



FISCAL IMPACT ANALYSIS

Sunrise Assisted Living, 100 - 112 Maple Avenue E

Updated May 15, 2019

INFLOWS:

	MAC Proposal	Current Use
Real Estate Taxes		
Tax Rate \$0.225 per \$100 Assessed Value		
Estimated Vienna Real Estate Tax	\$ 56,250	\$ 6,010
Business License		
Tax Rate		**
Assisted Living - \$0.22 per \$100 Gross Receipts	\$ 20,000	
Retail - \$0.17 per \$100 Gross Receipts	\$ 6,000	
Estimated Vienna Taxes/Fees	\$ 26,000	\$ 0
TOTAL ESTIMATED TAXES & FEES	\$ 82,250	\$ 6,010

* All numbers estimated for a fiscal year

** The buildings on the site are have been vacant since 2016. The previous businesses included Inova and medical offices. Inova had a business license tax waiver from Fairfax County as they are a 501 ©(3) exempt from Federal Taxes. The Town recognized that waiver and did not collect taxes from them.

The taxes collected in the last three years of businesses on site were:

2014 \$12,000
2015 \$0
2016 \$1,700 (last reported Business License taxes)

OUTFLOWS:

Projected Increase In:

Public Safety	\$ 0
Water/Sewer Capacity	\$ 0
Trash Removal / Landfill	\$ 5,000
TOTAL OUTFLOWS	\$ 5,000

ESTIMATED TOTAL INCREASE/ (DECREASE): \$ 71,240