

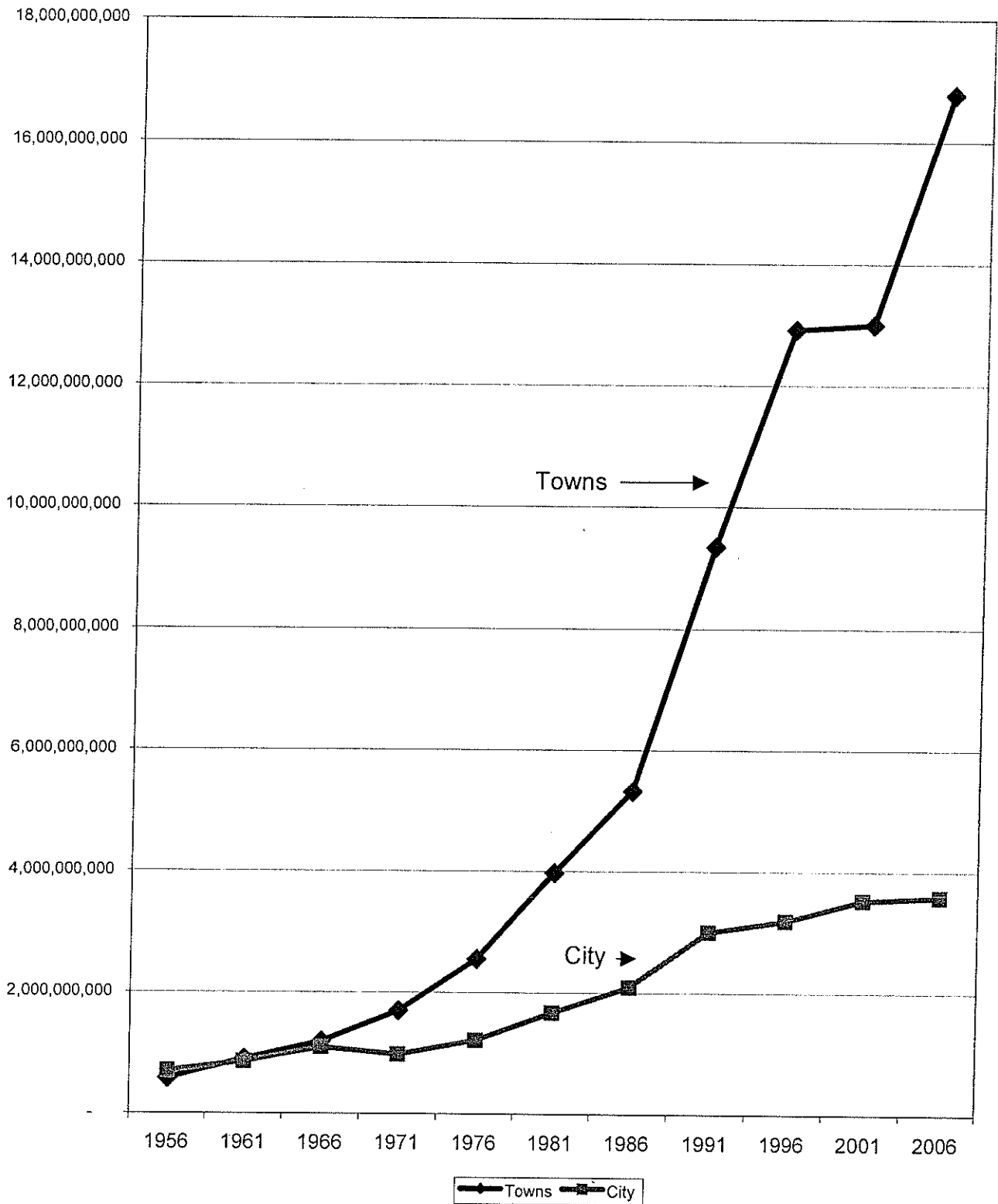
Tax Base Trends

County

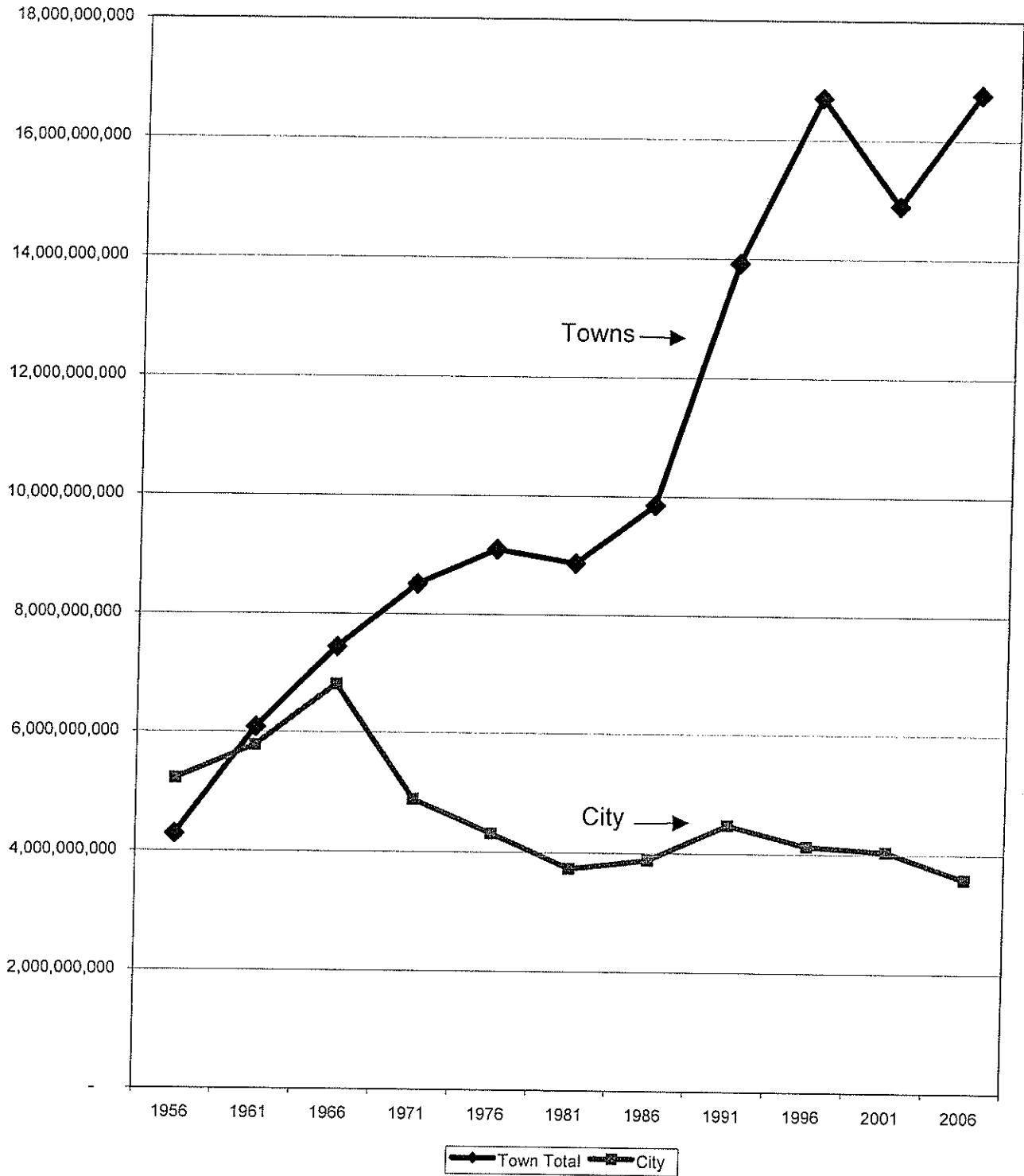
City

Downtown

Full Value of Taxable Property, City and Towns, 1956-2006



**City of Syracuse, Full Value of Taxable Property, Citywide and
Downtown Special Assessment District, 1956-2006
Adjusted for Inflation (2006 Base Year)**



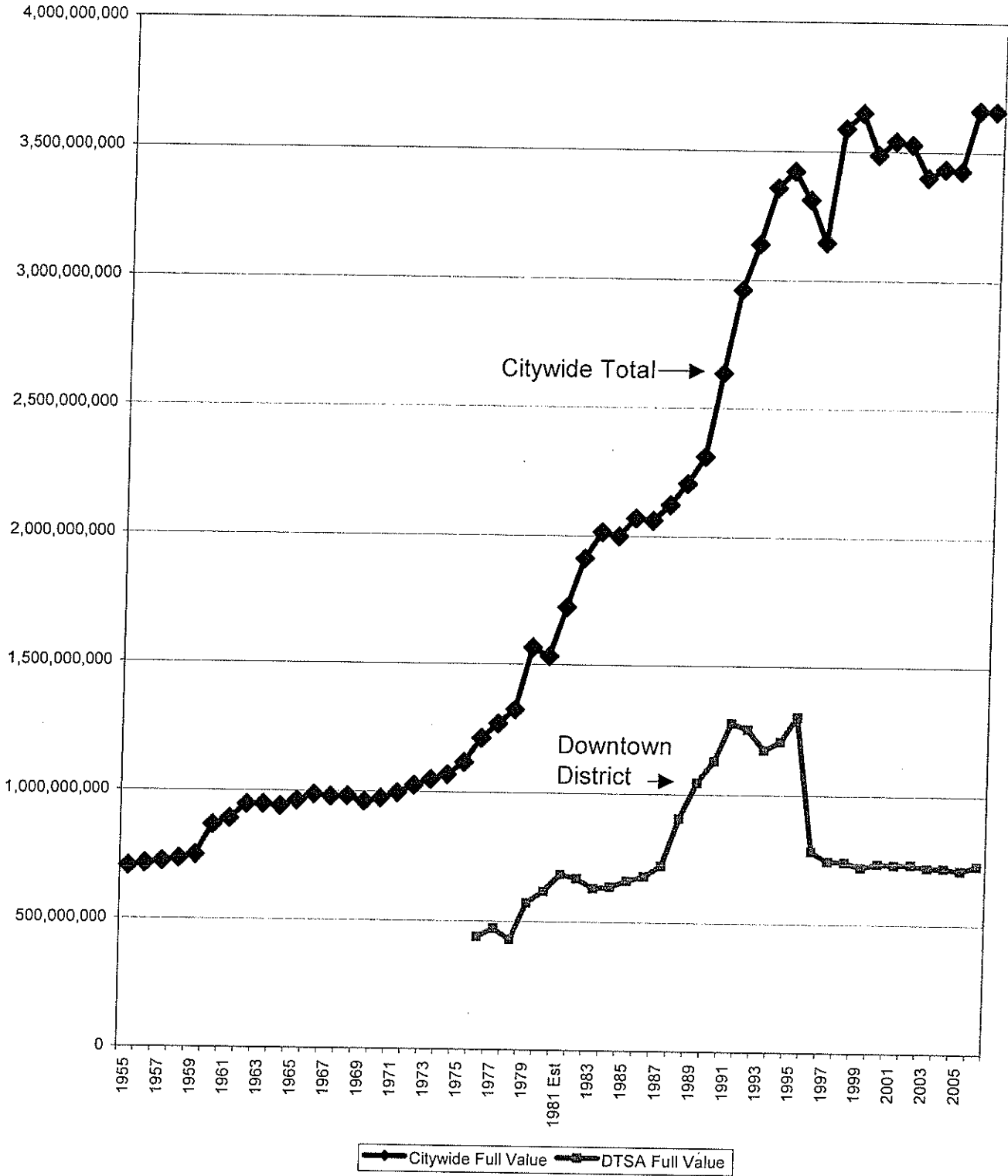
Full Value of Taxable Property, 1956-2006, By Municipality

	<u>1956</u>	<u>1966</u>	<u>1976</u>	<u>1986</u>	<u>1996</u>	<u>2006</u>
Camillus	31,948,991	90,073,184	194,056,671	399,571,841	838,543,182	1,063,659,251
Cicero	30,389,009	69,734,977	146,681,639	369,027,455	993,630,730	1,537,353,965
Clay	39,030,824	103,641,331	374,537,106	812,567,843	2,073,033,042	2,632,294,740
Dewitt	96,278,234	220,701,218	456,233,695	778,507,494	1,868,617,123	2,122,609,086
Elbridge	9,785,412	15,454,170	37,169,675	81,632,566	194,060,193	239,178,186
Fabius	2,888,660	4,088,625	11,107,685	32,731,646	88,854,242	93,896,385
Geddes	74,290,619	138,087,664	187,196,125	323,318,395	660,524,610	755,358,968
Lafayette	5,012,463	12,311,113	32,448,190	82,560,547	183,509,516	250,099,971
Lysander	21,418,129	38,134,029	88,359,620	235,377,137	780,260,637	1,149,652,666
Manlius	49,716,240	112,976,892	227,249,424	562,927,333	1,462,882,933	1,933,096,689
Marcellus	12,410,389	18,866,991	46,880,609	98,050,106	204,306,763	309,964,923
Onondaga	29,445,959	56,436,904	137,249,612	316,798,607	810,140,113	1,059,920,689
Otisco	5,931,591	5,232,203	14,922,813	33,478,658	94,635,025	130,617,658
Pompey	6,208,070	11,652,377	38,446,466	94,051,856	286,439,518	477,862,597
Salina	108,051,248	200,574,342	350,747,898	642,596,931	1,215,221,199	1,286,694,887
Skaneateles	29,367,837	44,765,993	86,508,848	185,946,898	501,329,182	884,228,511
Spafford	4,293,381	5,637,696	17,191,006	40,863,382	137,588,048	212,907,788
Tully	5,003,222	6,988,144	20,419,521	58,322,286	138,994,936	162,566,119
Van Buren	12,713,968	32,951,007	82,357,291	173,978,970	387,277,421	469,698,327
Town total	574,184,248	1,188,308,859	2,549,763,893	5,322,309,952	12,919,850,409	16,771,661,405
Syracuse	699,629,357	1,087,524,568	1,209,145,877	2,093,965,464	3,189,703,604	3,583,605,290
Grand total	1,273,813,605	2,275,833,428	3,758,909,770	7,416,275,415	16,109,554,013	20,355,266,695
City Share	55%	48%	32%	28%	20%	18%

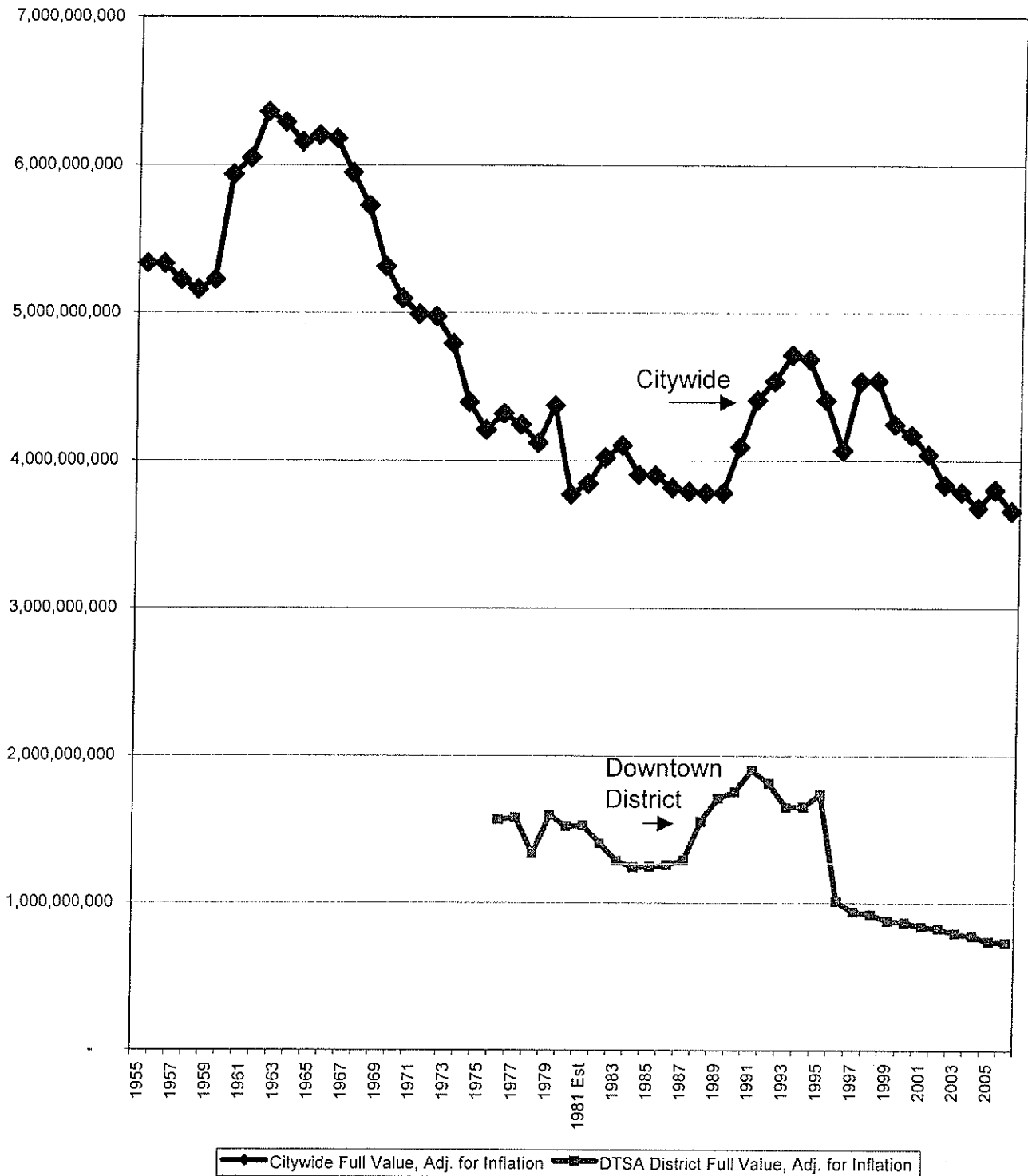
Full Value of Taxable Property, By Municipality, Adjusted for Inflation

	<u>1956</u>	<u>1966</u>	<u>1976</u>	<u>1986</u>	<u>1996</u>	<u>2006</u>	<u>Change, 1956-2006</u>
Camillus	238,325,377	564,069,415	691,987,670	739,718,308	1,084,387,583	1,063,659,251	346%
Cicero	226,688,601	436,704,530	523,052,805	683,172,177	1,284,943,754	1,537,353,965	578%
Clay	291,152,729	649,037,843	1,335,563,773	1,504,288,461	2,680,805,636	2,632,294,740	804%
Dewitt	718,193,153	1,382,107,318	1,626,886,060	1,441,233,307	2,416,458,982	2,122,609,086	196%
Elbridge	72,994,858	96,779,353	132,543,533	151,124,521	250,954,832	239,178,186	228%
Fabius	21,548,129	25,604,383	39,608,949	60,595,355	114,904,562	93,896,385	336%
Geddes	554,175,246	864,752,686	667,523,616	598,552,028	854,177,459	755,358,968	36%
Lafayette	37,390,763	77,096,447	115,707,166	152,842,473	237,310,904	250,099,971	569%
Lysander	159,769,796	238,808,469	315,082,020	435,748,368	1,009,017,739	1,149,652,666	620%
Manlius	370,861,217	707,500,351	810,349,880	1,042,134,634	1,891,771,492	1,933,096,689	421%
Marcellus	92,576,029	118,151,621	167,171,801	181,517,942	264,205,495	309,964,923	235%
Onondaga	219,653,866	353,427,399	489,419,090	586,482,093	1,047,657,290	1,059,920,689	383%
Otisco	44,247,051	32,765,862	53,213,333	61,978,282	122,380,156	130,617,658	195%
Pompey	46,309,462	72,971,214	137,096,450	174,116,074	370,417,962	477,862,597	932%
Salina	806,014,642	1,256,065,862	1,250,733,718	1,189,625,158	1,571,500,199	1,286,694,887	60%
Skaneateles	219,071,105	280,340,123	308,482,343	344,239,285	648,309,057	884,228,511	304%
Spafford	32,026,730	35,305,204	61,301,495	75,649,455	177,926,163	212,907,788	565%
Tully	37,321,828	43,762,174	72,814,074	107,970,729	179,745,523	162,566,119	336%
Van Buren	94,840,589	206,350,597	293,678,285	322,083,330	500,819,559	469,698,327	395%
Town total	4,283,161,172	7,441,600,852	9,092,216,061	9,853,071,982	16,707,694,347	16,771,661,405	292%
Syracuse	5,218,926,344	6,810,454,782	4,311,699,446	3,876,510,881	4,124,862,086	3,583,605,290	-31%
Grand total	4,683,138,253	7,024,177,247	6,606,168,313	6,766,674,649	10,267,402,175	10,032,166,927	114%

City of Syracuse: Full Value of Taxable Property, Citywide and Downtown Special Assessment District, 1955-2006



**City of Syracuse: Full Value of Taxable Property, Citywide and
Downtown Special Assessment District, 1955-2006,
Adjusted for Inflation (2006 Base Year)**

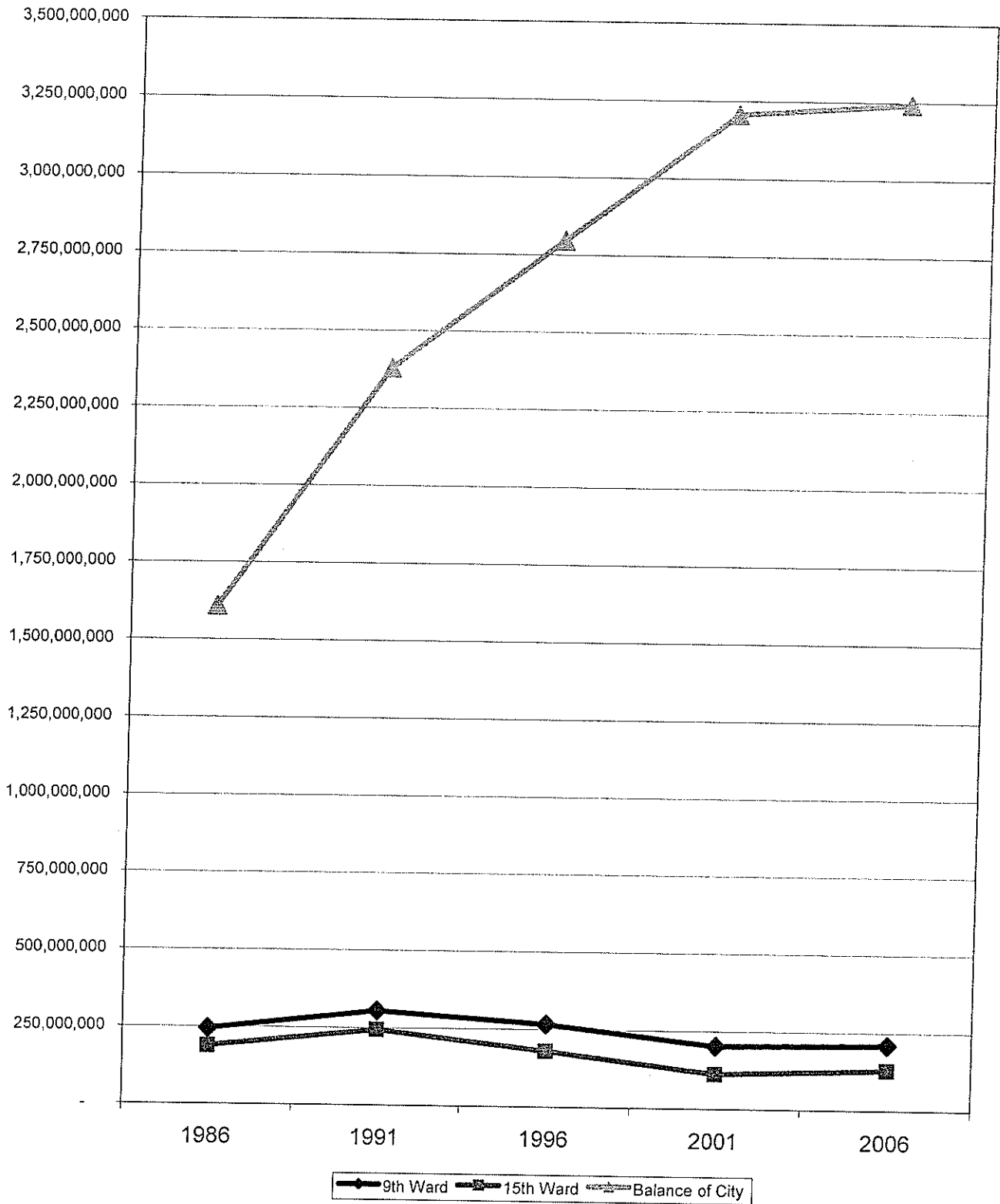


◆ Citywide Full Value, Adj. for Inflation ■ DTSA District Full Value, Adj. for Inflation

Estimated Effect of Real (Inflation Adjusted) Reduction in Downtown Property Values

Inflation Adjusted Full Value of Downtown District Property in 1976:	\$1,565,531,922
Actual Current Full Value of Downtown District Property in 2006	\$729,841,112
Erosion of Value Since 1976	\$835,690,810
Approximate Loss of Tax Revenue due to erosion of property values	
City Tax Rate	\$7.42
City Tax Impact	\$6,200,826
School Tax Rate	\$17.70
School Tax Impact	\$14,791,727
Combined City and School District Impact	\$20,992,553
County Tax Rate	\$7.91
County Tax Impact	\$6,610,314
Total City, County, School Impact	\$27,602,867

Full Value, by City Tax Ward, 1986-2006



Full Value of Taxable Property, City of Syracuse, By Tax Ward

Ward	<u>1986</u>	<u>1991</u>	<u>1996</u>	<u>2001</u>	<u>2006</u>
1	68,526,210	112,558,158	135,593,148	173,882,207	176,477,333
2	153,781,841	254,264,388	278,564,334	227,386,181	234,453,304
3	57,278,042	87,355,134	109,564,635	160,829,113	159,294,217
4	111,507,123	172,344,233	200,285,520	263,019,275	268,676,784
5	112,775,328	185,270,921	235,529,042	297,677,667	306,535,397
6	120,036,612	193,123,945	204,618,631	202,946,963	193,716,685
7	38,680,122	62,002,286	75,429,188	96,146,665	96,473,055
8	48,976,029	74,572,082	91,322,482	111,846,758	112,663,729
9	244,100,068	304,891,878	266,791,122	202,759,407	209,308,848
10	35,100,859	40,802,215	42,885,748	42,607,153	40,918,127
11	60,672,659	93,920,359	118,812,299	152,640,588	154,289,422
12	46,118,159	59,158,052	73,472,263	87,455,998	89,173,603
13	79,812,709	119,974,965	148,391,907	193,332,802	192,437,425
14	114,277,612	173,952,039	201,746,341	256,612,642	259,344,513
15	188,258,164	243,501,055	180,465,055	112,900,278	129,543,668
16	104,190,299	132,897,152	175,980,137	181,579,695	194,571,716
17	175,542,628	275,685,127	337,975,876	405,323,729	413,590,580
18	35,839,643	41,689,135	41,692,938	36,649,158	36,953,976
19	70,008,367	97,519,691	118,374,526	146,081,925	147,263,933
20	2,350,565	4,157,187	6,639,973	6,521,895	5,065,082
21	5,039,733	6,970,942	1,712,984	1,083,891	805,902
22	<u>167,270,778</u>	<u>189,850,443</u>	<u>197,587,272</u>	<u>163,060,663</u>	<u>160,138,622</u>
Total	2,040,143,550	2,926,461,385	3,243,435,420	3,522,344,655	3,581,695,920
Wards 9 & 15	<u>432,358,232</u>	<u>548,392,932</u>	<u>447,256,177</u>	<u>315,659,685</u>	<u>338,852,516</u>
Balance of City	1,607,785,319	2,378,068,453	2,796,179,243	3,206,684,970	3,242,843,404