

COR Inner Harbor Company, LLC

IDA Application  
Exhibit B

Tax Map ID	Re-subdivision Map Designation	Assessed Value	Current Owner
117-01-01.2	Parcel B	\$171,000.00	COR Van Rensselaer Street Company LLC
117-01-01.3	Parcel B	\$203,000.00	COR Van Rensselaer Street Company LLC
117-01-01.4	Parcel B	\$188,000.00	COR Van Rensselaer Street Company LLC
117-01-01.5	Parcel B	\$345,000.00	COR Van Rensselaer Street Company LLC
117-01-01.6	Parcel B	\$345,000.00	COR Van Rensselaer Street Company LLC
117-01-02.2	Parcel A-4	\$510,000.00	State of New York
117-01-06	Parcel A-3	\$661,000.00	COR Spencer Street Company IV, LLC
117-01-07	Parcel A-2	\$531,000.00	City of Syracuse
117-01-10	Parcel A-1	\$504,000.00	COR West Kirkpatrick Street Company LLC
107-12-01.1/1.3	Parcel C	\$966,000.00	COR Van Rensselaer Street Company LLC
Total		\$4,424,000.00	

**Exhibit A**

To The

**COR INNER HARBOR COMPANIES, LLC**  
**Master Payment in Lieu of Tax Agreement**

Fair Market Land Valuation Table<sup>2</sup>

Parcel	Acreage	2015 City of Syracuse Assessment Values	Fair Market Land Value	Fair Market Land Value per Acre
Parcel A3 117.-01-06 451 Solar Street	3.946	\$661,000	\$811,043	\$205,535
Parcel B2-1 117.-01-01.2 750 Van Rensselear Street (rear)	.96	\$171,000	\$209,816	\$N/A
Parcel B2-2 117.-01-01.3 720 Van Rensselear Street	1.03	\$203,000	\$249,080	\$241,825
Parcel B2-3 117.-01-01.6 750 Van Rensselear Street	1.59	\$345,000	\$423,313	\$266,234
Parcel B2-4 117.-01-01.5 720 Van Rensselear Street	1.59	\$345,000	\$423,313	\$266,234
Parcel B2-5 117.-01-01.4 710 Van Rensselear Street	.84	\$188,000	\$230,675	N/A
Parcel C 107.-12-01.4, 107.-12-01.5, 107.-12-01.6 703, 715, 725 Van Rensselear Street & Kirkpatrick	9.8604	\$996,000	\$1,222,086	\$123,938

<sup>2</sup> \* The Fair Market Land Value was calculated using the 2015 agreed upon Assessed Values divided by the current equalization rate of 81.5%.

**Exhibit B**

To The

**Master Payment in Lieu of Tax Agreement**

Fair Market Usage Valuation Table

Use	Unit	Assessed Value	Fair Market Use Value Per Unit
Parking Garage	Per Space	\$11,531	\$14.15
Mixed Use (Residential/Office/Retail)	Per Square Foot	\$46.69	\$57.29
Office Building	Per Square Foot	\$49.10	\$60.25
Retail Building	Per Square Foot	\$62.51	\$76.70
Multi-Family Residential	Per Apartment Unit	\$31,772	\$38,984
Hotel/Motel	Per Room	\$57,563	\$70,629
Education/Special Purpose	Per Square Foot	\$55.44	\$68.02