

Assessment Roll Grand Totals Report

HAYSCAD

Tax Year: 2024 As of: Supplement 7

Property Types: N, R, A, M, P

TDS1 - TIF #1 - City of Dripping Springs (Town Center TIRZ #1)

Number of Properties: 802

Land Totals

Land - Homesite	(+)	\$42,497,561		
Land - Non Homesite	(+)	\$114,409,340		
Land - Ag Market	(+)	\$80,758,560		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$237,665,461	(+)	\$237,665,461

Improvement Totals

Improvements - Homesite	(+)	\$103,983,658		
Improvements - Non Homesite	(+)	\$60,634,388		
Total Improvements	(=)	\$164,618,046	(+)	\$164,618,046

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$402,283,507
Total Homestead Cap Adjustment (34)				(-) \$4,271,789
Total Circuit Breaker Limit Cap Adjustment (28)				(-) \$841,186
Total Exempt Property (26)				(-) \$24,788,610

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$80,758,560		
Ag Use (33)	(-)	\$303,110		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$80,455,450	(-)	\$80,455,450
Total Assessed			(=)	\$291,926,472

Exemptions

(HS Assd 86,376,653)

(HS) Homestead Local (208)	(+)	\$1,915,668		
(HS) Homestead State (208)	(+)	\$0		
(O65) Over 65 Local (72)	(+)	\$1,649,750		
(O65) Over 65 State (72)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$25,000		
(DP) Disabled Persons State (1)	(+)	\$0		
(DV) Disabled Vet (6)	(+)	\$52,000		
(DVX) Disabled Vet 100% (6)	(+)	\$1,716,957		
(DVXSS) DV 100% Surviving Spouse (1)	(+)	\$521,045		
(PRO) Prorated Exempt Property (1)	(+)	\$1,073,860		
Total Exemptions	(=)	\$6,954,280	(-)	\$6,954,280
Net Taxable (Before Freeze)			(=)	\$284,972,192

Top Taxpayers Report

HAYSCAD

TaxYear: 2024 Taxing Units: TDS1

Appraisal

Top Taxpayer Calculations Performed as of 04/02/2025

TIF #1 - City of Dripping Springs (Town Center TIRZ #1): Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	HUDSON COMMONS LLC	\$9,381,890	\$9,381,890
2	CAISSA PROPERTIES LLC	\$7,525,114	\$7,525,114
3	DRIPPING SPRINGS PARTNERS LLC	\$7,326,950	\$7,326,950
4	ASHTON AUSTIN RESIDENTIAL LLC	\$6,750,171	\$6,750,171
5	DS PROPCO OWNER LP	\$6,536,624	\$6,260,062
6	210 CREEK ROAD LLC	\$6,251,660	\$6,251,660
7	M/I HOMES OF AUSTIN LLC & TRI POINTE HOMES TEXAS INC	\$5,358,240	\$5,358,240
8	WESTERN SPRINGS APARTMENTS LP	\$4,689,261	\$4,689,261
9	CARTER CORE FUND I LP	\$4,337,279	\$4,220,609
10	TRI POINTE HOMES TEXAS INC	\$3,872,731	\$3,872,731
11	ARROYO CAPITAL III LLC & ASHTON AUSTIN RESIDENTIAL LLC	\$3,059,880	\$3,059,880
12	DRIPPING SPRINGS RETAIL LTD	\$2,360,000	\$2,360,000
13	PIONEER BANK SSB	\$2,350,000	\$2,350,000
14	OSPREY LAND DEVELOPMENT LLC	\$2,100,844	\$2,100,844
15	MADANA LLC	\$2,031,462	\$2,031,462
16	HUNGRY WOLF LLC	\$1,955,070	\$1,955,070
17	THE COMMONS MEDICAL LLC	\$1,900,500	\$1,900,500
18	DRIPPING SPRINGS PARTNERS LLC	\$1,810,460	\$1,810,460
19	LOCALS AT DS LP	\$1,783,910	\$1,783,910
20	FLYING FISH HOLDINGS	\$1,686,910	\$1,686,910

TIF #1 - City of Dripping Springs (Town Center TIRZ #1): Commercial - Real & Personal (F1 & L1)

	Taxpayer Name	Total Assessed
1	HUDSON COMMONS LLC	\$9,100,000
2	CAISSA PROPERTIES LLC	\$7,525,114
3	CARTER CORE FUND I LP	\$4,337,279
4	DRIPPING SPRINGS RETAIL LTD	\$2,360,000
5	PIONEER BANK SSB	\$2,350,000
6	OSPREY LAND DEVELOPMENT LLC	\$2,100,844
7	MADANA LLC	\$1,906,492
8	THE COMMONS MEDICAL LLC	\$1,900,500
9	FLYING FISH HOLDINGS	\$1,686,910
10	ROUTT INVESTMENT LTD	\$1,538,350
11	COMMONS BENCHMARK LLC	\$1,487,560
12	SHORT MAMAS HOLDINGS LLC	\$1,337,973
13	DRIPPINGS INVESTMENT GROUP LLC	\$1,284,787
14	JD INVESTMENT LLC	\$1,236,230
15	WEETON PROPERTIES LLC	\$1,102,769
16	DRIPPING SPRINGS NATIONAL BANK	\$1,025,000
17	DEMENT DENNIS D FAMILY TRUST	\$1,017,939
18	BROWN JACK FAMILY III LP	\$948,662
19	O'REILLY AUTO ENTERPRISES LLC	\$936,000
20	BROOKS HENRY HARRISON III	\$775,000

Top Taxpayers Report

HAYSCAD

TaxYear: 2024 Taxing Units: TDS1

Appraisal

Top Taxpayer Calculations Performed as of 04/02/2025

TIF #1 - City of Dripping Springs (Town Center TIRZ #1): Commercial - Real (F1)

	Taxpayer Name	Total Assessed
1	HUDSON COMMONS LLC	\$9,100,000
2	CAISSA PROPERTIES LLC	\$7,525,114
3	CARTER CORE FUND I LP	\$4,337,279
4	DRIPPING SPRINGS RETAIL LTD	\$2,360,000
5	PIONEER BANK SSB	\$2,350,000
6	OSPREY LAND DEVELOPMENT LLC	\$2,100,844
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TIF #1 - City of Dripping Springs (Town Center TIRZ #1): Real Estate - Inventory (O)

	Subd Code	Subdivision Name	No. of Lots	Total Assessed
1	S3809	HERITAGE DRIPPING SPRINGS PH1	21	\$1,393,875
2	S0396	BIG SKY RANCH PHASE 3 AT DRIPPING SPRINGS	1	\$92,925

TIF #1 - City of Dripping Springs (Town Center TIRZ #1): Real Estate - Multifamily Residential (B)

	Taxpayer Name	Total Assessed
1	WESTERN SPRINGS APARTMENTS LP	\$4,689,261
2	ALBURY LLC-SERIES 170 CREEK RD	\$989,446