

THE METROPOLITAN GOVERNMENT
OF
NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Year Ended June 30, 2004

Schedule begins on next page.

Prepared by
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THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

ANALYSIS OF ORIGINAL (INCLUDING SUPPLEMENTAL) ASSESSMENT
OF ALL TAXABLE PROPERTY

Unaudited - See Accompanying Accountants' Report

Ten Year Summary

Fiscal Year	GSD Total	General Services District		
		Realty	Personalty	Public Utility
1994-95	\$ 7,809,222,537	\$ 6,665,738,964	\$ 604,633,877	\$ 538,849,696
1995-96	7,949,116,583	6,854,887,568	616,396,850	477,832,165
1996-97	8,192,586,699	7,050,026,895	668,743,347	473,816,457
1997-98	10,647,933,789	9,360,046,370	813,501,653	474,385,766
1998-99	10,895,717,859	9,483,759,205	873,944,396	538,014,258
1999-00	11,087,336,546	9,625,554,203	954,014,066	507,768,277
2000-01	11,390,199,691	9,878,827,579	953,834,854	557,537,258
2001-02	13,373,373,440	11,649,748,674	1,059,163,097	664,461,669
2002-03	13,463,419,440	11,792,547,023	1,025,692,548	645,179,869
2003-04	13,280,463,599	11,809,121,866	917,401,480	553,940,253

Assessment date: January 1 (Pick-up assessments and cancellations for each year in minor amounts are not reflected in above figures).

Tax levy: General Services District tax is levied on the entire Metropolitan area. Urban Services District tax is an additional tax levied on properties within the Urban Services District. Personalty and public utility taxes are levied on September 1st of each year, based upon assessed valuation at January 1st of that year. Real property taxes are levied on September 1st of each year, based upon assessed valuation through January 1st of that year. In addition, for the period January 1st through September 1st, supplemental assessments are made and related taxes are levied for improved, demolished or damaged property during such period, in accordance with T.C.A. Section 67-607.

Ratio of assessed value

to appraised value: Commercial and industrial properties - 40% for real property and 30%
for tangible personal property
Farm and residential properties - 25%
Public utilities - 55%

(1) Source: Tax Aggregate Reports for Tennessee State Board of Equalization

THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

ANALYSIS OF ORIGINAL (INCLUDING SUPPLEMENTAL) ASSESSMENT
OF ALL TAXABLE PROPERTY (CONTINUED)

Unaudited - See Accompanying Accountants' Report

Ten Year Summary

USD Total	Urban Services District			Total Estimated Property Value (1)
	Realty	Personalty	Public Utility	
\$ 5,542,872,889	\$ 4,604,202,408	\$ 487,181,673	\$ 451,488,808	\$ 24,554,554,540
5,567,272,438	4,695,089,938	472,017,573	400,164,927	26,686,385,238
5,691,540,025	4,784,362,948	515,583,782	391,593,295	27,908,069,594
7,303,138,660	6,280,076,965	634,766,710	388,294,985	33,706,470,792
7,491,537,089	6,372,341,408	681,039,272	438,156,409	34,408,511,843
7,579,090,297	6,420,180,086	747,640,155	411,270,056	38,576,009,345
7,752,879,515	6,544,802,327	745,794,683	462,282,505	39,576,025,308
9,029,225,021	7,681,717,993	794,416,879	553,090,149	42,634,022,131
9,022,873,427	7,722,115,933	765,147,395	535,610,099	42,988,853,105
8,792,189,489	7,667,951,606	680,464,904	443,772,979	45,150,830,802