Waterfront
Hydrography	Liberty Harbor
Dixville/Habersham Park	Marsh
Hercules Plant	Medical/Parkwood
Character Areas	New Town/Town Commons
Andrews Island	North Brunswick
Dixville/Habersham Park	Old Town
Hercules Plant	Potential Annexation
Industrial Waterfront	Riverside
Liberty Harbor	South End Brunswick
Marsh	US 17 Commercial Corridor
Medical/Parkwood	Urbana/Mayhew
New Town/Town Commons	Windsor Park

## Appendix B. Figures & Descriptions

### City of Brunswick Tax Allocation District #1: Tax Parcel ID Numbers of Properties within the TAD

Parcel ID	PIN	Address	Lot Num	Block Nu	Market Val	Assessed Val	Tax Val
01-00143	6200000001	100 HAROLD J FRIEDMAN DR	000-001	0062-00	\$563,500	\$225,400	\$225,400
01-00154	6300000002	0 TERRY CREEK RD	000-002	0063-00	\$600	\$240	\$240
01-00155	6300000003	1200 GLYNN AV #7	000-003	0063-00	\$200,000	\$80,000	\$0
01-00158	6300000007	1240 GLYNN AV	000-007	0063-00	\$150,000	\$60,000	\$0
01-00159	6300000008	8 TERRY CREEK RD	000-008	0063-00	\$489,800	\$195,920	\$195,920
01-00518	B00707053001	821 BAY ST	053-001	B007-07	\$180,000	\$72,000	\$0
01-00519	B00707053002	827 BAY ST #2	053-002	B007-07	\$291,900	\$116,760	\$116,760
01-00521	B00707053005	10 ALBEMARLE ST	053-005	B007-07	\$921,800	\$368,720	\$368,720
01-00658	B00707083003	715 BAY ST	083-003	B007-07	\$1,308,500	\$523,400	\$0
01-00659	B00707083004	729 BAY ST	083-004	B007-07	\$50,200	\$20,080	\$20,080
01-00951	B00907016001	1120 NEWCASTLE ST	016-001	B009-07	\$284,000	\$113,600	\$0
01-00952	B00907017001	1129 NEWCASTLE ST	017-001	B009-07	\$18,300	\$7,320	\$0
01-00953	B00907017002	1125 NEWCASTLE ST	017-002	B009-07	\$750,800	\$300,320	\$0
01-00954	B00907018001	1128 BAY ST	018-001	B009-07	\$6,700	\$2,680	\$0
01-00955	B00907018002	1126 BAY ST	018-002	B009-07	\$6,700	\$2,680	\$0
01-00969	B00907018016	1129 GRANT ST	018-016	B009-07	\$9,700	\$3,880	\$0
01-00970	B00907018017	206 HOWE ST	018-017	B009-07	\$10,500	\$4,200	\$0
01-00984	B00907020003	1025 BAY ST	020-003	B009-07	\$743,300	\$297,320	\$297,320
01-00985	B00907020004	1001 BAY ST	020-004	B009-07	\$220,300	\$88,120	\$88,120
01-00986	B00907020005	1029 BAY ST	020-005	B009-07	\$425,000	\$170,000	\$170,000
01-01014	B00907025001	1100 GRANT ST #13000	025-001	B009-07	\$118,700	\$47,480	\$0
01-01042	B00907030001	900 GEORGE ST	030-001	B009-07	\$151,900	\$60,760	\$0
01-01137	B00907052001	829 BAY ST	052-001	B009-07	\$1,028,200	\$411,280	\$411,280
01-01461	B01106001001	1116 LANIER BLVD #13000	001-001	B011-06	\$756,000	\$302,400	\$0
01-01462	B01201023001	1200 GLOUCESTER ST	023-001	B012-01	\$72,700	\$29,080	\$29,080
01-01463	B01201023002	1420 WOLFE ST	023-002	B012-01	\$35,200	\$14,080	\$14,080
01-01464	B01201023003	1412 WOLFE ST	023-003	B012-01	\$4,700	\$1,880	\$1,880
01-01465	B01201023004	1410 WOLFE ST	023-004	B012-01	\$8,900	\$3,560	\$3,560
01-01466	B01201023005	1207 MONCK ST	023-005	B012-01	\$14,000	\$5,600	\$5,600
01-01467	B01201023006	1209 MONCK ST	023-006	B012-01	\$19,500	\$7,800	\$7,800
01-01468	B01201023007	1403 ALBANY ST	023-007	B012-01	\$49,200	\$19,680	\$0
01-01469	B01201023008	1407 ALBANY ST	023-008	B012-01	\$25,800	\$10,320	\$10,320
01-01470	B01201023009	1409 ALBANY ST	023-009	B012-01	\$28,000	\$11,200	\$11,200
01-01471	B01201023010	1411 ALBANY ST	023-010	B012-01	\$37,000	\$14,800	\$14,800
01-01472	B01201023011	1417 ALBANY ST	023-011	B012-01	\$39,900	\$15,960	\$15,960
01-01473	B01201023012	1419 ALBANY ST	023-012	B012-01	\$5,900	\$2,360	\$2,360
01-01474	B01201023013	1208 GLOUCESTER ST	023-013	B012-01	\$122,300	\$48,920	\$48,920
01-01475	B01201024001	1100 GLOUCESTER ST	024-001	B012-01	\$150,200	\$60,080	\$0
01-01476	B01201024002	1421 WOLFE ST	024-002	B012-01	\$38,000	\$15,200	\$0
01-01477	B01201024003	1103 MONCK ST	024-003	B012-01	\$13,400	\$5,360	\$5,360
01-01478	B01201024004	1105 MONCK ST	024-004	B012-01	\$5,300	\$2,120	\$2,120
01-01479	B01201024005	1107 MONCK ST	024-005	B012-01	\$5,500	\$2,200	\$2,200
01-01480	B01201024006	1109 MONCK ST	024-006	B012-01	\$4,300	\$1,720	\$1,720
01-01481	B01201024007	1405 WOLFE ST	024-007	B012-01	\$5,300	\$2,120	\$2,120
01-01482	B01201024008	1409 WOLFE ST	024-008	B012-01	\$11,200	\$4,480	\$4,480
01-01483	B01201025001	1002 GLOUCESTER ST	025-001	B012-01	\$441,000	\$176,400	\$0
01-01484	B01201025002	1414 NORWICH ST	025-002	B012-01	\$14,000	\$5,600	\$0
01-01485	B01201025003	1400 NORWICH ST	025-003	B012-01	\$279,200	\$111,680	\$0
01-01486	B01201026001	900 GLOUCESTER ST	026-001	B012-01	\$921,400	\$368,560	\$0
01-01487	B01201026002	1411 NORWICH ST	026-002	B012-01	\$44,900	\$17,960	\$0

## City of Brunswick Tax Allocation District #1: Historic Core

October 2017

Parcel ID	PIN	Address	Lot Num	Block Nu	Market Val	Assessed Val	Tax Val
01-01489	B01201026004	903 MONCK ST	026-004	B012-01	\$116,700	\$46,680	\$46,680
01-01490	B01201027001	800 GLOUCESTER ST			\$0	\$0	\$0
01-01491	B01201027002	1410 ELLIS ST	027-002	B012-01	\$5,600	\$2,240	\$2,240
01-01492	B01201027003	1408 ELLIS ST	027-003	B012-01	\$5,760	\$2,304	\$2,304
01-01493	B01201027004	801 MONCK ST	027-004	B012-01	\$140,800	\$56,320	\$56,320
01-01494	B01201027005	805 MONCK ST	027-005	B012-01	\$34,000	\$13,600	\$13,600
01-01495	B01201027006	1409 EGMONT ST	027-006	B012-01	\$170,700	\$68,280	\$68,280
01-01496	B01201027007	1415 EGMONT ST	027-007	B012-01	\$56,500	\$22,600	\$22,600
01-01497	B01201027008	1421 EGMONT ST			\$0	\$0	\$0
01-01498	B01201027009	808 GLOUCESTER ST			\$0	\$0	\$0
01-01499	B01201027010	1414 ELLIS ST	027-010	B012-01	\$75,000	\$30,000	\$0
01-01500	B01201028001	700 GLOUCESTER ST #202	028-001	B012-01	\$1,100,000	\$440,000	\$440,000
01-01502	B01201028003	710 GLOUCESTER ST	028-003	B012-01	\$936,600	\$374,640	\$374,640
01-01503	B01201029001	600 GLOUCESTER ST	029-001	B012-01	\$107,000	\$42,800	\$42,800
01-01504	B01201029004	1416 REYNOLDS ST	029-004	B012-01	\$118,800	\$47,520	\$47,520
01-01505	B01201029005	1406 REYNOLDS ST	029-005	B012-01	\$25,500	\$10,200	\$10,200
01-01506	B01201029006	1402 REYNOLDS ST	029-006	B012-01	\$79,500	\$31,800	\$31,800
01-01507	B01201029007	1401 UNION ST	029-007	B012-01	\$180,200	\$72,080	\$72,080
01-01508	B01201029008	1407 UNION ST	029-008	B012-01	\$116,100	\$46,440	\$46,440
01-01510	B01201029010	1415 UNION ST	029-010	B012-01	\$10,300	\$4,120	\$4,120
01-01511	B01201029012	1425 UNION ST	029-012	B012-01	\$9,900	\$3,960	\$3,960
01-01512	B01201029013	606 GLOUCESTER ST	029-013	B012-01	\$252,700	\$101,080	\$101,080
01-01513	B01201029014	1423 UNION ST	029-014	B012-01	\$7,600	\$3,040	\$3,040
01-01514	B01201030001	500 GLOUCESTER ST	030-001	B012-01	\$425,000	\$170,000	\$170,000
01-01516	B01201030003	510 GLOUCESTER ST	030-003	B012-01	\$2,388,200	\$955,280	\$955,280
01-01518	B01201031001	1426 NEWCASTLE ST	031-001	B012-01	\$0	\$0	\$0
01-01519	B01201031002	1424 NEWCASTLE ST	031-002	B012-01	\$48,600	\$19,440	\$19,440
01-01520	B01201031003	1422 NEWCASTLE ST	031-003	B012-01	\$75,200	\$30,080	\$30,080
01-01521	B01201031004	1418 NEWCASTLE ST	031-004	B012-01	\$72,800	\$29,120	\$29,120
01-01522	B01201031005	1416 NEWCASTLE ST	031-005	B012-01	\$40,400	\$16,160	\$0
01-01523	B01201031006	1414 NEWCASTLE ST	031-006	B012-01	\$82,500	\$33,000	\$33,000
01-01524	B01201031007	1412 NEWCASTLE ST	031-007	B012-01	\$90,000	\$36,000	\$36,000
01-01525	B01201031008	1404 NEWCASTLE ST	031-008	B012-01	\$85,000	\$34,000	\$34,000
01-01526	B01201031009	1402 NEWCASTLE ST	031-009	B012-01	\$98,200	\$39,280	\$39,280
01-01527	B01201031010	1400 NEWCASTLE ST	031-010	B012-01	\$117,700	\$47,080	\$47,080
01-01528	B01201031011	1430 NEWCASTLE ST	031-011	B012-01	\$247,500	\$99,000	\$99,000
01-01529	B01201032001	304 GLOUCESTER ST #201	032-001	B012-01	\$359,300	\$143,720	\$143,720
01-01530	B01201032002	1429 NEWCASTLE ST	032-002	B012-01	\$182,900	\$73,160	\$73,160
01-01531	B01201032003	1423 NEWCASTLE ST	032-003	B012-01	\$289,900	\$115,960	\$115,960
01-01532	B01201032004	1421 NEWCASTLE ST	032-004	B012-01	\$48,600	\$19,440	\$19,440
01-01533	B01201032005	1415 NEWCASTLE ST	032-005	B012-01	\$40,400	\$16,160	\$0
01-01534	B01201032006	1413 NEWCASTLE ST	032-006	B012-01	\$61,700	\$24,680	\$24,680
01-01538	B01201032010	1405 NEWCASTLE ST	032-010	B012-01	\$205,900	\$82,360	\$82,360
01-01539	B01201032011	1403 NEWCASTLE ST	032-011	B012-01	\$46,800	\$18,720	\$18,720
01-01540	B01201032012	1401 NEWCASTLE ST	032-012	B012-01	\$381,200	\$152,480	\$152,480
01-01541	B01201032013	1419 NEWCASTLE ST	032-013	B012-01	\$62,600	\$25,040	\$25,040
01-01542	B01201033001	208 GLOUCESTER ST	033-001	B012-01	\$504,000	\$201,600	\$0
01-01544	B01201033006	205 MONCK ST	033-006	B012-01	\$86,800	\$34,720	\$34,720
01-01545	B01201033007	211 MONCK ST	033-007	B012-01	\$300,700	\$120,280	\$120,280
01-01561	B01201035002	102 GLOUCESTER ST	035-002	B012-01	\$4,884,000	\$1,953,600	\$0
01-01565	B01201036002	1299 BAY ST #17000	036-002	B012-01	\$1,356,000	\$542,400	\$0
01-01574	B01201038001	1320 BAY ST	038-001	B012-01	\$8,400	\$3,360	\$3,360
01-01575	B01201038002	1318 BAY ST	038-002	B012-01	\$3,700	\$1,480	\$1,480
01-01576	B01201038003	1308 BAY ST	038-003	B012-01	\$7,500	\$3,000	\$3,000
01-01577	B01201038004	1304 BAY ST	038-004	B012-01	\$46,200	\$18,480	\$18,480
01-01578	B01201038005	211 MANSFIELD ST	038-005	B012-01	\$107,500	\$43,000	\$43,000
01-01579	B01201038006	1307 GRANT ST	038-006	B012-01	\$159,600	\$63,840	\$63,840
01-01580	B01201038007	1309 GRANT ST	038-007	B012-01	\$5,900	\$2,360	\$2,360
01-01581	B01201038008	1311 GRANT ST	038-008	B012-01	\$5,900	\$2,360	\$2,360



**City of Brunswick Tax Allocation District #1: Historic Core**

October 2017

Parcel ID	PIN	Address	Lot Num	Block Nu	Market Val	Assessed Val	Tax Val
01-01582	B01201038009	1314 BAY ST	038-009	B012-01	\$261,800	\$104,720	\$104,720
01-01585	B01201038012	212 MONCK ST	038-012	B012-01	\$22,400	\$8,960	\$8,960
01-01586	B01201038013	208 MONCK ST	038-013	B012-01	\$22,800	\$9,120	\$9,120
01-01587	B01201039001	1317 NEWCASTLE ST	039-001	B012-01	\$40,900	\$16,360	\$16,360
01-01587	B01201039001	1317 NEWCASTLE ST	039-001	B012-01	\$40,900	\$16,360	\$16,360
01-01588	B01201039002	1313 NEWCASTLE ST	039-002	B012-01	\$351,800	\$140,720	\$140,720
01-01589	B01201039003	1301 NEWCASTLE ST	039-003	B012-01	\$63,200	\$25,280	\$0
01-01590	B01201040001	1330 NEWCASTLE ST	040-001	B012-01	\$96,100	\$38,440	\$38,440
01-01591	B01201040002	1328 NEWCASTLE ST	040-002	B012-01	\$26,100	\$10,440	\$10,440
01-01592	B01201040003	1326 NEWCASTLE ST	040-003	B012-01	\$41,600	\$16,640	\$16,640
01-01593	B01201040004	1322 NEWCASTLE ST	040-004	B012-01	\$41,600	\$16,640	\$16,640
01-01594	B01201040005	1320 NEWCASTLE ST	040-005	B012-01	\$81,600	\$32,640	\$32,640
01-01596	B01201040007	1316 NEWCASTLE ST	040-007	B012-01	\$364,900	\$145,960	\$145,960
01-01597	B01201040008	1314 NEWCASTLE ST #200	040-008	B012-01	\$228,000	\$91,200	\$91,200
01-01598	B01201040009	1312 NEWCASTLE ST #100	040-009	B012-01	\$417,300	\$166,920	\$166,920
01-01599	B01201040010	1300 NEWCASTLE ST	040-010	B012-01	\$63,200	\$25,280	\$0
01-01600	B01201041001	1328 RICHMOND ST	041-001	B012-01	\$142,400	\$56,960	\$56,960
01-01602	B01201041003	1310 RICHMOND ST	041-003	B012-01	\$66,300	\$26,520	\$26,520
01-01603	B01201041004	503 MANSFIELD ST	041-004	B012-01	\$163,100	\$65,240	\$65,240
01-01604	B01201041005	1301 REYNOLDS ST	041-005	B012-01	\$41,500	\$16,600	\$16,600
01-01605	B01201041006	1313 REYNOLDS ST	041-006	B012-01	\$9,100	\$3,640	\$3,640
01-01606	B01201041007	512 MONCK ST	041-007	B012-01	\$80,900	\$32,360	\$32,360
01-01607	B01201041008	506 MONCK ST	041-008	B012-01	\$110,200	\$44,080	\$44,080
01-01618	B01201043001	1230 NEWCASTLE ST	043-001	B012-01	\$16,300	\$6,520	\$0
01-01619	B01201043002	1214 NEWCASTLE ST	043-002	B012-01	\$146,600	\$58,640	\$58,640
01-01620	B01201043003	1206 NEWCASTLE ST	043-003	B012-01	\$135,500	\$54,200	\$54,200
01-01621	B01201043004	1202 NEWCASTLE ST	043-004	B012-01	\$42,100	\$16,840	\$16,840
01-01622	B01201043005	405 HOWE ST	043-005	B012-01	\$129,800	\$51,920	\$51,920
01-01623	B01201044001	1229 NEWCASTLE ST #13000	044-001	B012-01	\$464,300	\$185,720	\$0
01-01624	B01201044002	1217 NEWCASTLE ST	044-002	B012-01	\$145,100	\$58,040	\$58,040
01-01625	B01201044003	1215 NEWCASTLE ST	044-003	B012-01	\$87,600	\$35,040	\$35,040
01-01626	B01201044004	1213 NEWCASTLE ST	044-004	B012-01	\$162,800	\$65,120	\$65,120
01-01627	B01201044005	1205 NEWCASTLE ST	044-005	B012-01	\$180,400	\$72,160	\$72,160
01-01628	B01201045001	206 MANSFIELD ST	045-001	B012-01	\$922,500	\$369,000	\$0
01-01631	B01201045004	1204 BAY ST	045-004	B012-01	\$212,400	\$84,960	\$84,960
01-01638	B01207003001	1326 EGMONT ST	003-001	B012-07	\$523,200	\$209,280	\$0
01-01639	B01207003002	1328 NORWICH ST	003-002	B012-07	\$3,550,000	\$1,420,000	\$0
01-01640	B01207003003	1321 ALBANY ST	003-003	B012-07	\$111,100	\$44,440	\$44,440
01-01641	B01207004001	800 MONCK ST	004-001	B012-07	\$121,300	\$48,520	\$0
01-01642	B01207004002	804 MONCK ST	004-002	B012-07	\$90,100	\$36,040	\$0
01-01643	B01207004003	1320 ELLIS ST	004-003	B012-07	\$9,000	\$3,600	\$3,600
01-01644	B01207004004	1314 ELLIS ST	004-004	B012-07	\$158,500	\$63,400	\$0
01-01645	B01207004005	1310 ELLIS ST	004-005	B012-07	\$5,500	\$2,200	\$0
01-01646	B01207004006	801 MANSFIELD ST	004-006	B012-07	\$109,900	\$43,960	\$0
01-01647	B01207004007	811 MANSFIELD ST	004-007	B012-07	\$10,600	\$4,240	\$0
01-01648	B01207004008	1309 EGMONT ST	004-008	B012-07	\$13,100	\$5,240	\$0
01-01649	B01207004009	1313 EGMONT ST	004-009	B012-07	\$13,100	\$5,240	\$0
01-01650	B01207004010	1317 EGMONT ST	004-010	B012-07	\$23,400	\$9,360	\$0
01-01651	B01207004011	1321 EGMONT ST	004-011	B012-07	\$49,200	\$19,680	\$19,680
01-01652	B01207004012	808 MONCK ST	004-012	B012-07	\$155,500	\$62,200	\$62,200
01-01653	B01207005001	1328 UNION ST	005-001	B012-07	\$175,000	\$70,000	\$0
01-01654	B01207005002	1320 UNION ST	005-002	B012-07	\$42,100	\$16,840	\$0
01-01655	B01207005003	1314 UNION ST	005-003	B012-07	\$12,200	\$4,880	\$0
01-01656	B01207005004	1310 UNION ST	005-004	B012-07	\$827,800	\$331,120	\$0
01-01658	B01207005006	707 MANSFIELD ST	005-006	B012-07	\$24,300	\$9,720	\$0
01-01660	B01207006002	1315 UNION ST	006-002	B012-07	\$60,000	\$24,000	\$24,000
01-01661	B01207006003	1311 UNION ST	006-003	B012-07	\$412,000	\$164,800	\$0
01-01662	B01207006004	603 MANSFIELD ST #B	006-004	B012-07	\$115,600	\$46,240	\$46,240
01-01663	B01207006005	1303 UNION ST	006-005	B012-07	\$133,300	\$53,320	\$53,320

**City of Brunswick Tax Allocation District #1: Historic Core**

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Parcel ID	PIN	Address	Lot Num	Block Nu	Market Val	Assessed Val	Tax Val
01-01664	B01207006006	1312 REYNOLDS ST	006-006	B012-07	\$154,900	\$61,960	\$61,960
01-01665	B01207006007	1321 UNION ST	006-007	B012-07	\$468,400	\$187,360	\$0
01-01667	B01207006009	1327 UNION ST	006-009	B012-07	\$223,100	\$89,240	\$89,240
01-01703	B01207010001	1001 EGMONT ST #12	010-001	B012-07	\$2,990,900	\$1,196,360	\$0
01-01704	B01207010002	1215 ALBANY ST	010-002	B012-07	\$52,000	\$20,800	\$20,800
01-01705	B01301021001	1400 GLOUCESTER ST	021-001	B013-01	\$69,500	\$27,800	\$0
01-01706	B01301021002	1416 AMHERST ST	021-002	B013-01	\$578,700	\$231,480	\$0
01-01707	B01301021003	1410 AMHERST ST	021-003	B013-01	\$7,000	\$2,800	\$2,800
01-01708	B01301021004	1406 AMHERST ST	021-004	B013-01	\$7,000	\$2,800	\$2,800
01-01709	B01301021005	1404 AMHERST ST	021-005	B013-01	\$7,000	\$2,800	\$2,800
01-01710	B01301021006	1400 AMHERST ST	021-006	B013-01	\$57,000	\$22,800	\$22,800
01-01711	B01301021007	1407 MONCK ST	021-007	B013-01	\$33,700	\$13,480	\$13,480
01-01712	B01301021008	1407 MARTIN LUTHER KING JR BLVD	021-008	B013-01	\$16,900	\$6,760	\$6,760
01-01713	B01301021009	1411 MARTIN LUTHER KING JR BLVD	021-009	B013-01	\$7,300	\$2,920	\$2,920
01-01714	B01301021010	1413 MARTIN LUTHER KING JR BLVD	021-010	B013-01	\$29,200	\$11,680	\$11,680
01-01715	B01301021011	1417 MARTIN LUTHER KING JR BLVD	021-011	B013-01	\$62,800	\$25,120	\$25,120
01-01716	B01301021013	1412 GLOUCESTER ST	021-013	B013-01	\$210,100	\$84,040	\$84,040
01-01717	B01301022001	1300 GLOUCESTER ST #A	022-001	B013-01	\$98,400	\$39,360	\$39,360
01-01718	B01301022002	1422 ALBANY ST	022-002	B013-01	\$29,000	\$11,600	\$11,600
01-01719	B01301022003	1416 ALBANY ST	022-003	B013-01	\$21,400	\$8,560	\$8,560
01-01720	B01301022004	1414 ALBANY ST	022-004	B013-01	\$10,800	\$4,320	\$4,320
01-01721	B01301022005	1410 ALBANY ST	022-005	B013-01	\$5,400	\$2,160	\$2,160
01-01722	B01301022006	1406 ALBANY ST	022-006	B013-01	\$24,200	\$9,680	\$9,680
01-01723	B01301022007	1404 ALBANY ST	022-007	B013-01	\$12,600	\$5,040	\$5,040
01-01724	B01301022008	1402 ALBANY ST	022-008	B013-01	\$61,200	\$24,480	\$24,480
01-01725	B01301022009	1305 MONCK ST	022-009	B013-01	\$4,900	\$1,960	\$1,960
01-01726	B01301022010	1405 AMHERST ST	022-010	B013-01	\$42,000	\$16,800	\$16,800
01-01727	B01301022011	1407 AMHERST ST	022-011	B013-01	\$5,400	\$2,160	\$2,160
01-01728	B01301022012	1411 AMHERST ST	022-012	B013-01	\$31,100	\$12,440	\$12,440
01-01729	B01301022013	1413 AMHERST ST	022-013	B013-01	\$28,600	\$11,440	\$11,440
01-01730	B01301022014	1417 AMHERST ST	022-014	B013-01	\$5,400	\$2,160	\$2,160
01-01731	B01301022015	1419 AMHERST ST	022-015	B013-01	\$29,000	\$11,600	\$11,600
01-01732	B01301022016	1421 AMHERST ST	022-016	B013-01	\$22,800	\$9,120	\$9,120
01-01733	B01301022017	1302 GLOUCESTER ST	022-017	B013-01	\$63,700	\$25,480	\$25,480
01-01734	B01301022018	1310 GLOUCESTER ST	022-018	B013-01	\$100,300	\$40,120	\$40,120
01-01783	B01306007001	1600 GLOUCESTER ST	007-001	B013-06	\$63,200	\$25,280	\$25,280
01-01784	B01306007002	1416 STONEWALL ST	007-002	B013-06	\$29,400	\$11,760	\$11,760
01-01785	B01306007003	1410 STONEWALL ST	007-003	B013-06	\$23,900	\$9,560	\$9,560
01-01786	B01306007004	1406 STONEWALL ST	007-004	B013-06	\$28,300	\$11,320	\$11,320
01-01787	B01306007005	1402 STONEWALL ST	007-005	B013-06	\$70,900	\$28,360	\$28,360
01-01788	B01306007006	1401 LEE ST	007-006	B013-06	\$32,400	\$12,960	\$12,960
01-01789	B01306007007	1403 LEE ST	007-007	B013-06	\$41,500	\$16,600	\$16,600
01-01790	B01306007008	1411 LEE ST	007-008	B013-06	\$34,100	\$13,640	\$13,640
01-01791	B01306007009	1413 LEE ST	007-009	B013-06	\$31,600	\$12,640	\$12,640
01-01792	B01306007010	1417 LEE ST	007-010	B013-06	\$40,700	\$16,280	\$16,280
01-01793	B01306007011	1421 LEE ST	007-011	B013-06	\$173,700	\$69,480	\$69,480
01-01795	B01306007013	1608 GLOUCESTER ST	007-013	B013-06	\$106,100	\$42,440	\$42,440
01-01798	B01306008001	1504 GLOUCESTER ST	008-001	B013-06	\$274,000	\$109,600	\$109,600
01-01800	B01306008003	1416 MARTIN LUTHER KING JR BLVD	008-003	B013-06	\$8,000	\$3,200	\$3,200
01-01801	B01306008004	1410 MARTIN LUTHER KING JR BLVD	008-004	B013-06	\$3,000	\$1,200	\$1,200
01-01802	B01306008005	1408 MARTIN LUTHER KING JR BLVD	008-005	B013-06	\$4,000	\$1,600	\$1,600
01-01803	B01306008006	1406 MARTIN LUTHER KING JR BLVD	008-006	B013-06	\$5,500	\$2,200	\$2,200
01-01805	B01306008008	1402 MARTIN LUTHER KING JR BLVD	008-008	B013-06	\$6,700	\$2,680	\$2,680
01-01806	B01306008009	1400 MARTIN LUTHER KING JR BLVD	008-009	B013-06	\$28,100	\$11,240	\$11,240
01-01807	B01306008010	1505 MONCK ST	008-010	B013-06	\$5,800	\$2,320	\$2,320
01-01808	B01306008011	1403 STONEWALL ST	008-011	B013-06	\$40,400	\$16,160	\$16,160
01-01810	B01306008013	1411 STONEWALL ST	008-013	B013-06	\$27,700	\$11,080	\$11,080
01-01811	B01306008014	1413 STONEWALL ST	008-014	B013-06	\$23,300	\$9,320	\$9,320
01-01812	B01306008015	1415 STONEWALL ST	008-015	B013-06	\$4,700	\$1,880	\$1,880

**City of Brunswick Tax Allocation District #1: Historic Core**

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Parcel ID	PIN	Address	Lot Num	Block Nu	Market Val	Assessed Val	Tax Val
01-01813	B01306008016	1510 GLOUCESTER ST	008-016	B013-06	\$146,200	\$58,480	\$58,480
01-01814	B01306008018	1414 MARTIN LUTHER KING JR BLVD	008-018	B013-06	\$4,400	\$1,760	\$1,760
01-01980	B01406002001	1408 SONNY MILLER WAY #32000	002-001	B014-06	\$712,300	\$284,920	\$0
01-01994	B01501002001	400 G ST	002-001	B015-01	\$58,300	\$23,320	\$23,320
01-01996	B01501002003	1608 NEWCASTLE ST #200	002-003	B015-01	\$573,800	\$229,520	\$229,520
01-01997	B01501002004	1604 NEWCASTLE ST	002-004	B015-01	\$185,800	\$74,320	\$74,320
01-01998	B01501002005	1600 NEWCASTLE ST	002-005	B015-01	\$319,800	\$127,920	\$127,920
01-01999	B01501002006	409 F ST	002-006	B015-01	\$0	\$0	\$0
01-02004	B01501002011	1619 REYNOLDS ST	002-011	B015-01	\$0	\$0	\$0
01-02008	B01501002015	410 G ST	002-015	B015-01	\$16,200	\$6,480	\$6,480
01-02010	B01501003001	1704 BAY ST	003-001	B015-01	\$105,100	\$42,040	\$42,040
01-02011	B01501004001	1609 NEWCASTLE ST	004-001	B015-01	\$129,200	\$51,680	\$0
01-02013	B01501006001	101 GLOUCESTER ST #13000	006-001	B015-01	\$1,396,100	\$558,440	\$558,440
01-02018	B01501008001	200 F ST	008-001	B015-01	\$21,200	\$8,480	\$0
01-02019	B01501008002	1524 BAY ST	008-002	B015-01	\$106,100	\$42,440	\$42,440
01-02020	B01501008003	1516 BAY ST	008-003	B015-01	\$124,700	\$49,880	\$49,880
01-02021	B01501008004	209 GLOUCESTER ST	008-004	B015-01	\$375,900	\$150,360	\$150,360
01-02022	B01501009001	1531 NEWCASTLE ST	009-001	B015-01	\$201,400	\$80,560	\$80,560
01-02023	B01501009002	1525 NEWCASTLE ST	009-002	B015-01	\$82,900	\$33,160	\$33,160
01-02024	B01501009003	1521 NEWCASTLE ST	009-003	B015-01	\$95,500	\$38,200	\$38,200
01-02025	B01501009004	1519 NEWCASTLE ST #1	009-004	B015-01	\$111,000	\$44,400	\$44,400
01-02026	B01501009005	1515 NEWCASTLE ST	009-005	B015-01	\$98,600	\$39,440	\$39,440
01-02027	B01501009006	1513 NEWCASTLE ST	009-006	B015-01	\$42,100	\$16,840	\$0
01-02028	B01501009007	1505 NEWCASTLE ST	009-007	B015-01	\$686,300	\$274,520	\$274,520
01-02029	B01501009008	303 GLOUCESTER ST	009-008	B015-01	\$478,257	\$191,303	\$191,303
01-02030	B01501009009	1527 NEWCASTLE ST	009-009	B015-01	\$68,400	\$27,360	\$27,360
01-02031	B01501010001	1530 NEWCASTLE ST	010-001	B015-01	\$550,600	\$220,240	\$0
01-02032	B01501010002	1520 NEWCASTLE ST #1	010-002	B015-01	\$105,600	\$42,240	\$42,240
01-02033	B01501010003	1518 NEWCASTLE ST	010-003	B015-01	\$272,500	\$109,000	\$109,000
01-02034	B01501010004	1512 NEWCASTLE ST	010-004	B015-01	\$42,700	\$17,080	\$17,080
01-02035	B01501010005	1512 NEWCASTLE ST #13000	010-005	B015-01	\$42,100	\$16,840	\$0
01-02036	B01501010006	1510 NEWCASTLE ST #206	010-006	B015-01	\$497,900	\$199,160	\$199,160
01-02037	B01501010007	1506 NEWCASTLE ST	010-007	B015-01	\$190,200	\$76,080	\$76,080
01-02038	B01501010009	1500 NEWCASTLE ST	010-009	B015-01	\$977,100	\$390,840	\$390,840
01-02039	B01501011001	504 F ST	011-001	B015-01	\$164,000	\$65,600	\$65,600
01-02040	B01501011002	1524 RICHMOND ST	011-002	B015-01	\$204,400	\$81,760	\$81,760
01-02041	B01501011003	1514 RICHMOND ST	011-003	B015-01	\$117,400	\$46,960	\$46,960
01-02042	B01501011004	501 GLOUCESTER ST #201	011-004	B015-01	\$1,545,000	\$618,000	\$618,000
01-02043	B01501011005	513 GLOUCESTER ST	011-005	B015-01	\$292,100	\$116,840	\$116,840
01-02045	B01501011007	1507 REYNOLDS ST	011-007	B015-01	\$58,400	\$23,360	\$23,360
01-02046	B01501011008	1523 REYNOLDS ST	011-008	B015-01	\$13,500	\$5,400	\$5,400
01-02047	B01501011009	1529 REYNOLDS ST	011-009	B015-01	\$203,600	\$81,440	\$81,440
01-02049	B01501012001	1528 REYNOLDS ST	012-001	B015-01	\$37,400	\$14,960	\$14,960
01-02050	B01501012002	1520 REYNOLDS ST	012-002	B015-01	\$18,000	\$7,200	\$7,200
01-02051	B01501012003	1509 UNION ST	012-003	B015-01	\$298,600	\$119,440	\$119,440
01-02052	B01501012004	601 GLOUCESTER ST	012-004	B015-01	\$1,305,500	\$522,200	\$0
01-02053	B01501012005	1519 UNION ST	012-005	B015-01	\$17,600	\$7,040	\$7,040
01-02054	B01501012006	1521 UNION ST	012-006	B015-01	\$13,500	\$5,400	\$5,400
01-02055	B01501012007	1523 UNION ST	012-007	B015-01	\$13,500	\$5,400	\$5,400
01-02056	B01501012008	1525 UNION ST	012-008	B015-01	\$13,500	\$5,400	\$5,400
01-02057	B01501013001	1526 UNION ST	013-001	B015-01	\$86,200	\$34,480	\$34,480
01-02058	B01501013002	777 GLOUCESTER ST #200	013-002	B015-01	\$3,028,200	\$1,211,280	\$1,211,280
01-02059	B01501014001	1528 ELLIS ST	014-001	B015-01	\$205,800	\$82,320	\$82,320
01-02060	B01501014002	1522 ELLIS ST	014-002	B015-01	\$8,900	\$3,560	\$0
01-02061	B01501014003	1518 ELLIS ST	014-003	B015-01	\$8,900	\$3,560	\$0
01-02062	B01501014004	805 GLOUCESTER ST	014-004	B015-01	\$2,143,100	\$857,240	\$857,240
01-02063	B01501014005	1521 EGMONT ST	014-005	B015-01	\$26,000	\$10,400	\$0
01-02064	B01501014006	1527 EGMONT ST	014-006	B015-01	\$34,400	\$13,760	\$0
01-02065	B01501015001	1527 NORWICH ST	015-001	B015-01	\$84,600	\$33,840	\$33,840

**City of Brunswick Tax Allocation District #1: Historic Core**

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Parcel ID	PIN	Address	Lot Num	Block Nu	Market Val	Assessed Val	Tax Val
01-02066	B01501015002	1521 NORWICH ST	015-002	B015-01	\$21,100	\$8,440	\$0
01-02067	B01501015003	1515 NORWICH ST	015-003	B015-01	\$21,100	\$8,440	\$0
01-02068	B01501015005	903 GLOUCESTER ST	015-005	B015-01	\$74,900	\$29,960	\$0
01-02069	B01501016005	1526 NORWICH ST	016-005	B015-01	\$456,500	\$182,600	\$182,600
01-02070	B01501017001	1100 F ST	017-001	B015-01	\$191,400	\$76,560	\$0
01-02071	B01501017002	1524 JF MANN WAY	017-002	B015-01	\$7,000	\$2,800	\$2,800
01-02072	B01501017003	1520 JF MANN WAY	017-003	B015-01	\$20,000	\$8,000	\$0
01-02073	B01501017004	1516 JF MANN WAY	017-004	B015-01	\$9,300	\$3,720	\$3,720
01-02074	B01501017005	1512 JF MANN WAY	017-005	B015-01	\$50,000	\$20,000	\$20,000
01-02075	B01501017006	1101 GLOUCESTER ST	017-006	B015-01	\$129,600	\$51,840	\$0
01-02076	B01501017007	1107 GLOUCESTER ST	017-007	B015-01	\$339,200	\$135,680	\$0
01-02077	B01501017009	1108 F ST	017-009	B015-01	\$11,200	\$4,480	\$4,480
01-02078	B01501017010	1110 F ST	017-010	B015-01	\$3,700	\$1,480	\$1,480
01-02079	B01501017011	1106 F ST	017-011	B015-01	\$2,500	\$1,000	\$1,000
01-02080	B01501017012	1104 F ST	017-012	B015-01	\$2,500	\$1,000	\$1,000
01-02081	B01501017013	1102 F ST	017-013	B015-01	\$4,400	\$1,760	\$1,760
01-02082	B01501018001	1520 WOLFE ST	018-001	B015-01	\$192,800	\$77,120	\$0
01-02083	B01501018002	1514 WOLFE ST	018-002	B015-01	\$4,700	\$1,880	\$1,880
01-02084	B01501018003	1512 WOLFE ST	018-003	B015-01	\$18,700	\$7,480	\$7,480
01-02085	B01501018004	1201 GLOUCESTER ST	018-004	B015-01	\$174,100	\$69,640	\$0
01-02086	B01501018005	1205 GLOUCESTER ST	018-005	B015-01	\$16,800	\$6,720	\$0
01-02087	B01501018006	1209 GLOUCESTER ST	018-006	B015-01	\$84,100	\$33,640	\$0
01-02088	B01501018007	1507 ALBANY ST	018-007	B015-01	\$7,000	\$2,800	\$2,800
01-02089	B01501018008	1509 ALBANY ST	018-008	B015-01	\$26,000	\$10,400	\$10,400
01-02090	B01501018009	1513 ALBANY ST	018-009	B015-01	\$7,000	\$2,800	\$2,800
01-02091	B01501018010	1515 ALBANY ST	018-010	B015-01	\$18,300	\$7,320	\$7,320
01-02093	B01501018012	1523 ALBANY ST	018-012	B015-01	\$24,500	\$9,800	\$9,800
01-02094	B01501018013	1529 ALBANY ST	018-013	B015-01	\$14,000	\$5,600	\$5,600
01-02098	B01502120009	127 F ST	120-009	B015-02	\$361,900	\$144,760	\$0
01-02120	B01502144001	1725 NORWICH STREET LN	144-001	B015-02	\$1,700	\$680	\$680
01-02121	B01502144002	BRUNSWICK 31520	144-002	B015-02	\$3,700	\$1,480	\$1,480
01-02122	B01502144003	1730 NORWICH ST	144-003	B015-02	\$178,000	\$71,200	\$71,200
01-02123	B01502144004	1724 NORWICH ST	144-004	B015-02	\$68,900	\$27,560	\$27,560
01-02124	B01502144005	1720 NORWICH ST	144-005	B015-02	\$26,200	\$10,480	\$10,480
01-02125	B01502144006	1714 NORWICH ST	144-006	B015-02	\$36,000	\$14,400	\$14,400
01-02126	B01502144007	1708 NORWICH ST	144-007	B015-02	\$74,800	\$29,920	\$29,920
01-02127	B01502144008	1700 NORWICH ST	144-008	B015-02	\$157,300	\$62,920	\$62,920
01-02129	B01502144010	1103 G ST	144-010	B015-02	\$8,900	\$3,560	\$3,560
01-02130	B01502144011	1701 WOLFE ST	144-011	B015-02	\$10,000	\$4,000	\$4,000
01-02131	B01502144012	1705 WOLFE ST	144-012	B015-02	\$7,400	\$2,960	\$2,960
01-02132	B01502144013	1707 WOLFE ST	144-013	B015-02	\$9,300	\$3,720	\$3,720
01-02133	B01502144014	1709 WOLFE ST	144-014	B015-02	\$22,600	\$9,040	\$9,040
01-02134	B01502144015	1713 WOLFE ST	144-015	B015-02	\$5,000	\$2,000	\$2,000
01-02135	B01502144016	1715 WOLFE ST	144-016	B015-02	\$22,100	\$8,840	\$8,840
01-02136	B01502144017	1717 WOLFE ST	144-017	B015-02	\$3,200	\$1,280	\$1,280
01-02137	B01502144019	1719 WOLFE ST	144-019	B015-02	\$40,600	\$16,240	\$16,240
01-02138	B01502144020	1726 NORWICH STREET LN	144-020	B015-02	\$3,200	\$1,280	\$1,280
01-02139	B01502144021	1108 H ST	144-021	B015-02	\$7,700	\$3,080	\$3,080
01-02140	B01502144022	1106 H ST	144-022	B015-02	\$6,500	\$2,600	\$2,600
01-02141	B01502144023	1104 H ST	144-023	B015-02	\$4,100	\$1,640	\$1,640
01-02142	B01502144024	1102 H ST	144-024	B015-02	\$10,500	\$4,200	\$4,200
01-02143	B01502144025	1100 H ST	144-025	B015-02	\$7,900	\$3,160	\$3,160
01-02144	B01502144026	1010 H ST	144-026	B015-02	\$1,300	\$520	\$520
01-02153	B01502145009	901 G ST	145-009	B015-02	\$80,000	\$32,000	\$32,000
01-02155	B01502145011	1701 NORWICH ST	145-011	B015-02	\$107,200	\$42,880	\$42,880
01-02156	B01502145012	1707 NORWICH ST	145-012	B015-02	\$15,300	\$6,120	\$6,120
01-02157	B01502145013	1718 ELLIS STREET LN	145-013	B015-02	\$113,000	\$45,200	\$45,200
01-02159	B01502145015	1721 NORWICH ST	145-015	B015-02	\$50,600	\$20,240	\$20,240
01-02160	B01502145016	1723 NORWICH ST	145-016	B015-02	\$20,700	\$8,280	\$8,280

**City of Brunswick Tax Allocation District #1: Historic Core**

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Parcel ID	PIN	Address	Lot Num	Block Nu	Market Val	Assessed Val	Tax Val
01-02161	B01502145017	1729 NORWICH ST	145-017	B015-02	\$161,900	\$64,760	\$64,760
01-02162	B01502145018	900 H ST	145-018	B015-02	\$13,400	\$5,360	\$5,360
01-02165	B01502147001	1725 REYNOLDS ST	147-001	B015-02	\$1,283,000	\$513,200	\$0
01-02169	B01502147005	1712 NEWCASTLE ST	147-005	B015-02	\$36,300	\$14,520	\$14,520
01-02170	B01502147006	1707 NEWCASTLE STREET LN #102	147-006	B015-02	\$255,600	\$102,240	\$102,240
01-02171	B01502147007	1705 NEWCASTLE STREET LN	147-007	B015-02	\$3,800	\$1,520	\$1,520
01-02172	B01502147008	1700 NEWCASTLE ST	147-008	B015-02	\$273,900	\$109,560	\$109,560
01-02213	B01502149009	901 F ST	149-009	B015-02	\$25,600	\$10,240	\$0
01-02214	B01502149010	1601 NORWICH ST	149-010	B015-02	\$40,100	\$16,040	\$16,040
01-02215	B01502149011	1609 NORWICH ST	149-011	B015-02	\$185,200	\$74,080	\$74,080
01-02218	B01502149014	1615 NORWICH ST	149-014	B015-02	\$38,400	\$15,360	\$15,360
01-02219	B01502149015	1625 NORWICH ST	149-015	B015-02	\$109,600	\$43,840	\$43,840
01-02222	B01502149018	1629 NORWICH ST	149-018	B015-02	\$67,900	\$27,160	\$27,160
01-02223	B01502149019	904 G ST	149-019	B015-02	\$138,100	\$55,240	\$55,240
01-02224	B01502149020	902 G ST	149-020	B015-02	\$19,400	\$7,760	\$7,760
01-02229	B01502150001	1012 G ST	150-001	B015-02	\$34,400	\$13,760	\$13,760
01-02230	B01502150002	1654 NORWICH ST	150-002	B015-02	\$173,200	\$69,280	\$69,280
01-02231	B01502150003	1615 NORWICH STREET LN	150-003	B015-02	\$8,600	\$3,440	\$3,440
01-02232	B01502150004	1608 NORWICH ST	150-004	B015-02	\$10,900	\$4,360	\$4,360
01-02233	B01502150005	1606 NORWICH ST	150-005	B015-02	\$36,900	\$14,760	\$14,760
01-02234	B01502150006	1602 NORWICH ST	150-006	B015-02	\$6,800	\$2,720	\$0
01-02235	B01502150007	1600 NORWICH ST	150-007	B015-02	\$59,300	\$23,720	\$23,720
01-02236	B01502150008	1009 F ST	150-008	B015-02	\$7,400	\$2,960	\$2,960
01-02237	B01502150009	1101 F ST	150-009	B015-02	\$3,900	\$1,560	\$1,560
01-02238	B01502150010	1103 F ST	150-010	B015-02	\$3,900	\$1,560	\$1,560
01-02239	B01502150011	1107 F ST	150-011	B015-02	\$18,000	\$7,200	\$7,200
01-02240	B01502150012	1605 WOLFE ST	150-012	B015-02	\$3,700	\$1,480	\$1,480
01-02241	B01502150013	1607 WOLFE ST	150-013	B015-02	\$5,500	\$2,200	\$2,200
01-02242	B01502150014	1609 WOLFE ST	150-014	B015-02	\$3,600	\$1,440	\$1,440
01-02243	B01502150015	1608 NORWICH STREET LN #.5	150-015	B015-02	\$4,800	\$1,920	\$1,920
01-02244	B01502150016	1611 WOLFE ST	150-016	B015-02	\$12,050	\$4,820	\$4,820
01-02245	B01502150017	1610 NORWICH STREET LN	150-017	B015-02	\$24,500	\$9,800	\$9,800
01-02246	B01502150018	1613 WOLFE ST	150-018	B015-02	\$9,700	\$3,880	\$3,880
01-02247	B01502150019	1612 NORWICH STREET LN	150-019	B015-02	\$11,500	\$4,600	\$4,600
01-02248	B01502150020	1615 WOLFE ST	150-020	B015-02	\$8,900	\$3,560	\$3,560
01-02249	B01502150021	1617 WOLFE ST	150-021	B015-02	\$14,700	\$5,880	\$5,880
01-02250	B01502150022	1621 WOLFE ST	150-022	B015-02	\$10,000	\$4,000	\$4,000
01-02251	B01502150023	1623 WOLFE ST	150-023	B015-02	\$8,500	\$3,400	\$3,400
01-02252	B01502150024	1625 WOLFE ST	150-024	B015-02	\$3,300	\$1,320	\$1,320
01-02253	B01502150025	1110 G ST	150-025	B015-02	\$10,000	\$4,000	\$4,000
01-02254	B01502150026	1104 G ST	150-026	B015-02	\$5,700	\$2,280	\$2,280
01-02255	B01502150027	1102 G ST	150-027	B015-02	\$4,400	\$1,760	\$1,760
01-02256	B01502150028	1100 G ST	150-028	B015-02	\$4,200	\$1,680	\$1,680
01-02257	B01502150029	1624 NORWICH STREET LN	150-029	B015-02	\$4,000	\$1,600	\$1,600
01-02258	B01502150030	1622 NORWICH STREET LN	150-030	B015-02	\$5,200	\$2,080	\$2,080
01-02261	B01502150033	1619 NORWICH STREET LN	150-033	B015-02	\$6,400	\$2,560	\$2,560
01-02262	B01502150034	1611 NORWICH STREET LN	150-034	B015-02	\$8,600	\$3,440	\$3,440
01-02263	B01502150035	1612 NORWICH ST	150-035	B015-02	\$75,400	\$30,160	\$30,160
01-02264	B01502151001	1628 WOLFE ST	151-001	B015-02	\$10,500	\$4,200	\$4,200
01-02265	B01502151002	1620 WOLFE ST	151-002	B015-02	\$27,800	\$11,120	\$11,120
01-02266	B01502151003	1612 WOLFE ST	151-003	B015-02	\$11,200	\$4,480	\$4,480
01-02267	B01502151004	1606 WOLFE ST	151-004	B015-02	\$20,500	\$8,200	\$8,200
01-02268	B01502151005	1201 F ST	151-005	B015-02	\$5,400	\$2,160	\$2,160
01-02269	B01502151006	1203 F ST	151-006	B015-02	\$13,000	\$5,200	\$5,200
01-02270	B01502151007	1603 ALBANY ST	151-007	B015-02	\$168,400	\$67,360	\$67,360
01-02272	B01502151009	1613 ALBANY ST	151-009	B015-02	\$4,100	\$1,640	\$1,640
01-02273	B01502151010	1615 ALBANY ST	151-010	B015-02	\$5,900	\$2,360	\$2,360
01-02274	B01502151011	1621 ALBANY ST	151-011	B015-02	\$56,000	\$22,400	\$22,400
01-02275	B01502151012	1625 ALBANY ST	151-012	B015-02	\$7,200	\$2,880	\$2,880



**City of Brunswick Tax Allocation District #1: Historic Core**

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Parcel ID	PIN	Address	Lot Num	Block Nu	Market Val	Assessed Val	Tax Val
01-02276	B01502151013	1623 ALBANY ST	151-013	B015-02	\$4,300	\$1,720	\$1,720
01-02277	B01502151014	1627 ALBANY ST	151-014	B015-02	\$19,300	\$7,720	\$7,720
01-02278	B01502151015	1614 WOLFE ST	151-015	B015-02	\$5,400	\$2,160	\$2,160
01-02279	B01502151016	1616 WOLFE ST	151-016	B015-02	\$5,400	\$2,160	\$2,160
01-02280	B01601019001	1524 ALBANY ST	019-001	B016-01	\$48,700	\$19,480	\$19,480
01-02281	B01601019002	1522 ALBANY ST	019-002	B016-01	\$20,600	\$8,240	\$8,240
01-02282	B01601019003	1518 ALBANY ST	019-003	B016-01	\$17,750	\$7,100	\$7,100
01-02283	B01601019004	1516 ALBANY ST	019-004	B016-01	\$2,400	\$960	\$960
01-02284	B01601019005	1514 ALBANY ST	019-005	B016-01	\$2,700	\$1,080	\$1,080
01-02285	B01601019006	1512 ALBANY ST	019-006	B016-01	\$6,500	\$2,600	\$2,600
01-02286	B01601019007	1508 ALBANY ST	019-007	B016-01	\$19,700	\$7,880	\$7,880
01-02287	B01601019008	1500 ALBANY ST	019-008	B016-01	\$10,500	\$4,200	\$4,200
01-02288	B01601019009	1305 GLOUCESTER ST	019-009	B016-01	\$16,800	\$6,720	\$6,720
01-02289	B01601019010	1309 GLOUCESTER ST	019-010	B016-01	\$87,900	\$35,160	\$35,160
01-02290	B01601019011	1507 AMHERST ST	019-011	B016-01	\$15,300	\$6,120	\$6,120
01-02291	B01601019012	1509 AMHERST ST	019-012	B016-01	\$20,450	\$8,180	\$8,180
01-02292	B01601019013	1513 AMHERST ST	019-013	B016-01	\$42,300	\$16,920	\$16,920
01-02293	B01601019014	1515 AMHERST ST	019-014	B016-01	\$32,500	\$13,000	\$13,000
01-02294	B01601019015	1521 AMHERST ST	019-015	B016-01	\$27,300	\$10,920	\$10,920
01-02295	B01601019016	1523 AMHERST ST	019-016	B016-01	\$36,400	\$14,560	\$14,560
01-02296	B01601019017	1527 AMHERST ST	019-017	B016-01	\$14,000	\$5,600	\$5,600
01-02297	B01601019018	1510 ALBANY ST	019-018	B016-01	\$20,200	\$8,080	\$8,080
01-02298	B01601019019	1506 ALBANY ST	019-019	B016-01	\$32,500	\$13,000	\$13,000
01-02299	B01601020001	1528 AMHERST ST	020-001	B016-01	\$49,800	\$19,920	\$19,920
01-02300	B01601020002	1522 AMHERST ST	020-002	B016-01	\$34,200	\$13,680	\$13,680
01-02301	B01601020003	1518 AMHERST ST	020-003	B016-01	\$10,100	\$4,040	\$4,040
01-02302	B01601020004	1514 AMHERST ST	020-004	B016-01	\$20,400	\$8,160	\$8,160
01-02304	B01601020006	1508 AMHERST ST	020-006	B016-01	\$35,200	\$14,080	\$14,080
01-02305	B01601020008	1409 GLOUCESTER ST	020-008	B016-01	\$162,900	\$65,160	\$65,160
01-02306	B01601020009	1505 MARTIN LUTHER KING JR BLVD	020-009	B016-01	\$73,100	\$29,240	\$29,240
01-02307	B01601020010	1521 MARTIN LUTHER KING JR BLVD	020-010	B016-01	\$146,400	\$58,560	\$58,560
01-02308	B01601020011	1527 MARTIN LUTHER KING JR BLVD	020-011	B016-01	\$48,700	\$19,480	\$19,480
01-02581	B01604104001	1505 STONEWALL ST	104-001	B016-04	\$354,500	\$141,800	\$141,800
01-02582	B01604104005	1517 STONEWALL ST	104-005	B016-04	\$3,000	\$1,200	\$1,200
01-02583	B01604104006	1523 STONEWALL ST	104-006	B016-04	\$11,300	\$4,520	\$4,520
01-02585	B01604104008	1524 MARTIN LUTHER KING JR BLVD	104-008	B016-04	\$3,700	\$1,480	\$1,480
01-02586	B01604104009	1522 MARTIN LUTHER KING JR BLVD	104-009	B016-04	\$22,500	\$9,000	\$9,000
01-02587	B01604104010	1518 MARTIN LUTHER KING JR BLVD	104-010	B016-04	\$5,900	\$2,360	\$2,360
01-02588	B01604104011	1516 MARTIN LUTHER KING JR BLVD	104-011	B016-04	\$3,200	\$1,280	\$1,280
01-02589	B01604104012	1519 STONEWALL ST	104-012	B016-04	\$27,100	\$10,840	\$10,840
01-02590	B01604104013	1525 STONEWALL ST	104-013	B016-04	\$29,500	\$11,800	\$11,800
01-02591	B01604104014	1504 F ST	104-014	B016-04	\$48,200	\$19,280	\$19,280
01-02592	B01604105001	1607 GLOUCESTER ST	105-001	B016-04	\$210,000	\$84,000	\$84,000
01-02593	B01604105002	1609 GLOUCESTER ST	105-002	B016-04	\$120,200	\$48,080	\$48,080
01-02594	B01604105003	1513 LEE ST	105-003	B016-04	\$30,900	\$12,360	\$12,360
01-02595	B01604105004	1521 LEE ST	105-004	B016-04	\$30,400	\$12,160	\$12,160
01-02596	B01604105005	1525 LEE ST	105-005	B016-04	\$31,500	\$12,600	\$12,600
01-02597	B01604105006	1528 STONEWALL ST	105-006	B016-04	\$48,800	\$19,520	\$19,520
01-02599	B01604105008	1510 STONEWALL ST	105-008	B016-04	\$25,200	\$10,080	\$10,080
01-02600	B01604105009	1502 STONEWALL ST	105-009	B016-04	\$37,100	\$14,840	\$14,840
01-02601	B01604105010	1519 LEE ST	105-010	B016-04	\$45,600	\$18,240	\$18,240
01-02602	B01604105011	1526 STONEWALL ST	105-011	B016-04	\$64,100	\$25,640	\$25,640
01-02603	B01604106001	1709 GLOUCESTER ST	106-001	B016-04	\$1,580,600	\$632,240	\$0
01-02604	B01604106002	1520 LEE ST	106-002	B016-04	\$41,200	\$16,480	\$0
01-02605	B01604107001	11 JUDICIAL LN #256	107-001	B016-04	\$1,823,700	\$729,480	\$0
01-02606	B01604107002	1801 GLOUCESTER ST #A	107-002	B016-04	\$278,800	\$111,520	\$111,520
01-02607	B01604107003	1527 JOHNSTON ST	107-003	B016-04	\$6,600	\$2,640	\$2,640
01-02608	B01604107004	1800 F ST	107-004	B016-04	\$6,400	\$2,560	\$2,560
01-02609	B01604108001	1901 GLOUCESTER ST	108-001	B016-04	\$138,100	\$55,240	\$55,240

**City of Brunswick Tax Allocation District #1: Historic Core**

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Parcel ID	PIN	Address	Lot Num	Block Nu	Market Val	Assessed Val	Tax Val
01-02610	B01604108002	1907 GLOUCESTER ST	108-002	B016-04	\$237,400	\$94,960	\$94,960
01-02611	B01604108003	1515 TILLMAN AV	108-003	B016-04	\$125,200	\$50,080	\$50,080
01-02612	B01604108004	1512 JOHNSTON ST	108-004	B016-04	\$78,600	\$31,440	\$31,440
01-02613	B01604109001	1526 JOHNSTON ST	109-001	B016-04	\$329,000	\$131,600	\$0
01-02614	B01604109002	1525 TILLMAN AV	109-002	B016-04	\$22,100	\$8,840	\$8,840
01-02615	B01604109003	1529 TILLMAN AV	109-003	B016-04	\$21,500	\$8,600	\$8,600
01-02616	B01604110001	2001 GLOUCESTER ST #14	110-001	B016-04	\$314,400	\$125,760	\$125,760
01-02617	B01604110002	2215 GLOUCESTER ST	110-002	B016-04	\$76,200	\$30,480	\$0
01-02618	B01604110003	2217 GLOUCESTER ST	110-003	B016-04	\$30,800	\$12,320	\$12,320
01-02619	B01604110004	2219 GLOUCESTER ST	110-004	B016-04	\$95,000	\$38,000	\$38,000
01-02620	B01604110005	2225 GLOUCESTER ST	110-005	B016-04	\$200,000	\$80,000	\$80,000
01-02621	B01604110006	1527 GOODYEAR AV	110-006	B016-04	\$116,000	\$46,400	\$46,400
01-02622	B01604110007	2110 ATLANTA AV	110-007	B016-04	\$48,000	\$19,200	\$19,200
01-02623	B01604110008	2020 ATLANTA AV	110-008	B016-04	\$33,200	\$13,280	\$13,280
01-02624	B01604110009	2016 ATLANTA AV	110-009	B016-04	\$50,300	\$20,120	\$20,120
01-02625	B01604110010	2006 ATLANTA AV	110-010	B016-04	\$60,000	\$24,000	\$0
01-02645	B01704071001	9 GLYNN AV	071-001	B017-04	\$214,800	\$85,920	\$85,920
01-02646	B01704071002	10 GLYNN AV	071-002	B017-04	\$117,800	\$47,120	\$47,120
01-02647	B01704071003	11 GLYNN AV	071-003	B017-04	\$219,700	\$87,880	\$87,880
01-02648	B01704071004	1811 GLYNN AV	071-004	B017-04	\$82,600	\$33,040	\$33,040
01-02649	B01704071005	1815 GLYNN AV	071-005	B017-04	\$53,400	\$21,360	\$21,360
01-02650	B01704071006	1817 GLYNN AV	071-006	B017-04	\$265,800	\$106,320	\$106,320
01-02651	B01704071007	2402 TALMADGE AV	071-007	B017-04	\$29,500	\$11,800	\$11,800
01-02653	B01704071009	1814 MACON AV	071-009	B017-04	\$18,800	\$7,520	\$7,520
01-02654	B01704071010	1810 MACON AV	071-010	B017-04	\$2,900	\$1,160	\$1,160
01-02689	B01704092001	6 GLYNN AV	092-001	B017-04	\$814,400	\$325,760	\$325,760
01-02690	B01704092002	8 GLYNN AV	092-002	B017-04	\$213,700	\$85,480	\$85,480
01-02691	B01704092003	1720 MACON AV	092-003	B017-04	\$28,000	\$11,200	\$11,200
01-02692	B01704093001	2401 GLOUCESTER ST	093-001	B017-04	\$382,300	\$152,920	\$152,920
01-02693	B01704093002	1519 GLYNN AV	093-002	B017-04	\$182,500	\$73,000	\$73,000
01-02694	B01704093003	1523 GLYNN AV	093-003	B017-04	\$177,000	\$70,800	\$70,800
01-02695	B01704093004	4 GLYNN AV	093-004	B017-04	\$330,300	\$132,120	\$132,120
01-02713	B01704111001	1516 GOODYEAR AV	111-001	B017-04	\$53,700	\$21,480	\$21,480
01-02714	B01704111007	2301 GLOUCESTER ST	111-007	B017-04	\$29,100	\$11,640	\$11,640
01-02715	B01704111003	2307 GLOUCESTER ST	111-003	B017-04	\$179,400	\$71,760	\$0
01-02716	B01704111004	2328 ATLANTA AV	111-004	B017-04	\$63,900	\$25,560	\$25,560
01-02721	B01802120003	1705 TORRAS LANDING	120-003	B018-02	\$3,709,300	\$1,483,720	\$1,483,720
01-02731	B01802121002	2020 NEWCASTLE ST #17000	121-002	B018-02	\$24,800	\$9,920	\$0
01-02732	B01802121003	2016 NEWCASTLE ST	121-003	B018-02	\$10,000	\$4,000	\$4,000
01-02733	B01802121004	2014 NEWCASTLE ST	121-004	B018-02	\$6,900	\$2,760	\$2,760
01-02735	B01802121006	2010 NEWCASTLE ST	121-006	B018-02	\$15,600	\$6,240	\$6,240
01-02736	B01802121007	2006 NEWCASTLE ST	121-007	B018-02	\$3,400	\$1,360	\$1,360
01-02737	B01802121008	2004 NEWCASTLE ST	121-008	B018-02	\$16,800	\$6,720	\$6,720
01-02738	B01802121009	2000 NEWCASTLE ST	121-009	B018-02	\$5,000	\$2,000	\$2,000
01-02845	B01802129001	1928 NORWICH ST	129-001	B018-02	\$24,200	\$9,680	\$9,680
01-02846	B01802129002	1922 NORWICH ST	129-002	B018-02	\$71,300	\$28,520	\$28,520
01-02847	B01802129003	1920 NORWICH ST	129-003	B018-02	\$25,000	\$10,000	\$10,000
01-02848	B01802129004	1912 NORWICH ST	129-004	B018-02	\$31,000	\$12,400	\$12,400
01-02849	B01802129005	1901 NORWICH STREET LN	129-005	B018-02	\$1,300	\$520	\$520
01-02850	B01802129006	1906 NORWICH ST	129-006	B018-02	\$53,200	\$21,280	\$21,280
01-02851	B01802129007	1900 NORWICH ST	129-007	B018-02	\$58,800	\$23,520	\$23,520
01-02852	B01802129008	1007 I ST	129-008	B018-02	\$5,000	\$2,000	\$2,000
01-02853	B01802129009	1009 I ST	129-009	B018-02	\$2,400	\$960	\$960
01-02854	B01802129010	1101 I ST	129-010	B018-02	\$160,600	\$64,240	\$0
01-02855	B01802129011	1105 I ST	129-011	B018-02	\$5,600	\$2,240	\$2,240
01-02856	B01802129012	1107 I ST	129-012	B018-02	\$4,000	\$1,600	\$1,600
01-02857	B01802129013	1109 I ST	129-013	B018-02	\$4,500	\$1,800	\$1,800
01-02858	B01802129014	1907 WOLFE ST	129-014	B018-02	\$22,400	\$8,960	\$8,960
01-02859	B01802129015	1911 WOLFE ST	129-015	B018-02	\$10,900	\$4,360	\$4,360

## City of Brunswick Tax Allocation District #1: Historic Core

October 2017

Parcel ID	PIN	Address	Lot Num	Block Nu	Market Val	Assessed Val	Tax Val
01-02860	B01802129016	1917 WOLFE ST	129-016	B018-02	\$12,300	\$4,920	\$4,920
01-02861	B01802129017	1919 WOLFE ST	129-017	B018-02	\$11,000	\$4,400	\$4,400
01-02862	B01802129018	1921 WOLFE ST	129-018	B018-02	\$10,900	\$4,360	\$4,360
01-02863	B01802129019	1923 WOLFE ST	129-019	B018-02	\$17,600	\$7,040	\$7,040
01-02864	B01802129020	1929 WOLFE ST	129-020	B018-02	\$16,000	\$6,400	\$6,400
01-02865	B01802129021	1106 J ST	129-021	B018-02	\$5,900	\$2,360	\$2,360
01-02866	B01802129022	1100 J ST	129-022	B018-02	\$189,700	\$75,880	\$0
01-02867	B01802129023	1902 NORWICH STREET LN	129-023	B018-02	\$7,000	\$2,800	\$2,800
01-02868	B01802129024	1900 NORWICH STREET LN	129-024	B018-02	\$3,000	\$1,200	\$1,200
01-02880	B01802130014	1903 NORWICH ST	130-014	B018-02	\$34,000	\$13,600	\$13,600
01-02881	B01802130015	1909 NORWICH ST	130-015	B018-02	\$70,800	\$28,320	\$28,320
01-02882	B01802130016	1911 NORWICH ST	130-016	B018-02	\$52,100	\$20,840	\$20,840
01-02883	B01802130017	1913 NORWICH ST	130-017	B018-02	\$17,000	\$6,800	\$6,800
01-02884	B01802130018	1916 ELLIS STREET LN	130-018	B018-02	\$13,500	\$5,400	\$5,400
01-02885	B01802130019	1921 NORWICH ST	130-019	B018-02	\$28,300	\$11,320	\$11,320
01-02886	B01802130020	1923 NORWICH ST	130-020	B018-02	\$15,700	\$6,280	\$6,280
01-02887	B01802130021	1927 NORWICH ST	130-021	B018-02	\$7,400	\$2,960	\$2,960
01-02888	B01802130022	900 J ST	130-022	B018-02	\$13,400	\$5,360	\$5,360
01-02890	B01802130024	1917 NORWICH ST	130-024	B018-02	\$10,200	\$4,080	\$4,080
01-02925	B01802133003	NEW TOWN LOTS 427-442 & 690-708 & ALLEYS	133-003	B018-02	\$270,400	\$108,160	\$108,160
01-02939	B01802134001	1812 NEWCASTLE ST #17000	134-001	B018-02	\$7,927,500	\$3,171,000	\$0
01-02998	B01802137015	1803 NORWICH ST	137-015	B018-02	\$209,200	\$83,680	\$83,680
01-02999	B01802137018	1807 NORWICH ST	137-018	B018-02	\$112,900	\$45,160	\$45,160
01-03000	B01802137019	1821 NORWICH ST	137-019	B018-02	\$39,700	\$15,880	\$15,880
01-03001	B01802137020	1829 NORWICH ST	137-020	B018-02	\$134,000	\$53,600	\$53,600
01-03003	B01802138001	1008 I ST	138-001	B018-02	\$37,700	\$15,080	\$15,080
01-03004	B01802138002	1824 NORWICH ST	138-002	B018-02	\$110,000	\$44,000	\$44,000
01-03005	B01802138003	1820 NORWICH ST	138-003	B018-02	\$65,600	\$26,240	\$26,240
01-03006	B01802138004	1808 NORWICH ST	138-004	B018-02	\$236,100	\$94,440	\$94,440
01-03007	B01802138005	1800 NORWICH ST	138-005	B018-02	\$62,000	\$24,800	\$24,800
01-03008	B01802138006	1816 NORWICH STREET LN	138-006	B018-02	\$6,600	\$2,640	\$2,640
01-03009	B01802138007	1109 H ST	138-007	B018-02	\$179,400	\$71,760	\$0
01-03010	B01802138008	1811 WOLFE ST	138-008	B018-02	\$11,000	\$4,400	\$0
01-03011	B01802138009	1817 WOLFE ST	138-009	B018-02	\$27,400	\$10,960	\$10,960
01-03013	B01802138011	1821 WOLFE ST	138-011	B018-02	\$15,200	\$6,080	\$6,080
01-03014	B01802138012	1823 WOLFE ST	138-012	B018-02	\$9,600	\$3,840	\$3,840
01-03015	B01802138013	1825 WOLFE ST	138-013	B018-02	\$6,100	\$2,440	\$2,440
01-03016	B01802138014	1827 WOLFE ST	138-014	B018-02	\$5,700	\$2,280	\$2,280
01-03017	B01802138015	1829 WOLFE ST	138-015	B018-02	\$3,700	\$1,480	\$1,480
01-03018	B01802138016	1100 I ST	138-016	B018-02	\$9,100	\$3,640	\$3,640
01-03020	B01802138018	1814 NORWICH STREET LN	138-018	B018-02	\$3,900	\$1,560	\$1,560
01-03255	B02004046001	2026 COOK ST	046-001	B020-04	\$76,100	\$30,440	\$30,440
01-03256	B02004046002	2007 COOK ST	046-002	B020-04	\$75,200	\$30,080	\$30,080
01-03257	B02004046003	2910 K ST	046-003	B020-04	\$14,300	\$5,720	\$5,720
01-03258	B02004046004	2005 PUTNAM ST	046-004	B020-04	\$121,300	\$48,520	\$48,520
01-03259	B02004047001	2024 PUTNAM ST	047-001	B020-04	\$5,600	\$2,240	\$2,240
01-03260	B02004047002	2018 PUTNAM ST	047-002	B020-04	\$2,300	\$920	\$920
01-03261	B02004047003	2014 PUTNAM ST	047-003	B020-04	\$2,300	\$920	\$920
01-03262	B02004047004	2105 GLYNN AV	047-004	B020-04	\$185,300	\$74,120	\$74,120
01-03263	B02004047005	2010 PUTNAM ST	047-005	B020-04	\$1,900	\$760	\$760
01-03264	B02004047006	2027 STACY ST	047-006	B020-04	\$271,500	\$108,600	\$108,600
01-03265	B02004047007	2109 GLYNN AV	047-007	B020-04	\$7,700	\$3,080	\$3,080
01-03266	B02004048001	2141 GLYNN AV	048-001	B020-04	\$43,100	\$17,240	\$17,240
01-03267	B02004048002	2123 GLYNN AV	048-002	B020-04	\$27,300	\$10,920	\$10,920
01-03321	B02105005001	2304 GLYNN AV	005-001	B021-05	\$865,700	\$346,280	\$346,280
01-03322	B02105005002	2226 GLYNN AV	005-002	B021-05	\$347,200	\$138,880	\$138,880
01-03323	B02105005003	121 WARDE ST #1	005-003	B021-05	\$237,500	\$95,000	\$95,000
01-03327	B02105005007	150 WARDE ST	005-007	B021-05	\$8,200	\$3,280	\$3,280

**City of Brunswick Tax Allocation District #1: Historic Core**

October 2017

Parcel ID	PIN	Address	Lot Num	Block Nu	Market Val	Assessed Val	Tax Val
01-03331	B02105005014	2204 GLYNN AV	005-014	B021-05	\$75,000	\$30,000	\$30,000
01-03648	B02202118001	2120 NEWCASTLE ST	118-001	B022-02	\$5,000	\$2,000	\$2,000
01-03649	B02202118002	2106 NEWCASTLE ST	118-002	B022-02	\$5,900	\$2,360	\$2,360
01-03650	B02202118003	2104 NEWCASTLE ST	118-003	B022-02	\$0	\$0	\$0
01-03941	B02505005009	2334 GLYNN AV	005-009	B025-05	\$312,800	\$125,120	\$125,120
01-03942	B02505005010	2696 GLYNN AV	005-010	B025-05	\$177,100	\$70,840	\$70,840
01-03943	B02505005011	2700 GLYNN AV	005-011	B025-05	\$277,700	\$111,080	\$111,080
01-05260	B03303057001	3000 ROXBORO RD	057-001	B033-03	\$3,709,300	\$1,483,720	\$0
01-05261	B03305001001	3202 GLYNN AV	001-001	B033-05	\$430,400	\$172,160	\$172,160
01-05262	B03305001005	3213 NORMAN ST	001-005	B033-05	\$34,500	\$13,800	\$13,800
01-05265	B03305002001	3150 GLYNN AV	002-001	B033-05	\$292,800	\$117,120	\$117,120
01-05266	B03305002002	111 KAUFMAN ST	002-002	B033-05	\$33,300	\$13,320	\$13,320
01-05267	B03305002003	115 KAUFMAN ST	002-003	B033-05	\$58,200	\$23,280	\$23,280
01-05268	B03305002004	207 NORMAN ST	002-004	B033-05	\$51,400	\$20,560	\$20,560
01-05269	B03305002005	211 NORMAN ST	002-005	B033-05	\$49,300	\$19,720	\$19,720
01-05270	B03305002006	215 NORMAN ST	002-006	B033-05	\$53,300	\$21,320	\$21,320
01-05271	B03305002007	221 NORMAN ST	002-007	B033-05	\$47,500	\$19,000	\$19,000
01-05272	B03305002008	108 CRANDALL ST	002-008	B033-05	\$67,800	\$27,120	\$27,120
01-05273	B03305002009	3190 GLYNN AV	002-009	B033-05	\$71,300	\$28,520	\$28,520
01-05276	B03305003002	203 CRANDALL ST	003-002	B033-05	\$63,500	\$25,400	\$25,400
01-05277	B03305003003	205 CRANDALL ST	003-003	B033-05	\$53,100	\$21,240	\$21,240
01-05278	B03305003004	209 CRANDALL ST	003-004	B033-05	\$63,600	\$25,440	\$25,440
01-05279	B03305003005	208 CRANDALL ST	003-005	B033-05	\$62,700	\$25,080	\$25,080
01-05280	B03305003006	204 CRANDALL ST	003-006	B033-05	\$61,000	\$24,400	\$24,400
01-05281	B03305003007	220 NORMAN ST	003-007	B033-05	\$65,000	\$26,000	\$26,000
01-05282	B03305003008	214 NORMAN ST	003-008	B033-05	\$71,300	\$28,520	\$28,520
01-05283	B03305003009	208 NORMAN ST	003-009	B033-05	\$53,500	\$21,400	\$21,400
01-05284	B03305003010	204 NORMAN ST	003-010	B033-05	\$58,800	\$23,520	\$23,520
01-05285	B03305003011	202 NORMAN ST	003-011	B033-05	\$75,300	\$30,120	\$30,120
01-05287	B03305003013	216 NORMAN ST	003-013	B033-05	\$62,400	\$24,960	\$24,960
01-05288	B03305003014	212 CRANDALL ST	003-014	B033-05	\$66,400	\$26,560	\$26,560
01-05289	B03305003015	215 CRANDALL ST	003-015	B033-05	\$1,000	\$400	\$400
01-05290	B03305003016	BRUNSWICK 31520	003-016	B033-05	\$200	\$80	\$80
01-05291	B03305004002	120 KAUFMAN ST	004-002	B033-05	\$104,900	\$41,960	\$41,960
01-05292	B03305004004	3000 GLYNN AV	004-004	B033-05	\$94,000	\$37,600	\$37,600
01-06714	B01201044006	1207 NEWCASTLE ST	044-006	B012-01	\$88,560	\$35,424	\$35,424
01-06778	B01802129025	1910 NORWICH ST	129-025	B018-02	\$39,100	\$15,640	\$15,640
01-06791	B03305003017	BRUNSWICK 31520	003-017	B033-05	\$12,700	\$5,080	\$5,080
01-06797	620000062	3400 PARKWOOD DR	000-062	0062-00	\$1,441,300	\$576,520	\$576,520
01-06804	B01502120030	1 SAINT ANDREWS CT	120-030	B015-02	\$342,000	\$136,800	\$136,800
01-06805	B01502120029	2 SAINT ANDREWS CT	120-029	B015-02	\$150,000	\$60,000	\$60,000
01-06806	B01502120028	3 SAINT ANDREWS CT	120-028	B015-02	\$110,000	\$44,000	\$44,000
01-06807	B01502120027	4 SAINT ANDREWS CT	120-027	B015-02	\$206,400	\$82,560	\$82,560
01-06808	B01502120026	5 SAINT ANDREWS CT	120-026	B015-02	\$298,600	\$119,440	\$119,440
01-06809	B01502120025	6 SAINT ANDREWS CT	120-025	B015-02	\$220,000	\$88,000	\$88,000
01-06810	B01502120024	7 SAINT ANDREWS CT	120-024	B015-02	\$469,500	\$187,800	\$187,800
01-06811	B01502120023	8 SAINT ANDREWS CT	120-023	B015-02	\$302,400	\$120,960	\$120,960
01-06813	B01502120021	30 SAINT ANDREWS CT	120-021	B015-02	\$208,800	\$83,520	\$83,520
01-06814	B01502120020	11 SAINT ANDREWS CT	120-020	B015-02	\$167,300	\$66,920	\$66,920
01-06815	B01502120019	12 SAINT ANDREWS CT	120-019	B015-02	\$200,500	\$80,200	\$80,200
01-06816	B01502120018	13 SAINT ANDREWS CT	120-018	B015-02	\$140,300	\$56,120	\$56,120
01-06817	B01502120017	14 SAINT ANDREWS CT	120-017	B015-02	\$200,500	\$80,200	\$80,200
01-06818	B01502120016	15 SAINT ANDREWS CT	120-016	B015-02	\$36,400	\$14,560	\$14,560
01-06819	B01502120015	16 SAINT ANDREWS CT	120-015	B015-02	\$36,400	\$14,560	\$14,560
01-06820	B01502120014	17 SAINT ANDREWS CT	120-014	B015-02	\$36,400	\$14,560	\$14,560
01-06821	B01502120013	18 SAINT ANDREWS CT	120-013	B015-02	\$36,400	\$14,560	\$14,560
01-06831	B00707053006	BRUNSWICK 31520	053-006	B007-07	\$9,525	\$3,810	\$3,810
01-06836	B01501004002	1601 NEWCASTLE ST	004-002	B015-01	\$500,000	\$200,000	\$200,000
01-06839	B01802138019	1818 NORWICH STREET LN	138-019	B018-02	\$3,200	\$1,280	\$1,280

Parcel ID	PIN	Address	Lot Num	Block Nu	Market Val	Assessed Val	Tax Val
01-06843	B01502144027	1729 NORWICH STREET LN	144-027	B015-02	\$1,700	\$680	\$680
01-06846	B01201032014	1427 NEWCASTLE ST	032-014	B012-01	\$27,396	\$10,958	\$10,958
01-06849	6300000009	22 TERRY CREEK RD	000-009	0063-00	\$406,500	\$162,600	\$162,600
01-06850	6300000010	13 TERRY CREEK RD	000-010	0063-00	\$500,000	\$200,000	\$200,000
01-06876	B01201038014	1322 BAY ST	038-014	B012-01	\$60,300	\$24,120	\$24,120
01-06893	B01704092004	7 GLYNN AV	092-004	B017-04	\$170,300	\$68,120	\$68,120
01-06899	6200000067	2916 GLYNN AV	000-067	0062-00	\$1,186,400	\$474,560	\$474,560
01-06903	6300000011	5 TERRY CREEK RD	000-011	0063-00	\$315,000	\$126,000	\$126,000
01-06946	6300000012	20 TERRY CREEK RD #34000	000-012	0063-00	\$50,000	\$20,000	\$20,000
01-06973	B01201028004	706 GLOUCESTER ST	028-004	B012-01	\$84,915	\$33,966	\$33,966
01-07005	B01501010010	1514 NEWCASTLE ST	010-010	B015-01	\$52,900	\$21,160	\$21,160
01-07019	6200000069	2 TOWERS PLZ #605	000-069	0062-00	\$143,600	\$57,440	\$57,440
01-07020	B01502144028	1718 NORWICH STREET LN	144-028	B015-02	\$9,700	\$3,880	\$3,880
01-07021	B01704111008	2303 GLOUCESTER ST	111-008	B017-04	\$61,700	\$24,680	\$24,680
01-07024	B01501002018	1624 NEWCASTLE ST	002-018	B015-01	\$331,900	\$132,760	\$132,760
01-07025	B01501002019	1626 NEWCASTLE ST	002-019	B015-01	\$178,498	\$71,399	\$71,399
01-07029	B01501018014	1519 ALBANY ST	018-014	B015-01	\$13,000	\$5,200	\$5,200
01-07032	B01604105012	1515 LEE ST	105-012	B016-04	\$1,440	\$576	\$576
01-07038	B01501002021	1602 NEWCASTLE ST	002-021	B015-01	\$46,110	\$18,444	\$18,444
01-07041	B00907052003	833 BAY ST	052-003	B009-07	\$105,400	\$42,160	\$42,160
01-07042	B00907052002	901 BAY ST	052-002	B009-07	\$609,000	\$243,600	\$243,600
01-07046	B01201043006	1208 NEWCASTLE ST	043-006	B012-01	\$198,400	\$79,360	\$79,360
01-07048	B01201033013	209 MONCK ST	033-013	B012-01	\$85,146	\$34,058	\$34,058
01-07057	B01201041009	1321 REYNOLDS ST	041-009	B012-01	\$7,350	\$2,940	\$2,940
01-07069	B01704111009	1510 GOODYEAR AV	111-009	B017-04	\$136,400	\$54,560	\$54,560
01-07092	B01604107005	1808 F ST	107-005	B016-04	\$22,100	\$8,840	\$8,840
01-07119	B01502120036	30 SAINT ANDREWS CT #34000			\$0	\$0	\$0
01-07131	B01301022019	BRUNSWICK 31520	022-019	B013-01	\$2,000	\$800	\$800
01-07145	B01802138021	1825 WOLFE ST #.5	138-021	B018-02	\$5,900	\$2,360	\$2,360
01-07153	B03305002011	3120 GLYNN AV	002-011	B033-05	\$162,000	\$64,800	\$64,800
01-07219	B01502120037	9 SAINT ANDREWS CT #102	120-037	B015-02	\$0	\$0	\$0
01-07224	B01306007018	1606 GLOUCESTER ST	007-018	B013-06	\$0	\$0	\$0
01-07253	B02004046005	2701 J ST #14000	046-005	B020-04	\$610,200	\$244,080	\$244,080
01-07294	B01501017014	7 CARRIAGE HOUSE PL #100	017-014	B015-01	\$92,700	\$37,080	\$0
01-07336	B02505005013	2698 GLYNN AV	005-013	B025-05	\$225,000	\$90,000	\$90,000
01-07390	B02505005014	CITY OF BRUNSWICK RIGHT OF WAY TBN ST			\$0	\$0	\$0
01-07670	B01306008019	1407 STONEWALL ST	008-019	B013-06	\$0	\$0	\$0
01-07676	B01207010003	901 GEORGE ST	010-003	B012-07	\$241,900	\$96,760	\$0
01-07678	B01201039004	1311 NEWCASTLE ST	039-004	B012-01	\$12,300	\$4,920	\$4,920
01-07682	B01306008020	1405 STONEWALL ST	008-020	B013-06	\$0	\$0	\$0
01-07694	B01201041010	1309 REYNOLDS ST #17000	041-010	B012-01	\$1,000	\$400	\$400
01-07699	B01201038015	201 MANSFIELD ST	038-015	B012-01	\$244,300	\$97,720	\$97,720
01-07714	6200000076	2900 GLYNN AV	000-076	0062-00	\$464,900	\$185,960	\$185,960
01-07718	B03305002012	209 NORMAN ST #17000			\$0	\$0	\$0
01-07719	B03305004005	ROADS WITHIN OAK PARK			\$0	\$0	\$0
01-07755	B01201045007	1220 BAY ST			\$0	\$0	\$0
01-07761	B01201043007	1212 NEWCASTLE ST			\$0	\$0	\$0
01-07764	B01501014007	.15 AC CLOSED EGMONT ST OLD TOWN			\$0	\$0	\$0



## **Appendix C.**

### **Brunswick City Council**

Mayor Cornell Harvey  
Mayor Pro Tem Julie T. Martin  
Commissioner Johnny Cason  
Commissioner Dr. Felicia Harris  
Commissioner Vincent Williams

### **Glynn County Commissioners**

Chairman Bill Brunson  
Vice-Chairman Michael Browning  
Commissioner Peter Murphy  
Commissioner Richard Strickland  
Commissioner Allen Booker  
Commissioner Mark Stambaugh  
Commissioner Bob Coleman

### **Glynn County Board of Education**

Superintendent Dr. Virgil Cole  
Board Member Marcus Edgy  
Board Member Millard Allen  
Board Member John Madala  
Board Member Hank B. Yeargan  
Board Member Mike Hulsey  
Board Member Jerry Mancil