

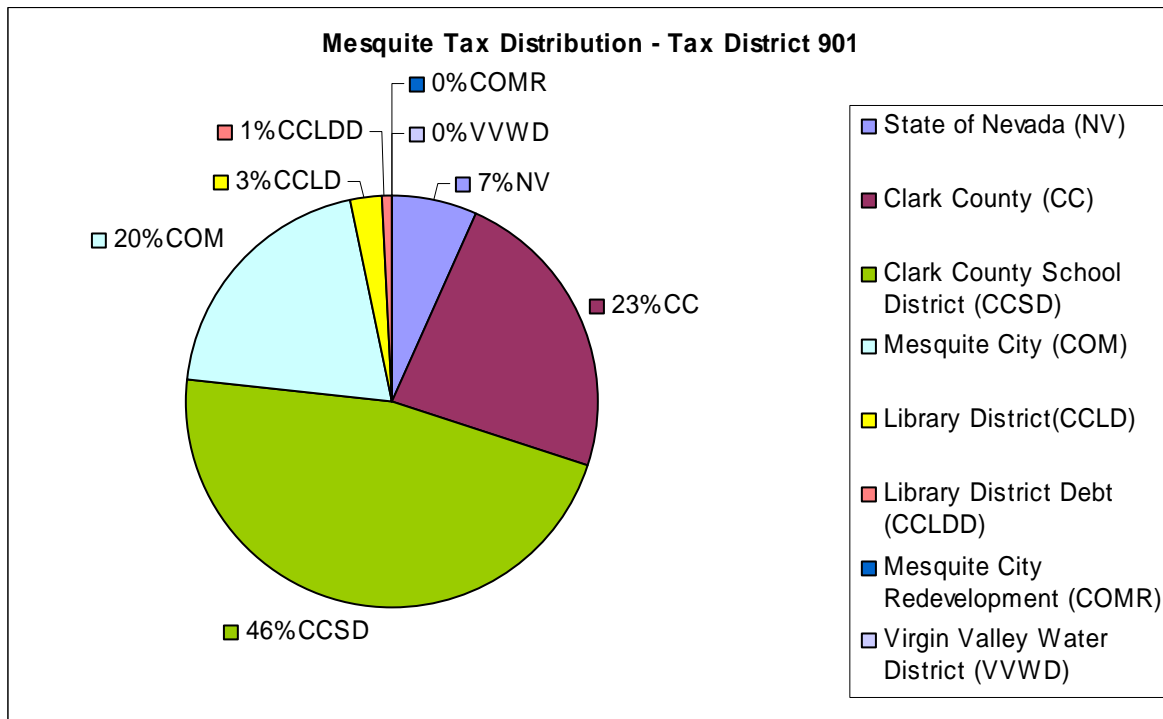


Property Tax Allocation: Redevelopment vs. Non-Redevelopment Property

The Mesquite Redevelopment Area Plan is the assembly of 5 sectors: The industrial corridor, the commercial and multi-family sector, the urban corridor south of Interstate 15, the urban corridor north of Interstate 15 and the Western Development Sector (Refer to the Redevelopment Area Map on our website at <http://www.mesquitenv.com/Maps>).

The property taxes collected in these five sectors are collected at the same rate as other properties in Mesquite. The difference is the amount of money that returns to our community through the appropriation to the Redevelopment District. Chart #1 shows the Tax Distribution for those properties not in a redevelopment sector (Clark County Tax District 901). Chart #2 shows the Tax Distribution for those properties in redevelopment Tax District 902. Chart #3 shows the tax distribution for those properties in redevelopment Tax District 903.

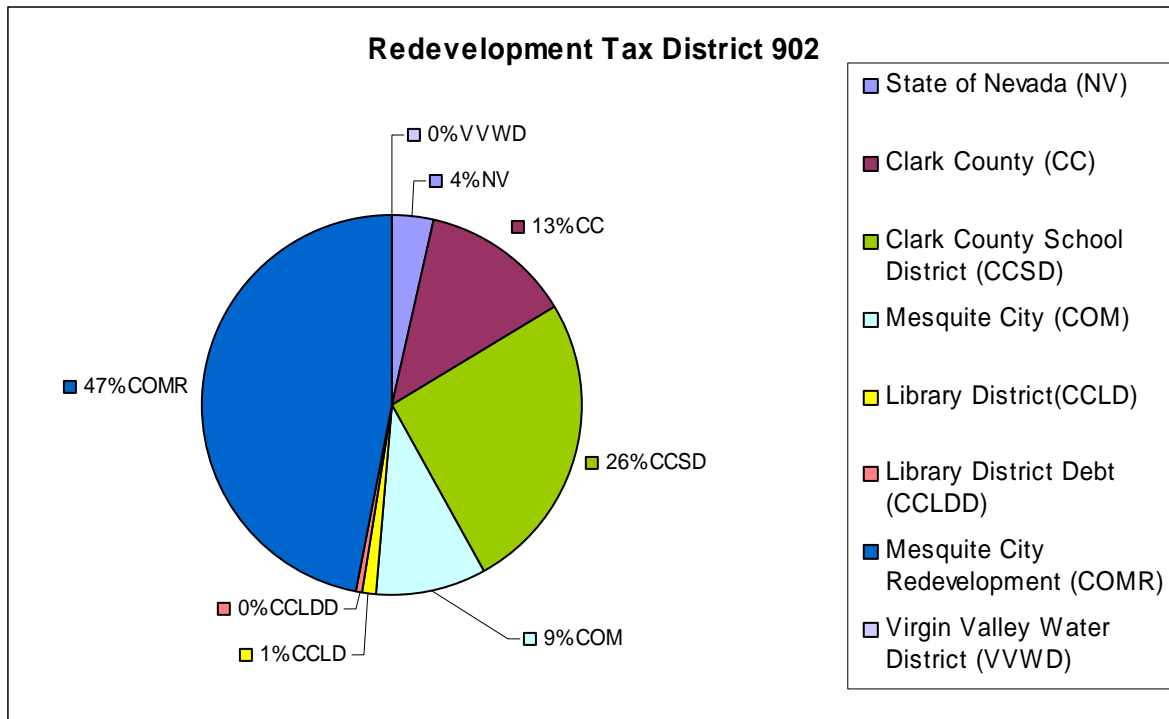
Chart #1 – Mesquite Tax Distribution with no allocation to Redevelopment



(Source: Clark County Department of Finance, 2005.)

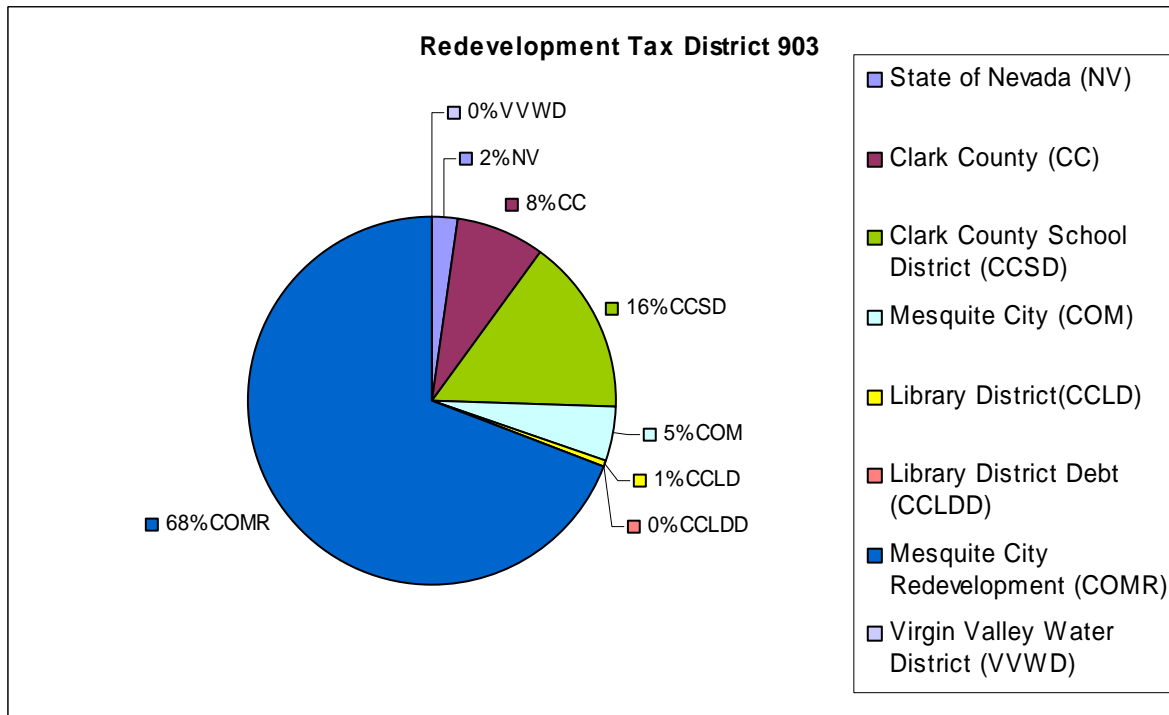
Note: For properties not in redevelopment, the tax dollars returning directly to Mesquite through Tax District 901 is 20% of the property owner’s tax bill (see Chart #1 above). Whereas, the amount returning to the community through the Redevelopment Tax District 902 is 56% (47% Redevelopment + 9% Mesquite City tax, see Chart #2 below). And for the 10 properties in Tax District 903, 73% (68% Redevelopment + 5% Mesquite City tax, see Chart #3 below) of the taxes collected return directly to the community.

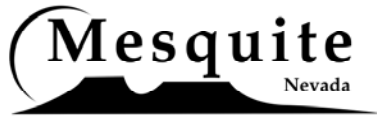
Chart #2 – Mesquite Tax Distribution with allocation to Redevelopment



(Source: Clark County Department of Finance, 2005.)

Chart #3 – Mesquite Tax Distribution with allocation to Redevelopment





(Source: Clark County Department of Finance, 2005.)

The redevelopment district(s) was created in 1995 with a base net value of \$42,027,820 for Redevelopment Area 902. For the 30 year life of the plan, the taxes on that amount remain the same. As the combined value changes over time, all taxes on the increased value (the tax increment) go to the redevelopment district.

MESQUITE CITY REDEVELOPMENT AREA - 902

	PARCELS	LAND	IMPROVEMENT	PERS. PROP.	GROSS	EXEMPTION	NET
1995-1996	188	15,824,670	28,657,520	88,960	44,571,150	2,543,330	42,027,820
2005-2006	703	57,405,710	55,516,795	110,133	113,032,638	5,927,192	107,105,446
CHANGE	515	41,581,040	26,859,275	21,173	68,461,488	3,383,862	65,077,626

MESQUITE CITY REDEVELOPMENT AREA - 903

	PARCELS	LAND	IMPROVEMENT	PERS. PROP.	GROSS	EXEMPTION	NET
1997-1998	5	341,750	210,930	0	552,680	397,750	154,930
2005-2006	10	728,747	86,016	0	814,763	97,566	717,197
CHANGE	5	386,997	-124,914	0	262,083	-300,184	562,267

(Source: Clark County Office of the Assessor, 2005.)

Please check your Property Tax Bill this August and feel assured that if you are in a redevelopment tax district, not only do you pay the same tax rate as your fellow citizens, you are aiding your community by contributing to the redevelopment of the aging areas and other special parts of Mesquite. And as a tight knit community, we can all feel a sense of pride in the progress and changes as Mesquite continues evolving into an outstanding desert community.

If you have a question on how property taxes are calculated in Clark County? Refer to the Clark County Website at: <http://www.co.clark.nv.us/assessor/PropTxs.htm>

If you have further questions regarding Mesquite Redevelopment contact the Planning and Redevelopment Department at City Hall, 10 East Mesquite Boulevard, Mesquite, NV, 89027 or at (702) 346-2835.