

Tax Increment Reinvestment Zone #2

City of Stephenville, Texas



Table of Contents

- Introduction 1
- TIRZ Boundary 2
- Current Conditions 4
- Proposed Development 7
- Project Costs 9
- Financial Feasibility Analysis 10
- Terms and Conditions 17
- Appendix A 18

DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



A city of over 20,000 people, Stephenville, Texas is uniquely located one-hour southwest of the Dallas/Fort Worth metropolitan area for easy access to metropolitan amenities and a major airport. Stephenville is the county seat of Erath County and is an inviting, gracious community with a rich western heritage in a beautiful country setting along the Bosque River.

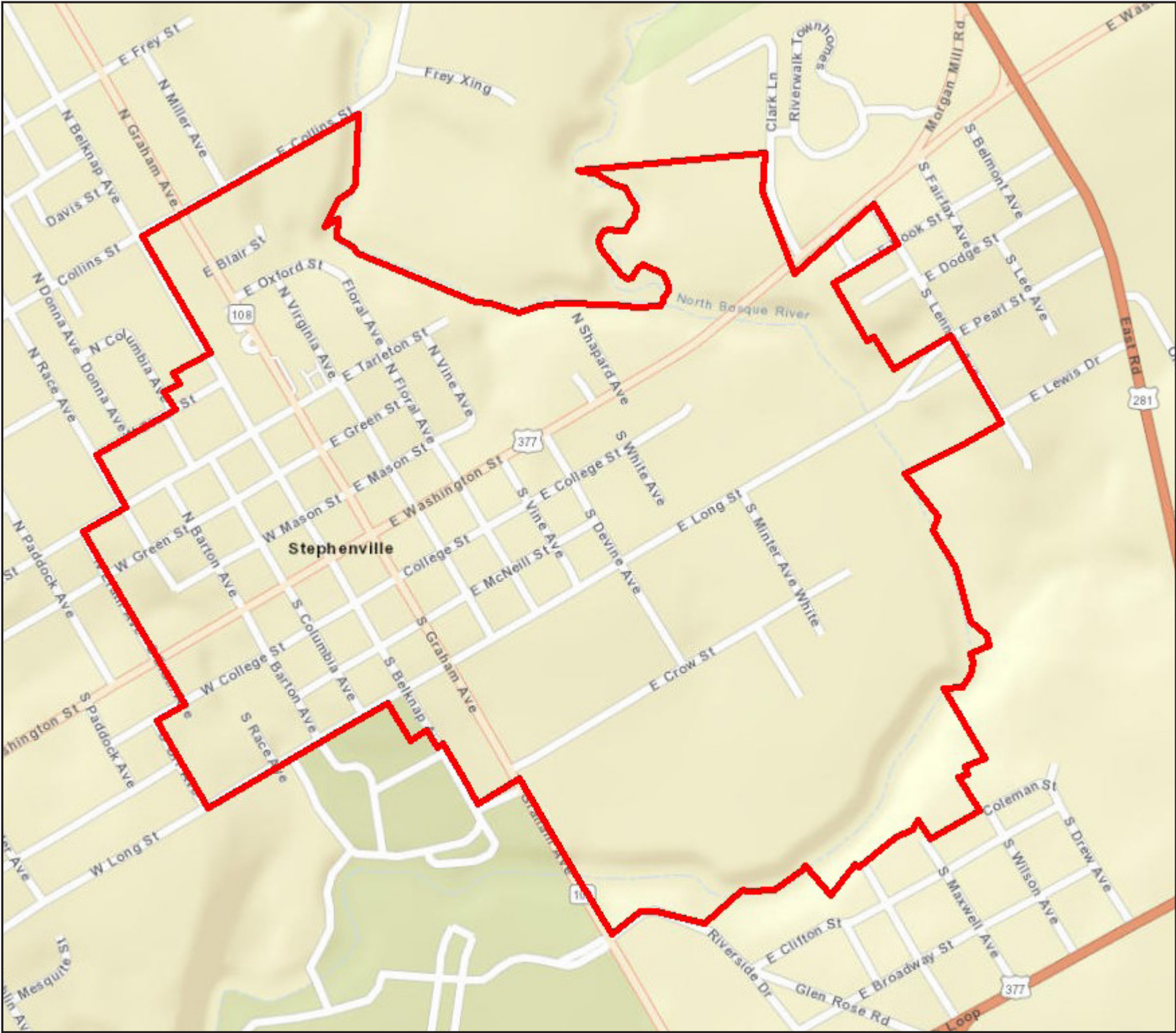
With its main campus in Stephenville, Tarleton State University offers the value of a Texas A&M University System degree with nearly 100 undergraduate and graduate degrees, as well as a doctorate in education, within seven colleges.



Agriculture is the leading industry, with Erath County in the top 10% in overall agriculture production and ranking #3 in milk production in the State of Texas. In addition to farmers and ranchers, Fortune 500 companies provide a strong manufacturing diversity to the economy. Stephenville is the retail center for a trade area population of approximately 80,000 Texans. As the ‘Cowboy Capital of the World’, Stephenville is uniquely home to more professional rodeo cowboys and cowgirls than any other place in the world. And the equine industry continues to grow throughout the surrounding County.



The ‘City of Champions’ designation reflects the commitment as a community to excellence in youth and civic organizations and Stephenville has been listed as one of ‘The 100 Best Small Towns in America!’ Stephenville is a special place that reflects pride in the community’s rich heritage and commitment to the future.



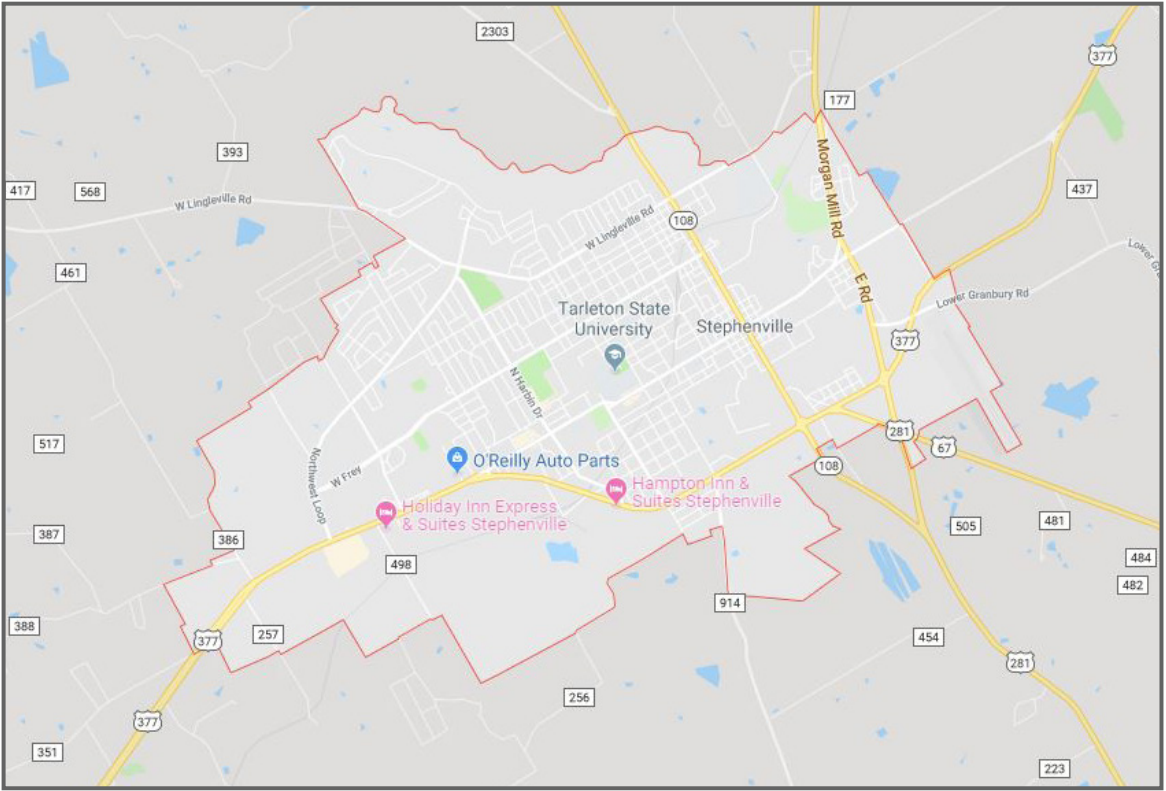
 - TIRZ #2 Boundary

Tax Increment Reinvestment Zone #2, City of Stephenville

The goal of Tax Increment Reinvestment Zone #2 (TIRZ #2) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #2 will promote the creation of development consisting of commercial and residential uses.

On November 1, 2022, the City Council of the City of Stephenville will consider an ordinance to creat TIRZ #2. This preliminary project and financing plan outlines the funding of \$13,084,477 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. The TIRZ can fund these improvements in part through the contribution of the City’s real property tax increment within the Zone.

Without the implementation of the TIRZ, the specified property would impair the sound growth of the municipality.



TIRZ Boundary

Boundary Description

The TIRZ is contiguous and encompasses approximately 244.3 acres.

Legal Description

Beginning at the northeast corner of Property ID R000063036 where it meets the southern boundary of Property ID R000029920, thence

East along the southern boundary of Property ID R000029920, continuing north along the eastern boundary of Property ID R000029920 to the point it meets the northwest corner of Property ID R000029908, thence

East along the northern boundary of Property ID R000029908 to the point it meets the western right of way of Clark Lane, thence

South along the western right of way of Clark Lane to the point it meets the northern right of way of E Washington Street, thence

South across E Washington Street to the southern right of way boundary, thence

East along the southern right of way boundary of E Washington Street to the point it meets S Lennox Avenue, thence

East across S Lennox Avenue to the eastern right of way boundary, thence

South along the eastern right of way boundary of S Lennox Avenue to the point it meets the southern right of way boundary of E Hook Street, thence

West along the southern right of way boundary of E Hook Street to the point it meets the northeast corner of Property ID R000028708, thence

South along the eastern boundary of Property ID R000028708, continuing south along the eastern boundary of Property ID R000028717, continuing south along the eastern boundary of Property ID R000028727, continuing south to the northern boundary of Property ID R000029842, thence

East along the northern boundary of Property ID R000029842 to the point it meets the western right of way boundary of S Lennox Avenue, thence

South along the western right of way boundary of S Lennox Avenue to the point it meets the southeast corner of Property ID R000029843, thence

West along the southern boundary of Property ID R000029843 to the point it meets the eastern boundary of Property ID R000029421, thence

Continuing south to the northeast corner of Property ID R000072022, thence

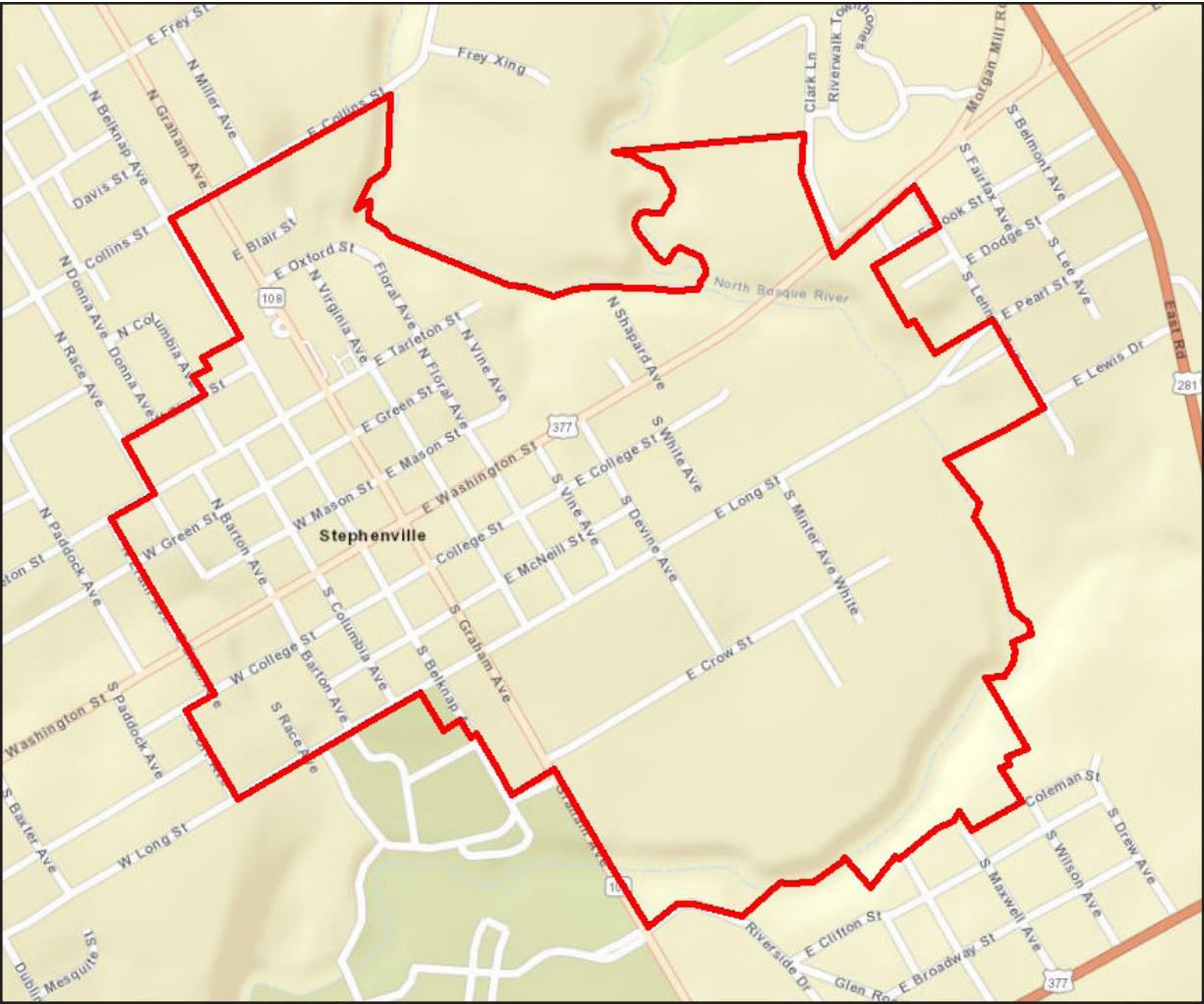
South along the eastern boundary of Property ID R000072022 to the point it meets Property ID R000030709, thence

South along the eastern boundary of Property ID R000030709 to the point it meets R000030683, thence

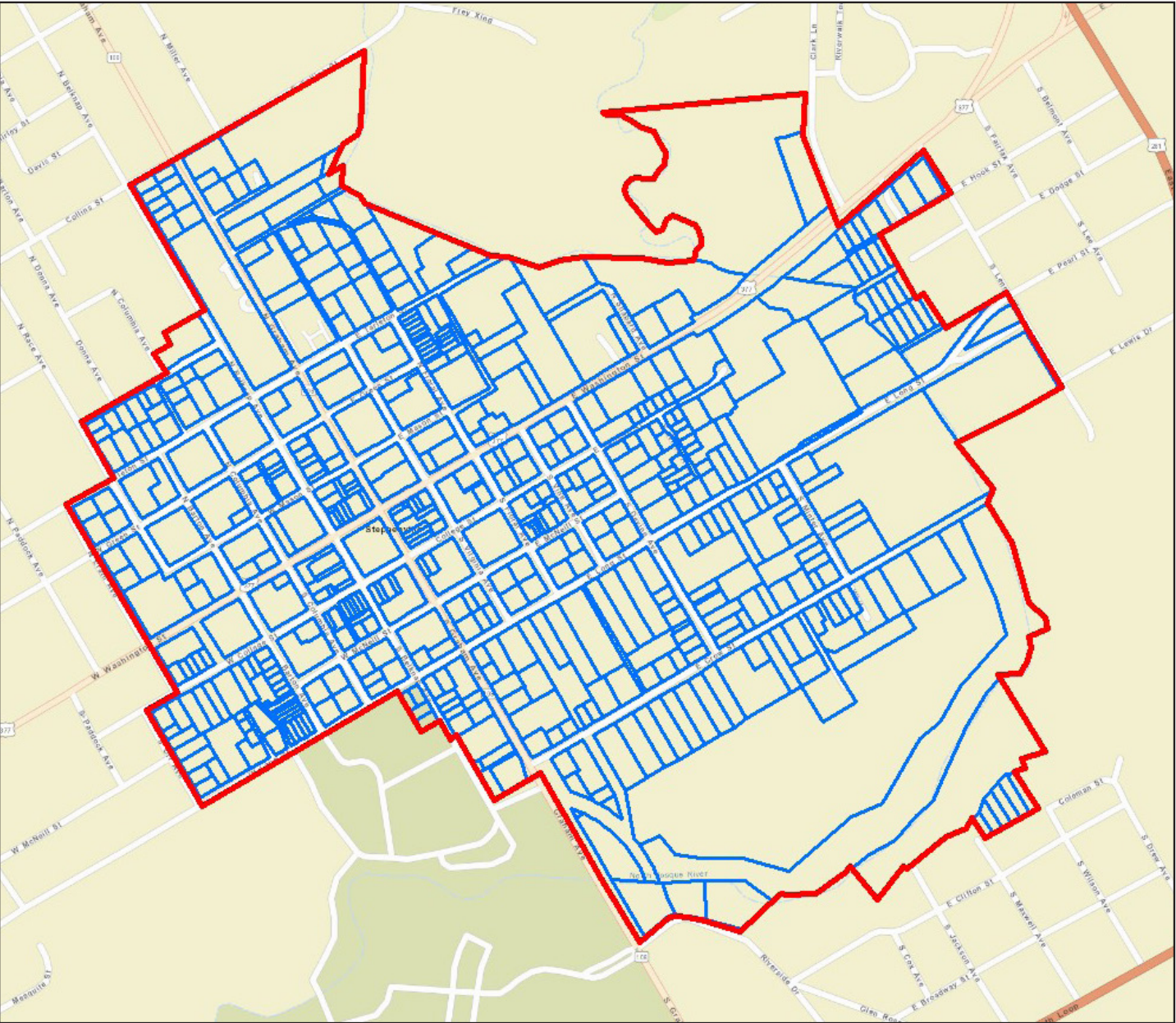
South along the eastern boundary of Property ID R000030683, continuing west along the southern boundary of Property ID R000030683, to the point it meets Property ID R000030684, continuing west to the southwest corner of Property ID R000030688, thence

North along the western boundary of Property ID R000030688 to the point it meets the southern boundary of Property ID R000030709, thence

West along the boundary of Property ID R000030709 to the point it meets Property ID R000072022, thence



 - TIRZ #2 Boundary



 - TIRZ #2 Boundary

Legal Description - TIRZ #2 (Continued)

West along the southern boundary of Property ID R000072022 to the point it meets Property ID R000030699, thence

South along the eastern boundary of Property ID R000030699 to the point it meets the northern right of way boundary of Riverside Drive, thence

West along the northern right of way boundary of Riverside Drive to the point it meets the eastern right of way boundary of S Graham Avenue, thence

North along the eastern right of way boundary of S Graham Avenue to the point it meets the southeast corner of Property ID R000029550, thence

West along the southern boundary of Property ID R000029550, continuing west to the eastern right of way boundary of S Belknap Avenue, thence

North along the eastern right of way boundary of S Belknap Avenue to the northwest corner of Property ID R000029546, thence

West across S Belknap Avenue and north along the western right of way boundary of S Belknap Avenue to the point it meets the southeast corner of Property ID R000029558, thence

West along the southern boundary of Property ID R000029558, then north along the eastern boundary of Property ID R000029558, continuing north to the southern right of way boundary of W Long Street, thence

West along the southern right of way boundary of W Long Street to the point it meets the eastern right of way boundary of S Orr Avenue, thence

North along the eastern right of way boundary of S Orr Avenue to the point it meets the southern right of way boundary of W College Street, thence

East along the southern right of way boundary of W College Street to the point it meets the eastern right of way boundary of S Erath Avenue, thence

North along S Erath Avenue to the point it meets the northern right of way boundary of W Tarleton Street, thence

East along the northern right of way boundary of W Tarleton Street to the point it meets the eastern right of way boundary of N Race Avenue, thence

North along the eastern right of way boundary of N Race Avenue to the point it meets the northern right of way boundary of W Sloan Street, thence

West along the northern right of way boundary of W Sloan Street to the point it meets the southwest corner of Property ID R000029670, thence

North then east along the boundary of Property ID R000029670 to the point it meets N Belknap Avenue, thence

East across N Belknap Avenue to the eastern right of way boundary of N Belknap Avenue, thence

North along the eastern right of way boundary of N Belknap Avenue to the point it meets the southern right of way boundary of W Collins Street, thence

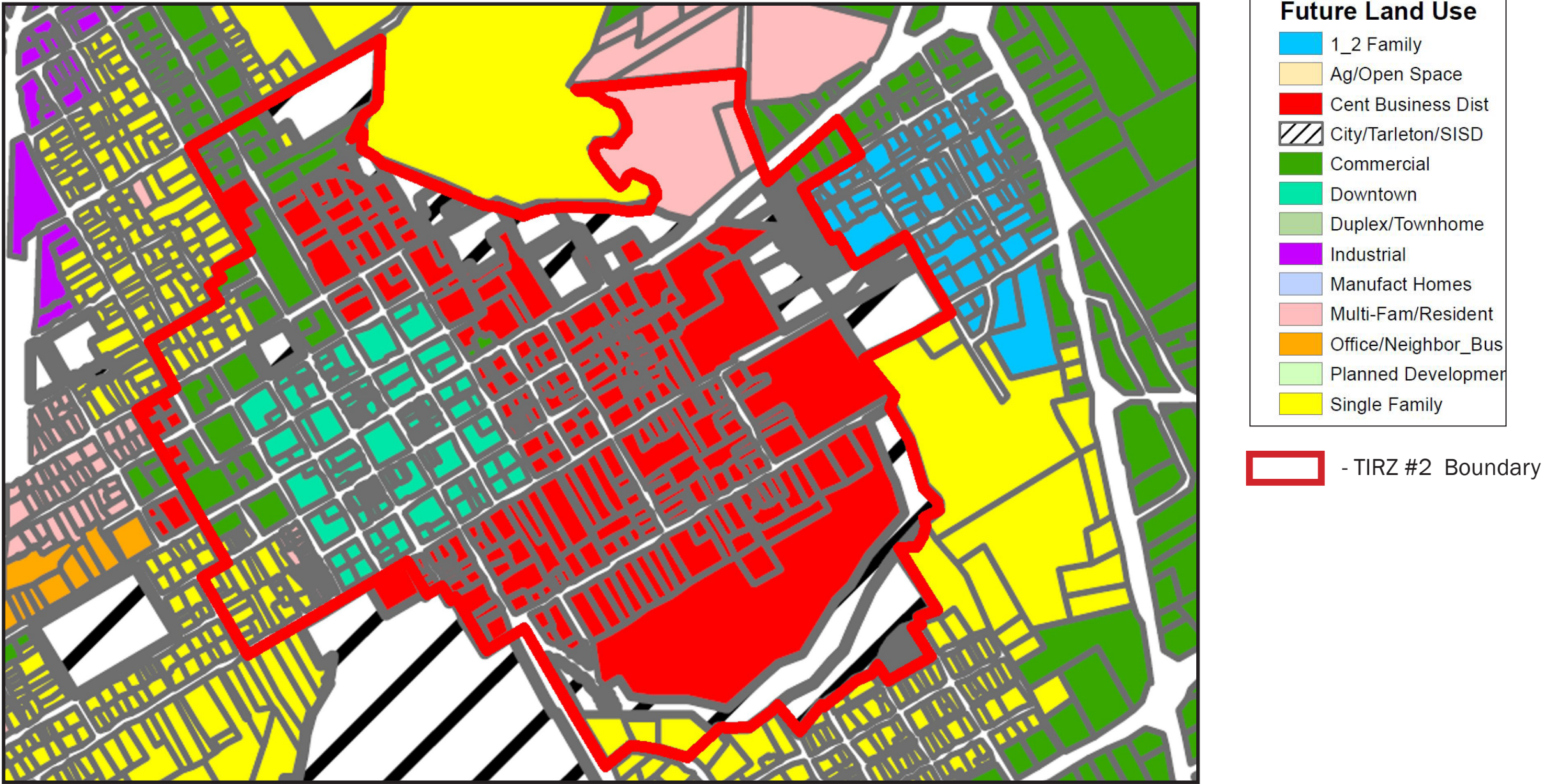
East along the southern right of way boundary of W Collins Street to the point it meets the northeast corner of Property ID R000063036 where it meets the southern boundary of Property ID R000029920, which is the point of beginning.

Land Use

TIRZ #2 is primarily built out with commercial uses, many of which are well positioned for redevelopment. TIRZ #2 is less than 30% residential. The Future Land Use Plan shows that the land within TIRZ #2 is primarily designated for Central Business District (shaded in red), with the balance being designated as Downtown, Commercial, Multifamily Residential, and City/Tarleton/SISD.

Method of Relocating Persons to be Displaced

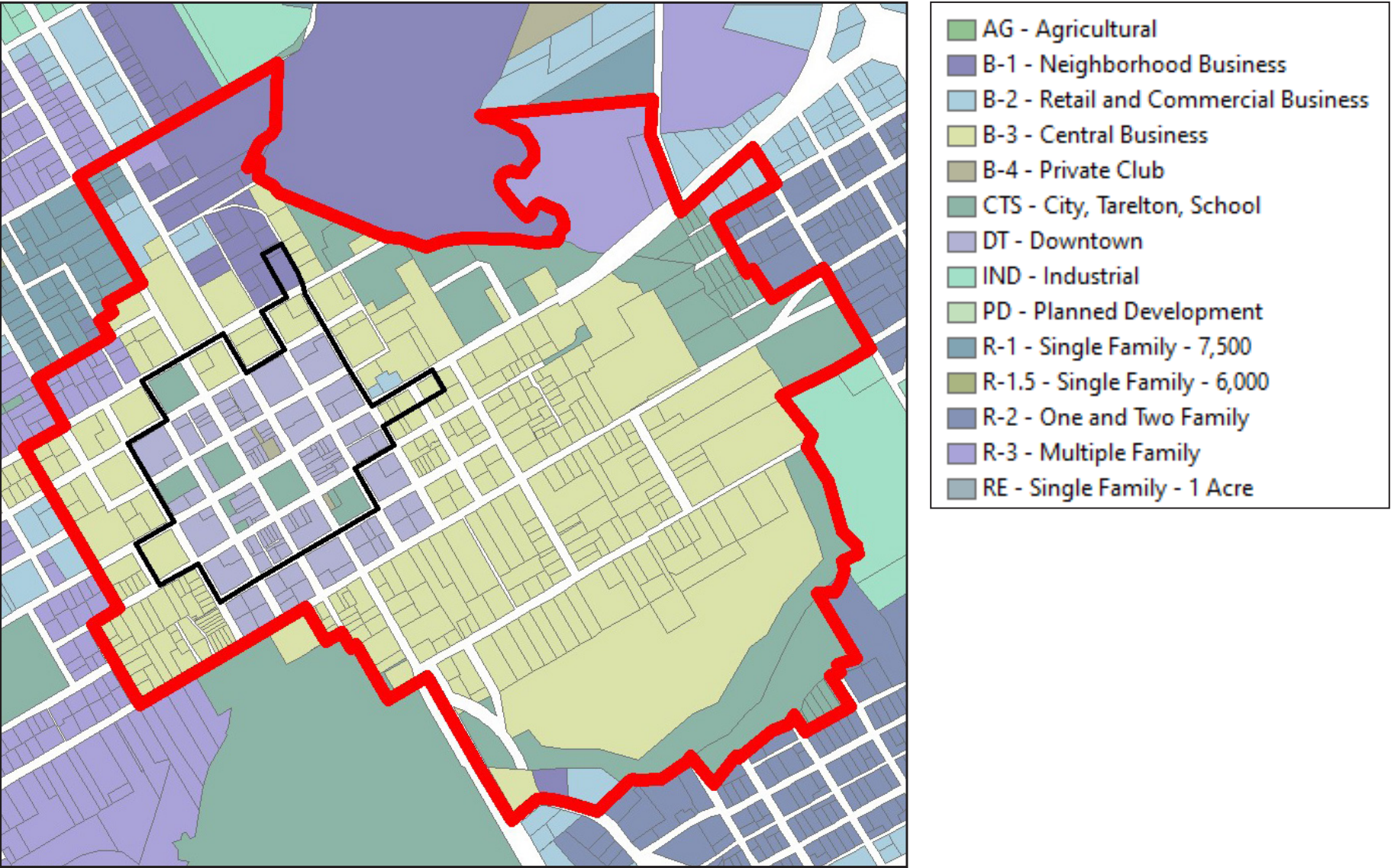
It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.



Zoning

Currently, the property within TIRZ#2 is primarily zoned as B-3 Central Business. The Central Business District is intended to encourage the redevelopment of the downtown business area, which includes the historic courthouse, all types of offices, retail business and residences. The varying land uses included in the Central Business District are compatible with existing uses to preserve the integrity of the Central Business District and deter urban deterioration. This district also facilitates the maintenance of the area and provides for the vibrant interaction between retail, service, residential and citizens citywide. Property within the TIRZ is also zoned Downtown. The Downtown District is intended to encourage the redevelopment of the original township, which includes the historic courthouse, offices, retail business and residences. The varying land uses included in the Downtown District are compatible with existing uses to preserve the integrity of the area Downtown District and deter urban deterioration. This district also facilitates the maintenance of the area and provides for the vibrant interaction between retail, service, residential, government and public use.

The property may need to be rezoned to accomodate any future development. It is not anticipated there will be any changes to the City of Stephenville zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

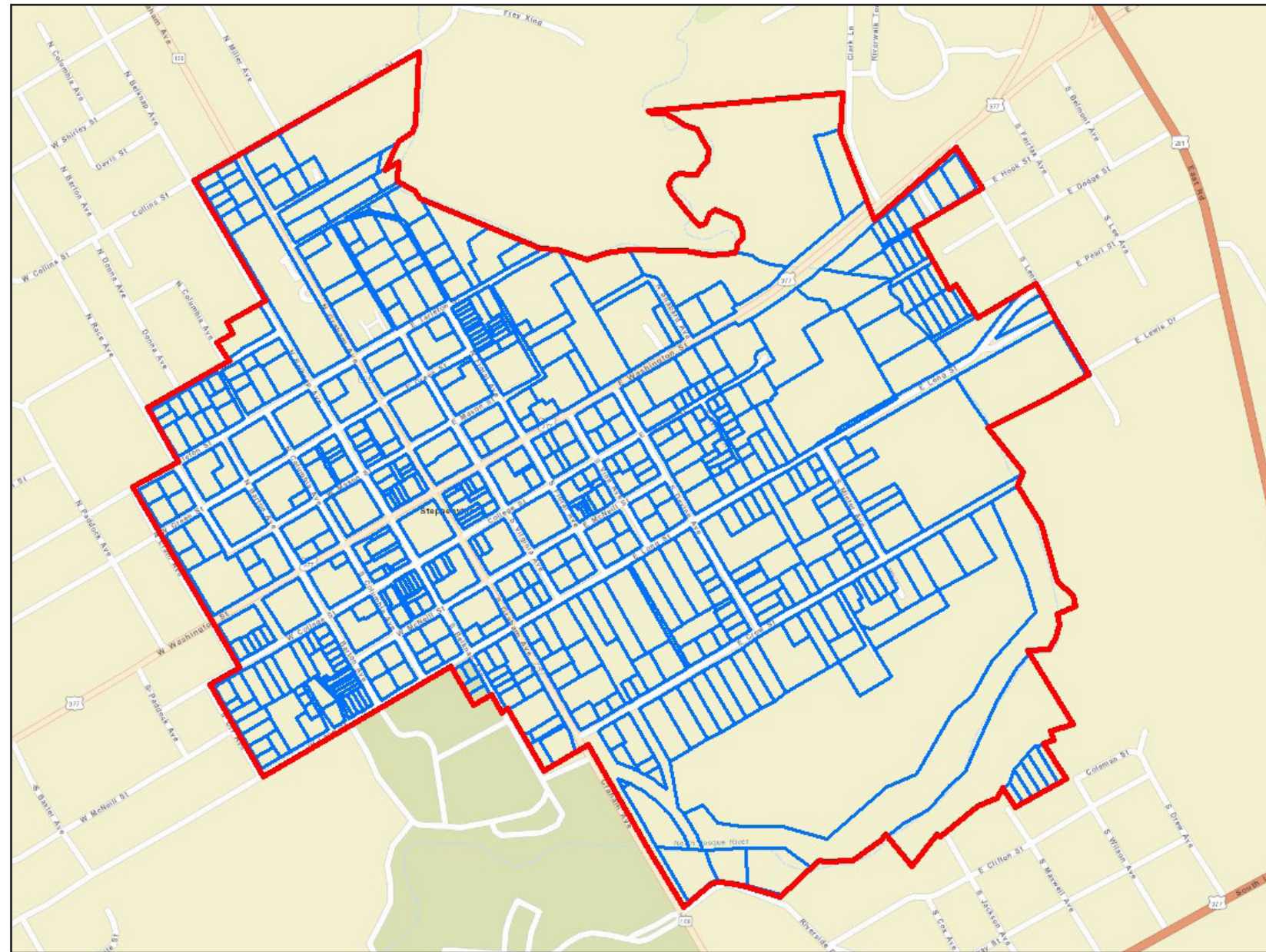


 - TIRZ #2 Boundary  - Historic District Boundary

Current Conditions

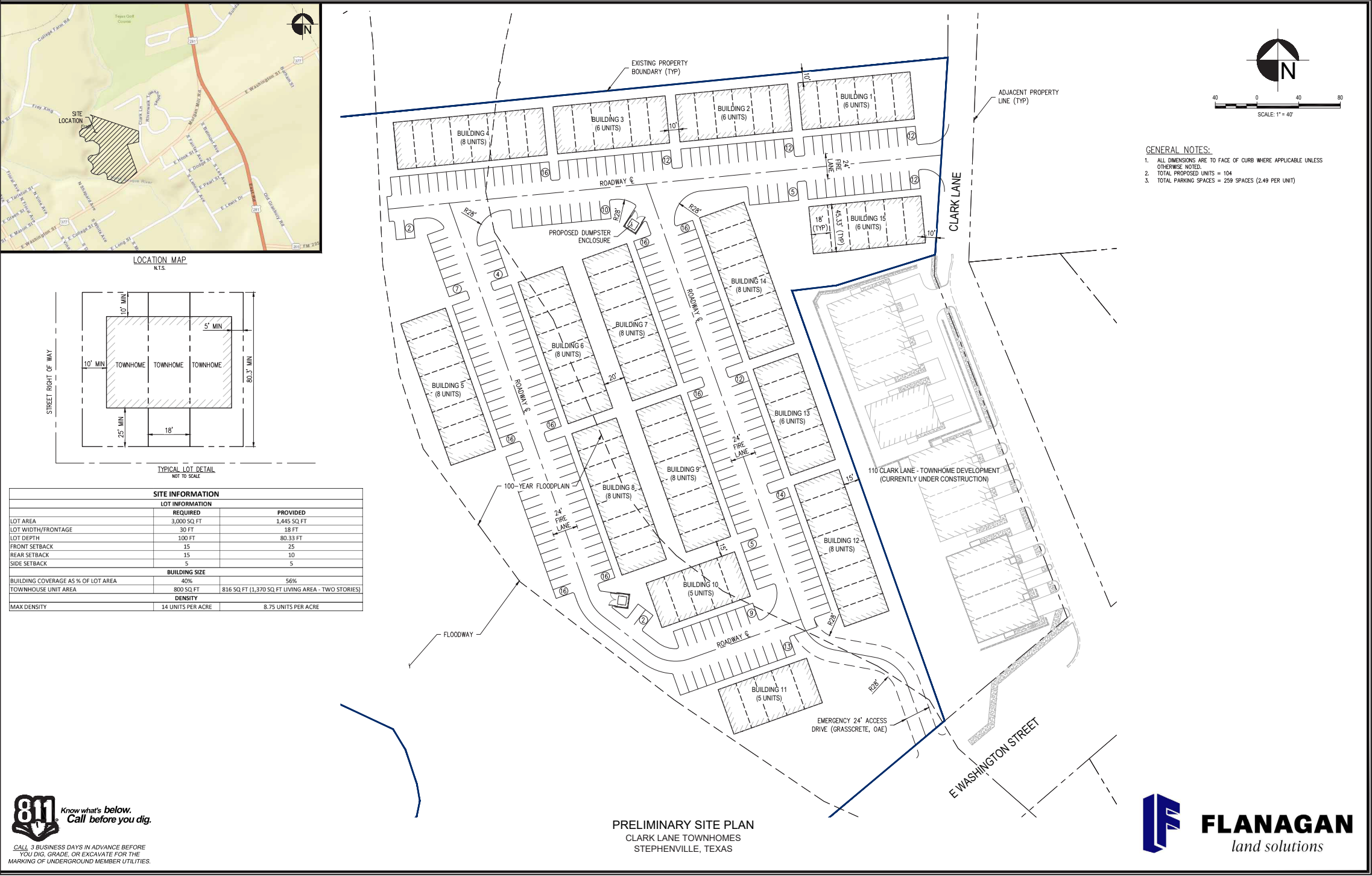
Current Parcel Information

There are currently 532 parcels within Tax Increment Reinvestment Zone #2, with various parcels being owned by the City of Stephenville. It is the City's desire to have the land developed, facilitated by a direct transfer agreement between the City and a private entity, pursuant to Chapter 272 of the Local Government Code. For further details of the parcels, including ownership information, see Appendix A.



 - TIRZ #2 Boundary

Proposed Development



Proposed within the TIRZ #2 boundaries is a residential development including 104 townhomes. For the purposes of this plan, this development is included in what is referred to as TIRZ #2 - Phase I.

Proposed Development

Anticipated Development

Within the boundaries of TIRZ #2 it is anticipated that there will be both residential and commercial development constructed in line with the Downtown Master Plan over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The tables below provide an overview of the potential development that DPED projects will occur during the life of the TIRZ along with estimated dates of when the incremental revenue will flow into the TIRZ fund.

	Initial Completion Date	Square Feet/Units	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ 2						
PHASE ONE						
TOWNHOMES	2024	14	\$ 225,000	\$ 3,150,000	\$ -	\$ -
RESIDENTIAL	2024	2	\$ 125,000	\$ 250,000	\$ -	\$ -
COMMERCIAL	2024	4,160	\$ 100	\$ 416,000	\$ -	
RESIDENTIAL	2025	14	\$ 125,000	\$ 1,750,000	\$ -	
COMMERCIAL	2025	5,000	\$ 100	\$ 500,000	\$ -	
TOWNHOMES	2026	104	\$ 225,000	\$ 23,400,000	\$ -	
COMMERCIAL	2026	10,000	\$ 100	\$ 1,000,000	\$ 300	\$ 3,000,000
COMMERCIAL	2026	2,500	\$ 100	\$ 250,000	\$ 300	\$ 750,000
				\$ 30,716,000		\$ 3,750,000
PHASE TWO						
COMMERCIAL	2028	5,000	\$ 100	\$ 500,000	\$ 300	\$ 1,500,000
HOTEL	2028	80	\$ 125,000	\$ 10,000,000	\$ -	\$ -
RESIDENTIAL	2028	225	\$ 125,000	\$ 28,125,000	\$ -	\$ -
TOWNHOMES	2030	50	\$ 225,000	\$ 11,250,000	\$ -	\$ -
COMMERCIAL	2030	10,000	\$ 100	\$ 1,000,000	\$ 300	\$ 3,000,000
RESIDENTIAL	2030	150	\$ 125,000	\$ 18,750,000	\$ -	\$ -
TOWNHOMES	2032	75	\$ 225,000	\$ 16,875,000	\$ -	\$ -
COMMERCIAL	2032	15,000	\$ 100	\$ 1,500,000	\$ 300	\$ 4,500,000
RESIDENTIAL	2034	210	\$ 125,000	\$ 26,250,000	\$ -	\$ -
				\$ 114,250,000		\$ 9,000,000
Total				\$ 144,966,000		\$ 12,750,000

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #2 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 1,962,671	15.0%
Sanitary Sewer Facilities and Improvements	\$ 1,962,671	15.0%
Storm Water Facilities and Improvements	\$ 1,962,671	15.0%
Transit/Parking Improvements	\$ 981,336	7.5%
Street and Intersection Improvements	\$ 1,962,671	15.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 1,308,448	10.0%
Economic Development Grants	\$ 2,616,895	20.0%
Administrative Costs	\$ 327,112	2.5%
Total	\$ 13,084,477	100.0%

The categories listed in the table above outline public improvements related to water, sanitary sewer, and storm water facilities, parking improvements, street and intersection improvements, open space, park and recreation facilities and improvements, public facilities, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:

- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
- (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
- (C) real property assembly costs;
- (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
- (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
- (F) relocation costs;
- (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
- (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
- (I) the cost of operating the reinvestment zone and project facilities;
- (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
- (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
- (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous pages, the City of Stephenville will contribute 60% of its real property increment.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the tables on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

TIRZ 2	Real Property Tax - 2022 Rates		Participation	
	CITY OF STEPHENVILLE	0.39580000	60%	0.2374800
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		1.96240000		0.2374800

TIRZ 2	Personal Property Tax		Participation	
	CITY OF STEPHENVILLE	0.39580000	0%	0.0000000
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		1.96240000		0.0000000

TIRZ 2	Sales Tax		Participation	
	CITY OF STEPHENVILLE	0.01375000	0.00%	0.0000000
	ECONOMIC DEVELOPMENT	0.00125000	0.00%	0.0000000
	ERATH COUNTY SALES	0.00500000	0.00%	0.0000000
		0.02000000		0.0000000

Financial Feasibility Analysis - TIRZ #2

INFLATION RATE	2.00%
----------------	-------

DISCOUNT RATE	6.00%
---------------	-------

REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	60%	0.2374800
ERATH COUNTY	0.31070000	0%	0.0000000
MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
STEPHENVILLE ISD	1.14740000	0%	0.0000000
	1.96240000		0.2374800

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	0%	0.0000000
ERATH COUNTY	0.31070000	0%	0.0000000
MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
STEPHENVILLE ISD	1.14740000	0%	0.0000000
	1.96240000		0.0000000

CITY OF STEPHENVILLE	0.0137500	0.00%	0.0000000
ECONOMIC DEVELOPMENT	0.0012500	0.00%	0.0000000
ERATH COUNTY SALES	0.0050000	0.00%	0.0000000

		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF TAX VALUE		PERSONAL PROPERTY \$ / SF TAX VALUE		SALES \$ / SF TAX VALUE	
	TOWNHOMES	2024	14	\$ 225,000.00	\$ 3,150,000	\$ -	\$ -	\$ -	\$ -
	RESIDENTIAL	2024	2	\$ 125,000.00	\$ 250,000	\$ -	\$ -	\$ -	\$ -
	COMMERCIAL	2024	4,160	\$ 100.00	\$ 416,000	\$ 10.00	\$ 41,600	\$ -	\$ -
	RESIDENTIAL	2025	14	\$ 125,000.00	\$ 1,750,000	\$ -	\$ -	\$ -	\$ -
	COMMERCIAL	2025	5,000	\$ 100.00	\$ 500,000	\$ 10.00	\$ 50,000	\$ -	\$ -
	TOWNHOMES	2026	104	\$ 225,000.00	\$ 23,400,000	\$ -	\$ -	\$ -	\$ -
	COMMERCIAL	2026	10,000	\$ 100.00	\$ 1,000,000	\$ 10.00	\$ 100,000	\$ 300.00	\$ 3,000,000
	COMMERCIAL	2026	2,500	\$ 100.00	\$ 250,000	\$ 10.00	\$ 25,000	\$ 300.00	\$ 750,000
	COMMERCIAL	2028	5,000	\$ 100.00	\$ 500,000	\$ 10.00	\$ 50,000	\$ 300.00	\$ 1,500,000
	HOTEL	2028	80	\$ 125,000.00	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -
	RESIDENTIAL	2028	225	\$ 125,000.00	\$ 28,125,000	\$ -	\$ -	\$ -	\$ -
	TOWNHOMES	2030	50	\$ 225,000.00	\$ 11,250,000	\$ -	\$ -	\$ -	\$ -
	COMMERCIAL	2030	10,000	\$ 100.00	\$ 1,000,000	\$ 10.00	\$ 100,000	\$ 300.00	\$ 3,000,000
	RESIDENTIAL	2030	150	\$ 125,000.00	\$ 18,750,000	\$ -	\$ -	\$ -	\$ -
	TOWNHOMES	2032	75	\$ 225,000.00	\$ 16,875,000	\$ -	\$ -	\$ -	\$ -
	COMMERCIAL	2032	15,000	\$ 100.00	\$ 1,500,000	\$ 10.00	\$ 150,000	\$ 300.00	\$ 4,500,000
	RESIDENTIAL	2034	210	\$ 125,000.00	\$ 26,250,000	\$ -	\$ -	\$ -	\$ -
TOTAL				144,966,000		516,600		12,750,000	

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	24.3%	\$ 25,353,263	= \$ 19,248,264	+ \$ 49,540	+ \$ 6,055,459
ECONOMIC DEVELOPMENT	0.5%	\$ 550,496	=	+ \$ -	+ \$ 550,496
ERATH COUNTY	16.6%	\$ 17,350,615	= \$ 15,109,741	+ \$ 38,888	+ \$ 2,201,985
MIDDLE TRINITY WATER	0.3%	\$ 355,922	= \$ 355,008	+ \$ 914	+ \$ -
ERATH ROAD & BRIDGE	4.7%	\$ 4,934,153	= \$ 4,921,486	+ \$ 12,667	+ \$ -
STEPHENVILLE ISD	53.5%	\$ 55,943,153	= \$ 55,799,541	+ \$ 143,612	+ \$ -
	100.0%	\$ 104,487,602	\$ 95,434,042	\$ 245,620	\$ 8,807,940
		100.0%	91.3%	0.2%	8.4%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	100.0%	\$ 11,548,959	= \$ 11,548,959	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
STEPHENVILLE ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 11,548,959	\$ 11,548,959	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	14.9%	\$ 13,804,304	= \$ 7,699,306	+ \$ 49,540	+ \$ 6,055,459
ECONOMIC DEVELOPMENT	0.6%	\$ 550,496	= \$ -	+ \$ -	+ \$ 550,496
ERATH COUNTY	18.7%	\$ 17,350,615	= \$ 15,109,741	+ \$ 38,888	+ \$ 2,201,985
MIDDLE TRINITY WATER	0.4%	\$ 355,922	= \$ 355,008	+ \$ 914	+ \$ -
ERATH ROAD & BRIDGE	5.3%	\$ 4,934,153	= \$ 4,921,486	+ \$ 12,667	+ \$ -
STEPHENVILLE ISD	60.2%	\$ 55,943,153	= \$ 55,799,541	+ \$ 143,612	+ \$ -
	100.0%	\$ 92,938,643	\$ 83,885,083	\$ 245,620	\$ 8,807,940
		100.0%	90.3%	0.3%	9.5%

Financial Feasibility Analysis - TIRZ #2

Tax Revenue Projections

		Calendar Year																															
		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
TOTAL TAX REVENUE																																	
REAL PROPERTY		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052		
PHASE ONE																																	
TOWNHOMES	Taxable Value Per Unit	225,000	229,500	234,090	238,772	243,547	248,418	253,387	258,454	263,623	268,896	274,274	279,759	285,354	291,061	296,883	302,820	308,877	315,054	321,355	327,783	334,338	341,025	347,845	354,802	361,898	369,136	376,519	384,049	391,730	399,565	407,556	
	Cumulative Units	-	3	10	14	40	66	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118
	Cumulative Taxable Value	-	688,500	2,340,900	3,342,805	9,741,889	16,395,600	29,899,612	30,497,604	31,107,557	31,729,708	32,364,302	33,011,588	33,671,820	34,345,256	35,032,161	35,732,804	36,447,460	37,176,410	37,919,938	38,678,337	39,451,903	40,240,941	41,045,760	41,866,675	42,704,009	43,558,089	44,429,251	45,317,836	46,224,193	47,148,677	48,091,650	
RESIDENTIAL	Taxable Value Per Unit	125,000	127,500	130,050	132,651	135,304	138,010	140,770	143,586	146,457	149,387	152,374	155,422	158,530	161,701	164,935	168,234	171,598	175,030	178,531	182,101	185,743	189,458	193,247	197,112	201,055	205,076	209,177	213,361	217,628	221,981	226,420	
	Cumulative Units	-	-	-	7	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	
	Cumulative Taxable Value	-	-	-	928,557	1,894,256	1,932,141	1,970,784	2,010,200	2,050,404	2,091,412	2,133,240	2,175,905	2,219,423	2,263,812	2,309,088	2,355,270	2,402,375	2,450,422	2,499,431	2,549,420	2,600,408	2,652,416	2,705,464	2,759,574	2,814,765	2,871,060	2,928,482	2,987,051	3,046,792	3,107,728	3,169,883	
COMMERCIAL	Taxable Value Per SF	100	102	104	106	108	110	113	115	117	120	122	124	127	129	132	135	137	140	143	146	149	152	155	158	161	164	167	171	174	178	181	
	Cumulative SF	-	-	-	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	
	Cumulative Taxable Value	-	-	-	706,765	720,900	735,318	750,024	765,025	780,325	795,932	811,850	828,087	844,649	861,542	878,773	896,348	914,275	932,561	951,212	970,236	989,641	1,009,434	1,029,622	1,050,215	1,071,219	1,092,644	1,114,496	1,136,786	1,159,522	1,182,713	1,206,367	
PHASE ONE TAXABLE VALUE		-	688,500	2,340,900	4,978,127	12,357,046	19,063,059	32,620,421	33,272,829	33,938,286	34,617,051	35,309,392	36,015,580	36,735,892	37,470,610	38,220,022	38,984,422	39,764,111	40,559,393	41,370,581	42,197,992	43,041,952	43,902,791	44,780,847	45,676,464	46,589,993	47,521,793	48,472,229	49,441,674	50,430,507	51,439,117	52,467,900	
PHASE TWO																																	
COMMERCIAL	Taxable Value Per SF	100	102	104	106	108	110	113	115	117	120	122	124	127	129	132	135	137	140	143	146	149	152	155	158	161	164	167	171	174	178	181	
	Cumulative SF	-	-	-	-	-	-	5,000	5,000	15,000	15,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	
	Cumulative Taxable Value	-	-	-	-	-	-	563,081	574,343	1,757,489	1,792,639	3,656,983	3,730,123	3,804,725	3,880,820	3,958,436	4,037,605	4,118,357	4,200,724	4,284,739	4,370,434	4,457,842	4,546,999	4,637,939	4,730,698	4,825,312	4,921,818	5,020,254	5,120,659	5,223,073	5,327,534	5,434,085	
HOTEL	Taxable Value Per Unit	125,000	127,500	130,050	132,651	135,304	138,010	140,770	143,586	146,457	149,387	152,374	155,422	158,530	161,701	164,935	168,234	171,598	175,030	178,531	182,101	185,743	189,458	193,247	197,112	201,055	205,076	209,177	213,361	217,628	221,981	226,420	
	Cumulative Units	-	-	-	-	-	-	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
	Cumulative Taxable Value	-	-	-	-	-	-	11,261,624	11,486,885	11,716,594	11,950,926	12,189,944	12,433,743	12,682,418	12,936,066	13,194,788	13,458,683	13,727,857	14,002,414	14,282,462	14,568,112	14,859,474	15,156,663	15,459,797	15,768,993	16,084,372	16,406,060	16,734,181	17,068,865	17,410,242	17,758,447	18,113,616	
RESIDENTIAL	Taxable Value Per Unit	125,000	127,500	130,050	132,651	135,304	138,010	140,770	143,586	146,457	149,387	152,374	155,422	158,530	161,701	164,935	168,234	171,598	175,030	178,531	182,101	185,743	189,458	193,247	197,112	201,055	205,076	209,177	213,361	217,628	221,981	226,420	
	Cumulative Units	-	-	-	-	-	-	225	225	375	375	375	375	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585
	Cumulative Taxable Value	-	-	-	-	-	-	31,673,318	32,306,784	54,921,533	56,019,964	57,140,363	58,283,171	92,740,181	94,594,985	96,486,885	98,416,622	100,384,955	102,392,654	104,440,507	106,529,317	108,659,903	110,833,101	113,049,763	115,310,759	117,616,974	119,969,313	122,368,700	124,816,074	127,312,395	129,858,643	132,455,816	
TOWNHOMES	Taxable Value Per SF	225,000	229,500	234,090	238,772	243,547	248,418	253,387	258,454	263,623	268,896	274,274	279,759	285,354	291,061	296,883	302,820	308,877	315,054	321,355	327,783	334,338	341,025	347,845	354,802	361,898	369,136	376,519	384,049	391,730	399,565	407,556	
	Cumulative Units	-	-	-	-	-	-	-	-	50	50	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125
	Cumulative Taxable Value	-	-	-	-	-	-	-	-	13,181,168	13,444,791	34,284,218	34,969,902	35,669,300	36,382,686	37,110,340	37,852,547	38,609,598	39,381,790	40,169,426	40,972,814	41,792,271	42,628,116	43,480,678	44,350,292	45,237,298	46,142,044	47,064,884	48,006,182	48,966,306	49,945,632	50,944,545	
PHASE TWO TAXABLE VALUE		-	-	-	-	-	-	-	43,498,023	44,367,984	81,576,784	83,208,320	107,271,509	109,416,939	144,896,625	147,794,558	150,750,449	153,765,458	156,840,767	159,977,582	163,177,134	166,440,676	169,769,490	173,164,880	176,628,177	180,160,741	183,763,956	187,439,235	191,188,020	195,011,780	198,912,016	202,890,256	206,948,061
Taxable Value		-	688,500	2,340,900	4,978,127	12,357,046	19,063,059	76,118,444	77,640,613	116,515,070	117,825,371	142,580,901	145,432,519	181,632,517	185,265,167	188,970,471	192,749,680	196,604,678	200,536,975	204,547,715	208,638,669	212,811,442	217,067,671	221,409,025	225,837,205	230,353,949	234,961,028	239,660,249	244,453,454	249,342,523	254,329,373	259,415,961	GROSS
PV		6,629,543	-	2,725	9,265	19,703	48,909	75,452	301,277	307,302	457,209	466,353	564,335	575,622	718,902	733,280	747,945	762,904	778,162	793,725	809,600	825,792	842,308	859,154	876,337	893,864	911,741	929,976	948,575	967,547	986,898	1,006,636	1,026,768
CITY OF STEPHENVILLE		-	2,139	7,273	15,467	38,393	59,229	236,500	241,230	358,905	366,083	442,999	451,859	564,332	575,619	598,874	610,851	623,068	635,530	648,240	661,205	674,429	687,918	701,676	715,710	730,024	744,624	759,517	774,707	790,201	806,005		19,248,264
ERATH COUNTY		-	50	171	363	902	1,392	5,557	5,668	8,433	8,601	10,408	10,617	13,259	13,524	13,795	14,071	14,352	14,639	14,932	15,231	15,535	15,846	16,163	16,486	16,816	17,152	17,495	17,845	18,202	18,566	18,937	19,248,264
MIDDLE TRINITY WATER		-	697	2,369	5,038	12,505	19,292	77,032	78,573	116,901	119,239	144,292	147,178	183,812	187,488	191,238	195,063	198,964	202,943	207,002	211,142	215,365	219,672	224,066	228,547	233,118	237,781						

Financial Feasibility Analysis - TIRZ #2

Tax Revenue Projections

		Calendar Year																																
		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
SALES TAX		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052		
		Sales Per SF	300	306	312	318	325	331	338	345	351	359	366	373	380	388	396	404	412	420	428	437	446	455	464	473	483	492	502	512	522	533	543	
		Cumulative SF					12,500	12,500	17,500	17,500	27,500	27,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500		
		Taxable Value	-	-	-	-	4,059,121	4,140,303	5,912,353	6,030,600	9,666,190	9,859,514	15,542,179	15,853,022	16,170,083	16,493,485	16,823,354	17,159,821	17,503,018	17,853,078	18,210,140	18,574,342	18,945,829	19,324,746	19,711,241	20,105,466	20,507,575	20,917,726	21,336,081	21,762,803	22,198,059	22,642,020	23,094,860	
CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES			-	-	-	-	55,813	56,929	81,295	82,921	132,910	135,568	213,705	217,979	222,339	226,785	231,321	235,948	240,666	245,480	250,389	255,397	260,505	265,715	271,030	276,450	281,979	287,619	293,371	299,239	305,223	311,328	317,554	6,055,459
			-	-	-	-	5,074	5,175	7,390	7,538	12,083	12,324	19,428	19,816	20,213	20,617	21,029	21,450	21,879	22,316	22,763	23,218	23,682	24,156	24,639	25,132	25,634	26,147	26,670	27,204	27,748	28,303	28,869	550,496
			-	-	-	-	20,296	20,702	29,562	30,153	48,331	49,298	77,711	79,265	80,850	82,467	84,117	85,799	87,515	89,265	91,051	92,872	94,729	96,624	98,556	100,527	102,538	104,589	106,680	108,814	110,990	113,210	115,474	2,201,985
	Total	PV	3,261,330	-	-	-	-	81,182	82,806	118,247	120,612	193,324	197,190	310,844	317,060	323,402	329,870	336,467	343,196	350,060	357,062	364,203	371,487	378,917	386,495	394,225	402,109	410,151	418,355	426,722	435,256	443,961	452,840	461,897
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052		
SUMMARY		PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS	
CITY OF STEPHENVILLE		8,761,930	-	2,725	9,265	19,983	105,007	132,672	383,091	390,753	591,123	602,946	779,809	795,405	943,080	961,942	981,181	1,000,804	1,020,821	1,041,237	1,062,062	1,083,303	1,104,969	1,127,068	1,149,610	1,172,802	1,196,054	1,219,975	1,244,375	1,269,262	1,294,847	1,320,540	1,346,951	25,353,263
ERATH COUNTY		5,217,594	-	2,139	7,273	15,687	38,617	59,457	236,908	241,646	359,694	366,888	444,387	453,275	565,777	577,092	588,634	600,407	612,415	624,663	637,157	649,900	662,898	676,156	689,679	703,472	717,542	731,893	746,530	761,461	776,690	792,224	808,069	15,148,630
MIDDLE TRINITY WATER		122,589	-	50	171	369	907	1,397	5,566	5,678	8,451	8,620	10,441	10,650	13,293	13,559	13,830	14,107	14,389	14,677	14,970	15,270	15,575	15,887	16,204	16,528	16,859	17,196	17,540	17,891	18,249	18,614	18,986	356,922
ERATH ROAD & BRIDGE		1,699,454	-	697	2,369	5,109	12,578	19,366	77,165	78,708	117,158	119,501	144,744	147,639	184,283	187,968	191,728	195,562	199,473	203,463	207,532	211,683	215,916	220,235	224,639	229,132	233,715	238,389	243,157	248,020	252,981	258,040	263,201	4,934,153
STEPHENVILLE ISD		19,266,321	-	7,900	26,859	57,930	142,612	219,573	674,890	892,387	1,328,332	1,354,898	1,641,101	1,673,923	2,089,386	2,131,174	2,173,797	2,217,273	2,261,619	2,306,851	2,352,988	2,400,048	2,448,049	2,497,010	2,546,950	2,597,889	2,649,847	2,702,844	2,756,901	2,812,039	2,868,279	2,925,645	2,984,198	55,943,153
ECONOMIC DEVELOPMENT		152,295	-	-	-	-	5,074	5,175	7,390	7,538	12,083	12,324	19,428	19,816	20,213	20,617	21,029	21,450	21,879	22,316	22,763	23,218	23,682	24,156	24,639	25,132	25,634	26,147	26,670	27,204	27,748	28,303	28,869	550,496
ERATH COUNTY SALES		769,182	-	-	-	-	20,296	20,702	29,562	30,153	48,331	49,298	77,711	79,265	80,850	82,467	84,117	85,799	87,515	89,265	91,051	92,872	94,729	96,624	98,556	100,527	102,538	104,589	106,680	108,814	110,990	113,210	115,474	2,201,985
Total		36,051,955	-	13,511	45,938	99,078	325,092	458,343	1,614,572	1,646,864	2,465,172	2,514,475	3,117,621	3,179,973	3,896,882	3,974,820	4,054,316	4,135,402	4,218,111	4,302,473	4,388,522	4,476,293	4,565,818	4,657,135	4,750,278	4,845,283	4,942,189	5,041,033	5,141,853	5,244,690	5,349,584	5,456,576	5,565,707	104,487,602

PARTICIPATION																																		
REAL PROPERTY	Taxable Value	-	688,500	2,340,900	4,978,127	12,357,046	19,063,059	76,118,444	77,640,813	115,515,070	117,825,371	142,580,901	145,432,519	181,632,517	185,265,167	188,970,471	192,748,880	196,604,878	200,536,975	204,547,715	208,638,669	212,811,442	217,067,671	221,409,025	225,837,205	230,353,949	234,961,028	239,660,249	244,453,454	249,342,523	254,329,373	259,415,961	GROSS	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,548,959
	CITY OF STEPHENVILLE	3,977,726	-	1,635	5,559	11,822	29,346	45,271	180,766	184,381	274,325	279,812	338,601	345,373	431,341	439,968	448,767	457,742	466,897	476,235	485,760	495,475	505,385	515,492	525,802	536,318	547,045	557,985	569,145	580,528	592,139	603,981	616,061	-
	ERATH COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	MIDDLE TRINITY WATER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH ROAD & BRIDGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
STEPHENVILLE ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	3,977,726	-	1,635	5,559	11,822	29,346	45,271	180,766	184,381	274,325	279,812	338,601	345,373	431,341	439,968	448,767	457,742	466,897	476,235	485,760	495,475	505,385	515,492	525,802	536,318	547,045	557,985	569,145	580,528	592,139	603,981	616,061	11,548,959	
PERSONAL PROPERTY	Taxable Value	-	-	-	70,676	72,090	73,532	131,311	133,937	253,781	258,857	446,883	455,821	464,937	474,236	483,721	493,395	503,263	513,329	523,595	534,067	544,748	555,643	566,756	578,091	589,653	601,446	613,475	625,745	638,259	651,025	664,045	GROSS	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CITY OF STEPHENVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	ERATH COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	MIDDLE TRINITY WATER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH ROAD & BRIDGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
STEPHENVILLE ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	4,059,121	4,140,303	5,912,353	6,030,600	9,666,190	9,859,514	15,542,179	15,853,022	16,170,083	16,493,485	16,823,354	17,159,821	17,503,018	17,853,078	18,210,140	18,574,342	18,945,829	19,324,746	19,711,241	20,105,466	20,507,575	20,917,726	21,336,081	21,762,803	22,198,059	22,642,020	23,094,860	GROSS	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CITY OF STEPHENVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	ECONOMIC DEVELOPMENT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	ERATH COUNTY SALES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																																		
PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
CITY OF STEPHENVILLE	3,977,726	-	1,635	5,559	11,822	29,346	45,271	180,766	184,381	274,325	279,812	338,601	345,373	431,341	439,968	448,767	457,742	466,897	476,235	485,760	495,475													

Financial Feasibility Analysis - TIRZ #2 Participation

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

TAXABLE BASE YEAR GROWTH			2.00%		6.00%																												
			REAL PROPERTY TAX			BUSINESS PERSONAL PROPERTY TAX			SALES TAX																								
CITY OF STEPHENVILLE			0.3958000	60%	0.2374800	CITY OF STEPHENVILLE			0.3958000	0%	0.0000000	CITY OF STEPHENVILLE			0.0137500	0.00%	0.0000000																
ERATH COUNTY			0.3107000	0%	0.0000000	ERATH COUNTY			0.3107000	0%	0.0000000	ECONOMIC DEVELOPMENT			0.0012500	0.00%	0.0000000																
MIDDLE TRINITY WATER			0.0073000	0%	0.0000000	MIDDLE TRINITY WATER			0.0073000	0%	0.0000000	ERATH COUNTY SALES			0.0005000	0.00%	0.0000000																
ERATH ROAD & BRIDGE			0.1012000	0%	0.0000000	ERATH ROAD & BRIDGE			0.1012000	0%	0.0000000				0.0000000	0.00%	0.0000000																
STEPHENVILLE ISD			1.1474000	0%	0.0000000	STEPHENVILLE ISD			1.1474000	0%	0.0000000				0.0200000																		
			1.9624000		0.2374800				1.9624000		0.0000000																						
REVENUE YEAR	TAX BASE YEAR	2022	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTALS
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052		
BASE YEAR	CITY OF STEPHENVILLE	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	
	ERATH COUNTY	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	
	MIDDLE TRINITY WATER	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	
	ERATH ROAD & BRIDGE	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	
	STEPHENVILLE ISD	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750
TAXABLE VALUE	CITY OF STEPHENVILLE	57,957,165	59,116,308	60,298,634	61,504,607	62,734,699	63,989,393	65,269,181	66,574,565	67,906,056	69,264,177	70,649,461	72,062,450	73,503,699	74,973,773	76,473,248	78,002,713	79,562,768	81,154,023	82,777,103	84,432,646	86,121,298	87,843,724	89,600,599	91,392,611	93,220,463	95,084,872	96,986,570	98,926,301	100,904,827	102,922,924		
	ERATH COUNTY	57,957,165	59,116,308	60,298,634	61,504,607	62,734,699	63,989,393	65,269,181	66,574,565	67,906,056	69,264,177	70,649,461	72,062,450	73,503,699	74,973,773	76,473,248	78,002,713	79,562,768	81,154,023	82,777,103	84,432,646	86,121,298	87,843,724	89,600,599	91,392,611	93,220,463	95,084,872	96,986,570	98,926,301	100,904,827	102,922,924		
	MIDDLE TRINITY WATER	57,957,165	59,116,308	60,298,634	61,504,607	62,734,699	63,989,393	65,269,181	66,574,565	67,906,056	69,264,177	70,649,461	72,062,450	73,503,699	74,973,773	76,473,248	78,002,713	79,562,768	81,154,023	82,777,103	84,432,646	86,121,298	87,843,724	89,600,599	91,392,611	93,220,463	95,084,872	96,986,570	98,926,301	100,904,827	102,922,924		
	ERATH ROAD & BRIDGE	57,957,165	59,116,308	60,298,634	61,504,607	62,734,699	63,989,393	65,269,181	66,574,565	67,906,056	69,264,177	70,649,461	72,062,450	73,503,699	74,973,773	76,473,248	78,002,713	79,562,768	81,154,023	82,777,103	84,432,646	86,121,298	87,843,724	89,600,599	91,392,611	93,220,463	95,084,872	96,986,570	98,926,301	100,904,827	102,922,924		
	STEPHENVILLE ISD	57,957,165	59,116,308	60,298,634	61,504,607	62,734,699	63,989,393	65,269,181	66,574,565	67,906,056	69,264,177	70,649,461	72,062,450	73,503,699	74,973,773	76,473,248	78,002,713	79,562,768	81,154,023	82,777,103	84,432,646	86,121,298	87,843,724	89,600,599	91,392,611	93,220,463	95,084,872	96,986,570	98,926,301	100,904,827	102,922,924		
TAXABLE VALUE INCREMENT	CITY OF STEPHENVILLE	1,136,415	2,295,558	3,477,884	4,683,857	5,913,949	7,168,643	8,448,431	9,753,815	11,085,306	12,443,427	13,828,711	15,241,700	16,682,949	18,153,023	19,652,498	21,181,963	22,742,018	24,333,273	25,956,353	27,611,896	29,300,548	31,022,974	32,779,849	34,571,861	36,399,713	38,264,122	40,165,820	42,105,551	44,084,077	46,102,174		
	ERATH COUNTY	1,136,415	2,295,558	3,477,884	4,683,857	5,913,949	7,168,643	8,448,431	9,753,815	11,085,306	12,443,427	13,828,711	15,241,700	16,682,949	18,153,023	19,652,498	21,181,963																

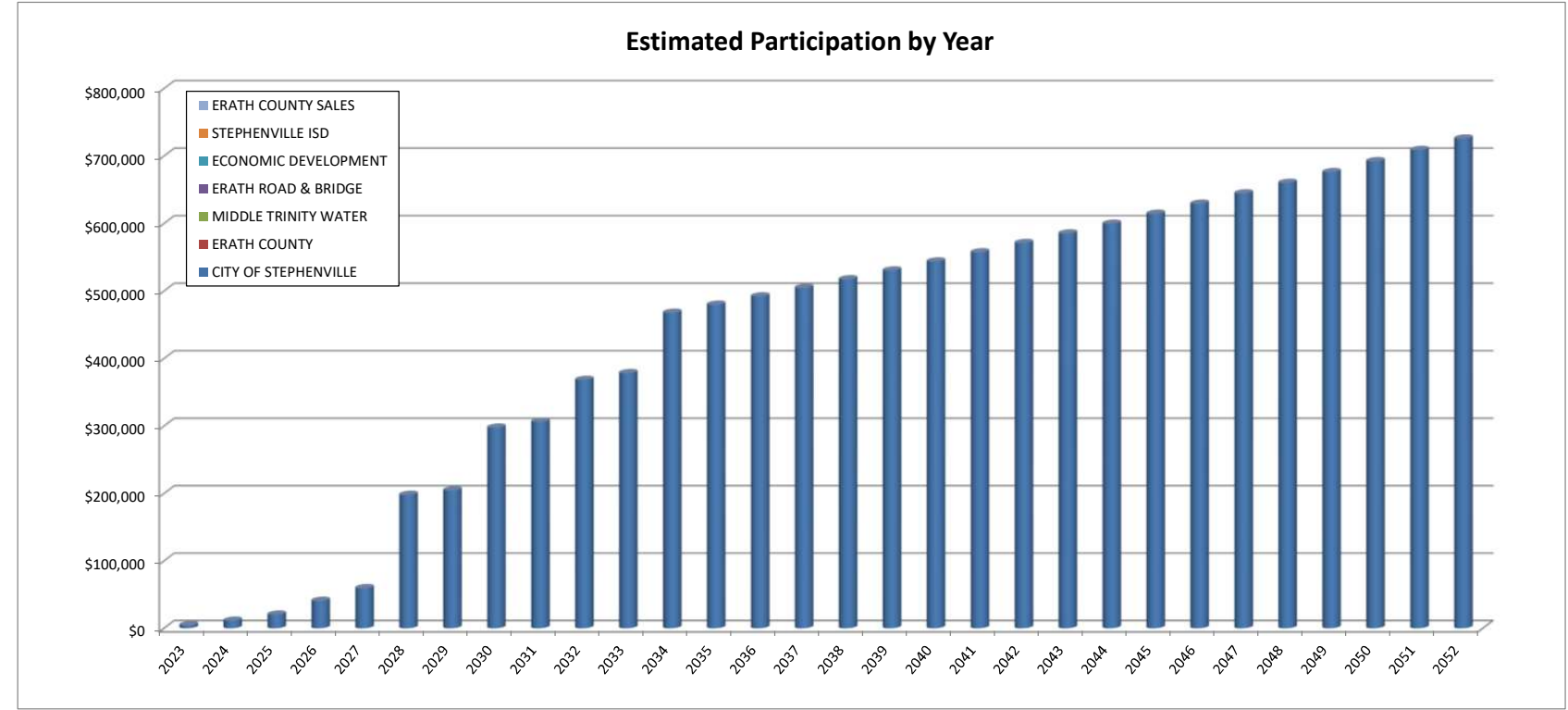
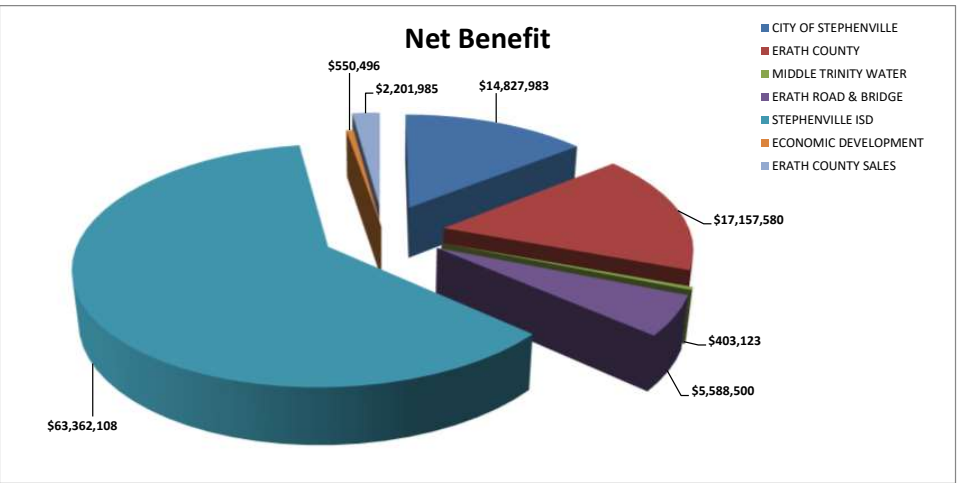
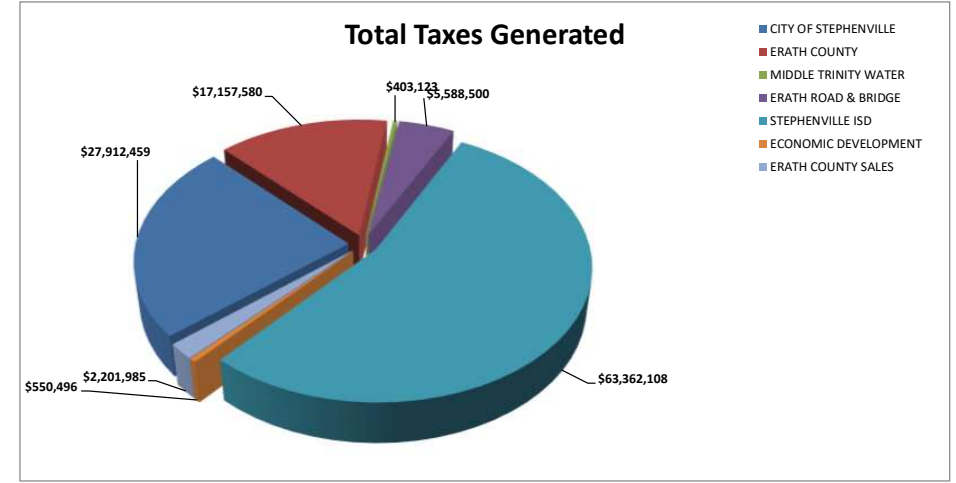
Financial Feasibility Analysis - TIRZ #2 Total Taxes Generated

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION																																		
TAXABLE BASE YEAR GROWTH DISCOUNT RATE			2.00% DISCOUNT RATE			6.00% DISCOUNT RATE																												
			REAL PROPERTY TAX			BUSINESS PERSONAL PROPERTY TAX									SALES TAX																			
CITY OF STEPHENVILLE			0.3958000	100%	0.3958000	CITY OF STEPHENVILLE			0.3958000	100%	0.3958000	CITY OF STEPHENVILLE			0.0137500	100.00%	0.0137500	CITY OF STEPHENVILLE			0.0137500	100.00%	0.0137500	CITY OF STEPHENVILLE			0.0137500	100.00%	0.0137500	CITY OF STEPHENVILLE				
ERATH COUNTY			0.3107000	100%	0.3107000	ERATH COUNTY			0.3107000	100%	0.3107000	ERATH COUNTY			0.0012500	100.00%	0.0012500	ERATH COUNTY			0.0012500	100.00%	0.0012500	ERATH COUNTY			0.0012500	100.00%	0.0012500	ERATH COUNTY				
MIDDLE TRINITY WATER			0.0073000	100%	0.0073000	MIDDLE TRINITY WATER			0.0073000	100%	0.0073000	MIDDLE TRINITY WATER			0.0050000	100.00%	0.0050000	MIDDLE TRINITY WATER			0.0050000	100.00%	0.0050000	MIDDLE TRINITY WATER			0.0050000	100.00%	0.0050000	MIDDLE TRINITY WATER				
ERATH ROAD & BRIDGE			0.1012000	100%	0.1012000	ERATH ROAD & BRIDGE			0.1012000	100%	0.1012000	ERATH ROAD & BRIDGE			0.0200000	100.00%	0.0200000	ERATH ROAD & BRIDGE			0.0200000	100.00%	0.0200000	ERATH ROAD & BRIDGE			0.0200000	100.00%	0.0200000	ERATH ROAD & BRIDGE				
STEPHENVILLE ISD			1.1474000	100%	1.1474000	STEPHENVILLE ISD			1.1474000	100%	1.1474000	STEPHENVILLE ISD			0.0200000	100.00%	0.0200000	STEPHENVILLE ISD			0.0200000	100.00%	0.0200000	STEPHENVILLE ISD			0.0200000	100.00%	0.0200000	STEPHENVILLE ISD				
			1.9624000		1.9624000				1.9624000		1.9624000																							
REVENUE YEAR	TAX BASE YEAR	2022	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029	8 2030	9 2031	10 2032	11 2033	12 2034	13 2035	14 2036	15 2037	16 2038	17 2039	18 2040	19 2041	20 2042	21 2043	22 2044	23 2045	24 2046	25 2047	26 2048	27 2049	28 2050	29 2051	30 2052	TOTALS	
BASE YEAR	CITY OF STEPHENVILLE	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	
	ERATH COUNTY	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	
	MIDDLE TRINITY WATER	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	
	ERATH ROAD & BRIDGE	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750
	STEPHENVILLE ISD	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750	56,820,750
TAXABLE VALUE	CITY OF STEPHENVILLE		57,957,165	59,116,308	60,298,634	61,504,607	62,734,699	63,989,393	65,269,181	66,574,565	67,906,056	69,264,177	70,649,461	72,062,450	73,503,699	74,973,773	76,473,248	78,002,713	79,562,768	81,154,023	82,777,103	84,432,646	86,121,298	87,843,724	89,600,599	91,392,611	93,220,463	95,084,872	96,986,570	98,926,301	100,904,827	102,922,924		
	ERATH COUNTY		57,957,165	59,116,308	60,298,634	61,504,607	62,734,699	63,989,393	65,269,181	66,574,565	67,906,056	69,264,177	70,649,461	72,062,450	73,503,699	74,973,773	76,473,248	78,002,713	79,562,768	81,154,023	82,777,103	84,432,646	86,121,298	87,843,724	89,600,599	91,392,611	93,220,463	95,084,872	96,986,570	98,926,301	100,904,827	102,922,924		
	MIDDLE TRINITY WATER		57,957,165	59,116,308	60,298,634	61,504,607	62,734,699	63,989,393	65,269,181	66,574,565	67,906,056	69,264,177	70,649,461	72,062,450	73,503,699	74,973,773	76,473,248	78,002,713	79,562,768	81,154,023	82,777,103	84,432,646	86,121,298	87,843,724	89,600,599	91,392,611	93,220,463	95,084,872	96,986,570	98,926,301	100,904,827	102,922,924		
	ERATH ROAD & BRIDGE		57,957,165	59,116,308	60,298,634	61,504,607	62,734,699	63,989,393	65,269,181	66,574,565	67,906,056	69,264,177	70,649,461	72,062,450	73,503,699	74,973,773	76,473,248	78,002,713	79,562,768	81,154,023	82,777,103	84,432,646	86,121,298	87,843,724	89,600,599	91,392,611	93,220,463	95,084,872	96,986,570	98,926,301	100,904,827	102,922,924		
	STEPHENVILLE ISD		57,957,165	59,116,308	60,298,634	61,504,607	62,734,699	63,989,393	65,269,181	66,574,565	67,906,056	69,264,177	70,649,461	72,062,450	73,503,699	74,973,773	76,473,248	78,002,713	79,562,768	81,154,023	82,777,103	84,432,646	86,121,298	87,843,724	89,600,599	91,392,611	93,220,463	95,084,872	96,986,570	98,926,301	100,904,827	102,922,924		
TAXABLE VALUE INCREMENT	CITY OF STEPHENVILLE		1,136,415	2,295,558	3,477,884	4,683,857	5,913,949	7,168,643	8,448,431	9,753,815	11,085,306	12,443,427	13,828,711	15,241,700	16,682,949	18,153,023	19,652,498	21,181,963	22,742,018	24,333,273	25,956,353	27,611,896	29,300,548	31,022,974	32,779,849	34,571,861	36,399,713	38,264,122	40,165,820	42,105,551	44,084,077	46,102,174		
	ERATH COUNTY		1,136,415	2,295,558	3,477,884	4,683,857	5,913,949	7,168,643	8,448,431	9,753,815	11,085,306	12,443,427	13,828,711	15,241,700	16,682,949	18,153,023	19,652,498	21,181,963	22,742,018	24,333,273	25,956,353	27,611,896	29,300,548	31,022,974	32,779,849	34,571,861	36,399,713	38,264,122	40,165,820	42,105,551	44,084,077	46,102,174		
	MIDDLE TRINITY WATER		1,136,415	2,295,558	3,477,884	4,683,857	5,913,949	7,168,643	8,448,431	9,753,815	11,085,306	12,443,427	13,828,711	15,241,700	16,682,949	18,153,023	19,652,498	21,181,963	22,742,018	24,333,273	25,956,353	27,611,896	29,300,548	31,022,974	32,779,849	34,571,861	36,399,713	38,264,122	40,165,820	42,105,551	44,084,077	46,102,174		
	ERATH ROAD & BRIDGE		1,136,415	2,295,558	3,477,884	4,683,857	5,913,949	7,168,643	8,448,431	9,753,815	11,085,306	12,443,427	13,828,711	15,241,700	16,682,949	18,153,023	19,652,498	21,181,963	22,742,018	24,333,273	25,956,353	27,611,896	29,300,548	31,022,974	32,779,849	34,571,861	36,399,713	38,264,122	40,165,820	42,105,551	44,084,077	46,102,174		
	STEPHENVILLE ISD		1,136,415	2,295,558	3,477,884	4,683,857	5,913,949	7,168,643	8,448,431	9,753,815	11,085,306	12,443,427	13,828,711	15,241,700	16,682,949	18,153,023	19,652,498	21,181,963	22,742,018	24,333,273	25,956,353	27,611,896	29,300,548	31,022,974	32,779,849	34,571,861	36,399,713	38,264,122	40,165,820	42,105,551	44,084,077	46,102,174		
REVENUE A TAXABLE VALUE GROWTH	CITY OF STEPHENVILLE		4,498	9,086	13,765	18,539	23,407	28,373	33,439	38,606	43,876	49,251	54,734	60,327	66,031	71,850	77,785	83,838	90,013	96,311	102,735	109,288	115,972	122,789	129,743	136,854	144,070	151,449	158,976	166,654	174,485	182,472	2,559,197	CITY OF STEPHENVILLE
	ERATH COUNTY		3,531	7,132	10,806	14,553	18,375	22,249	26,249	30,305	34,422	3																						

Financial Feasibility Analysis - Summary

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF STEPHENVILLE	\$27,912,459	\$13,084,477	\$14,827,983
ERATH COUNTY	\$17,157,580	\$0	\$17,157,580
MIDDLE TRINITY WATER	\$403,123	\$0	\$403,123
ERATH ROAD & BRIDGE	\$5,588,500	\$0	\$5,588,500
STEPHENVILLE ISD	\$63,362,108	\$0	\$63,362,108
ECONOMIC DEVELOPMENT	\$550,496	\$0	\$550,496
ERATH COUNTY SALES	\$2,201,985	\$0	\$2,201,985
Total	\$117,176,252	\$13,084,477	\$104,091,775



Terms and Conditions

Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #2 in Years:

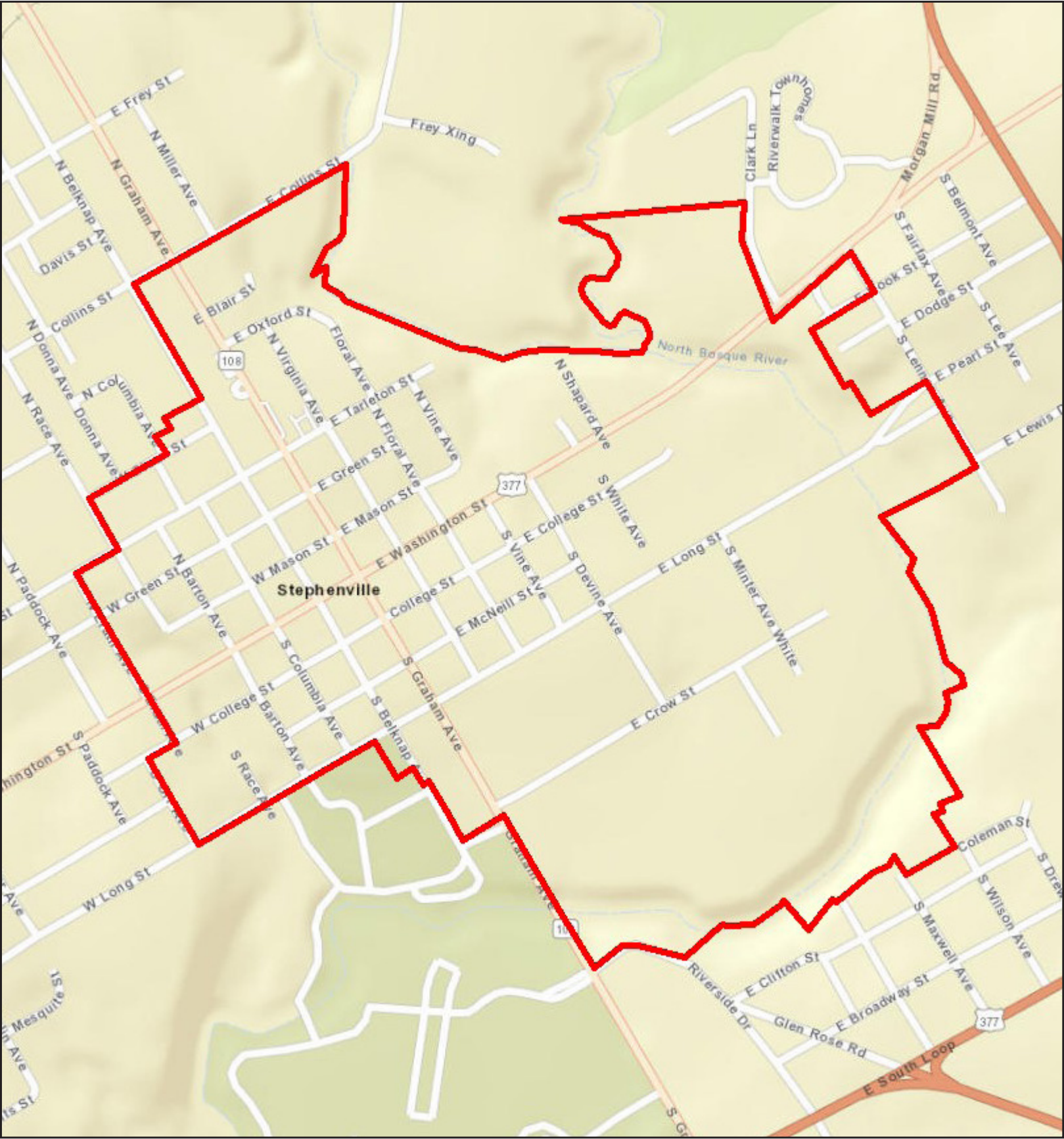
The TIRZ has a 30-year term and is scheduled to end on December 31, 2052.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone’s project and financing plan.

 - TIRZ #2 Boundary



APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000028696	S2100 BELMONT ADDITION, LOTS 62 & 63	0.45		814 E WASHINGTON	GODWIN GALEN	\$ 71,180
R000028697	S2100 BELMONT ADDITION;; LOT 64 & 65	0.41		812 E WASHINGTON	RODRIGUEZ JOSE G & DIANE	\$ 106,910
R000028698	S2100 BELMONT ADDITION;; LOT 66 & 67 (PT OF 67)	0.36		808 E WASHINGTON	RODRIGUEZ JOSE G & DIANE	\$ 97,290
R000028699	S2100 BELMONT ADDITION;; LOT 67, 68 & 69 (PT OF 67)	0.34		805 E HOOK	MONK JACKIE & CARLA	\$ 52,750
R000028700	S2100 BELMONT ADDITION;; LOT 70	0.15	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000028701	S2100 BELMONT ADDITION;; LOT 71	0.14	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000028702	S2100 BELMONT ADDITION;; LOT 72	0.12	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000028704	S2100 BELMONT ADDITION; LOTS 73 & 74	0.41	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028705	S2100 BELMONT ADDITION;; LOT 75	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028706	S2100 BELMONT ADDITION;; LOT 76	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028707	S2100 BELMONT ADDITION;; LOT 77	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028708	S2100 BELMONT ADDITION;; LOT 78	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028717	S2100 BELMONT ADDITION;; LOT 93	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028718	S2100 BELMONT ADDITION;; LOT 94	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028719	S2100 BELMONT ADDITION;; LOT 95	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028720	S2100 BELMONT ADDITION;; LOT 96	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028721	S2100 BELMONT ADDITION;; LOT 97	0.21	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028722	S2100 BELMONT ADDITION;; LOT 98 (BOSQUE RIVER TRAIL)	0.15	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000028723	S2100 BELMONT ADDITION;; LOT 99	0.20	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000028724	S2100 BELMONT ADDITION;; LOT 100	0.20	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000028725	S2100 BELMONT ADDITION;; LOT 101	0.20	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000028726	S2100 BELMONT ADDITION;; LOT 102	0.20	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000028727	S2100 BELMONT ADDITION;; LOT 103	0.16	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000029150	S2600 CITY ADDITION;; BLOCK 0;; LOT 0, COURT HOUSE	1.00	G	100 W WASHINGTON	ERATH COUNTY	\$ -
R000029151	S2600 CITY ADDITION;; BLOCK 1;; LOT A	0.08		190 W COLLEGE	RED FENCES LLC	\$ 262,220
R000029152	S2600 CITY ADDITION;; BLOCK 1;; LOT C	0.11		150 W COLLEGE	RENFIELD LLC	\$ 204,920
R000029153	S2600 CITY ADDITION;; BLOCK 1;; LOT D & E (PTS OF)	0.06		148 W COLLEGE	MILLS DEWAYNE KEITH & AMANDA	\$ 296,320
R000029154	S2600 CITY ADDITION;;BLOCK 1;;LOT D;E;F;G;H;I;J,(PTS OF D;E;F;G),COURT HOUSE ANNEX	0.68	G	298 S GRAHAM	ERATH COUNTY	\$ -
R000029156	S2600 CITY ADDITION;; BLOCK 2;; LOT A	0.07		104 E COLLEGE	WAGGONER BOYD	\$ 58,770
R000029157	S2600 CITY ADDITION;; BLOCK 2;; LOTS B & C; SENIOR CITIZENS CENTER	0.10	G	164 E COLLEGE	CITY OF STEPHENVILLE	\$ -
R000029159	S2600 CITY ADDITION;; BLOCK 2;; LOTS D, E, F; SENIOR CITIZEN CENTER	0.77	G	164 E COLLEGE	CITY OF STEPHENVILLE	\$ -
R000029162	S2600 CITY ADDITION;; BLOCK 3;; LOT A	0.08		193 S GRAHAM	WILSON-FRASER	\$ 173,000
R000029163	S2600 CITY ADDITION;; BLOCK 3;; LOTS B, M & C-1(PT OF C-1)	0.08		181 S GRAHAM	STEPHENVILLE RENTALS LLC	\$ 247,360
R000029164	S2600 CITY ADDITION;; BLOCK 3;; LOT C-1;; (PT OF)	0.08		159 S GRAHAM	72-WHO INC	\$ 254,150
R000029166	S2600 CITY ADDITION;; BLOCK 3;; LOT D & E & C-2(PT OF)	0.23		157 S GRAHAM	LOKI ENTERPRISES LLC	\$ 697,530
R000029168	S2600 CITY ADDITION;; BLOCK 3;; LOT F	0.11		119 S GRAHAM	COATS JIM & PATSY	\$ 264,970
R000029169	S2600 CITY ADDITION;; BLOCK 3;; LOT G (W 78)	0.04		107 S GRAHAM	SHAHAN DEDRA	\$ 115,830
R000029170	S2600 CITY ADDITION;; BLOCK 3;; LOT G (E 26)	0.02		148 E WASHINGTON	AMYX ANDREA & DEDRA SHAHAN	\$ 32,580
R000029171	S2600 CITY ADDITION;; BLOCK 3;; LOT H	0.05		154 E WASHINGTON	CLARKE KAREN MICHELLE	\$ 95,660
R000029172	S2600 CITY ADDITION;; BLOCK 3;; LOT I	0.05		160 E WASHINGTON	ZACHERY CHARON	\$ 61,370
R000029173	S2600 CITY ADDITION;; BLOCK 3;; LOT J (N 78.25)	0.09		140 S VIRGINIA	NANCE JERRY C & KELIJON W	\$ 133,760
R000029174	S2600 CITY ADDITION;; BLOCK 3;; LOT J (S 26)	0.06		144 S VIRGINIA	STEPHENVILLE RENTALS LLC	\$ 28,760
R000029175	S2600 CITY ADDITION;; BLOCK 4;; LOT A;B;C-1;C-2;C-3;C-4;D;E-1	0.53		115 N GRAHAM	BMF PROPERTIES LLC	\$ 997,420
R000029176	S2600 CITY ADDITION, BLOCK 4, LOT C	0.46		155 N GRAHAM	STEPHENVILLE PROPERTIES LLC	\$ 627,730
R000029177	S2600 CITY ADDITION;; BLOCK 5;; LOT A (W PT);	0.06	G	187 W WASHINGTON	STEPHENVILLE CHAMBER OF COMMERCE IN	\$ -
R000029178	S2600 CITY ADDITION;; BLOCK 5;; LOT B	0.06		171 W WASHINGTON	STEPHENVILLE RENTALS LLC	\$ 184,310
R000029179	S2600 CITY ADDITION;; BLOCK 5;; LOT C	0.06		157 W WASHINGTON	STEPHENVILLE RENTALS LLC	\$ 38,030
R000029181	S2600 CITY ADDITION;; BLOCK 5;; LOTS E, D & F	0.18		133 W WASHINGTON	CAFE TRIFLES INC	\$ 405,160
R000029183	S2600 CITY ADDITION;; BLOCK 5;; LOT G	0.06		105 W WASHINGTON	BUTCHER ALLAN K JR	\$ 134,990
R000029184	S2600 CITY ADDITION;; BLOCK 5;; LOT H	0.05		154 N GRAHAM	STEPHENVILLE RENTALS LLC	\$ 78,220
R000029185	S2600 CITY ADDITION;; BLOCK 5;; LOT I	0.05		164 N GRAHAM	STEPHENVILLE RENTALS LLC & GEN-GRACE EQUITY LP	\$ 73,250
R000029186	S2600 CITY ADDITION;; BLOCK 5;; LOT J	0.10		188 N GRAHAM	TEXOR LLC	\$ 178,900
R000029187	S2600 CITY ADDITION;; BLOCK 5;; LOT K	0.06		0 MASON	CAFE TRIFLES INC	\$ 6,220
R000029188	S2600 CITY ADDITION;; BLOCK 5;; LOT L	0.13		199 N BELKNAP	K PENDRAY PROPERTIES LLC	\$ 232,370
R000029189	S2600 CITY ADDITION;; BLOCK 5;; LOT M & N	0.12		153 N BELKNAP	BURDICK RENEE W	\$ 186,140
R000029190	S2600 CITY ADDITION;; BLOCK 5;; LOT O	0.02		147 N BELKNAP	DOUBLE W INVESTMENTS LLC	\$ 114,390
R000029191	S2600 CITY ADDITION;; BLOCK 6;; LOT A, B, C, H, PARKING LOT & WALK OF FAME	0.79	G	200 MASON	CITY OF STEPHENVILLE	\$ -
R000029194	S2600 CITY ADDITION;; BLOCK 6;; LOT I	0.21		199 N COLUMBIA	STEPHENVILLE BANK & TRUST	\$ 106,120
R000029196	S2600 CITY ADDITION;; BLOCK 7;; LOT A	0.05		198 S BELKNAP	RED FENCES LLC	\$ 307,650
R000029198	S2600 CITY ADDITION, BLOCK 7, LOT B & C	0.29		166 S BELKNAP	THEMIS INVESTMENT PROPERTIES LLC AND	\$ 595,980
R000029199	S2600 CITY ADDITION;; BLOCK 7;; LOT D	0.07		150 S BELKNAP	EVATT INVESTMENTS	\$ 79,530
R000029201	S2600 CITY ADDITION;; BLOCK 7;; LOT E & F & G	0.24		128 S BELKNAP	COATS JIM & PATSY	\$ 410,750
R000029202	S2600 CITY ADDITION;; BLOCK 7;; LOT H	0.06		200 W WASHINGTON	CJW PARTNERS LLC	\$ 305,030
R000029204	S2600 CITY ADDITION;; BLOCK 7;; LOTS H-2 & I, CITY HALL	0.15	G	298 W WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000029205	S2600 CITY ADDITION;; BLOCK 7;; LOT J;PARKING LOT.	0.08	G	0 W COLLEGE	CITY OF STEPHENVILLE	\$ -
R000029206	S2600 CITY ADDITION;; BLOCK 7;; LOT K	0.03		257 W COLLEGE	BOONE BOB	\$ 106,670
R000029207	S2600 CITY ADDITION;; BLOCK 7;; LOT L	0.01		231 W COLLEGE	BOONE BOB	\$ 86,620
R000029208	S2600 CITY ADDITION;; BLOCK 8;; LOT A (N 99.4)	0.06		200 W COLLEGE	CARPENTER DARREN R & JAMES F KIMBEL	\$ 177,490
R000029209	S2600 CITY ADDITION;; BLOCK 8;; LOT A & I-2 (S 31.1 OF A)	0.08		254 S BELKNAP	GAISER LAURIE LORRAINE	\$ 83,930
R000029210	S2600 CITY ADDITION;; BLOCK 8;; LOT B	0.05		216 W COLLEGE	RENFIELD LLC	\$ 70,230
R000029211	S2600 CITY ADDITION;; BLOCK 8;; LOT C	0.04		230 W COLLEGE	MIB CELLAR LLC	\$ 147,470
R000029212	S2600 CITY ADDITION;; BLOCK 8;; LOT D	0.06		240 W COLLEGE	LIVINGSTON MARTIN	\$ 192,450
R000029213	S2600 CITY ADDITION;; BLOCK 8;; LOT E	0.05		250 W COLLEGE	MCDONALD RICHARD & JANE MCDONALD FAMILY TRUST	\$ 100,080
R000029214	S2600 CITY ADDITION;; BLOCK 8;; LOT F1	0.17		299 S COLUMBIA	MCKETHAN & BEAM PROPERTIES LLC	\$ 295,400
R000029215	S2600 CITY ADDITION;; BLOCK 8;; LOT G	0.05		290 W COLLEGE	PENDLETON ENTERPRISES LLC	\$ 117,060
R000029216	S2600 CITY ADDITION;; BLOCK 8;; LOT F2	0.13		270 W COLLEGE	PENDLETON ENTERPRISES LLC	\$ 305,600
R000029217	S2600 CITY ADDITION;; BLOCK 8;; LOT H	0.12		272 S BELKNAP	LET THE BIG DOG EAT LLC	\$ 87,330
R000029218	S2600 CITY ADDITION;; BLOCK 8;; LOT I	0.09		211 W MCNEILL	LET THE BIG DOG EAT LLC	\$ 315,700

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000029219	S2600 CITY ADDITION;; BLOCK 9;; LOT 1	0.26		341 BARTON	PRICE KIMBERLY & RILEY PRICE	\$ 222,810
R000029220	S2600 CITY ADDITION;; BLOCK 9;; LOT 2	0.25		320 COLUMBIA	GREAT AMERICAN ENTERTAINMENT CO LLC	\$ 133,510
R000029221	S2600 CITY ADDITION;; BLOCK 9, LOT 3	0.26		380 COLUMBIA	SUMPTER KIMBERLY JOYCE & WILLIAM SHANNON	\$ 82,280
R000029222	S2600 CITY ADDITION;; BLOCK 9;; LOT 4	0.26		379 LONG	GASKEY JERRY D & CAROL	\$ 75,360
R000029223	S2600 CITY ADDITION;; BLOCK 10;; LOT 1 (PT OF)	0.21		321 COLUMBIA	BRAMLETT PATRICIA & BARBIE GRAHAM &	\$ 150,170
R000029224	S2600 CITY ADDITION;; BLOCK 10;; LOT 1;2; (E 20 OF 1)	0.30		322 BELKNAP	MAYO BEAU & LAURA	\$ 185,380
R000029225	S2600 CITY ADDITION;; BLOCK 10;; LOT 3	0.26		374 BELKNAP	RENFIELD LLC	\$ 181,310
R000029226	S2600 CITY ADDITION;; BLOCK 10;; LOT 5	0.13		285 W LONG	COSTON KARLA M	\$ 82,930
R000029227	S2600 CITY ADDITIONL;; BLOCK 11;;LOT 1 & 2,PARKING LOT & STGS	0.72	G	0 W MCNEILL	ERATH COUNTY	\$ -
R000029228	S2600 CITY ADDITION;; BLOCK 11;; LOT 3	0.18		384 GRAHAM	SMITH TOMMY L	\$ 129,730
R000029229	S2600 CITY ADDITION;; BLOCK 11;; LOT 4	0.16		385 BELKNAP	LOHRMANN CHARLES JUSTUS	\$ 159,150
R000029230	S2600 CITY ADDITION;; BLOCK 12;; LOT 1	0.25		321 S GRAHAM	STOKES REAL ESTATE LP	\$ 334,880
R000029231	S2600 CITY ADDITION;; BLOCK 12;; LOT 2 (W 40)	0.10		164 E MCNEILL	LYON JAY MARSHAL	\$ 91,410
R000029232	S2600 CITY ADDITION;; BLOCK 12;; LOT 2 (E 64)	0.15		174 MCNEILL	HENRY TOMMY MACK TRUST	\$ 75,550
R000029233	S2600 CITY ADDITION;; BLOCK 12;; LOT 3 (W 52)	0.13		147 LONG	BOWLES TYLER & CAREY	\$ 82,400
R000029234	S2600 CITY ADDITION;; BLOCK 12;; LOT 3; (E 52)	0.12		179 LONG	COLE SARAH ELIZABETH & JOSHUA ANDREW COLE	\$ 122,840
R000029235	S2600 CITY ADDITION;; BLOCK 12;; LOT 4	0.25		389 S GRAHAM	TEA2GO STEPHENVILLE TEXAS INC	\$ 229,350
R000029236	S2600 CITY ADDITION;; BLOCK 13;; LOT 1	0.25	G	0 E MCNEILL	ERATH COUNTY	\$ -
R000029237	S2600 CITY ADDITION;; BLOCK 13;; LOT 2	0.25		270 E MCNEILL	BRAMLETT ELIZABETH ADELE	\$ 88,310
R000029238	S2600 CITY ADDITION;; BLOCK 13;; LOT 4	0.25	G	0 E LONG	ERATH COUNTY	\$ -
R000029239	S2600 CITY ADDITION;; BLOCK 14;; LOT 1;2;3;4	0.96	G	222 E COLLEGE	ERATH COUNTY	\$ -
R000029242	S2600 CITY ADDITION;; BLOCK 15;; LOT 2	0.24		240 E WASHINGTON	J & S FAMILY HOLDINGS LLC	\$ 488,920
R000029243	S2600 CITY ADDITION;; BLOCK 15;; LOT 3 (E 70)	0.16		223 E COLLEGE	GONZALEZ ALVARO & CONSUELO	\$ 173,910
R000029244	S2600 CITY ADDITION;; BLOCK 15;; LOT 1, 3(PT OF), 4 & PT OF ALLEY	0.58		221 E COLLEGE	LONG STREET HOTEL LLC	\$ 389,240
R000029245	S2600 CITY ADDITION;; BLOCK 16;; LOT 1 & 2; PARKING LOT	0.46		0 N VIRGINIA	BMF PROPERTIES LLC	\$ 79,960
R000029247	S2600 CITY ADDITION;; BLOCK 16; LOT 7	0.35		265 E WASHINGTON	RENFIELD LLC	\$ 410,910
R000029248	S2600 CITY ADDITION;; BLOCK 16;; LOT 6	0.12		129 N VIRGINIA	CANNADY SARAH	\$ 56,270
R000029249	S2600 CITY ADDITION;; BLOCK 17;; LOT 1	0.27		351 N VIRGINIA	BRAGG DAVID WAYNE	\$ 62,260
R000029250	S2600 CITY ADDITION;; BLOCK 17;; LOT 2; 3 & 4	0.80		241 MASON	BRAGG DAVID W	\$ 252,690
R000029251	S2600 CITY ADDITION;; BLOCK 18 (ALL OF)	1.06		281 N GRAHAM	TEXAS BANK	\$ 400,710
R000029252	S2600 CITY ADDITION;; BLOCK 19;; LOT 1	0.06		211 N BELKNAP	J BAR F RENTALS LLC	\$ 194,380
R000029253	S2600 CITY ADDITION;; BLOCK 19;; LOT 2 & 3	0.12		221 N BELKNAP	WOOLEY GEORGE ALLEN & KATHRYN WARD	\$ 152,100
R000029254	S2600 CITY ADDITION;; BLOCK 19;; LOT 4	0.06		241 N BELKNAP	WADE KAREN	\$ 76,270
R000029255	S2600 CITY ADDITION;; BLOCK 19;; LOT 5 & 6	0.12		245 N BELKNAP	KENGIF PROPERTIES LLC	\$ 244,070
R000029256	S2600 CITY ADDITION;; BLOCK 19;; LOT 7 & 8	0.11		299 N BELKNAP	KENGIF PROPERTIES LLC	\$ 249,660
R000029257	S2600 CITY ADDITION;;BLOCK 19;;LOTS 9,10,11,12,13,14,15 (N 6.75 OF 15);PARKING LOT.	0.38	R	0 N GRAHAM	GRAHAM ST CHURCH OF CHRIST CORP	\$ -
R000029262	S2600 CITY ADDITION;; BLOCK 19;; LOT 15;16; (S 19.25 OF 15)	0.13		202 N GRAHAM	KEUNG LEUNG YIP	\$ 211,020
R000029263	S2600 CITY ADDITION;; BLOCK 20;; LOT 1;2;3;4	0.23		234 N BELKNAP	KIRBO & STEWART LLC	\$ 236,610
R000029264	S2600 CITY ADDITION;; BLOCK 20;; LOT 6 (PT OF)	0.06		270 N BELKNAP	THOMPSON JOE TAB & TIMOTHY B	\$ 113,140
R000029265	S2600 CITY ADDITION;; BLOCK 20;; LOT 6;7;8; (N 8 OF 2.15, OF 6)	0.12		240 W GREEN	GLASGOW ISHAM & GLASGOW REAL ESTATE DEVELOPMENT	\$ 147,900
R000029266	S2600 CITY ADDITION;; BLOCK 20;; LOT 9;10;11; (2 OF LT 11)	0.12		280 N COLUMBIA	PARKER FRED BRUCE	\$ 75,540
R000029267	S2600 CITY ADDITION; BLOCK 20; LOTS 11;12;13;14;15;16, (S 24 OF LOT 11)	0.36		277 W MASON	HALE RICK	\$ 417,100
R000029268	S2600 CITY ADDITION; BLOCK 21;;LOTS 1,2 & 4 (EDUCATIONAL BLDG)	0.92	R	334 W GREEN	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000029270	S2600 CITY ADDITION;; BLOCK 21;; LOT 3	0.11		210 N COLUMBIA	UNITED TELEPHONE CO OF TEXAS	\$ 77,140
R000029273	S2600 CITY ADDITION;; BLOCK 22;; LOTS 1 & 2, LIBRARY	0.62	G	174 N COLUMBIA	CITY OF STEPHENVILLE	\$ -
R000029274	S2600 CITY ADDITION;; BLOCK 22;; LOT 3	0.18		309 W WASHINGTON	HARMONY CJC LLC	\$ 202,640
R000029275	S2600 CITY ADDITION;; BLOCK 22;; LOT 4	0.19		375 W WASHINGTON	HARMONY CJC LLC	\$ 194,370
R000029276	S2600 CITY ADDITION;;BLOCK 23;;LOTS 1,3,4,5	0.90	R	328 W WASHINGTON	FIRST UNITED METHODIST CHURCH-STEPH	\$ -
R000029277	S2600 CITY ADDITION;; BLOCK 23;; LOT 2	0.10	C	110 S COLUMBIA	KNIGHTS OF PYTHIAS	\$ -
R000029283	S2600 CITY ADDITION;; BLOCK 24;; LOT 2	0.21	C	244 S COLUMBIA	STEPHENVILLE LODGE NO 267	\$ -
R000029285	S2600 CITY ADDITION;; BLOCK 24;; LOTS 1, 3, 4, TAX OFFICE	0.75	G	320 W COLLEGE	ERATH COUNTY ANNEX II TAX OFFICE	\$ -
R000029286	S2600 CITY ADDITION;; BLOCK 25;; LOT 1	0.19	R	425 W WASHINGTON	FIRST BAPTIST CHURCH OF STEPHENVILLE TEXAS	\$ -
R000029290	S2600 CITY ADDITION;; BLOCK 25;; LOT 2 & 3	0.53	R	0 BARTON	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000029292	S2600 CITY ADDITION;; BLOCK 25; LOTS 4 & 5	0.27	R	425 W WASHINGTON	FIRST BAPTIST CHURCH	\$ -
R000029296	S2600 CITY ADDITION; BLOCK 26; LOTS 1,2,3,4 (MAIN SANCTUARY)	1.01	R	478 W GREEN	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000029297	S2600 CITY ADDITION;;BLOCK 27;;LOTS 1,2B & 4	0.64	R	450 W TARLETON	FIRST CHRISTIAN CHURCH-STEPHENVILLE	\$ -
R000029298	S2600 CITY ADDITION;;BLOCK 27;;LOT 5	0.38	R	421 W GREEN	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000029304	S2600 CITY ADDITION; BLOCK 28; LOT 10 (PARKING LOT)	1.00	R	350 W TARLETON	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000029310	S2600 CITY ADDITION;; BLOCK 29	1.02	G	354 N BELKNAP	CITY OF STEPHENVILLE	\$ -
R000029321	S2600 CITY ADDITION;; BLOCK 30;; LOT 1 (N 103);PARKING LOT	0.24	C	652 N GRAHAM	HARRIS METHODIST - STEPHENVILLE	\$ -
R000029322	S2600 CITY ADDITION;;BLOCK 30;;LOTS 1,2,3, 4 (S 55 OF 1)	0.74	R	312 N GRAHAM	GRAHAM ST CHURCH OF CHRIST CORP	\$ -
R000029325	S2600 CITY ADDITION;; BLOCK 31;; LOT 1;2 HELICOPTER PAD	0.35	C	652 N GRAHAM	HARRIS METHODIST - STEPHENVILLE	\$ -
R000029328	S2600 CITY ADDITION;; BLOCK 32;; LOT 1;3;4	0.74		351 E TARLETON	VANDEN BERGE KEVIN & KERI	\$ 851,780
R000029329	S2600 CITY ADDITION;; BLOCK 32;; LOT 2	0.24		291 TARLETON	WAGNER JASEN W	\$ 82,730
R000029330	S2600 CITY ADDITION;; BLOCK 33;; LOT 1;2;5A	0.15		306 E WASHINGTON	MONRRREAL REYNALDO & JESUS	\$ 70,890
R000029331	S2600 CITY ADDITION; BLOCK 33; LOT 3;	0.25		0 E COLLEGE	ROACH KERRY JANE	\$ 33,530
R000029332	S2600 CITY ADDITION;; BLOCK 33;; LOT 4A; (W68)	0.17		313 COLLEGE	BORGES MARY & JOE BORGES	\$ 138,060
R000029333	S2600 CITY ADDITION;; BLOCK 33;; LOT 4B	0.08		343 COLLEGE	ROACH KERRY JANE	\$ 22,840
R000029334	S2600 CITY ADDITION;; BLOCK 33;; LOT 5B & 6	0.10		374 E WASHINGTON	COLLIER HUGHBERT ARNOLD & GAIL WHITE	\$ 38,710
R000029335	S2600 CITY ADDITION;; BLOCK 33;; LOT 7;8;9 & 10, PARKING LOT.	0.24		354 E WASHINGTON	ROACH KERRY JANE	\$ 28,470
R000029336	S2600 CITY ADDITION;; BLOCK 34;; LOT 1	0.27		406 E WASHINGTON	ROACH KERRY JANE	\$ 115,390
R000029337	S2600 CITY ADDITION;; BLOCK 34;; LOT 2	0.27		476 E WASHINGTON	ROACH KERRY JANE	\$ 103,160
R000029338	S2600 CITY ADDITION;; BLOCK 34;; LOT 3 (E 88.4)	0.23		479 COLLEGE	SUTTEN MARLENE K	\$ 109,660
R000029339	S2600 CITY ADDITION;; BLOCK 34;; LOT 3;4B; (W15.6 OF 3)	0.17		421 COLLEGE	ROACH KERRY JANE	\$ 102,550
R000029340	S2600 CITY ADDITION;; BLOCK 34;; LOT 4A	0.13		415 COLLEGE	PARHAM LARRY O	\$ 77,540
R000029341	S2600 CITY ADDITION;; BLOCK 35;; LOT 1A	0.10		414 COLLEGE	BRIGGS HALEY	\$ 105,530
R000029342	S2600 CITY ADDITION;; BLOCK 35;; LOT 1B	0.12		440 COLLEGE	W TARLETON PROPERTIES	\$ 85,370
R000029343	S2600 CITY ADDITION;; BLOCK 35;; LOT 1C & 4	0.27		421 E MCNEILL	KRUEGER KAREN & GLYNN	\$ 155,630

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value	
R000029344	S2600 CITY ADDITION;; BLOCK 35;; LOT 2; DEVINE APARTMENTS	0.24		216 DEVINE	BORGES JOSEPH JOAQUIN	\$	541,850
R000029345	S2600 CITY ADDITION;; BLOCK 35;; LOT 3A	0.12		272 DEVINE	RODRIGUEZ PATRICIA	\$	97,660
R000029346	S2600 CITY ADDITION;; BLOCK 35;; LOT 3B; (N 1/2 OF)	0.12		252 DEVINE	KIRK TENA & JOHN S	\$	88,360
R000029347	S2600 CITY ADDITION;; BLOCK 36;; LOT 1A;1C;2C	0.23		318 E COLLEGE	SKIPPER REAL ESTATE	\$	80,780
R000029348	S2600 CITY ADDITION;; BLOCK 36;; LOT 1B;2A	0.10		356 COLLEGE	SKIPPER ELLEN & ANNALYNN SKIPPER	\$	15,020
R000029349	S2600 CITY ADDITION;; BLOCK 36;; LOT 2B; (N PT OF)	0.12		370 COLLEGE	TUGGLE KENNETH	\$	97,420
R000029350	S2600 CITY ADDITION;; BLOCK 36;; LOT 2B; (S PT OF)	0.05		204 VINE	ARRAMBIDE AMANDA & MILDRED TANKERSLEY	\$	74,330
R000029351	S2600 CITY ADDITION;; BLOCK 36;; LOT 3A	0.12		383 E MCNEILL	HALE PATRICIA LOUISE REVOCABLE TRUST	\$	69,380
R000029352	S2600 CITY ADDITION;; BLOCK 36;; LOT 3B	0.12		351 MCNEILL	MENDOZA MISAEI & DEBORAH	\$	81,800
R000029353	S2600 CITY ADDITION;; BLOCK 36 UNIT 1;; LOT 4	0.07		301 MCNEILL	HARGROVE ERIC & NATASHA	\$	193,430
R000029354	S2600 CITY ADDITION;; BLOCK 36 UNIT 2;; LOT 4	0.04		303 MCNEILL	HARGROVE ERIC & NATASHA	\$	153,360
R000029355	S2600 CITY ADDITION;; BLOCK 36 UNIT 3;; LOT 4	0.04		305 MCNEILL	HARGROVE ERIC & NATASHA	\$	153,910
R000029356	S2600 CITY ADDITION;; BLOCK 36 UNIT 4;; LOT 4	0.06		307 MCNEILL	HARGROVE ERIC & NATASHA	\$	151,960
R000029357	S2600 CITY ADDITION;; BLOCK 37;; LOT 1 & 2B	0.32		330 MCNEILL	GREAT AMERICAN ENTERTAINMENT CO LLC	\$	249,420
R000029358	S2600 CITY ADDITION;; BLOCK 37;; LOT 2A	0.18		320 VINE	SKIPPER ELLEN & ANNALYNN SKIPPER	\$	170,340
R000029359	S2600 CITY ADDITION;; BLOCK 37;; LOT 3	0.25		375 LONG	GENTZEL CARROLL D	\$	85,030
R000029360	S2600 CITY ADDITION;; BLOCK 37;; LOT 4	0.25		335 E LONG	SELF BOBBY & PAMELA J	\$	209,220
R000029361	S2600 CITY ADDITION;; BLOCK 38;; LOT 1	0.25		424 E MCNEILL	HOGAN JOHN H	\$	139,330
R000029362	S2600 CITY ADDITION;; BLOCK 38;; LOT 2; (N 80)	0.19		470 E MCNEILL	RIPPETOE SARAH	\$	167,170
R000029363	S2600 CITY ADDITION;; BLOCK 38;; LOT 2;3;(N 24 OF 2)	0.31		475 LONG	MUNCEY WILLIAM J & JENNIFER	\$	182,080
R000029364	S2600 CITY ADDITION;; BLOCK 38;; LOT 4	0.25		425 LONG	BOWEN BENJAMIN C & DIANA C	\$	122,690
R000029365	S2600 CITY ADDITION;; BLOCK 39;; LOT 1	0.13		153 CROW	GARRISON PROPERTIES LLC	\$	25,000
R000029366	S2600 CITY ADDITION;; BLOCK 39;; LOT 2	0.13		143 CROW	TAEDEL LENNY DALE & JCLE GAYLE	\$	101,300
R000029367	S2600 CITY ADDITION;; BLOCK 39;; LOT 3	0.54		194 LONG	HENNEKE JODENA N	\$	311,160
R000029368	S2600 CITY ADDITION;; BLOCK 39;; LOT 4	0.15		409 S GRAHAM	HUNTINGTON TIMOTHY L & CONNIE G	\$	144,860
R000029369	S2600 CITY ADDITION;; BLOCK 39;; LOT 5 & 6 (N3 OF E70 OF 6)	0.32		140 LONG	NELSON JOE & LAURA	\$	127,670
R000029370	S2600 CITY ADDITION;; BLOCK 39;; LOT 15 & 6(W.66 OF)	0.15		439 S GRAHAM	EVATT INVESTMENTS	\$	179,050
R000029371	S2600 CITY ADDITION;; BLOCK 39;; LOT 7	0.27		465 S GRAHAM	STEPHENVILLE ASSN OF REALTORS INC	\$	65,990
R000029372	S2600 CITY ADDITION;; BLOCK 39;; LOT 8	0.27		507 GRAHAM	SWENSON ROBERT L JR & REBECCA A	\$	83,060
R000029373	S2600 CITY ADDITION;; BLOCK 39;; LOT 9, 12, 13, 14 & (16X200 STRIP KNOWN, AS HUNTER ST)	0.86		531 S GRAHAM	DOMINGUEZ PAUL C & JAMI N	\$	165,490
R000029374	S2600 CITY ADDITION;; BLOCK 39;; LOT 10	0.26		539 S GRAHAM	JORDAN EDWARD ALLEN	\$	58,860
R000029375	S2600 CITY ADDITION;; BLOCK 39;; LOT 11	0.45		465 S GRAHAM	STEPHENVILLE ASSN OF REALTORS INC	\$	79,630
R000029378	S2600 CITY ADDITION, BLOCK 40, LOT 1A	0.44		240 E LONG	NORWOOD JAMES & MARGARET	\$	102,070
R000029379	S2600 CITY ADDITION;; BLOCK 40;; LOT 1B &8	1.10		218 LONG	NEWBY ROBERT W & TRACY L NEWBY	\$	161,230
R000029380	S2600 CITY ADDITION;; BLOCK 40;; LOT 2	0.83		284 LONG	RITCHIE KENNETH & ROBIN	\$	161,450
R000029381	S2600 CITY ADDITION;; BLOCK 40;; LOT 3	1.31		326 E LONG	ROBERSON DREW ALLEN	\$	183,370
R000029382	S2600 CITY ADDITION;; BLOCK 40;; LOT 4	0.46		0 CROW	ROBERSON DREW ALLEN	\$	25,000
R000029383	S2600 CITY ADDITION;; BLOCK 40;; LOT 5	0.39		271 CROW	ROBERSON ENTERPRISES LLC	\$	65,570
R000029384	S2600 CITY ADDITION;; BLOCK 40;; LOT 6	0.11		251 CROW	PHILLIPS WESLEY C	\$	37,550
R000029385	S2600 CITY ADDITION;; BLOCK 40;; LOT 7	0.11		231 CROW	PHILLIPS WESLEY CARLENE	\$	12,500
R000029386	S2600 CITY ADDITION;; BLOCK 41;; LOT 1A; (N 210)	0.47		480 E LONG	BOYKIN ISORA LEA	\$	188,690
R000029387	S2600 CITY ADDITION;; BLOCK 41;; LOT 1A (PT OF)	0.13		506 DEVINE	FINNEY JIMMY KEITH	\$	60,090
R000029388	S2600 CITY ADDITION;; BLOCK 41;; LOT 1A; (S 50)	0.11		508 DEVINE	EUMANA JUAN	\$	29,580
R000029389	S2600 CITY ADDITION;; BLOCK 41;; LOT 1B	0.17	R	510 DEVINE	IGLESIA PENTECOSTAL CRISTO ROCA ETERNA	\$	-
R000029390	S2600 CITY ADDITION;; BLOCK 41;; LOT 2	0.81		430 E LONG	NEWBY ROBERT W & TRACY L NEWBY	\$	161,310
R000029391	S2600 CITY ADDITION;; BLOCK 41;; LOT 3 & 4; (E 93.6 OF 4)	0.82		396 E LONG	STARBIRD ALISA TERRELL	\$	157,830
R000029392	S2600 CITY ADDITION;; BLOCK 41;; LOT 4;5;8; (W70 OF 4)	0.65		368 E LONG	SPOTZ LESLIE C	\$	227,550
R000029393	S2600 CITY ADDITION;; BLOCK 41;; LOT 12	0.06		0 DEVINE	MCLEAREN JANICE L	\$	6,250
R000029394	S2600 CITY ADDITION;; BLOCK 41;; LOT 13	0.14		520 DEVINE	MCLEAREN JANICE LYNN	\$	73,460
R000029395	S2600 CITY ADDITION;; BLOCK 41;; LOT 14	0.14		0 DEVINE	MCLEAREN JANICE LYNN	\$	12,500
R000029396	S2600 CITY ADDITION;; BLOCK 41;; LOT 15	0.15		499 CROW	MARTIN BETTINA MARGUERITE	\$	83,670
R000029397	S2600 CITY ADDITION;; BLOCK 41;; LOT 16	0.14		0 CROW	FISHER JOHN R	\$	12,500
R000029398	S2600 CITY ADDITION;; BLOCK 41;; LOT 17 & 18 (E PT OF 18)	0.21		0 CROW	FISHER JOHN R	\$	25,000
R000029399	S2600 CITY ADDITION;; BLOCK 41;; LOT 18 & 19 (W30 OF 18)	0.21		401 E CROW	JACKSON PHILLIP D (LIFE ESTATE)	\$	113,620
R000029400	S2600 CITY ADDITION;; BLOCK 41;; LOT 20	0.53		401 CROW	JACKSON PHILLIP D (LIFE ESTATE)	\$	15,540
R000029401	S2600 CITY ADDITION;; BLOCK 42;; LOT A	0.10	G	0 S GRAHAM (OFF)	CITY OF STEPHENVILLE	\$	-
R000029402	S2600 CITY ADDITION;; BLOCK 42;; LOT B (S PT OF) (BOSQUE RIVER TRAIL)	1.03	G	0 S GRAHAM	CITY OF STEPHENVILLE	\$	-
R000029404	S2600 CITY ADDITION;; BLOCK 43 (PT OF);, ARENA; SHED	1.02		0 CROW	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$	26,460
R000029405	S2600 CITY ADDITION;; BLOCK 45;; LOT 1A	0.17		708 CROW	JAUQUSS DAVID	\$	39,080
R000029406	S2600 CITY ADDITION;; BLOCK 45;; LOT 1B	0.17		700 CROW	JAUQUSS DAVID	\$	73,820
R000029407	S2600 CITY ADDITION;; BLOCK 45;; LOT 1C & 1D (PTS OF);	0.22		622 CROW	TACKETT MORRIS	\$	171,930
R000029408	S2600 CITY ADDITION;; BLOCK 45;; LOT 1D; (E 1/2)	0.15		664 CROW	JAUQUSS DAVID	\$	41,420
R000029409	S2600 CITY ADDITION;; BLOCK 45;; LOT 1D;1E (PTS OF);	0.60		664 E CROW	JAUQUSS DAVID	\$	58,590
R000029410	S2600 CITY ADDITION;; BLOCK 45;; LOT 1F & 1H	0.52		734 CROW	COX JACKIE S & JAMES L COX	\$	62,950
R000029411	S2600 CITY ADDITION;; BLOCK 45; LOT 1G	0.57		720 CROW	GOODLIFE PROPERTIES LLC	\$	40,340
R000029413	S2600 CITY ADDITION;; BLOCK 45;; LOT 1E & 1H (PTS OF);	0.96		0 CROW (OFF)	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$	25,000
R000029414	S2600 CITY ADDITION;; BLOCK 46;; LOT 1; (W 156.9)	0.91		756 CROW	HOWELL SYLVESTER	\$	40,000
R000029415	S2600 CITY ADDITION;; BLOCK 46;; LOT 1 (E 166.7);	0.98		0 CROW	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$	180
R000029419	S2600 CITY ADDITION;; BLOCK 47;; LOT 1 (PT OF);	0.31		449 MINTER	ANGEL GERARDO & YOLANDA	\$	83,040
R000029421	S2600 CITY ADDITION;; BLOCK 47;; LOTS 1,2,3 (PTS OF 1 & 3)	8.32		479 MINTER	QUARLES MARY ANN	\$	246,490
R000029423	S2600 CITY ADDITION;; BLOCK 47;; LOT 4	0.24		541 MINTER	MOSLEY TIMOTHY M	\$	183,280
R000029424	S2600 CITY ADDITION;; BLOCK 47;; LOT 5	0.24		511 MINTER	ALVAREZ MARY NELL HUEY (TRANSFER ON DEATH)	\$	48,530
R000029425	S2600 CITY ADDITION;; BLOCK 47;; LOT 6	0.22		459 MINTER	THE WRINKLE FAMILY TRUST	\$	59,180
R000029426	S2600 CITY ADDITION;; BLOCK 48;; LOT 1 (SUB LOT 1)	1.63		516 LONG	WAGGONER BOYD	\$	727,700
R000029427	S2600 CITY ADDITION;; BLOCK 48;; LOT 1 (SUB 2 OF 1)	0.24		542 LONG	WAGGONER BOYD	\$	188,350
R000029428	S2600 CITY ADDITION;; BLOCK 48;; LOT 2 (SUB 1 OF 2)	0.16		592 E LONG	GOODWIN HEATHER	\$	81,400
R000029429	S2600 CITY ADDITION;; BLOCK 48;; LOT 3	0.24		515 DEVINE	RUIZ MICHAEL	\$	84,030
R000029430	S2600 CITY ADDITION;; BLOCK 48;; LOT 4 (SUB 1A)	0.21		670 LONG	PHILLIPS FRANCES E	\$	72,400

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000029431	S2600 CITY ADDITION, BLOCK 48, LOT 4 (SUB 1B)	0.10		688 LONG	WATKINS JIMMIE LORAIN (LIFE ESTATE)	\$ 64,200
R000029432	S2600 CITY ADDITION;, BLOCK 48;, LOT 4 (SUB 1C OF)	0.08		428 MINTER	TERRELL JOSEPH & DEBRA	\$ 55,320
R000029433	S2600 CITY ADDITION;, BLOCK 48;, LOT 4 & 6 (SUB 3 OF 4 &, SUB 1 OF 6)	0.33		510 MINTER	CLAUSEN CHENOA D & DANIEL R SAWYER	\$ 108,350
R000029434	S2600 CITY ADDITION;, BLOCK 48;, LOT 4 (SUB 4 OF)	0.14		658 LONG	POPKESS LARRY & ALYSSA POPKESS	\$ 114,000
R000029435	S2600 CITY ADDITION;, BLOCK 48;, LOT 4;6; (SUB 7 OF 4;5 &, 12B OF 6)	0.85		478 MINTER	PLUMLEE STEPHEN D & ROBIN M	\$ 136,010
R000029436	S2600 CITY ADDITION;, BLOCK 48;, LOT 4 (SUB 6 OF)	0.15		498 MINTER	THE WRINKLE FAMILY TRUST	\$ 50,180
R000029437	S2600 CITY ADDITION;, BLOCK 48;, LOT 2;4;6; (2 OF 2; SUB, 12A OF 6; 8 OF 4)	0.43		608 E LONG	MEDRANO AMPARO & MARIA YARELI AVALOS MEDRANO	\$ 67,940
R000029438	S2600 CITY ADDITION;, BLOCK 48;, LOT 4 (SUB 2 & 9 OF)	0.32		640 LONG	EASON JO ANN	\$ 69,950
R000029439	S2600 CITY ADDITION;, BLOCK 48;, LOT 5 (SUB 1 OF)	0.17		589 DEVINE	PEREZ MARIA DE JESUS ZOILA	\$ 65,320
R000029440	S2600 CITY ADDITION;, BLOCK 48;, LOT 5 (SUB 2)	0.20		555 DEVINE	WAGGONER ALLEN BOYD	\$ 122,960
R000029441	S2600 CITY ADDITION;, BLOCK 48;, LOT 5 (SUB 3 OF)	0.27		535 DEVINE	HILL LEONARD & MARY ANN	\$ 63,130
R000029442	S2600 CITY ADDITION;, BLOCK 48;, LOT 5 (SUB 4 OF)	0.17		501 DEVINE	EUMANA LEONILA & JUANA	\$ 44,060
R000029443	S2600 CITY ADDITION;, BLOCK 48;, LOT 5 (SUB 5 OF)	0.12		547 CROW	JAQUESS DAVID	\$ 89,890
R000029444	S2600 CITY ADDITION;, BLOCK 48;, LOT 5 (SUB 6 & 7 OF)	0.36		561 CROW	JAQUESS DAVID	\$ 72,050
R000029445	S2600 CITY ADDITION;, BLOCK 48;, LOT 5 (SUB 8 OF)	0.18		577 CROW	JAY CALEB M	\$ 66,190
R000029446	S2600 CITY ADDITION;, BLOCK 48;, LOT 5 (SUB 9 OF)	0.61		511 DEVINE	EUMANA JUAN & AIDA	\$ 93,030
R000029447	S2600 CITY ADDITION;, BLOCK 48;, LOT 6 (SUB 2 & 11 OF)	0.68		552 MINTER	HARRELL STEPHEN & DIANN	\$ 90,160
R000029448	S2600 CITY ADDITION;, BLOCK 48;, LOT 6 (SUB 3 OF)	0.15		564 MINTER	GARCIA HORTENCIA	\$ 50,080
R000029449	S2600 CITY ADDITION;, BLOCK 48;, LOT 6 (SUB 4 OF)	0.15		578 MINTER	THE WRINKLE FAMILY TRUST	\$ 50,240
R000029450	S2600 CITY ADDITION;, BLOCK 48;, LOT 6 (SUB 5 & 6 OF)	0.21		588 MINTER	TUCKER ALEXIA L	\$ 55,170
R000029451	S2600 CITY ADDITION;, BLOCK 48;, LOT 6 (W45 OF SUB 5 & 6)	0.10		665 CROW	CEDILLO JOSE A	\$ 27,390
R000029452	S2600 CITY ADDITION;, BLOCK 48;, LOT 6 (SUB 7 & 8 OF)	0.30		661 CROW	MONRRAL MARY SUCIE & BERNARDO MONRRAL	\$ 168,370
R000029453	S2600 CITY ADDITION;, BLOCK 48;, LOT 6 (SUB 9 & 10 OF)	0.31		593 CROW	MARTINEZ EUGENIO & MARIA SOCORRO	\$ 63,610
R000029454	S2600 CITY ADDITION;, BLOCK 48;, LOT 7 (SUB 1 OF)	0.19		564 LONG	WAGGONER BOYD	\$ 178,040
R000029455	S2600 CITY ADDITION;, BLOCK 48;, LOT 7 (SUB 2 OF)	0.16		584 LONG	COMANCHE RENTALS LLC	\$ 116,040
R000029456	S2600 CITY ADDITION;, BLOCK 49;, LOT 1	0.41		325 S DEVINE	MUSGROVE AUDREY C & JOHN L MUSGROVE (LIFE ESTATE)	\$ 110,780
R000029457	S2600 CITY ADDITION;, BLOCK 49;, LOT 1 (SUB 1 OF)	0.22		563 LONG	CHILDERS HUBERT	\$ 42,260
R000029458	S2600 CITY ADDITION;, BLOCK 49;, LOT 1 (SUB 2 OF)	0.22		589 LONG	WRINKLE SARAH	\$ 56,440
R000029459	S2600 CITY ADDITION;, BLOCK 49;, LOT 1 (SUB 3 OF)	0.22		613 LONG	CARR STEVE ET AL	\$ 56,950
R000029460	S2600 CITY ADDITION;, BLOCK 49;, LOT 1 (SUB 4 OF)	0.47		375 DEVINE	SURLEY DAVID R & MARLENE DAWNE	\$ 159,550
R000029461	S2600 CITY ADDITION;, BLOCK 49;, LOT 2A; (W 116)	0.34		249 DEVINE	MARQUEZ LAURA	\$ 175,940
R000029462	S2600 CITY ADDITION, BLOCK 49, LOT 35	0.34		285 DEVINE	HARRIS DONNA S	\$ 82,520
R000029463	S2600 CITY ADDITION;, BLOCK 49;, LOT 36	0.17		304 WHITE	CHAVARRIA GREGORIO & MARIA NIEVES BU	\$ 76,390
R000029464	S2600 CITY ADDITION;, BLOCK 49;, LOT 3	0.39		500 E WASHINGTON	ROACH KERRY JANE	\$ 122,530
R000029466	S2600 CITY ADDITION;, BLOCK 49;, LOT 4	0.80		536 E WASHINGTON	MINCK JONATHAN FREDERICK H & SUSAN R MINCK	\$ 317,480
R000029467	S2600 CITY ADDITION;, BLOCK 49;, LOT 5	0.43		586 E WASHINGTON	CARTER C T & GLENDA K REVOCABLE LIVING TRUST	\$ 168,020
R000029468	S2600 CITY ADDITION;, BLOCK 49;, LOT 13	0.08		619 COLLEGE	CARTER C T & GLENDA K REVOCABLE LIVING TRUST	\$ 20,000
R000029469	S2600 CITY ADDITION;, BLOCK 49;, LOT 6	0.34		185 DEVINE	SMALL TOWN TEXAS INC	\$ 105,540
R000029471	S2600 CITY ADDITION;, BLOCK 49;, LOT 7A (W 112)	0.17		221 DEVINE	MILLER CONNIE	\$ 103,110
R000029472	S2600 CITY ADDITION;, BLOCK 49;, LOT 7A;7B (E 14 OF 7A)	0.10		552 COLLEGE	HOWELL COLEY	\$ 77,090
R000029473	S2600 CITY ADDITION;, BLOCK 49;, LOT 2A;8;9 (W 70 OF E 96, OF 2A & W 22 OF 9)	0.25		562 COLLEGE	GRIDER PATSY A	\$ 46,190
R000029474	S2600 CITY ADDITION;, BLOCK 49;, LOT 2A;9;10;18; (N7.6 OF, 2A; E26 OF 9 & 10; N7.6, OF 18)	0.09		590 COLLEGE	RAMSEY JESSE D & PATRICIA L	\$ 129,970
R000029475	S2600 CITY ADDITION;, BLOCK 49;, LOT 11	0.06		610 E COLLEGE	CHAVARRIA MARIA NIEVES & YESENIA YVONNE CHAVARRIA	\$ 20,000
R000029476	S2600 CITY ADDITION;, BLOCK 49;, LOT 12	0.06		0 COLLEGE	CARTER C T & GLENDA K REVOCABLE LIVING TRUST	\$ 20,000
R000029477	S2600 CITY ADDITION;, BLOCK 49;, LOT 14	0.08		609 COLLEGE	CHAVARRIA GREG & MARIA	\$ 51,470
R000029478	S2600 CITY ADDITION;, BLOCK 49;, LOT 15	0.07		599 COLLEGE	LUNA RUBEN	\$ 30,410
R000029479	S2600 CITY ADDITION;, BLOCK 49;, LOT 16	0.06		581 COLLEGE	SCHOROVSKY KRISTINE & KYLE SCHOROVSKY	\$ 65,830
R000029480	S2600 CITY ADDITION;, BLOCK 49;, LOT 17	0.09		569 E COLLEGE	ANGEL ARTEMIO	\$ 48,600
R000029481	S2600 CITY ADDITION;, BLOCK 49;, LOT 2A;18 & 19, (S 72.4 OF E 26 OF 2A;; S 18.4 OF 18)	0.13		270 WHITE	MILLER UEL SCOTT	\$ 65,240
R000029482	S2600 CITY ADDITION;, BLOCK 49;, LOT 22	0.08		251 WHITE	CHAVARRIA MARIA NIEVES & YESENIA YVONNE CHAVARRIA	\$ 70,590
R000029483	S2600 CITY ADDITION;, BLOCK 49;, LOT 23	0.08		267 WHITE	MENDEZ PEDRO	\$ 44,610
R000029484	S2600 CITY ADDITION;, BLOCK 49;, LOT 24	0.08		289 WHITE	MARTINEZ MARIA	\$ 46,460
R000029485	S2600 CITY ADDITION;, BLOCK 49;, LOT 25	0.08		317 WHITE	PEREZ ATANACIO	\$ 42,260
R000029486	S2600 CITY ADDITION;, BLOCK 49 & 50; LOTS 26 & 27A (BLK 49) & 6C (BLK 50)	0.42		323 WHITE	PEREZ ATANACIO	\$ 103,490
R000029487	S2600 CITY ADDITION;, BLOCK 49;, LOT 27B & 28	0.11		333 WHITE	MORALES SILVIA	\$ 45,790
R000029489	S2600 CITY ADDITION;, BLOCK 49;, LOT 29 (PT OF)	0.08		336 WHITE	PALACIOS AURELIO ANGEL	\$ 31,840
R000029490	S2600 CITY ADDITION;, BLOCK 49;, LOT 30 (PT OF)	0.12		330 WHITE	ANGEL GERARDO	\$ 34,350
R000029493	S2600 CITY ADDITION;, BLOCK 50;, LOT 1B	0.17		625 E COLLEGE	CASHEN-LUSK DEBORAH	\$ 89,590
R000029494	S2600 CITY ADDITION;, BLOCK 50; LOT 1C (PT OF)	0.33		624 E COLLEGE	CARTER C T & GLENDA K	\$ 178,340
R000029495	S2600 CITY ADDITION;, BLOCK 50;, LOTS 2, 3, 9 (PTS PF 2 & 3)	1.00		658 E WASHINGTON	MCOM LLC	\$ 271,300
R000029496	S2600 CITY ADDITION;, BLOCK 50;, LOT 2B	0.46		626 COLLEGE	HALLMARK DAVID O	\$ 67,780
R000029500	S2600 CITY ADDITION;, BLOCK 50;, LOT 6A	0.25		649 LONG	ZACHERY CHARON L	\$ 49,540
R000029501	S2600 CITY ADDITION;, BLOCK 50;, LOT 6B	0.25		651 LONG	VILLANUELA EULALIO VELAZQUEZ & YOLANDA	\$ 68,790
R000029502	S2600 CITY ADDITION; BLOCK 50; LOT 7(PT OF) & BLOCK 51 LOTS 1(PT OF), 3,5	5.28		695 E LONG	JACOBI JOHN D & SARAH D	\$ 466,790
R000029503	S2600 CITY ADDITION;, BLOCK 50;, LOT 8	0.47		665 LONG	DAVIS JASON P	\$ 67,950
R000029506	S2600 CITY ADDITION;, BLOCK 51;, LOT 4 (BOSQUE RIVER TRAIL)	1.25	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000029507	S2600 CITY ADDITION;, BLOCK 51;, LOT 2 (BOSQUE RIVER TRAIL)	1.21	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000029508	S2600 CITY ADDITION;, BLOCK 51;, LOT 6 (BOSQUE RIVER TRAIL)	0.75	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000029511	S2600 CITY ADDITION;, BLOCK 53 & 56;; LOT 1 & 14	2.03		505 E WASHINGTON	RED FENCES LLC	\$ 196,060
R000029512	S2600 CITY ADDITION;, BLOCK 53;, LOT 2	0.53		201 VINE	RED FENCES LLC	\$ 53,410
R000029513	S2600 CITY ADDITION;, BLOCK 53;, LOT 3	0.28		467 E WASHINGTON	RED FENCES LLC	\$ 155,160
R000029514	S2600 CITY ADDITION;, BLOCK 53;, LOT 4A;4B;9	1.06		403 E WASHINGTON	CHAVIERS SHAWN	\$ 353,950
R000029515	S2600 CITY ADDITION;, BLOCK 53;, LOT 5	0.11		305 E WASHINGTON	BURDICK RENDELL & JAMES E THURMAN IV	\$ 327,620
R000029516	S2600 CITY ADDITION;, BLOCK 53;, LOT 6	0.30		189 N FLORAL	BRINKERHOFF HARRY & KATHY	\$ 197,640
R000029518	S2600 CITY ADDITION;, BLOCK 53 LOTS 7 & 8; BLOCK 56 LOTS 5 & 15	0.94		0 N FLORAL	ONCOR ELECTRIC DELIVERY COMPANY	\$ 117,760
R000029519	S2600 CITY ADDITION;, BLOCK 53;, LOT 10	0.25		367 E WASHINGTON	BURDICK RENDELL & JAMES E THURMAN IV	\$ 143,230
R000029520	S2600 CITY ADDITION;, BLOCK 55;, LOT 1A	0.25		405 N FLORAL	EDWARDS DOROTHY JEAN	\$ 59,670
R000029521	S2600 CITY ADDITION;, BLOCK 55;, LOT 1B	0.29		406 TARLETON	HUDSON TOMMY MR & MRS	\$ 25,470

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000029522	S2600 CITY ADDITION,, BLOCK 55,, LOT 2B (BOSQUE RIVER TRAIL)	0.94	G	0 E TARLETON	CITY OF STEPHENVILLE	\$ -
R000029523	S2600 CITY ADDITION,, BLOCK 55,, LOT 2A (BOSQUE RIVER TRAIL)	1.16	G	0 E TARLETON	CITY OF STEPHENVILLE	\$ -
R000029524	S2600 CITY ADDITION,, BLOCK 55,, LOT 3	0.34	G	0 E TARLETON	CITY OF STEPHENVILLE	\$ -
R000029525	S2600 CITY ADDITION,, BLOCK 55,, LOT 4	0.24		491 N FLORAL	GEER STEVE	\$ 94,090
R000029526	S2600 CITY ADDITION,, BLOCK 55,, LOT 5	0.46		406 FLORAL	GLASGOW ROBERT J	\$ 32,490
R000029527	S2600 CITY ADDITION,, BLOCK 55,, LOT 6; (BOSQUE RIVER TRAIL)	0.57	G	0 OXFORD	CITY OF STEPHENVILLE	\$ -
R000029528	S2600 CITY ADDITION,, BLOCK 56; LOT 28	0.35		345 FLORAL	LK CAPITAL INVESTMENTS LLC	\$ 35,040
R000029529	S2600 CITY ADDITION,, BLOCK 56,, LOT 2	0.22		415 E TARLETON	LANDERS JUSTIN D & TERESA A	\$ 34,310
R000029531	S2600 CITY ADDITION,, BLOCK 56,, LOT 4A	0.13		314 N FLORAL	ERATH CAPITAL INVESTMENTS LLC	\$ 31,830
R000029532	S2600 CITY ADDITION,, BLOCK 56,, LOT 4B	0.12		210 VINE	LARSON OWEN	\$ 44,840
R000029534	S2600 CITY ADDITION,, BLOCK 56,, LOT 6	0.41		0 VINE	RED FENCES LLC	\$ 44,230
R000029535	S2600 CITY ADDITION,, BLOCK 56,, LOT 7B;8;9;10;11;12;13; (BOSQUE RIVER TRAIL)	2.07	G	251 N VINE	CITY OF STEPHENVILLE	\$ -
R000029536	S2600 CITY ADDITION,, BLOCK 57,, LOT 8	0.40		460 S GRAHAM	EMMONS RICHARD & LAUREN	\$ 168,270
R000029537	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 1)	0.15		182 W LONG	SOILEAU CHARLES DAVID	\$ 186,250
R000029538	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 2 OF)	0.18		178 W LONG	MARTIN CHET & GINA	\$ 71,250
R000029539	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 3 OF)	0.10		421 BELKNAP	THE WRINKLE FAMILY TRUST	\$ 44,970
R000029540	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 4 OF)	0.09		423 BELKNAP	THE WRINKLE FAMILY TRUST	\$ 48,020
R000029541	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 5 OF)	0.10		425 BELKNAP	SUMMIT77 ENTERPRISES LLC	\$ 72,560
R000029542	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 6 OF)	0.13		468 GRAHAM	BENNETT VANNESA R	\$ 93,690
R000029544	S2600 CITY ADDITION,, BLOCK 57,, LOT 2 (W 1/2)	0.21		437 BELKNAP	GOSNELL ROSA MARINA & ANTHONY	\$ 85,720
R000029545	S2600 CITY ADDITION,, BLOCK 57,, LOT 2 (E 1/2)	0.21		490 S GRAHAM	NISTLER TONY	\$ 241,790
R000029546	S2600 CITY ADDITION; BLOCK 57; LOTS 3 & 4	0.72		522 S GRAHAM	SANCHEZ MANUEL & ROSALVA	\$ 91,100
R000029548	S2600 CITY ADDITION,, BLOCK 57,, LOT 5A	0.22		566 S GRAHAM	ROBERSON ENTERPRISES LLC	\$ 28,220
R000029549	S2600 CITY ADDITION,, BLOCK 57,, LOT 5B	0.05		555 S BELKNAP	VANDERGRIFF ALLEN & CHAD VANDERGRIFF &	\$ 41,610
R000029550	S2600 CITY ADDITION,, BLOCK 57,, LOT 6	0.48		620 S GRAHAM	ROBERSON ENTERPRISES LLC	\$ 152,200
R000029551	S2600 CITY ADDITION,, BLOCK 57,, LOT 7	0.28	G	0 S BELKNAP	CITY OF STEPHENVILLE	\$ -
R000029556	S2600 CITY ADDITION,, BLOCK 58,, LOT 3 (N 92.57)	0.11		230 LONG	GODWIN CYNTHIA A & GREGORY A	\$ 38,920
R000029557	S2600 CITY ADDITION,, BLOCK 58,, LOT 4 (N 92.57)	0.11		214 LONG	GODWIN CYNTHIA A & GREGORY A	\$ 89,290
R000029558	S2600 CITY ADDITION,, BLOCK 58,, LOT 3;4; (S66.78 OF S120., 43 OF 3 & 4)	0.16		422 BELKNAP	COATS JIM & PATSY	\$ 67,370
R000029559	S2600 CITY ADDITION,, BLOCK 58,, LOT 3;4; (N53.65 OF S120., 43 OF 3 & 4)	0.13		420 BELKNAP	COATS JIM & PATSY	\$ 72,060
R000029560	S2600 CITY ADDITION,, BLOCK 59,, LOT 1	0.20		580 W TARLETON	AGUINAGA DAVID	\$ 220,870
R000029561	S2600 CITY ADDITION,, BLOCK 59,, LOT 2 (N PT) (PARKING LOT)	0.23	R	520 W TARLETON	FIRST CHRISTIAN CHURCH-STEPHENVILLE	\$ -
R000029562	S2600 CITY ADDITION,, BLOCK 59,, LOT 2 & 3 (PT OF 2)	0.24		531 GREEN	RUSSELL PHILLIP ANDREW & MICAH SHAE RUSSELL	\$ 239,000
R000029563	S2600 CITY ADDITION,, BLOCK 59,, LOT 4	0.30		575 GREEN	DURHAM DONNA	\$ 214,630
R000029586	S2600 CITY ADDITION, BLOCK 63, LOT 1A (N 80)	0.26		565 N GRAHAM	72-WHO INC	\$ 221,350
R000029588	S2600 CITY ADDITION,, BLOCK 63; LOT 20	0.98		561 N GRAHAM	EVANS WILLIAM R & NANETTE V	\$ 1,068,900
R000029589	S2600 CITY ADDITION,, BLOCK 63,, LOT 17	0.37		505 N GRAHAM	GLASGOW ROBERT J	\$ 339,960
R000029590	S2600 CITY ADDITION,, BLOCK 63,, LOT 3B;4;5	1.26	G	431 N GRAHAM	U S POSTAL SERVICE	\$ -
R000029591	S2600 CITY ADDITION,, BLOCK 63,, LOT 6A	0.20		455 VIRGINIA	SHIPP LEE D	\$ 151,220
R000029592	S2600 CITY ADDITION,, BLOCK 63,, LOT 6B	0.20		204 TARLETON	MUSGRAVE PATRICIA JOY	\$ 27,080
R000029593	S2600 CITY ADDITION,, BLOCK 63,, LOT 7	0.50		210 TARLETON	HAMMON KIMBERLY	\$ 50,290
R000029594	S2600 CITY ADDITION,, BLOCK 63,, LOT 8	0.45		525 N VIRGINIA	GLASGOW ROBERT J	\$ 67,550
R000029595	S2600 CITY ADDITION,, BLOCK 63,, LOT 9	0.45	C	557 N VIRGINIA	HARRIS METHODIST ERATH COUNTY	\$ -
R000029596	S2600 CITY ADDITION,, BLOCK 63,, LOT 10A	0.42		535 OXFORD	LANDERS JUSTIN C	\$ 90,600
R000029597	S2600 CITY ADDITION,, BLOCK 63,, LOT 10B	0.21		515 OXFORD	LANDERS JUSTIN C	\$ 50,470
R000029598	S2600 CITY ADDITION,, BLOCK 63,, LOT 10C	0.11		559 VIRGINIA	LANDERS JUSTIN C	\$ 14,380
R000029599	S2600 CITY ADDITION,, BLOCK 63,, LOT 11 & 12	0.51		560 N FLORAL	BARRERAS ROBERTO & REYNA REYES	\$ 77,800
R000029600	S2600 CITY ADDITION,, BLOCK 63,, LOT 13	0.25		410 N FLORAL	GLASGOW ROBERT J	\$ 89,220
R000029601	S2600 CITY ADDITION,, BLOCK 63,, LOT 14	0.14		0 N FLORAL	GLASGOW ROBERT J	\$ 18,380
R000029602	S2600 CITY ADDITION,, BLOCK 63,, LOT 18	0.49		252 E TARLETON	HAMMON KIMBERLY B	\$ 80,890
R000029603	S2600 CITY ADDITION,, BLOCK 64,, LOT 1B (PT OF)	0.13		684 N GRAHAM	REYNOLDS SHERRIE	\$ 89,910
R000029604	S2600 CITY ADDITION,, BLOCK 64,, LOT 1A;1B; (N2 OF 1B)	0.13		696 N GRAHAM	HOWARD DANA TERON	\$ 59,440
R000029605	S2600 CITY ADDITION,, BLOCK 64,, LOT 1D	0.13		693 BELKNAP	BECK PAUL JASON	\$ 68,590
R000029606	S2600 CITY ADDITION,, BLOCK 64,, LOT 1C	0.12		681 N BELKNAP	LEMUS EMMA G (ENHANCED LIFE ESTATE)	\$ 84,140
R000029607	S2600 CITY ADDITION,, BLOCK 64,, LOT 2; (E 1/2)	0.25		672 N GRAHAM	RENFIELD LLC	\$ 130,000
R000029608	S2600 CITY ADDITION,, BLOCK 64,, LOT 2; (SW 1/4)	0.12		667 BELKNAP	GODWIN LEONOR ELENA	\$ 67,850
R000029609	S2600 CITY ADDITION,, BLOCK 64,, LOT 2; (NW 1/4)	0.12		669 BELKNAP	WILSON HELEN	\$ 81,230
R000029610	S2600 CITY ADDITION,, BLOCK 64,, LOT 3; (E 115)	0.26	C	652 N GRAHAM	HARRIS METHODIST ERATH COUNTY	\$ -
R000029611	S2600 CITY ADDITION,, BLOCK 64,, LOT 3 (PT OF)	0.21	C	655 N BELKNAP	TEXAS HEALTH RESOURCES	\$ -
R000029618	S2600 CITY ADDITION, BLOCK 64, LOT 7	0.43		613 N GRAHAM	TERRY STONE & ROBERT STONE & CODY STONE	\$ 111,860
R000029619	S2600 CITY ADDITION, BLOCK 64, LOT 19	0.99	C	635 N GRAHAM	TEXAS HEALTH RESOURCES	\$ -
R000029621	S2600 CITY ADDITION,, BLOCK 64, LOT 9	0.34		669 N GRAHAM	HERNANDEZ JONATHAN & SYLVIA HERNANDEZ	\$ 274,110
R000029622	S2600 CITY ADDITION,, BLOCK 64,, LOT 10 (W 110)	0.16		671 N GRAHAM	STARRX PROPERTIES LLC	\$ 78,380
R000029624	S2600 CITY ADDITION,, BLOCK 64,, LOTS 10 & 11 (E 98 OF 10)	0.72		691 N GRAHAM	KEENE SHERRI	\$ 214,370
R000029626	S2600 CITY ADDITION,, BLOCK 64,, LOT 14 (W 92)	0.27		107 BLAIR	JAQUESS DAVID	\$ 31,180
R000029627	S2600 CITY ADDITION,, BLOCK 64,, LOT 16(PT OF)	0.63		613 GRAHAM	TERRY STONE & ROBERT STONE & CODY STONE	\$ 8,710
R000029628	S2600 CITY ADDITION,, BLOCK 64,, LOT 17	0.24		103 E BLAIR	DURAN WALDO DANIEL	\$ 97,380
R000029670	S2600 CITY ADDITION,, BLOCK 68; LOTS 4, 5A, 5B & 9 PARKING LOT	0.88	C	0 N BELKNAP	HARRIS METHODIST - STEPHENVILLE	\$ -
R000029697	S2600 CITY ADDITION,, BLOCK 70; LOT 3	1.04		101 RIVERSIDE	TRAFALGAR HOMES OF TEXAS,LLC	\$ 849,420
R000029842	S2600 CITY ADDITION,, BLOCK 78,, LOT 1	1.46	S	0 E LONG ST	STEPHENVILLE ISD	\$ -
R000029843	S2600 CITY ADDITION,, BLOCK 78,, LOT 2 & 3	4.07	S	804 E LONG	STEPHENVILLE ISD	\$ -
R000029895	S2600 CITY ADDITION,, BLOCK 82,, LOT ALL	0.70	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000029908	S2600 CITY ADDITION,, BLOCK 85,, LOT 1 & 2A (PTS OF)	11.87		200 CLARK LN	BERRICHE RIDHA & NEZIHA	\$ 249,850
R000030030	S2600 CITY ADDITION,, BLOCK 96,, LOT 11	3.92	C	411 N BELKNAP	HARRIS METHODIST - STEPHENVILLE	\$ -
R000030032	S2600 CITY ADDITION,, BLOCK 97,, LOT 1; PARKING LOT	0.56	C	0 N BELKNAP	HARRIS METHODIST - STEPHENVILLE	\$ -
R000030033	S2600 CITY ADDITION,, BLOCK 97,, LOT 1 & 2 (N 4 OF 1 &, ALL OF 2), PARKING LOT	0.29	C	478 N BELKNAP	HARRIS METHODIST HEALTH FOUNDATION	\$ -
R000030034	S2600 CITY ADDITION,, BLOCK 97; LOTS 3 & 4 (PT OF 4)	0.37		277 W TARLETON	PYLANT MILES MARCUS	\$ 137,480
R000030035	S2600 CITY ADDITION,, BLOCK 97,, LOT 4 (PT OF)	0.11		264 SLOAN	CACTUS RIDGE LP	\$ 65,080

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value	
R000030036	S2600 CITY ADDITION;; BLOCK 98;; LOT 1 (SE 1/4)	0.19		385 TARLETON	BOONE BOB L & SHARON K	\$	109,760
R000030037	S2600 CITY ADDITION;; BLOCK 98;; LOT 1 (NW 1/4)	0.18		386 W SLOAN	SAMPLE JAYSON	\$	147,630
R000030038	S2600 CITY ADDITION;; BLOCK 98;; LOT 1 (NE 1/4)	0.19		376 SLOAN	MCCRACKEN NEVA LOYCE	\$	101,370
R000030039	S2600 CITY ADDITION;; BLOCK 98;; LOT 1 (SW 1/4)	0.19		403 TARLETON	BARCKHOFF REBECCA	\$	141,470
R000030040	S2600 CITY ADDITION;; BLOCK 98;; LOT 2 (PT OF)	0.10		485 RACE	ROCKIN CP INVESTMENT GROUP INC	\$	91,370
R000030041	S2600 CITY ADDITION;; BLOCK 98;; LOT 2 & 3B (E66.7 OF 2)	0.15		420 SLOAN	CHAMBERS SHEILA	\$	132,080
R000030042	S2600 CITY ADDITION;; BLOCK 98;; LOT 3A	0.11		461 RACE	CACTUS RIDGE LP	\$	64,700
R000030043	S2600 CITY ADDITION;; BLOCK 98;; LOT 4	0.32	R	445 W TARLETON	FIRST CHRISTIAN CHURCH-STEPHENVILLE	\$	-
R000030044	S2600 CITY ADDITION;; BLOCK 98;; LOT 5	0.27		477 TARLETON	WALTON CHARLES E & SHERRY J	\$	161,910
R000030071	S2600 CITY ADDITION;; BLOCK 105;; LOTS 1 & 4 (N 9' OF 4)	0.27	R	580 GREEN	FIRST BAPTIST CHURCH OF STEPHENVILLE TEXAS	\$	-
R000030072	S2600 CITY ADDITION;; BLOCK 105;; LOT 2 & 3	0.49	G	532 W GREEN	PECAN VALLEY FACILITIES INC	\$	-
R000030073	S2600 CITY ADDITION;; BLOCK 105;; LOT 4 (S 95')	0.22	R	209 ERATH	FIRST BAPTIST CHURCH OF STEPHENVILLE TEXAS	\$	-
R000030088	S2600 CITY ADDITION;; BLOCK 110;; LOT 1;2;3 & 4;	1.42	R	555 W WASHINGTON	FIRST BAPTIST CHURCH-STEPHENVILLE	\$	-
R000030089	S2600 CITY ADDITION;; BLOCK 111;; LOT ALL	1.00	R	422 W WASHINGTON	FIRST UNITED METHODIST CHURCH OF STEPHENVILLE	\$	-
R000030090	S2600 CITY ADDITION;; BLOCK 112;; LOT D	0.08		557 W COLLEGE	SMALL TOWN TEXAS INC	\$	127,700
R000030091	S2600 CITY ADDITION;; BLOCK 112;; LOT B	0.08		567 COLLEGE	COAN STEVEN STONE & LESLIE COAN ROCHA	\$	123,050
R000030092	S2600 CITY ADDITION;; BLOCK 112;; LOT 6	0.14		575 COLLEGE	COAN RICHARD D	\$	25,000
R000030129	S2600 CITY ADDITION;; BLOCK 118;; LOT 1	0.35		582 W COLLEGE	HANSON STEPHEN	\$	141,930
R000030130	S2600 CITY ADDITION;; BLOCK 118;; LOT 2	0.23		630 COLLEGE	ROE GARY & LISA ROE	\$	125,440
R000030131	S2600 CITY ADDITION;; BLOCK 118;; LOT 3A	0.19		680 W COLLEGE	CHAVARRIA JOSE JUAN & MARIA C	\$	68,760
R000030132	S2600 CITY ADDITION;; BLOCK 118;; LOT 3B	0.08		273 ORR	SAUNDERS BRAD & SHELLY	\$	63,730
R000030133	S2600 CITY ADDITION;; BLOCK 118;; LOT 4	0.21		275 ORR	PHILLIPS FRANCES E	\$	77,890
R000030134	S2600 CITY ADDITION;; BLOCK 119;; LOT 1	0.50		512 COLLEGE	SMITH DONALD PAUL & RUTH NELL	\$	97,090
R000030135	S2600 CITY ADDITION;; BLOCK 119;; LOT 2; (W 54 OF)	0.25		560 COLLEGE	MEEKS JEREMIAH & SARAH	\$	79,670
R000030136	S2600 CITY ADDITION;; BLOCK 119;; LOT 2B	0.23		534 COLLEGE	AUVENSHINE TREY	\$	109,290
R000030137	S2600 CITY ADDITION;; BLOCK 120;; LOT 3 (PT OF)	0.10		406 COLLEGE	HOOVER JOEL B	\$	109,470
R000030138	S2600 CITY ADDITION;; BLOCK 120;; LOT 2 & 3 (N PTS)	0.09		404 W COLLEGE	HOOVER JOEL B	\$	109,470
R000030139	S2600 CITY ADDITION;; BLOCK 120;; LOT 1 & 2 (N PT OF);, AKA TRACT C	0.09		400 COLLEGE	BLEDSE CYNTHIA A	\$	146,230
R000030140	S2600 CITY ADDITION;; BLOCK 120;; LOT 1 & 2 (PT OF);, AKA TRACT D	0.08		310 BARTON	COATS JIM & PATSY	\$	113,370
R000030141	S2600 CITY ADDITION;; BLOCK 120;; LOT 1 & 2 (PT OF);, AKA TRACT E	0.07		320 BARTON	SCHOUTEN TOM & NANCY C JONES	\$	120,210
R000030142	S2600 CITY ADDITION;; BLOCK 120;; LOT 1 & 2 (PT OF);, AKA TRACT F	0.08		330 BARTON	SCHOUTEN TOM & NANCY JONES	\$	120,140
R000030143	S2600 CITY ADDITION;; BLOCK 120 & 121;; LOT 1 & 2;; (PT OF BLK 120 & 3(PT OF), BLK 121) AKA G	0.07		360 S BARTON	HAMPTON 17X ENTERPRISES LLC	\$	117,750
R000030144	S2600 CITY ADDITION;; BLOCK 121;; LOT 3 (PT OF);, AKA TRACT H	0.06		362 BARTON	COATS JIM & PATSY	\$	120,290
R000030145	S2600 CITY ADDITION;; BLOCK 120 & 121; LOTS I, J & M	0.26		340 BARTON	CARTWRIGHT LOUIS A & JANIS H	\$	248,000
R000030149	S2600 CITY ADDITION;; BLOCK 121;; LOT 3; 0000030149 50.00%;, (N33 OF S5);AKA TRACT M, UNDIVIDED INTEREST 50%; (ESMT 591 SQ FT)	0.01	G	300 BARTON	CITY OF STEPHENVILLE TRUSTEE	\$	-
R000030151	S2600 CITY ADDITION;; BLOCK 120;; LOT 4	0.24		476 COLLEGE	STEWART BRUCE AND MARILYN SUE STEWART	\$	68,720
R000030153	S2600 CITY ADDITION;; BLOCK 121;; LOT 1B & 8	0.08		328 S RACE	COMMUNITY OUTREACH HOUSING	\$	44,200
R000030154	S2600 CITY ADDITION;; BLOCK 121;; LOT 6A	0.25		285 RACE	COMMUNITY OUTREACH HOUSING	\$	25,000
R000030155	S2600 CITY ADDITION, BLOCK 121, LOT 6B	0.20		511 LONG	ROBARDEY JEREMY L	\$	77,380
R000030156	S2600 CITY ADDITION;; BLOCK 121;; LOT 9 & 10A	0.07		304 RACE	MILLER UEL	\$	36,740
R000030157	S2600 CITY ADDITION;; BLOCK 121;; LOT 10B	0.05		314 RACE	MELTON LUAN	\$	37,370
R000030158	S2600 CITY ADDITION; BLOCK 123; LOT 1	0.18		605 LONG	NEWBY ROBERT W & TRACY L NEWBY	\$	156,750
R000030159	S2600 CITY ADDITION; BLOCK 122; LOT 1-R	0.83		581 LONG	LAMBERT JIM	\$	200,800
R000030161	S2600 CITY ADDITION, BLOCK 123, LOT 2	0.15		685 LONG	GLOVER BERTHA	\$	128,280
R000030162	S2600 CITY ADDITION, BLOCK 123, LOT 3	0.16		363 ORR	BERGAN DAWN & TERRY BERGAN	\$	101,460
R000030163	S2600 CITY ADDITION;; BLOCK 123;; LOT 4A	0.26		329 ORR	GONZALES MARY LANELL	\$	146,790
R000030164	S2600 CITY ADDITION;; BLOCK 123;; LOT 4B & 5	0.23		303 ORR	GOMEZ RALPH III	\$	67,580
R000030563	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 2 & 7; BLDG A; UNIT #1; (10.10% COMMON ELEMENTS)	0.06		421 W LONG	COATS JIM & PATSY	\$	86,640
R000030564	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 2 & 7; BLDG A; UNIT #2; (10.10% COMMON ELEMENTS)	0.07		417 LONG	COATS JIM & PATSY	\$	83,650
R000030565	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 2 & 7; BLDG A; UNIT #3; (10.10% COMMON ELEMENTS)	0.07		413 N LONG	COATS JIM & PATSY	\$	83,770
R000030566	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 2 & 7; BLDG A; UNIT #4; (9.85% COMMON ELEMENTS)	0.07		419 LONG	COATS JIM & PATSY	\$	68,050
R000030567	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 2 & 7; BLDG A; UNIT #5; (9.85% COMMON ELEMENTS)	0.07		415 LONG	COATS JIM & PATSY	\$	68,050
R000030568	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #1; (10.10% COMMON ELEMENTS)	0.06		378 BARTON	COATS JIM & PATSY	\$	86,640
R000030569	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #2; (10.10% COMMON ELEMENTS)	0.06		374 BARTON	COATS PATSY G	\$	84,030
R000030570	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #3; (10.10% COMMON ELEMENTS)	0.08		370 BARTON	COATS JAMES ROSEBURRA JR & PATSY GERDENE	\$	84,030
R000030571	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #4; (9.85% COMMON ELEMENTS)	0.06		376 S BARTON	COATS JIM & PATSY	\$	69,650
R000030571	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #4; (9.85% COMMON ELEMENTS)	0.01		376 S BARTON	COATS JIM & PATSY	\$	69,650
R000030572	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #5; (9.85% COMMON ELEMENTS)	0.07		372 BARTON	COATS JIM & PATSY	\$	69,650
R000030572	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #5; (9.85% COMMON ELEMENTS)	0.01		372 BARTON	COATS JIM & PATSY	\$	69,650
R000030683	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 7	0.25	G	0 WILSON	CITY OF STEPHENVILLE	\$	-
R000030684	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 8	0.24	G	0 WILSON ST	CITY OF STEPHENVILLE	\$	-
R000030685	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 9	0.23	G	0 WILSON	CITY OF STEPHENVILLE	\$	-
R000030686	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 10	0.21	G	0 WILSON	CITY OF STEPHENVILLE	\$	-
R000030687	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 11	0.17	G	0 WILSON	CITY OF STEPHENVILLE	\$	-
R000030688	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 12	0.14	G	0 COLEMAN	CITY OF STEPHENVILLE	\$	-
R000030699	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 16, LOT 1 (PT OF)	1.29		705 RIVERSIDE	JUAREZ HOLDINGS LLC	\$	90,250
R000030700	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 16, LOTS 1 & 3 (PT OF 1)	0.68		701 RIVERSIDE	DUNSON ON THE BOSQUE LLC	\$	155,060
R000030709	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 17, LOT ALL	6.13	G	0 CLIFTON HEIGHTS	CITY OF STEPHENVILLE	\$	-
R000032176	S4200 HUME ADDITION, BLOCK 1, LOT 1A (PT OF)	0.41		588 CROW	COCHRAN JEREMY TODD	\$	112,390
R000032177	S4200 HUME ADDITION;; BLOCK 1;; LOT 1A (PT OF)	0.29		586 CROW	COUNIHAN RYAN COLE	\$	212,390
R000032178	S4200 HUME ADDITION;; BLOCK 1;; LOT 1B	0.38		600 CROW	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$	65,320
R000032179	S4200 HUME ADDITION;; BLOCK 1; LOT 20	0.27		546 E CROW	CECILIO UBALDO ALEJANDRO & GABINNA CECILIO ORTIZ	\$	81,250
R000032180	S4200 HUME ADDITION;; BLOCK 1; LOT 19	1.47		544 E CROW	BISSONNETTE ROBERT M & JUDY	\$	129,480
R000032181	S4200 HUME ADDITION;; BLOCK 1;; LOT 4 (W PT OF)	0.53		442 CROW	BLACKWOOD J A	\$	40,000
R000032182	S4200 HUME ADDITION;; BLOCK 1;; LOT 4 (E 1/2)	0.52		470 CROW	SPANGLER GARY & BILLY JOE CLARK	\$	67,300
R000032183	S4200 HUME ADDITION;; BLOCK 1;; LOT 5;5B; (W PT OF)	0.47		382 CROW	PHILLIPS HOWARD LEWIS JR	\$	77,160
R000032184	S4200 HUME ADDITION;; BLOCK 1;; LOT 5;6;; (W PT OF 5 & 6)	0.53		350 CROW	PHILLIPS JOANN (LIFE ESTATE)	\$	110,080
R000032185	S4200 HUME ADDITION;; BLOCK 1;; LOT 5; (E 1/2)	0.59		408 CROW	J N CARPENTRY INC	\$	81,910

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000032186	S4200 HUME ADDITION,, BLOCK 1,, LOT 6B; (W 1/2)	0.53		336 CROW	LEGACY TRUST	\$ 128,570
R000032187	S4200 HUME ADDITION,, BLOCK 1,, LOT 18	0.69		306 CROW	PHILLIPS WESLEY C	\$ 125,330
R000032188	S4200 HUME ADDITION,, BLOCK 1,, LOT 17,, & MH	0.82		238 CROW	PHILLIPS LESTER & FRANCES PHILLIPS	\$ 65,490
R000032189	S4200 HUME ADDITION,, BLOCK 1,, LOT 9	0.53		198 E CROW	DAB PROPERTIES & INVESTMENTS	\$ 91,720
R000032190	S4200 HUME ADDITION,, BLOCK 1,, LOT 9A	0.13		0 S GRAHAM (OFF)	WALKER RUSSELL D& LISA	\$ 3,030
R000032191	S4200 HUME ADDITION,, BLOCK 4,, LOT 10B; (PT OF)	0.02		611 S GRAHAM	GRAHAM CAROL A	\$ 36,990
R000032192	S4200 HUME ADDITION,, BLOCK 1,, LOT 10-D	0.23		156 CROW	DAB PROPERTIES & INVESTMENTS	\$ 85,510
R000032193	S4200 HUME ADDITION,, BLOCK 1,, LOT 10A;10C	0.18		609 S GRAHAM	WALKER RUSSELL D& LISA	\$ 55,850
R000032699	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOT 1 & 3 (S PT OF)	0.25	R	365 W TARLETON	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000032701	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOTS 3 & 5B (PTS OF)	0.15		450 COLUMBIA	THE WRINKLE FAMILY TRUST	\$ 177,010
R000032702	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOTS 2 & 4B	0.28		315 TARLETON	MCLEOD MELISSA	\$ 124,350
R000032704	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOT 4A & 6	0.15		461 COLUMBIA	PRICE BEVERLY ANN	\$ 67,100
R000032705	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOT 5A,5B,7A (N10.5 OF E65, OF 5B)	0.13		354 SLOAN	SCHRANK MICHAEL & KATHRYN	\$ 133,630
R000032706	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOT 5C;7B & 5B (N 10.5 OF, W 35 OF 5B)	0.07		356 W SLOAN	BISSONNETTE DENNIS & LINDSAY BISSONNETTE	\$ 74,950
R000032707	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOT 8	0.15		320 SLOAN	HALE RICKY G	\$ 89,790
R000033326	S5800 SHAPARD & PADDOCK,, BLOCK 1,, LOT 1;2;3A;4B;5;6	2.09	G	525 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000033327	S5800 SHAPARD & PADDOCK,, BLOCK 1,, LOT 3B & 4A	0.25		595 E WASHINGTON	HICO PARTNERS LP	\$ 108,140
R000033328	S5800 SHAPARD & PADDOCK,, BLOCK 2,, LOT 1 & 2A (S PT) HOUSE SITE (STEPHENVILLE HISTORICAL MUSEUM)	0.46	G	619 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000033329	S5800 SHAPARD & PADDOCK,, BLOCK 2,, LOT 2A;2B;3B & 4 (7.2 OF, 4)	0.54		661 E WASHINGTON	DERRICK GREGORY W & MARCIA G	\$ 189,640
R000033336	S5800 SHAPARD & PADDOCK,,BLOCK 3,,LOTS 1A,1B,2A,2B,3A,3B; (BOSQUE RIVER TRAIL)	1.49	G	0 SHAPARD ST	CITY OF STEPHENVILLE	\$ -
R000038831	S2600 CITY ADDITION,, BLOCK 50,, LOT 1A	0.41		622 E WASHINGTON	LOVELL IRREVOCABLE TRUST	\$ 295,110
R000041197	S2600 CITY ADDITION,, BLOCK 112,, LOT A	0.52		544 W WASHINGTON	BACHUS JAMES O FAMILY TRUST	\$ 136,900
R000041422	S2600 CITY ADDITION,, BLOCK 112,, LOT E	0.08		555 COLLEGE	NORRIS MARCIA ANN EDGAR & ARLEN L EDGAR	\$ 122,210
R000041846	S4200 HUME ADDITION,, BLOCK 1; LOT 21	0.43		562 CROW	BISSONNETTE ROBERT M & JUDY	\$ 35,110
R000042016	S2600 CITY ADDITION,, BLOCK 112,, LOT C	0.08		565 COLLEGE	COAN STEVEN STONE & LESLIE COAN ROCHA	\$ 123,450
R000043723	S2600 CITY ADDITION,, BLOCK 5,, LOT A (E PT);	0.04	G	183 W WASHINGTON	STEPHENVILLE CHAMBER OF COMMERCE INC	\$ -
R000044082	S2600 CITY ADDITION; BLOCK 50; LOTS 1B,1C,2,2B,3(PTS OF) (PT OF E COLLEGE ST) (ROADWAY)	0.31	G	0 E COLLEGE	CITY OF STEPHENVILLE	\$ -
R000044704	S2600 CITY ADDITION,, BLOCK 3,, LOT 2C;L&K (PT OF 2-C);	0.09		181 S GRAHAM	STEPHENVILLE RENTALS LLC	\$ 33,870
R000051112	S5800 SHAPARD & PADDOCK,, BLOCK 2, LOT 6;7;8; & (PT OF 1;2A,, 3A;4;5);BLOCK 3 LOT 4 (BOSQUE RIVER TRAIL)	3.08	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000052980	S2600 CITY ADDITION,, BLOCK 56,, LOT 7A	0.08	G	0 VINE	CITY OF STEPHENVILLE	\$ -
R000055758	S2600 CITY ADDITION,, BLOCK 13,, LOT 3	0.25	G	330 S FLORAL	ERATH COUNTY	\$ -
R000059588	S2600 CITY ADDITION,, BLOCK 1,, LOT B	0.05		160 W COLLEGE	COATS JIM R & PATSY TRICE	\$ 373,840
R000062622	S2600 CITY ADDITION,, BLOCK 31,, LOT 5	0.62	R	375 N GRAHAM	GRAHAM ST CHURCH OF CHRIST CORP	\$ -
R000063036	S2600 CITY ADDITION,, BLOCK 64,, LOTS 12,13,14 (PT OF 14) (BOSQUE RIVER TRAIL)	5.09	G	0 E COLLINS	CITY OF STEPHENVILLE	\$ -
R000063366	S2600 CITY ADDITION,, BLOCK 85,, LOT 1 & 2A (PTS OF)	1.28		110 CLARK LN	BOSQUE CLARK LLC	\$ 91,610
R000065212	S2600 CITY ADDITION,, BLOCK 47,, LOT 3 (PT OF)	0.85		569 MINTER	LEGACY TRUST	\$ 117,440
R000070026	S2600 CITY ADDITION, BLOCK 51, LOTS 7 & 8 (E PT) (BOSQUE RIVER TRAIL)	1.20	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000070120	S2600 CITY ADDITION, BLOCK 50 & 51 (PTS OF), LOTS 3,4,5,7,8 (PTS OF 3 7& 8)	2.42		660 E WASHINGTON	HICO PARTNERS LP	\$ 707,920
R000070927	S2600 CITY ADDITION,, BLOCK 49, LOTS 1A & 31 (W 84' OF 31)	0.08		0 WHITE	RODRIGUEZ NICHOLAS	\$ 21,960
R000070928	S2600 CITY ADDITION,, BLOCK 49, 2C,21 & 31 (S20X30 OF 2C & E 56 OF 31)	0.09		328 WHITE	BARRIENTOS IRMA YOLANDA	\$ 80,850
R000071059	S2600 CITY ADDITION, BLOCK 122, LOT 12	0.27		541 LONG	LOPEZ LORENZO & YOLANDA	\$ 117,330
R000072021	S2600 CITY ADDITION,, BLOCK 43 & 44 (PT OF 43), BLOCK 45 (PT OF 1E & 1H), BLOCK 46 (PT OF 2 3 4)	24.34		0 CROW	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$ 3,640
R000072022	S2600 CITY ADDITION,, BLOCK 43 & 44 (PT OF 43), PT OF 1E & 1H BLOCK 45, PT OF 2,3,4 BLOCK 46 (BOSQUE RIVER TRAIL)	10.77	G	0 E CROW (OFF)	CITY OF STEPHENVILLE	\$ -
R000072607	S2600 CITY ADDITION,, BLOCK 10,, LOT 6	0.12		359 S COLUMBIA	LITKE GRAHAM ROSS	\$ 69,840
R000072800	S2600 CITY ADDITION,, BLOCK 50,, LOT 7(PT OF) & BLOCK 51, LOT 1 (PT OF) (BOSQUE RIVER TRAIL)	0.17	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000073255	S2600 CITY ADDITION, BLOCK 64, LOT 20 (BOSQUE RIVER TRAIL)	0.14	G	0 N GRAHAM	CITY OF STEPHENVILLE	\$ -
R000073841	S2600 CITY ADDITION,, BLOCK 49; LOT 29 & 30 (PTS OF)	0.05		332 WHITE	RODRIGUEZ NICHOLAS	\$ 31,730
R000075586	S2600 CITY ADDITION,, BLOCK 64,, LOT 16(PT OF) (BOSQUE RIVER TRAIL)	0.27	G	0 OXFORD ST	CITY OF STEPHENVILLE	\$ -
R000076275	S2600 CITY ADDITION,, BLOCK 36; LOT 4 (COMMON AREA)	0.05		301 MCNEILL	HARGROVE ERIC & NATASHA	\$ 7,500
R000076693	S2600 CITY ADDITION,, BLOCK 56; LOT 16R	0.06		317 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	\$ 225,140
R000076694	S2600 CITY ADDITION,, BLOCK 56; LOT 17R	0.06		325 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	\$ 225,140
R000076695	S2600 CITY ADDITION,, BLOCK 56; LOT 18R	0.06		333 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	\$ 225,140
R000076696	S2600 CITY ADDITION,, BLOCK 56; (ROW)	0.04	G	0 VINE	CITY OF STEPHENVILLE	\$ -
R000076792	S2600 CITY ADDITION,, BLOCK 56; LOT 19R	0.06		341 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	\$ 225,140
R000076793	S2600 CITY ADDITION,, BLOCK 56; LOT 20	0.06		349 FLORAL	HORWATH TIM AND MELANIE LIVING TRUST	\$ 225,140
R000076794	S2600 CITY ADDITION,, BLOCK 56; LOT 21	0.06		357 FLORAL	ESCALANTE MATTHEW & KAE LAN B ESCALANTE	\$ 225,140
R000076795	S2600 CITY ADDITION,, BLOCK 56; LOT 22	0.06		365 FLORAL	PATEL AJAY CHAMPAKLAL & KAREN G PATEL	\$ 225,140
R000076796	S2600 CITY ADDITION,, BLOCK 56; LOT 23	0.06		373 FLORAL	FLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS	\$ 225,140
R000076797	S2600 CITY ADDITION,, BLOCK 56; LOT 24	0.06		381 FLORAL	WATTS DIONNE AND DEAN WATTS	\$ 225,140
R000076798	S2600 CITY ADDITION,, BLOCK 56; LOT 25	0.05		220 VINE	MARTIN ROXANA B	\$ 210,610
R000076799	S2600 CITY ADDITION,, BLOCK 56; LOT 26	0.05		232 VINE	FRETER JUSTIN & ABIGAIL FRETER	\$ 225,140
R000076800	S2600 CITY ADDITION,, BLOCK 56; LOT 27	0.05		244 VINE	CARTER ROBERTA	\$ 225,140
R000076838	S2600 CITY ADDITION,, BLOCK 15; PT OF 12 FT ALLEY (420 SQ FT)	0.01	G	0 S FLORAL	GONZALEZ ALVARO & CONSUELO	\$ -
R000076839	S2600 CITY ADDITION,, BLOCK 15; PT OF ALLEY 12 FT ALLEY (624 SQ FT)	0.01		0 S FLORAL	J & S FAMILY HOLDINGS LLC	\$ 2,500
TOTAL		244.30				\$ 56,820,750