



**City of Dripping Springs
TIRZ No. 3**

Exhibit A - Estimated TIRZ Revenue

Year No.	Fiscal Year	Incremental Assessed Value		Tax Rates		TIRZ		
		TIRZ (In City Only)	Total TIRZ	City	County	City Contribution @ 50% [b]	County Contribution @ 50%	Annual Total
0	2022 [a]	\$ 14,037,857	\$ 14,511,502	\$ 0.1900	\$ 0.3867	\$ -	\$ -	\$ -
1	2023	\$ 14,458,992	14,946,847	\$ 0.1900	\$ 0.3867	\$ 400	\$ 842	\$ 1,242
2	2024	\$ 218,892,762	600,842,249	\$ 0.1900	\$ 0.3867	\$ 194,612	\$ 1,133,670	\$ 1,328,283
3	2025	\$ 404,638,345	1,181,151,722	\$ 0.1900	\$ 0.3867	\$ 371,070	\$ 2,255,699	\$ 2,626,769
4	2026	\$ 548,753,455	1,699,663,902	\$ 0.1900	\$ 0.3867	\$ 507,980	\$ 3,258,242	\$ 3,766,222
5	2027	\$ 656,568,036	2,159,057,252	\$ 0.1900	\$ 0.3867	\$ 610,404	\$ 4,146,479	\$ 4,756,883
6	2028	\$ 720,159,921	2,508,523,042	\$ 0.1900	\$ 0.3867	\$ 670,816	\$ 4,822,171	\$ 5,492,987
7	2029	\$ 759,153,830	2,801,660,813	\$ 0.1900	\$ 0.3867	\$ 707,860	\$ 5,388,953	\$ 6,096,813
8	2030	\$ 799,839,229	2,993,947,892	\$ 0.1900	\$ 0.3867	\$ 746,511	\$ 5,760,740	\$ 6,507,252
9	2031	\$ 824,203,368	3,162,782,030	\$ 0.1900	\$ 0.3867	\$ 769,657	\$ 6,087,181	\$ 6,856,838
10	2032	\$ 848,929,469	3,317,769,926	\$ 0.1900	\$ 0.3867	\$ 793,147	\$ 6,386,850	\$ 7,179,997
11	2033	\$ 874,397,353	3,468,120,019	\$ 0.1900	\$ 0.3867	\$ 817,342	\$ 6,677,552	\$ 7,494,894
12	2034	\$ 900,629,274	3,624,505,126	\$ 0.1900	\$ 0.3867	\$ 842,262	\$ 6,979,923	\$ 7,822,185
13	2035	\$ 927,648,152	3,733,240,280	\$ 0.1900	\$ 0.3867	\$ 867,930	\$ 7,190,162	\$ 8,058,092
14	2036	\$ 955,477,596	3,845,237,488	\$ 0.1900	\$ 0.3867	\$ 894,368	\$ 7,406,709	\$ 8,301,076
15	2037	\$ 984,141,924	3,960,594,613	\$ 0.1900	\$ 0.3867	\$ 921,599	\$ 7,629,752	\$ 8,551,351
16	2038	\$ 1,013,666,182	4,079,412,451	\$ 0.1900	\$ 0.3867	\$ 949,647	\$ 7,859,486	\$ 8,809,133
17	2039	\$ 1,044,076,167	4,201,794,824	\$ 0.1900	\$ 0.3867	\$ 978,536	\$ 8,096,112	\$ 9,074,649
18	2040	\$ 1,075,398,452	4,327,848,669	\$ 0.1900	\$ 0.3867	\$ 1,008,293	\$ 8,339,837	\$ 9,348,130
19	2041	\$ 1,107,660,406	4,457,684,129	\$ 0.1900	\$ 0.3867	\$ 1,038,941	\$ 8,590,874	\$ 9,629,816
20	2042	\$ 1,140,890,218	4,591,414,653	\$ 0.1900	\$ 0.3867	\$ 1,070,510	\$ 8,849,442	\$ 9,919,952
21	2043	\$ 1,175,116,925	4,729,157,093	\$ 0.1900	\$ 0.3867	\$ 1,103,025	\$ 9,115,767	\$ 10,218,792
22	2044	\$ 1,210,370,433	4,871,031,806	\$ 0.1900	\$ 0.3867	\$ 1,136,516	\$ 9,390,082	\$ 10,526,598
23	2045	\$ 1,246,681,546	5,017,162,760	\$ 0.1900	\$ 0.3867	\$ 1,171,012	\$ 9,672,626	\$ 10,843,638
24	2046	\$ 1,284,081,992	5,167,677,642	\$ 0.1900	\$ 0.3867	\$ 1,206,542	\$ 9,963,647	\$ 11,170,189
25	2047	\$ 1,322,604,452	5,322,707,972	\$ 0.1900	\$ 0.3867	\$ 1,243,138	\$ 10,263,398	\$ 11,506,536
26	2048	\$ 1,362,282,585	5,482,389,211	\$ 0.1900	\$ 0.3867	\$ 1,280,832	\$ 10,572,142	\$ 11,852,974
27	2049	\$ 1,403,151,063	5,646,860,887	\$ 0.1900	\$ 0.3867	\$ 1,319,658	\$ 10,890,148	\$ 12,209,805
28	2050	\$ 1,445,245,595	5,816,266,714	\$ 0.1900	\$ 0.3867	\$ 1,359,647	\$ 11,217,694	\$ 12,577,341
29	2051	\$ 1,488,602,962	5,990,754,715	\$ 0.1900	\$ 0.3867	\$ 1,400,837	\$ 11,555,066	\$ 12,955,903
30	2052	\$ 1,533,261,051	6,170,477,357	\$ 0.1900	\$ 0.3867	\$ 1,443,262	\$ 11,902,560	\$ 13,345,822

[a] 2022 values have not yet been certified so the value utilized is 3% higher than the 2021 taxable value of all Parcels in the TIRZ.

[b] Properties in Anarene are in the City's ETJ and will not generate City TIRZ Revenue.



**City of Dripping Springs
TIRZ No. 3**

Exhibit B - Current Assessed Value

Parcel ID	2021 Taxable Value	Section
R18076	\$1,364,600	Village Grove
R17837	\$358,080	Village Grove
R19955	\$757,840	Village Grove
R14993	\$2,410	Bunker Ranch
R15103	\$205,440	Bunker Ranch
R32900	\$242,810	Creek Road Area
R32901	\$326,550	Creek Road Area
R32903	\$113,161	Creek Road Area
R18052	\$1,404,120	Creek Road Area
R18051	\$370,400	Creek Road Area
R17854	\$131,502	Creek Road Area
R17795	\$105,362	Creek Road Area
R17797	\$200,960	Creek Road Area
R17796	\$35,230	Creek Road Area
R17810	\$91,343	Creek Road Area
R18125	\$122,686	Creek Road Area
R17874	\$86,101	Creek Road Area
R17798	\$190,900	Creek Road Area
R17834	\$45,826	Creek Road Area
R110509	\$460,874	Creek Road Area
R70799	\$40,480	Creek Road Area
R17855	\$104,180	Creek Road Area
R18048 [a]	\$100,000	Creek Road Area
R110508	\$278,740	Creek Road Area
R17828	\$98,241	Creek Road Area
R18021	\$668,030	Creek Road Area
R18023	\$2,205,520	Creek Road Area
R18050	\$111,791	Creek Road Area
R17828	\$98,241	Creek Road Area
R18044 [a]	\$100,000	Creek Road Area
R17809	\$192,489	Creek Road Area
R17813 [a]	\$100,000	Creek Road Area
R17786	\$31,730	Cannon - Ashton Woods
R17983	\$860,210	PDD11
R114363	\$212,270	New Growth
R114362	\$71,130	New Growth
R114361	\$71,130	New Growth
R114360	\$71,130	New Growth
R114351	\$71,130	New Growth
R114350	\$71,130	New Growth
R114349	\$71,130	New Growth
R114348	\$71,130	New Growth
R114347	\$331,640	New Growth
R114365	\$440	New Growth
R114344	\$71,420	New Growth
R114345	\$71,130	New Growth
R114346	\$114,060	New Growth
R114364	\$4,670	New Growth
R114343	\$719,600	New Growth
City Total	\$13,628,987	
R16105	\$26,290	Anarene
R168172	\$29,310	Anarene
R17825	\$31,530	Anarene
R17601	\$342,930	Anarene
R111888	\$4,550	Anarene
R168176	\$400	Anarene
R168175	\$1,320	Anarene
R168174	\$2,240	Anarene
R13753	\$21,280	Anarene
Total	\$14,088,837	

[a] Parcel is not yet listed on Hays Central Appraisal District. 2021 Taxable Value is estimated at \$100,000.



City of Dripping Springs
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Exhibit C - New Assessed Value Calculations

TIRZ Year	Construction Year	Village Grove			Bunker Ranch			Cannon - Ashton						PDD11 Multi-Family			New Growth			City Assessed Value Added			
		Townhouse Construction	Townhouse Price	Value Added	Home Construction	Home Price	Value Added	Woods 40' Home Construction	Woods 40' Home Price	Woods 45' Home Construction	Woods 45' Home Price	Woods 60' Home Construction	Woods 60' Home Price	Value Added	Family Construction	PDD11 Multi-Family Price	Value Added	Home Construction	New Growth Home Price		Value Added		
0	2022	-	\$ 300,000	-	\$ 600,000	\$ -	-	\$ 980,000	\$ -	-	\$ 400,000	-	\$ 600,000	\$ -	-	\$ 300,000	\$ -	-	\$ 600,000	\$ -	\$ -		
1	2023	50	\$ 300,000	50	\$ 600,000	\$ 45,000,000	50	\$ 980,000	\$ 49,000,000	50	\$ 300,000	50	\$ 400,000	50	\$ 600,000	\$ 65,000,000	50	\$ 300,000	\$ 15,000,000	50	\$ 600,000	\$ 30,000,000	\$ -
2	2024	50	\$ 309,000	50	\$ 618,000	\$ 46,350,000	42	\$ 1,009,400	\$ 42,394,800	50	\$ 309,000	50	\$ 412,000	13	\$ 618,000	\$ 44,084,000	50	\$ 309,000	\$ 15,450,000	50	\$ 618,000	\$ 30,900,000	\$ 204,000,000
3	2025	50	\$ 318,270	50	\$ 636,540	\$ 47,740,500	-	\$ 1,039,682	\$ -	48	\$ 318,270	50	\$ 424,360	-	\$ 636,540	\$ 36,494,960	50	\$ 318,270	\$ 15,913,500	50	\$ 636,540	\$ 31,827,000	\$ 179,178,800
4	2026	50	\$ 327,818	30	\$ 655,636	\$ 36,059,991	-	\$ 1,070,872	\$ -	-	\$ 327,818	14	\$ 437,091	-	\$ 655,636	\$ 6,119,271	50	\$ 327,818	\$ 16,390,905	50	\$ 655,636	\$ 32,781,810	\$ 131,975,960
5	2027	50	\$ 337,653	-	\$ 675,305	\$ 16,882,632	-	\$ 1,102,999	\$ -	-	\$ 337,653	-	\$ 450,204	-	\$ 675,305	\$ -	-	\$ 337,653	\$ -	40	\$ 675,305	\$ 27,012,211	\$ 91,351,977
6	2028	50	\$ 347,782	-	\$ 695,564	\$ 17,389,111	-	\$ 1,136,089	\$ -	-	\$ 347,782	-	\$ 463,710	-	\$ 695,564	\$ -	-	\$ 347,782	\$ -	-	\$ 695,564	\$ -	\$ 43,894,844
7	2029	50	\$ 358,216	-	\$ 716,431	\$ 17,910,784	-	\$ 1,170,171	\$ -	-	\$ 358,216	-	\$ 477,621	-	\$ 716,431	\$ -	-	\$ 358,216	\$ -	-	\$ 716,431	\$ -	\$ 17,389,111
8	2030	1	\$ 368,962	-	\$ 737,924	\$ 368,962	-	\$ 1,205,276	\$ -	-	\$ 368,962	-	\$ 491,950	-	\$ 737,924	\$ -	-	\$ 368,962	\$ -	-	\$ 737,924	\$ -	\$ 17,910,784
9	2031	-	\$ 380,031	-	\$ 760,062	\$ -	-	\$ 1,241,435	\$ -	-	\$ 380,031	-	\$ 506,708	-	\$ 760,062	\$ -	-	\$ 380,031	\$ -	-	\$ 760,062	\$ -	\$ 368,962
10	2032	-	\$ 391,432	-	\$ 782,864	\$ -	-	\$ 1,278,678	\$ -	-	\$ 391,432	-	\$ 521,909	-	\$ 782,864	\$ -	-	\$ 391,432	\$ -	-	\$ 782,864	\$ -	\$ -
11	2033	-	\$ 403,175	-	\$ 806,350	\$ -	-	\$ 1,317,038	\$ -	-	\$ 403,175	-	\$ 537,567	-	\$ 806,350	\$ -	-	\$ 403,175	\$ -	-	\$ 806,350	\$ -	\$ -
12	2034	-	\$ 415,270	-	\$ 830,540	\$ -	-	\$ 1,356,549	\$ -	-	\$ 415,270	-	\$ 553,694	-	\$ 830,540	\$ -	-	\$ 415,270	\$ -	-	\$ 830,540	\$ -	\$ -
13	2035	-	\$ 427,728	-	\$ 855,457	\$ -	-	\$ 1,397,246	\$ -	-	\$ 427,728	-	\$ 570,304	-	\$ 855,457	\$ -	-	\$ 427,728	\$ -	-	\$ 855,457	\$ -	\$ -
14	2036	-	\$ 440,560	-	\$ 881,120	\$ -	-	\$ 1,439,163	\$ -	-	\$ 440,560	-	\$ 587,413	-	\$ 881,120	\$ -	-	\$ 440,560	\$ -	-	\$ 881,120	\$ -	\$ -
15	2037	-	\$ 453,777	-	\$ 907,554	\$ -	-	\$ 1,482,338	\$ -	-	\$ 453,777	-	\$ 605,036	-	\$ 907,554	\$ -	-	\$ 453,777	\$ -	-	\$ 907,554	\$ -	\$ -
16	2038	-	\$ 467,390	-	\$ 934,780	\$ -	-	\$ 1,526,808	\$ -	-	\$ 467,390	-	\$ 623,187	-	\$ 934,780	\$ -	-	\$ 467,390	\$ -	-	\$ 934,780	\$ -	\$ -
17	2039	-	\$ 481,412	-	\$ 962,824	\$ -	-	\$ 1,572,612	\$ -	-	\$ 481,412	-	\$ 641,883	-	\$ 962,824	\$ -	-	\$ 481,412	\$ -	-	\$ 962,824	\$ -	\$ -
18	2040	-	\$ 495,854	-	\$ 991,709	\$ -	-	\$ 1,619,791	\$ -	-	\$ 495,854	-	\$ 661,139	-	\$ 991,709	\$ -	-	\$ 495,854	\$ -	-	\$ 991,709	\$ -	\$ -
19	2041	-	\$ 510,730	-	\$ 1,021,460	\$ -	-	\$ 1,668,384	\$ -	-	\$ 510,730	-	\$ 680,973	-	\$ 1,021,460	\$ -	-	\$ 510,730	\$ -	-	\$ 1,021,460	\$ -	\$ -
20	2042	-	\$ 526,052	-	\$ 1,052,104	\$ -	-	\$ 1,718,436	\$ -	-	\$ 526,052	-	\$ 701,402	-	\$ 1,052,104	\$ -	-	\$ 526,052	\$ -	-	\$ 1,052,104	\$ -	\$ -
21	2043	-	\$ 541,833	-	\$ 1,083,667	\$ -	-	\$ 1,769,989	\$ -	-	\$ 541,833	-	\$ 722,444	-	\$ 1,083,667	\$ -	-	\$ 541,833	\$ -	-	\$ 1,083,667	\$ -	\$ -
22	2044	-	\$ 558,088	-	\$ 1,116,177	\$ -	-	\$ 1,823,089	\$ -	-	\$ 558,088	-	\$ 744,118	-	\$ 1,116,177	\$ -	-	\$ 558,088	\$ -	-	\$ 1,116,177	\$ -	\$ -
23	2045	-	\$ 574,831	-	\$ 1,149,662	\$ -	-	\$ 1,877,781	\$ -	-	\$ 574,831	-	\$ 766,441	-	\$ 1,149,662	\$ -	-	\$ 574,831	\$ -	-	\$ 1,149,662	\$ -	\$ -
24	2046	-	\$ 592,076	-	\$ 1,184,152	\$ -	-	\$ 1,934,115	\$ -	-	\$ 592,076	-	\$ 789,435	-	\$ 1,184,152	\$ -	-	\$ 592,076	\$ -	-	\$ 1,184,152	\$ -	\$ -
25	2047	-	\$ 609,838	-	\$ 1,219,676	\$ -	-	\$ 1,992,138	\$ -	-	\$ 609,838	-	\$ 813,118	-	\$ 1,219,676	\$ -	-	\$ 609,838	\$ -	-	\$ 1,219,676	\$ -	\$ -
26	2048	-	\$ 628,133	-	\$ 1,256,267	\$ -	-	\$ 2,051,902	\$ -	-	\$ 628,133	-	\$ 837,511	-	\$ 1,256,267	\$ -	-	\$ 628,133	\$ -	-	\$ 1,256,267	\$ -	\$ -
27	2049	-	\$ 646,977	-	\$ 1,293,955	\$ -	-	\$ 2,113,459	\$ -	-	\$ 646,977	-	\$ 862,637	-	\$ 1,293,955	\$ -	-	\$ 646,977	\$ -	-	\$ 1,293,955	\$ -	\$ -
28	2050	-	\$ 666,387	-	\$ 1,332,773	\$ -	-	\$ 2,176,863	\$ -	-	\$ 666,387	-	\$ 888,516	-	\$ 1,332,773	\$ -	-	\$ 666,387	\$ -	-	\$ 1,332,773	\$ -	\$ -
29	2051	-	\$ 686,378	-	\$ 1,372,757	\$ -	-	\$ 2,242,169	\$ -	-	\$ 686,378	-	\$ 915,171	-	\$ 1,372,757	\$ -	-	\$ 686,378	\$ -	-	\$ 1,372,757	\$ -	\$ -
30	2052	-	\$ 706,970	-	\$ 1,413,939	\$ -	-	\$ 2,309,434	\$ -	-	\$ 706,970	-	\$ 942,626	-	\$ 1,413,939	\$ -	-	\$ 706,970	\$ -	-	\$ 1,413,939	\$ -	\$ -

Note: The above figures are estimates for illustrative purposes only which were calculated using the following assumptions: absorption of 50 units/year for all residential Lot Types beginning in construction year 2023, a 10 year absorption timeframe for commercial development, 3% annual increase in value for all Lot Types, and lot counts and 2023 home prices as shown above.



City of Dripping Springs
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Exhibit C - New Assessed Value Calculations

TIRZ Year	Construction Year	Anarene 35' Home Construction	Anarene 35' Home Price	Anarene 40' Home Construction	Anarene 40' Home Price	Anarene 45' Home Construction	Anarene 45' Home Price	Anarene 50' Home Construction	Anarene 50' Home Price	Anarene 60' Home Construction	Anarene 60' Home Price	Anarene 70' Home Construction	Anarene 70' Home Price	Anarene 80' Home Construction	Anarene 80' Home Price	Anarene 90' Home Construction	Anarene 90' Home Price	Anarene 105' Home Construction	Anarene 105' Home Price	Anarene Family Estate Home Construction	Anarene Family Estate Home Price	Anarene Commercial/Office Construction	Anarene Commercial Price	Value Added	Total Assessed Value Added
0	2022	-	\$ 300,000	-	\$ 350,000	-	\$ 450,000	-	\$ 500,000	-	\$ 600,000	-	\$ 700,000	-	\$ 800,000	-	\$ 900,000	-	\$ 1,050,000	-	\$ 1,200,000	-	\$ 200	\$ -	\$ -
1	2023	50	\$ 300,000	50	\$ 350,000	50	\$ 450,000	50	\$ 500,000	50	\$ 600,000	50	\$ 700,000	50	\$ 800,000	50	\$ 900,000	50	\$ 1,050,000	50	\$ 1,200,000	194,735	\$ 200	\$ 381,446,996	\$ -
2	2024	23	\$ 309,000	46	\$ 360,500	50	\$ 463,500	50	\$ 515,000	50	\$ 618,000	50	\$ 721,000	50	\$ 824,000	50	\$ 927,000	50	\$ 1,081,500	50	\$ 1,236,000	194,735	\$ 206	\$ 383,105,406	\$ 585,446,996
3	2025	-	\$ 318,270	-	\$ 371,315	10	\$ 477,405	50	\$ 530,450	50	\$ 636,540	50	\$ 742,630	50	\$ 848,720	50	\$ 954,810	50	\$ 1,113,945	50	\$ 1,273,080	194,735	\$ 212	\$ 351,101,668	\$ 562,284,206
4	2026	-	\$ 327,818	-	\$ 382,454	-	\$ 491,727	50	\$ 546,364	50	\$ 655,636	50	\$ 764,909	50	\$ 874,182	50	\$ 983,454	28	\$ 1,147,363	39	\$ 1,311,272	194,735	\$ 219	\$ 317,051,456	\$ 483,077,628
5	2027	-	\$ 337,653	-	\$ 393,928	-	\$ 506,479	50	\$ 562,754	50	\$ 675,305	50	\$ 787,856	50	\$ 900,407	50	\$ 1,012,958	-	\$ 1,181,784	-	\$ 1,350,611	194,735	\$ 225	\$ 240,799,229	\$ 408,403,434
6	2028	-	\$ 347,782	-	\$ 405,746	-	\$ 521,673	50	\$ 579,637	50	\$ 695,564	50	\$ 811,492	19	\$ 927,419	32	\$ 1,043,347	-	\$ 1,217,238	-	\$ 1,391,129	194,735	\$ 232	\$ 200,492,969	\$ 284,694,072
7	2029	-	\$ 358,216	-	\$ 417,918	-	\$ 537,324	50	\$ 597,026	2	\$ 716,431	15	\$ 835,837	-	\$ 955,242	-	\$ 1,074,647	-	\$ 1,253,755	-	\$ 1,432,863	194,735	\$ 239	\$ 90,326,469	\$ 217,882,080
8	2030	-	\$ 368,962	-	\$ 430,456	-	\$ 553,443	50	\$ 614,937	-	\$ 737,924	-	\$ 860,912	-	\$ 983,899	-	\$ 1,106,886	-	\$ 1,291,368	-	\$ 1,475,849	194,735	\$ 246	\$ 78,646,739	\$ 108,237,254
9	2031	-	\$ 380,031	-	\$ 443,370	-	\$ 570,047	17	\$ 633,385	-	\$ 760,062	-	\$ 886,739	-	\$ 1,013,416	-	\$ 1,140,093	-	\$ 1,330,109	-	\$ 1,520,124	194,735	\$ 253	\$ 60,104,435	\$ 79,015,701
10	2032	-	\$ 391,432	-	\$ 456,671	-	\$ 587,148	-	\$ 652,387	-	\$ 782,864	-	\$ 913,341	-	\$ 1,043,819	-	\$ 1,174,296	-	\$ 1,370,012	-	\$ 1,565,728	194,735	\$ 261	\$ 50,816,996	\$ 60,104,435
11	2033	-	\$ 403,175	-	\$ 470,371	-	\$ 604,762	-	\$ 671,958	-	\$ 806,350	-	\$ 940,741	-	\$ 1,075,133	-	\$ 1,209,525	-	\$ 1,411,112	-	\$ 1,612,700	194,735	\$ 269	\$ 52,341,506	\$ 50,816,996
12	2034	-	\$ 415,270	-	\$ 484,482	-	\$ 622,905	-	\$ 692,117	-	\$ 830,540	-	\$ 968,964	-	\$ 1,107,387	-	\$ 1,245,810	-	\$ 1,453,446	-	\$ 1,661,081	-	\$ 277	\$ -	\$ 52,341,506
13	2035	-	\$ 427,728	-	\$ 499,016	-	\$ 641,592	-	\$ 712,880	-	\$ 855,457	-	\$ 998,033	-	\$ 1,140,609	-	\$ 1,283,185	-	\$ 1,497,049	-	\$ 1,710,913	-	\$ 285	\$ -	\$ -
14	2036	-	\$ 440,560	-	\$ 513,987	-	\$ 660,840	-	\$ 734,267	-	\$ 881,120	-	\$ 1,027,974	-	\$ 1,174,827	-	\$ 1,321,680	-	\$ 1,541,960	-	\$ 1,762,240	-	\$ 294	\$ -	\$ -
15	2037	-	\$ 453,777	-	\$ 529,406	-	\$ 680,665	-	\$ 756,295	-	\$ 907,554	-	\$ 1,058,813	-	\$ 1,210,072	-	\$ 1,361,331	-	\$ 1,588,219	-	\$ 1,815,108	-	\$ 303	\$ -	\$ -
16	2038	-	\$ 467,390	-	\$ 545,289	-	\$ 701,085	-	\$ 778,984	-	\$ 934,780	-	\$ 1,090,577	-	\$ 1,246,374	-	\$ 1,402,171	-	\$ 1,635,866	-	\$ 1,869,561	-	\$ 312	\$ -	\$ -
17	2039	-	\$ 481,412	-	\$ 561,647	-	\$ 722,118	-	\$ 802,353	-	\$ 962,824	-	\$ 1,123,295	-	\$ 1,283,765	-	\$ 1,444,236	-	\$ 1,684,942	-	\$ 1,925,648	-	\$ 321	\$ -	\$ -
18	2040	-	\$ 495,854	-	\$ 578,497	-	\$ 743,781	-	\$ 826,424	-	\$ 991,709	-	\$ 1,156,993	-	\$ 1,322,278	-	\$ 1,487,563	-	\$ 1,735,490	-	\$ 1,983,417	-	\$ 331	\$ -	\$ -
19	2041	-	\$ 510,730	-	\$ 595,852	-	\$ 766,095	-	\$ 851,217	-	\$ 1,021,460	-	\$ 1,191,703	-	\$ 1,361,946	-	\$ 1,532,190	-	\$ 1,787,555	-	\$ 2,042,920	-	\$ 340	\$ -	\$ -
20	2042	-	\$ 526,052	-	\$ 613,727	-	\$ 789,078	-	\$ 876,753	-	\$ 1,052,104	-	\$ 1,227,454	-	\$ 1,402,805	-	\$ 1,578,155	-	\$ 1,841,181	-	\$ 2,104,207	-	\$ 351	\$ -	\$ -
21	2043	-	\$ 541,833	-	\$ 632,139	-	\$ 812,750	-	\$ 903,056	-	\$ 1,083,667	-	\$ 1,264,278	-	\$ 1,444,889	-	\$ 1,625,500	-	\$ 1,896,417	-	\$ 2,167,333	-	\$ 361	\$ -	\$ -
22	2044	-	\$ 558,088	-	\$ 651,103	-	\$ 837,133	-	\$ 930,147	-	\$ 1,116,177	-	\$ 1,302,206	-	\$ 1,488,236	-	\$ 1,674,265	-	\$ 1,953,309	-	\$ 2,232,353	-	\$ 372	\$ -	\$ -
23	2045	-	\$ 574,831	-	\$ 670,636	-	\$ 862,247	-	\$ 958,052	-	\$ 1,149,662	-	\$ 1,341,272	-	\$ 1,532,883	-	\$ 1,724,493	-	\$ 2,011,909	-	\$ 2,299,324	-	\$ 383	\$ -	\$ -
24	2046	-	\$ 592,076	-	\$ 690,755	-	\$ 888,114	-	\$ 986,793	-	\$ 1,184,152	-	\$ 1,381,511	-	\$ 1,578,869	-	\$ 1,776,228	-	\$ 2,072,266	-	\$ 2,368,304	-	\$ 395	\$ -	\$ -
25	2047	-	\$ 609,838	-	\$ 711,478	-	\$ 914,757	-	\$ 1,016,397	-	\$ 1,219,676	-	\$ 1,422,956	-	\$ 1,626,235	-	\$ 1,829,515	-	\$ 2,134,434	-	\$ 2,439,353	-	\$ 407	\$ -	\$ -
26	2048	-	\$ 628,133	-	\$ 732,822	-	\$ 942,200	-	\$ 1,046,889	-	\$ 1,256,267	-	\$ 1,465,645	-	\$ 1,675,022	-	\$ 1,884,400	-	\$ 2,198,467	-	\$ 2,512,534	-	\$ 419	\$ -	\$ -
27	2049	-	\$ 646,977	-	\$ 754,807	-	\$ 970,466	-	\$ 1,078,296	-	\$ 1,293,955	-	\$ 1,509,614	-	\$ 1,725,273	-	\$ 1,940,932	-	\$ 2,264,421	-	\$ 2,587,910	-	\$ 431	\$ -	\$ -
28	2050	-	\$ 666,387	-	\$ 777,451	-	\$ 999,580	-	\$ 1,110,645	-	\$ 1,332,773	-	\$ 1,554,902	-	\$ 1,777,031	-	\$ 1,999,160	-	\$ 2,332,353	-	\$ 2,665,547	-	\$ 444	\$ -	\$ -
29	2051	-	\$ 686,378	-	\$ 800,775	-	\$ 1,029,567	-	\$ 1,143,964	-	\$ 1,372,757	-	\$ 1,601,549	-	\$ 1,830,342	-	\$ 2,059,135	-	\$ 2,402,324	-	\$ 2,745,513	-	\$ 458	\$ -	\$ -
30	2052	-	\$ 706,970	-	\$ 824,798	-	\$ 1,060,454	-	\$ 1,178,283	-	\$ 1,413,939	-	\$ 1,649,596	-	\$ 1,885,252	-	\$ 2,120,909	-	\$ 2,474,394	-	\$ 2,827,879	-	\$ 471	\$ -	\$ -

Note: The above figures are estimates for illustrative purposes only which were calculated using the following assumptions: absorption of 50 units/year for all residential Lot Types beginning in construction year 2023, a 10 year absorption timeframe for commercial development, 3% annual increase in value for all Lot Types, and lot counts and 2023 home prices as shown above.