



**City of Dripping Springs  
TIRZ No. 1**

**Estimated TIRZ Revenue**

Year No.	Fiscal Year	Incremental Assessed Value		Tax Rates		TIRZ		
		TIRZ (In City Only)	Total TIRZ	City	County	City Contribution [a]	County Contribution @ 25%	Annual Total
0	2022	\$ -	\$ 1,547,850	\$ 0.1778	\$ 0.3125	\$ -	\$ -	\$ -
1	2023	\$ -	\$ 1,660,092	\$ 0.1718	\$ 0.3075	\$ -	\$ 86	\$ 86
2	2024	\$ -	\$ 1,693,294	\$ 0.1718	\$ 0.3075	\$ -	\$ 112	\$ 112
3	2025	\$ -	\$ 383,174,156	\$ 0.1718	\$ 0.3075	\$ -	\$ 293,375	\$ 293,375
4	2026	\$ -	\$ 770,223,575	\$ 0.1718	\$ 0.3075	\$ -	\$ 590,919	\$ 590,919
5	2027	\$ -	\$ 1,129,945,301	\$ 0.1718	\$ 0.3075	\$ -	\$ 867,456	\$ 867,456
6	2028	\$ -	\$ 1,460,450,520	\$ 0.1718	\$ 0.3075	\$ -	\$ 1,121,531	\$ 1,121,531
7	2029	\$ -	\$ 1,721,242,640	\$ 0.1718	\$ 0.3075	\$ -	\$ 1,322,015	\$ 1,322,015
8	2030	\$ -	\$ 1,946,614,951	\$ 0.1718	\$ 0.3075	\$ -	\$ 1,495,270	\$ 1,495,270
9	2031	\$ -	\$ 2,070,738,054	\$ 0.1718	\$ 0.3075	\$ -	\$ 1,590,690	\$ 1,590,690
10	2032	\$ -	\$ 2,185,607,813	\$ 0.1718	\$ 0.3075	\$ -	\$ 1,678,996	\$ 1,678,996
11	2033	\$ -	\$ 2,284,911,687	\$ 0.1718	\$ 0.3075	\$ -	\$ 1,755,336	\$ 1,755,336
12	2034	\$ -	\$ 2,377,155,186	\$ 0.1718	\$ 0.3075	\$ -	\$ 1,826,248	\$ 1,826,248
13	2035	\$ -	\$ 2,424,698,290	\$ 0.1718	\$ 0.3075	\$ -	\$ 1,862,797	\$ 1,862,797
14	2036	\$ -	\$ 2,473,192,256	\$ 0.1718	\$ 0.3075	\$ -	\$ 1,900,077	\$ 1,900,077
15	2037	\$ -	\$ 2,522,656,101	\$ 0.1718	\$ 0.3075	\$ -	\$ 1,938,102	\$ 1,938,102
16	2038	\$ -	\$ 2,573,109,223	\$ 0.1718	\$ 0.3075	\$ -	\$ 1,976,888	\$ 1,976,888
17	2039	\$ -	\$ 2,624,571,407	\$ 0.1718	\$ 0.3075	\$ -	\$ 2,016,449	\$ 2,016,449
18	2040	\$ -	\$ 2,677,062,835	\$ 0.1718	\$ 0.3075	\$ -	\$ 2,056,802	\$ 2,056,802
19	2041	\$ -	\$ 2,730,604,092	\$ 0.1718	\$ 0.3075	\$ -	\$ 2,097,962	\$ 2,097,962
20	2042	\$ -	\$ 2,785,216,174	\$ 0.1718	\$ 0.3075	\$ -	\$ 2,139,945	\$ 2,139,945
21	2043	\$ -	\$ 2,840,920,497	\$ 0.1718	\$ 0.3075	\$ -	\$ 2,182,768	\$ 2,182,768
22	2044	\$ -	\$ 2,897,738,907	\$ 0.1718	\$ 0.3075	\$ -	\$ 2,226,447	\$ 2,226,447
23	2045	\$ -	\$ 2,955,693,685	\$ 0.1718	\$ 0.3075	\$ -	\$ 2,271,000	\$ 2,271,000
24	2046	\$ -	\$ 3,014,807,559	\$ 0.1718	\$ 0.3075	\$ -	\$ 2,316,443	\$ 2,316,443
								<b>\$ 37,527,715</b>

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



City of Dripping Springs  
TIRZ No. 1

New Assessed Value Calculations

TIRZ Year	Construction Year	Anarene 35' Home Construction	Anarene 35' Home Price	Anarene 40' Home Construction	Anarene 45' 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
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	-	\$ 300,000	-	\$ 350,000	-	\$ 450,000	-	\$ 500,000	-	\$ 600,000	-	\$ 700,000	-	\$ 800,000	-	\$ 900,000	-	\$ 1,050,000	-	\$ 1,200,000	-	\$ 200	\$ -
2	2024	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
3	2025	23	\$ 306,000	46	\$ 357,000	50	\$ 459,000	50	\$ 510,000	50	\$ 612,000	50	\$ 714,000	50	\$ 816,000	50	\$ 918,000	50	\$ 1,071,000	50	\$ 1,224,000	194,735	\$ 204	\$ 379,385,936
4	2026	-	\$ 312,120	-	\$ 364,140	10	\$ 468,180	50	\$ 520,200	50	\$ 624,240	50	\$ 728,280	50	\$ 832,320	50	\$ 936,360	50	\$ 1,092,420	50	\$ 1,248,480	194,735	\$ 208	\$ 344,317,255
5	2027	-	\$ 318,362	-	\$ 371,423	-	\$ 477,544	50	\$ 530,604	50	\$ 636,725	50	\$ 742,846	50	\$ 848,966	50	\$ 955,087	28	\$ 1,114,268	39	\$ 1,273,450	194,735	\$ 212	\$ 307,906,313
6	2028	-	\$ 324,730	-	\$ 378,851	-	\$ 487,094	50	\$ 541,216	50	\$ 649,459	50	\$ 757,703	50	\$ 865,946	50	\$ 974,189	-	\$ 1,136,554	-	\$ 1,298,919	194,735	\$ 216	\$ 231,583,109
7	2029	-	\$ 331,224	-	\$ 386,428	-	\$ 496,836	50	\$ 552,040	50	\$ 662,448	50	\$ 772,857	19	\$ 883,265	32	\$ 993,673	-	\$ 1,159,285	-	\$ 1,324,897	194,735	\$ 221	\$ 190,947,458
8	2030	-	\$ 337,849	-	\$ 394,157	-	\$ 506,773	50	\$ 563,081	2	\$ 675,697	15	\$ 788,314	-	\$ 900,930	-	\$ 1,013,546	-	\$ 1,182,471	-	\$ 1,351,395	194,735	\$ 225	\$ 85,190,804
9	2031	-	\$ 344,606	-	\$ 402,040	-	\$ 516,909	50	\$ 574,343	-	\$ 689,211	-	\$ 804,080	-	\$ 918,949	-	\$ 1,033,817	-	\$ 1,206,120	-	\$ 1,378,423	194,735	\$ 230	\$ 73,454,998
10	2032	-	\$ 351,498	-	\$ 410,081	-	\$ 527,247	17	\$ 585,830	-	\$ 702,996	-	\$ 820,162	-	\$ 937,328	-	\$ 1,054,493	-	\$ 1,230,242	-	\$ 1,405,991	194,735	\$ 234	\$ 55,591,718
11	2033	-	\$ 358,528	-	\$ 418,282	-	\$ 537,792	-	\$ 597,546	-	\$ 717,056	-	\$ 836,565	-	\$ 956,074	-	\$ 1,075,583	-	\$ 1,254,847	-	\$ 1,434,111	194,735	\$ 239	\$ 46,545,265
12	2034	-	\$ 365,698	-	\$ 426,648	-	\$ 548,547	-	\$ 609,497	-	\$ 731,397	-	\$ 853,296	-	\$ 975,196	-	\$ 1,097,095	-	\$ 1,279,944	-	\$ 1,462,793	-	\$ 244	\$ -
13	2035	-	\$ 373,012	-	\$ 435,181	-	\$ 559,518	-	\$ 621,687	-	\$ 746,025	-	\$ 870,362	-	\$ 994,699	-	\$ 1,119,037	-	\$ 1,305,543	-	\$ 1,492,049	-	\$ 249	\$ -
14	2036	-	\$ 380,473	-	\$ 443,885	-	\$ 570,709	-	\$ 634,121	-	\$ 760,945	-	\$ 887,769	-	\$ 1,014,593	-	\$ 1,141,418	-	\$ 1,331,654	-	\$ 1,521,890	-	\$ 254	\$ -
15	2037	-	\$ 388,082	-	\$ 452,762	-	\$ 582,123	-	\$ 646,803	-	\$ 776,164	-	\$ 905,525	-	\$ 1,034,885	-	\$ 1,164,246	-	\$ 1,358,287	-	\$ 1,552,328	-	\$ 259	\$ -
16	2038	-	\$ 395,844	-	\$ 461,818	-	\$ 593,765	-	\$ 659,739	-	\$ 791,687	-	\$ 923,635	-	\$ 1,055,583	-	\$ 1,187,531	-	\$ 1,385,453	-	\$ 1,583,375	-	\$ 264	\$ -
17	2039	-	\$ 403,761	-	\$ 471,054	-	\$ 605,641	-	\$ 672,934	-	\$ 807,521	-	\$ 942,108	-	\$ 1,076,695	-	\$ 1,211,282	-	\$ 1,413,162	-	\$ 1,615,042	-	\$ 269	\$ -
18	2040	-	\$ 411,836	-	\$ 480,475	-	\$ 617,754	-	\$ 686,393	-	\$ 823,671	-	\$ 960,950	-	\$ 1,098,229	-	\$ 1,235,507	-	\$ 1,441,425	-	\$ 1,647,343	-	\$ 275	\$ -
19	2041	-	\$ 420,072	-	\$ 490,084	-	\$ 630,109	-	\$ 700,121	-	\$ 840,145	-	\$ 980,169	-	\$ 1,120,193	-	\$ 1,260,217	-	\$ 1,470,253	-	\$ 1,680,290	-	\$ 280	\$ -
20	2042	-	\$ 428,474	-	\$ 499,886	-	\$ 642,711	-	\$ 714,123	-	\$ 856,948	-	\$ 999,772	-	\$ 1,142,597	-	\$ 1,285,422	-	\$ 1,499,659	-	\$ 1,713,895	-	\$ 286	\$ -
21	2043	-	\$ 437,043	-	\$ 509,884	-	\$ 655,565	-	\$ 728,406	-	\$ 874,087	-	\$ 1,019,768	-	\$ 1,165,449	-	\$ 1,311,130	-	\$ 1,529,652	-	\$ 1,748,173	-	\$ 291	\$ -
22	2044	-	\$ 445,784	-	\$ 520,082	-	\$ 668,676	-	\$ 742,974	-	\$ 891,568	-	\$ 1,040,163	-	\$ 1,188,758	-	\$ 1,337,353	-	\$ 1,560,245	-	\$ 1,783,137	-	\$ 297	\$ -
23	2045	-	\$ 454,700	-	\$ 530,483	-	\$ 682,050	-	\$ 757,833	-	\$ 909,400	-	\$ 1,060,966	-	\$ 1,212,533	-	\$ 1,364,100	-	\$ 1,591,450	-	\$ 1,818,800	-	\$ 303	\$ -
24	2046	-	\$ 463,794	-	\$ 541,093	-	\$ 695,691	-	\$ 772,990	-	\$ 927,588	-	\$ 1,082,186	-	\$ 1,236,784	-	\$ 1,391,382	-	\$ 1,623,279	-	\$ 1,855,176	-	\$ 309	\$ -

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 2024, a 10 year absorption timeframe for commercial development, 2% annual increase in value for all Lot Types, and lot counts and 2024 home prices as shown above.