



**FISCAL IMPACT ANALYSIS**  
**Sunrise Assisted Living, 100 - 112 Maple Avenue E**

*Updated May 29, 2019*

**INFLOWS:**

	<b>MAC Proposal Estimates</b>	<b>Current Use</b>
<b>Real Estate Taxes</b>		
Tax Rate \$0.225 per \$100 Assessed Value		
Estimated Vienna Real Estate Tax	\$ 55,000	\$ 6,010
<b>Business License</b>		
Tax Rate		**
Assisted Living - \$0.22 per \$100 Gross Receipts	\$ 19,000	
Retail - \$0.17 per \$100 Gross Receipts	\$ 3,000	
Estimated Vienna other Licenses / Taxes	\$ 22,000	\$ 0
<b>TOTAL ESTIMATED TAXES &amp; FEES</b>	<b>\$ 77,000</b>	<b>\$ 6,010</b>

\* 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 (c)(3) exempt from Federal Taxes. The Town recognized that waiver and did not collect business license fees 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
<b>TOTAL OUTFLOWS</b>	<b>\$ 5,000</b>

**ESTIMATED TOTAL INCREASE/ (DECREASE): \$72,000**