



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

Exhibit A - Estimated TIRZ Revenue

Year No.	Fiscal Year	Incremental Assessed Value		Tax Rates		TIRZ		
		TIRZ	City	County	City Contribution	County Contribution	Annual Total	
					@ 50%	@ 50%		
0	2022 [a]	\$ 14,931,464	\$ 0.1900	\$ 0.3867	\$ -	\$ -	\$ -	
1	2023	\$ 15,379,408	\$ 0.1900	\$ 0.3867	\$ 426	\$ 866	\$ 1,292	
2	2024	\$ 209,840,790	\$ 0.1900	\$ 0.3867	\$ 185,164	\$ 376,857	\$ 562,021	
3	2025	\$ 437,750,814	\$ 0.1900	\$ 0.3867	\$ 401,678	\$ 817,521	\$ 1,219,200	
4	2026	\$ 546,364,338	\$ 0.1900	\$ 0.3867	\$ 504,861	\$ 1,027,525	\$ 1,532,387	
5	2027	\$ 647,987,974	\$ 0.1900	\$ 0.3867	\$ 601,404	\$ 1,224,015	\$ 1,825,418	
6	2028	\$ 711,322,457	\$ 0.1900	\$ 0.3867	\$ 661,571	\$ 1,346,472	\$ 2,008,043	
7	2029	\$ 750,051,242	\$ 0.1900	\$ 0.3867	\$ 698,364	\$ 1,421,354	\$ 2,119,718	
8	2030	\$ 790,463,564	\$ 0.1900	\$ 0.3867	\$ 736,755	\$ 1,499,491	\$ 2,236,247	
9	2031	\$ 814,546,433	\$ 0.1900	\$ 0.3867	\$ 759,634	\$ 1,546,056	\$ 2,305,690	
10	2032	\$ 838,982,826	\$ 0.1900	\$ 0.3867	\$ 782,849	\$ 1,593,303	\$ 2,376,152	
11	2033	\$ 864,152,311	\$ 0.1900	\$ 0.3867	\$ 806,760	\$ 1,641,969	\$ 2,448,728	
12	2034	\$ 890,076,880	\$ 0.1900	\$ 0.3867	\$ 831,388	\$ 1,692,094	\$ 2,523,482	
13	2035	\$ 916,779,186	\$ 0.1900	\$ 0.3867	\$ 856,755	\$ 1,743,723	\$ 2,600,478	
14	2036	\$ 944,282,562	\$ 0.1900	\$ 0.3867	\$ 882,884	\$ 1,796,900	\$ 2,679,784	
15	2037	\$ 972,611,039	\$ 0.1900	\$ 0.3867	\$ 909,796	\$ 1,851,673	\$ 2,761,469	
16	2038	\$ 1,001,789,370	\$ 0.1900	\$ 0.3867	\$ 937,515	\$ 1,908,090	\$ 2,845,605	
17	2039	\$ 1,031,843,051	\$ 0.1900	\$ 0.3867	\$ 966,066	\$ 1,966,199	\$ 2,932,265	
18	2040	\$ 1,062,798,343	\$ 0.1900	\$ 0.3867	\$ 995,474	\$ 2,026,051	\$ 3,021,524	
19	2041	\$ 1,094,682,293	\$ 0.1900	\$ 0.3867	\$ 1,025,763	\$ 2,087,698	\$ 3,113,462	
20	2042	\$ 1,127,522,762	\$ 0.1900	\$ 0.3867	\$ 1,056,962	\$ 2,151,195	\$ 3,208,157	
21	2043	\$ 1,161,348,445	\$ 0.1900	\$ 0.3867	\$ 1,089,096	\$ 2,216,597	\$ 3,305,693	
22	2044	\$ 1,196,188,898	\$ 0.1900	\$ 0.3867	\$ 1,122,195	\$ 2,283,961	\$ 3,406,156	
23	2045	\$ 1,232,074,565	\$ 0.1900	\$ 0.3867	\$ 1,156,286	\$ 2,353,346	\$ 3,509,632	
24	2046	\$ 1,269,036,802	\$ 0.1900	\$ 0.3867	\$ 1,191,400	\$ 2,424,813	\$ 3,616,213	
25	2047	\$ 1,307,107,906	\$ 0.1900	\$ 0.3867	\$ 1,227,568	\$ 2,498,423	\$ 3,725,991	
26	2048	\$ 1,346,321,143	\$ 0.1900	\$ 0.3867	\$ 1,264,820	\$ 2,574,242	\$ 3,839,062	
27	2049	\$ 1,386,710,777	\$ 0.1900	\$ 0.3867	\$ 1,303,190	\$ 2,652,335	\$ 3,955,526	
28	2050	\$ 1,428,312,101	\$ 0.1900	\$ 0.3867	\$ 1,342,712	\$ 2,732,771	\$ 4,075,483	
29	2051	\$ 1,471,161,464	\$ 0.1900	\$ 0.3867	\$ 1,383,418	\$ 2,815,621	\$ 4,199,039	
30	2052	\$ 1,515,296,307	\$ 0.1900	\$ 0.3867	\$ 1,425,347	\$ 2,900,955	\$ 4,326,302	

[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.



**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
R17961	\$438,780	Shelton Properties
R17965	\$2,920	Shelton Properties
R17968	\$2,780	Shelton Properties
R17964	\$2,130	Shelton Properties
R120048	\$198,910	Shelton Properties
R17995	\$218,640	Shelton Properties
R17966	\$3,420	Shelton Properties
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 East
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
Total	\$14,496,567	

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



City of Dripping Springs
TIRZ No. 3

Exhibit C - New Assessed Value Calculations

TIRZ Year	Construction Year	Village Grove			Bunker Ranch			Cannon East 50'			Cannon East 60'			PDD11 Multi-Family			New Growth			Assessed Value Added	
		Townhouse Construction	Townhouse Price	Value Added	Detached Construction	Detached Price	Value Added	Home Construction	Cannon East 50' Home Price	Value Added	Home Construction	Cannon East 60' Home Price	Value Added	Construction	PDD11 Multi-Family Price	Value Added	Construction	New Growth Home Price	Value Added		
0	2022	-	\$ 300,000	-	\$ 600,000	\$ -	-	\$ 980,000	\$ -	-	\$ 500,000	-	\$ 600,000	\$ -	-	\$ 300,000	\$ -	-	\$ 600,000	\$ -	\$ -
1	2023	50	\$ 300,000	50	\$ 600,000	\$ 45,000,000	50	\$ 980,000	\$ 49,000,000	50	\$ 500,000	50	\$ 600,000	\$ 55,000,000	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	168	\$ 515,000	41	\$ 618,000	\$ 86,520,000	50	\$ 309,000	\$ 15,450,000	50	\$ 618,000	\$ 30,900,000	\$ 194,000,000
3	2025	50	\$ 318,270	50	\$ 636,540	\$ 47,740,500	-	\$ 1,039,682	\$ -	-	\$ 530,450	-	\$ 636,540	\$ -	50	\$ 318,270	\$ 15,913,500	50	\$ 636,540	\$ 31,827,000	\$ 221,614,800
4	2026	50	\$ 327,818	30	\$ 655,636	\$ 36,059,991	-	\$ 1,070,872	\$ -	-	\$ 546,364	-	\$ 655,636	\$ -	50	\$ 327,818	\$ 16,390,905	50	\$ 655,636	\$ 32,781,810	\$ 95,481,000
5	2027	50	\$ 337,653	-	\$ 675,305	\$ 16,882,632	-	\$ 1,102,999	\$ -	-	\$ 562,754	-	\$ 675,305	\$ -	-	\$ 337,653	\$ -	40	\$ 675,305	\$ 27,012,211	\$ 85,232,706
6	2028	50	\$ 347,782	-	\$ 695,564	\$ 17,389,111	-	\$ 1,136,089	\$ -	-	\$ 579,637	-	\$ 695,564	\$ -	-	\$ 347,782	\$ -	-	\$ 695,564	\$ -	\$ 43,894,844
7	2029	50	\$ 358,216	-	\$ 716,431	\$ 17,910,784	-	\$ 1,170,171	\$ -	-	\$ 597,026	-	\$ 716,431	\$ -	-	\$ 358,216	\$ -	-	\$ 716,431	\$ -	\$ 17,389,111
8	2030	1	\$ 368,962	-	\$ 737,924	\$ 368,962	-	\$ 1,205,276	\$ -	-	\$ 614,937	-	\$ 737,924	\$ -	-	\$ 368,962	\$ -	-	\$ 737,924	\$ -	\$ 17,910,784
9	2031	-	\$ 380,031	-	\$ 760,062	\$ -	-	\$ 1,241,435	\$ -	-	\$ 633,385	-	\$ 760,062	\$ -	-	\$ 380,031	\$ -	-	\$ 760,062	\$ -	\$ 368,962
10	2032	-	\$ 391,432	-	\$ 782,864	\$ -	-	\$ 1,278,678	\$ -	-	\$ 652,387	-	\$ 782,864	\$ -	-	\$ 391,432	\$ -	-	\$ 782,864	\$ -	\$ -
11	2033	-	\$ 403,175	-	\$ 806,350	\$ -	-	\$ 1,317,038	\$ -	-	\$ 671,958	-	\$ 806,350	\$ -	-	\$ 403,175	\$ -	-	\$ 806,350	\$ -	\$ -
12	2034	-	\$ 415,270	-	\$ 830,540	\$ -	-	\$ 1,356,549	\$ -	-	\$ 692,117	-	\$ 830,540	\$ -	-	\$ 415,270	\$ -	-	\$ 830,540	\$ -	\$ -
13	2035	-	\$ 427,728	-	\$ 855,457	\$ -	-	\$ 1,397,246	\$ -	-	\$ 712,880	-	\$ 855,457	\$ -	-	\$ 427,728	\$ -	-	\$ 855,457	\$ -	\$ -
14	2036	-	\$ 440,560	-	\$ 881,120	\$ -	-	\$ 1,439,163	\$ -	-	\$ 734,267	-	\$ 881,120	\$ -	-	\$ 440,560	\$ -	-	\$ 881,120	\$ -	\$ -
15	2037	-	\$ 453,777	-	\$ 907,554	\$ -	-	\$ 1,482,338	\$ -	-	\$ 756,295	-	\$ 907,554	\$ -	-	\$ 453,777	\$ -	-	\$ 907,554	\$ -	\$ -
16	2038	-	\$ 467,390	-	\$ 934,780	\$ -	-	\$ 1,526,808	\$ -	-	\$ 778,984	-	\$ 934,780	\$ -	-	\$ 467,390	\$ -	-	\$ 934,780	\$ -	\$ -
17	2039	-	\$ 481,412	-	\$ 962,824	\$ -	-	\$ 1,572,612	\$ -	-	\$ 802,353	-	\$ 962,824	\$ -	-	\$ 481,412	\$ -	-	\$ 962,824	\$ -	\$ -
18	2040	-	\$ 495,854	-	\$ 991,709	\$ -	-	\$ 1,619,791	\$ -	-	\$ 826,424	-	\$ 991,709	\$ -	-	\$ 495,854	\$ -	-	\$ 991,709	\$ -	\$ -
19	2041	-	\$ 510,730	-	\$ 1,021,460	\$ -	-	\$ 1,668,384	\$ -	-	\$ 851,217	-	\$ 1,021,460	\$ -	-	\$ 510,730	\$ -	-	\$ 1,021,460	\$ -	\$ -
20	2042	-	\$ 526,052	-	\$ 1,052,104	\$ -	-	\$ 1,718,436	\$ -	-	\$ 876,753	-	\$ 1,052,104	\$ -	-	\$ 526,052	\$ -	-	\$ 1,052,104	\$ -	\$ -
21	2043	-	\$ 541,833	-	\$ 1,083,667	\$ -	-	\$ 1,769,989	\$ -	-	\$ 903,056	-	\$ 1,083,667	\$ -	-	\$ 541,833	\$ -	-	\$ 1,083,667	\$ -	\$ -
22	2044	-	\$ 558,088	-	\$ 1,116,177	\$ -	-	\$ 1,823,089	\$ -	-	\$ 930,147	-	\$ 1,116,177	\$ -	-	\$ 558,088	\$ -	-	\$ 1,116,177	\$ -	\$ -
23	2045	-	\$ 574,831	-	\$ 1,149,662	\$ -	-	\$ 1,877,781	\$ -	-	\$ 958,052	-	\$ 1,149,662	\$ -	-	\$ 574,831	\$ -	-	\$ 1,149,662	\$ -	\$ -
24	2046	-	\$ 592,076	-	\$ 1,184,152	\$ -	-	\$ 1,934,115	\$ -	-	\$ 986,793	-	\$ 1,184,152	\$ -	-	\$ 592,076	\$ -	-	\$ 1,184,152	\$ -	\$ -
25	2047	-	\$ 609,838	-	\$ 1,219,676	\$ -	-	\$ 1,992,138	\$ -	-	\$ 1,016,397	-	\$ 1,219,676	\$ -	-	\$ 609,838	\$ -	-	\$ 1,219,676	\$ -	\$ -
26	2048	-	\$ 628,133	-	\$ 1,256,267	\$ -	-	\$ 2,051,902	\$ -	-	\$ 1,046,889	-	\$ 1,256,267	\$ -	-	\$ 628,133	\$ -	-	\$ 1,256,267	\$ -	\$ -
27	2049	-	\$ 646,977	-	\$ 1,293,955	\$ -	-	\$ 2,113,459	\$ -	-	\$ 1,078,296	-	\$ 1,293,955	\$ -	-	\$ 646,977	\$ -	-	\$ 1,293,955	\$ -	\$ -
28	2050	-	\$ 666,387	-	\$ 1,332,773	\$ -	-	\$ 2,176,863	\$ -	-	\$ 1,110,645	-	\$ 1,332,773	\$ -	-	\$ 666,387	\$ -	-	\$ 1,332,773	\$ -	\$ -
29	2051	-	\$ 686,378	-	\$ 1,372,757	\$ -	-	\$ 2,242,169	\$ -	-	\$ 1,143,964	-	\$ 1,372,757	\$ -	-	\$ 686,378	\$ -	-	\$ 1,372,757	\$ -	\$ -
30	2052	-	\$ 706,970	-	\$ 1,413,939	\$ -	-	\$ 2,309,434	\$ -	-	\$ 1,178,283	-	\$ 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 Lot Types beginning in construction year 2023, 3% annual increase in value for all Lot Types, and lot counts and 2023 home prices as shown above.