

**Kaufman County
Laura Hughes
County Clerk
Instrument Number: 2025-0022790**

**Billable Pages: 55
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FILED AND RECORDED - REAL RECORDS	CLERKS COMMENTS
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**STATE OF TEXAS
COUNTY OF KAUFMAN**

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Lyndsey Fulton, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:

CITY OF CRANDALL
PO BOX 277
CRANDALL, TX 75114



ORDINANCE NO. 07212025A

**AN ORDINANCE APPROVING THE 2025-26 ANNUAL
SERVICE AND ASSESSMENT PLAN UPDATE FOR THE
ARBORS PUBLIC IMPROVEMENT DISTRICT.**

WHEREAS, the City of Crandall (the "City") is authorized pursuant to Texas Local Government Code, Chapter 372, as amended (the "PID Act") to create public improvement districts for the purposes described therein; and

WHEREAS, the City received a petition (the "Petition") requesting the creation of the Arbors Public Improvement District (the "PID"); and

WHEREAS, on September 6, 2022, the City held a public hearing then passed and adopted Resolution 090622R establishing the Arbors Public Improvement District in accordance with the PID Act; and

WHEREAS, on May 19, 2025, the City passed and adopted Ordinance 05192025A approving a Service and Assessment Plan (the "SAP") for the PID;

WHEREAS, the City Council of the City wishes to approve the 2025-26 Annual Update of the SAP (the "Annual Service Plan Update") for the PID.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF CRANDALL, TEXAS, as follows:

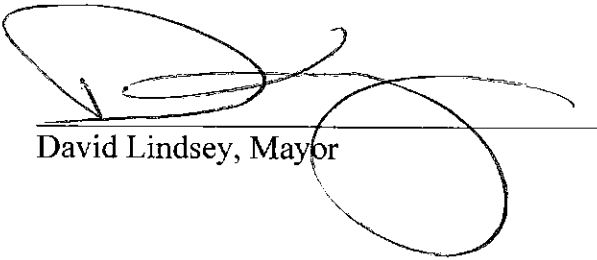
Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The Arbors Public Improvement District Annual Service Plan Update (Assessment Year 9/15/2025-9/14/2026), attached to this Ordinance as Exhibit A, is hereby approved and adopted on behalf of the PID.

Section 3. All Ordinances, and agreements and parts of Ordinances and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

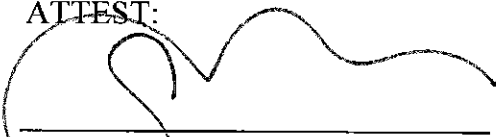
Section 4. It is hereby found and determined that the meeting at which this Ordinance was passed was open to the public and that advance public notice of the time, place and purpose of said meeting was given as required by law. The Ordinance shall become effective immediately upon passage. The City Secretary shall cause this Ordinance to be filed with the City clerk in each City in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

PASSED AND ADOPTED on the 21st day of July, 2025.

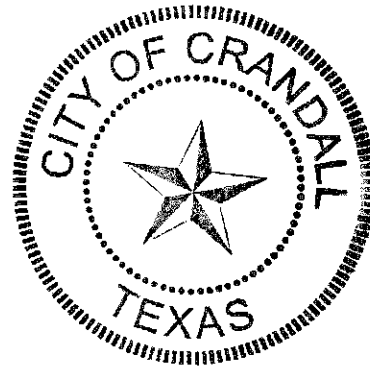


David Lindsey, Mayor

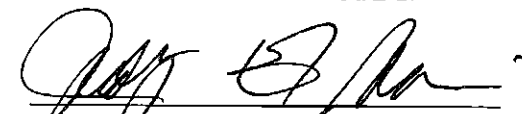
ATTEST:



Sabrina Del Bosque
City Secretary



APPROVED AS TO FORM:



Judy El Masri, City Attorney

**ARBORS
PUBLIC IMPROVEMENT DISTRICT
CITY OF CRANDALL, TEXAS**

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/15/2025-9/14/2026)**

**AS APPROVED BY CITY COUNCIL ON:
JULY 21, 2025**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

ARBORS
PUBLIC IMPROVEMENT DISTRICT
ANNUAL SERVICE PLAN UPDATE – 2025-26
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I. INTRODUCTION

The Arbors Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 090622R of the City Council of Crandall, Texas (the "City") on September 6, 2022, to finance certain public improvement projects for the benefit of the property within the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2025-26 (the "Annual Service Plan Update").

The City also adopted an Assessment Roll identifying the assessments on each Parcel within Improvement Area #1 of the PID based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2024-25 as shown in Appendix D-1 of this report.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (I) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix E and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Improvement Area #1 Projects Sources and Uses

The current total estimated costs of the Improvement Area #1 Projects is equal to \$20,321,383, which is equal to the initial estimated budget of \$20,321,383.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Improvement Area #1 Projects, and (2) establish the PID.

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Table II-A-1
Improvement Area #1 Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget¹	Budget Revisions	Updated Budget²	Spent to Date²	Remaining to Draw
Assessment Amount	\$14,866,000	\$0	\$14,866,000	\$0	\$14,866,000
Other funding sources	\$5,455,383	\$0	\$5,455,383	\$0	\$5,455,383
Total Sources	\$20,321,383	\$0	\$20,321,383	\$0	\$20,321,383
Uses of Funds					
<u>Major Improvements:</u>					
Roadway improvements	\$1,402,935	\$0	\$1,402,935	\$0	\$1,402,935
Water improvements	\$215,062	\$0	\$215,062	\$0	\$215,062
Sanitary sewer improvements	\$488,413	\$0	\$488,413	\$0	\$488,413
Storm drainage improvements	\$1,345,648	\$0	\$1,345,648	\$0	\$1,345,648
Landscaping	\$491,857	\$0	\$491,857	\$0	\$491,857
Other miscellaneous on-site improvements	\$795,265	\$0	\$795,265	\$0	\$795,265
Subtotal Major Improvement costs	\$4,739,181	\$0	\$4,739,181	\$0	\$4,739,181
<u>Improvement Area #1 Improvements:</u>					
Roadway improvements	\$4,113,329	\$0	\$4,113,329	\$0	\$4,113,329
Water improvements	\$2,146,393	\$0	\$2,146,393	\$0	\$2,146,393
Sanitary sewer improvements	\$2,353,633	\$0	\$2,353,633	\$0	\$2,353,633
Storm drainage improvements	\$4,443,759	\$0	\$4,443,759	\$0	\$4,443,759
Other miscellaneous on-site improvements	\$2,475,089	\$0	\$2,475,089	\$0	\$2,475,089
Subtotal Improvement Area #1 costs	\$15,532,202	\$0	\$15,532,202	\$0	\$15,532,202
<u>Other Assessment Levy Related Costs:</u>					
First Year Administrative Expenses	\$50,000	\$0	\$50,000	\$0	\$50,000
Subtotal Other Assessment Levy Related Costs	\$50,000	\$0	\$50,000	\$0	\$50,000
Total Uses	\$20,321,383	\$0	\$20,321,383	\$0	\$20,321,383

1 – Pursuant to the Service and Assessment Plan approved by the City on May 19, 2025.

2 – According to costs submitted to date by the Developer.

Improvement Area #1 Cost Variances

As stated in Table II-A-1 above, there are no variances to the estimated costs of the Improvement Area #1 Projects at this time.

B. FIVE YEAR SERVICE PLAN

A service plan must cover a period of five years. All of the Improvement Area #1 Projects are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements is shown in Section II.A. of this report and the projected Annual Installments to repay the outstanding Assessments for these costs is shown by Table II-B-1 on the following page.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2025-2031

Assessment Year Ending September 15	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected IA #1 Annual Installments
2025	\$20,321,383	\$14,866,000	\$5,455,383	\$0
2026	\$0	\$0	\$0	\$1,312,463
2027	\$0	\$0	\$0	\$1,307,654
2028	\$0	\$0	\$0	\$1,307,111
2029	\$0	\$0	\$0	\$1,307,761
2030	\$0	\$0	\$0	\$1,307,454
2031	\$0	\$0	\$0	\$1,306,190
Total	\$20,321,383	\$14,866,000	\$5,455,383	\$7,848,635

1 - Assessment years ending 2025-2026 reflect actual Annual Installments billed or to be billed. Assessment years ending 2027-2031 reflect projected annual installments and are subject to change.

C. STATUS OF DEVELOPMENT

According to the Kaufman County Clerk's Office online records, the final plat for Improvement Area #1 of the PID (Arbors at Eastland Phase 1) was recorded on August 28, 2024, for 423 residential lots.

Table II-C-1 below summarizes the number of building permits issued and the number of completed homes for the PID according to the City as of May 31, 2025.

Table II-C-1
Completed Homes

Phase	Lots Anticipated to be Developed	Building Permits Issued	Building Permits Issuance Percentage	Completed Homes	Completed Homes Percentage
Improvement Area #1	423	38	8.98%	0	0.00%
Future Improvement Areas	841	0	0.00%	0	0.00%
Total	1,264	38	3.01%	0	0.00%

1 - According to the City as of May 31, 2025.

D. ANNUAL BUDGET – IMPROVEMENT AREA #1

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the earlier of: (i) with tax bills sent the first October after issuance of a series of Bonds and/or execution of a reimbursement agreement for Improvement Area #1 Assessed Property, such that upon the issuance of Bonds and/or the execution of a reimbursement agreement, all Assessments in the applicable Improvement Area shall begin collection, or (ii) February 1, 2026.

On May 6, 2024, Resolution No. 05062024A was passed and approved by the City for an Omnibus Reimbursement Agreement between the PID and Lennar Homes Texas Land and Construction, Ltd (the “Omnibus Reimbursement Agreement”) for reimbursement of Authorized Improvement Costs of the PID. As a result, condition (i) has been satisfied, and the first Annual Installment will be due no later than January 31, 2026, for each lot within Improvement Area #1 of the PID, of which thirty (30) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Omnibus Reimbursement Agreement. The effective interest rate on the Omnibus Reimbursement Agreement is 7.49 percent per annum for 2025-26. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan, such as the TIRZ No. 4 incremental taxes available to the PID (the “TIRZ Annual Credit Amount”), interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Omnibus Reimbursement Agreement from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments.

Improvement Area #1 Annual Installments to be Collected for 2025-26

The budget for Improvement Area #1 of the PID will be paid from the collection of Annual Installments collected for 2025-26 as shown by Table II-D-1 on the following page.

Table II-D-1
Budget for the Improvement Area #1 Annual Installments
to be Collected for 2025-26

	Omnibus Reimbursement Agreement
Interest payment on March 15, 2026	\$556,732
Interest payment on September 15, 2026	\$556,732
Principal payment on September 15, 2026	\$155,000
<i>Subtotal debt service</i>	<i>\$1,268,463</i>
Administrative expenses	\$44,000
Additional Interest ¹	\$0
<i>Subtotal Expenses</i>	<i>\$1,312,463</i>
Available TIRZ revenues	\$0
Available Administrative Expense account	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$1,312,463

1 – Pursuant to the Service and Assessment Plan, Additional Interest will only be charged if and when Bonds are issued.

Debt Service Payments

Annual Installments to be collected for principal and interest include Improvement Area #1 Bond interest due on March 15, 2026, in the amount of \$556,732, and on September 15, 2026, in the amount of \$556,732, which equals interest on the outstanding Improvement Area #1 Assessments balance of \$14,866,000 for six months each at an effective interest rate of 7.49 percent. Annual Installments to be collected for the Omnibus Reimbursement Agreement include a principal amount of \$155,000 due on September 15, 2026. As a result, total principal and interest due on Improvement Area #1 Assessments in 2025-26 is estimated to be equal to \$1,268,463.

Administrative Expenses

Administrative expenses include the City, Administrator, Trustee, Auditor, Dissemination Agent, and contingency fees. As shown in Table II-D-2 on the following page, the total Improvement Area #1 Administrative Expenses to be collected for 2025-26 are estimated to be \$44,000.

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Table II-D-2
Administrative Budget Breakdown

Description	2025-26 Estimated Budget (9/15/25-9/14/26)
City	\$10,000
Administrator	\$30,000
Trustee ¹	\$0
Dissemination Agent ¹	\$0
Audit ¹	\$0
Contingency	\$4,000
Total	\$44,000

¹ – Services will only be provided if and when Bonds are issued.

Additional Interest

Pursuant to the Service and Assessment Plan, Additional Interest will only be charged if and when Bonds are issued.

Available TIRZ Credit

Pursuant to the project and finance plan for TIRZ No. 4 (the “TIRZ Project Plan and Finance Plan”), forty percent (40%) of the City TIRZ Revenues generated from each Parcel were projected to offset the corresponding Assessments and related Annual Installment originally levied on each Parcel.

According to the City, there have been TIRZ increments collected in tax year 2024 in the total amount of \$0 that are available to be used as a TIRZ Annual Credit Amount in 2025-26 for the respective Parcels within Improvement Area #1 of the PID.

Based on TIRZ increments collected in tax year 2024, \$0 will be applied as a TIRZ Annual Credit Amount to reduce the 2025-26 Annual Installments billed. The Annual TIRZ Credit Amount is allocated based on the amount of TIRZ increment generated by each Parcel within Improvement Area #1 of the PID and each Parcel that has an outstanding Assessment balance as of September 15, 2025 as shown in Appendix D-2.

Available Administrative Expense Account

As of May 31, 2025, the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2026. As a result, funds are not anticipated to be available in the Administrative Account to reduce the 2025-26 Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT – IMPROVEMENT AREA #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Omnibus Reimbursement Agreement, (ii) to fund Additional Interest, if applicable, and (iii) to cover Administrative Expenses of Improvement Area #1.

According to the Service and Assessment Plan, 423 units, representing 404.55 Equivalent Units, are estimated to be built within Improvement Area #1 of the PID. The Annual Installment due to be collected per Equivalent Unit within Improvement Area #1 of the PID for 2025-26 is shown in Table II-E-1 below.

Table II-E-1
Improvement Area #1 Annual Installment Per Equivalent Unit

Budget Item	Net Budget Amount¹	Annual Installment per Equivalent Unit²
Principal	\$155,000.00	\$383.14
Interest	\$1,113,463.40	\$2,752.35
Administrative Expenses	\$44,000.00	\$108.76
Additional Interest	\$0.00	\$0.00
Total	\$1,312,463.40	\$3,244.26

1 – Refer to Table II-D-1 of this report for additional budget details.

2 – Based on the current outstanding 404.55 Equivalent Units.

The Annual Installment due to be collected from each Lot Type in Improvement Area #1 for 2025-26 is shown in Table II-E-2 below.

Table II-D-2
Improvement Area #1 Annual Installment Per Lot Type

Lot Type	Annual Installment per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Land Use Class¹
Lot Type 1 (60 Ft)	\$3,244.26	1.00	\$3,244.26
Lot Type 2 (50 Ft)	\$3,244.26	0.91	\$2,952.27

1 - Annual Installment per Lot Type is net of available Administrative Expense credits but does not include applicable TIRZ Credit, if any.

The list of Parcels within Improvement Area #1 of the PID, the estimated number of Equivalent Units to be developed on the current residential Parcels, the total Assessment, the Annual Assessment, the Additional Interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

Assessment Methodology

This method of assessing property has not been changed and assessed property will continue to be assessed as provided for in the Service and Assessment Plan.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

- (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act;
- (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.G of this Service and Assessment Plan.

The updated Assessment Roll is shown in Appendix D-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

B = the Assessment for the Parcel prior to subdivision.

C = the estimated number of Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to Kaufman County Appraisal District ("KCAD") online records, 423 subdivided residential Parcels within Improvement Area #1 of the PID were officially recognized within the county's official roll in 2025. As a result, individual Parcels within Improvement Area #1 of the PID were individually billed Annual Installments beginning in tax year 2025.

B. PREPAYMENT OF ASSESSMENTS

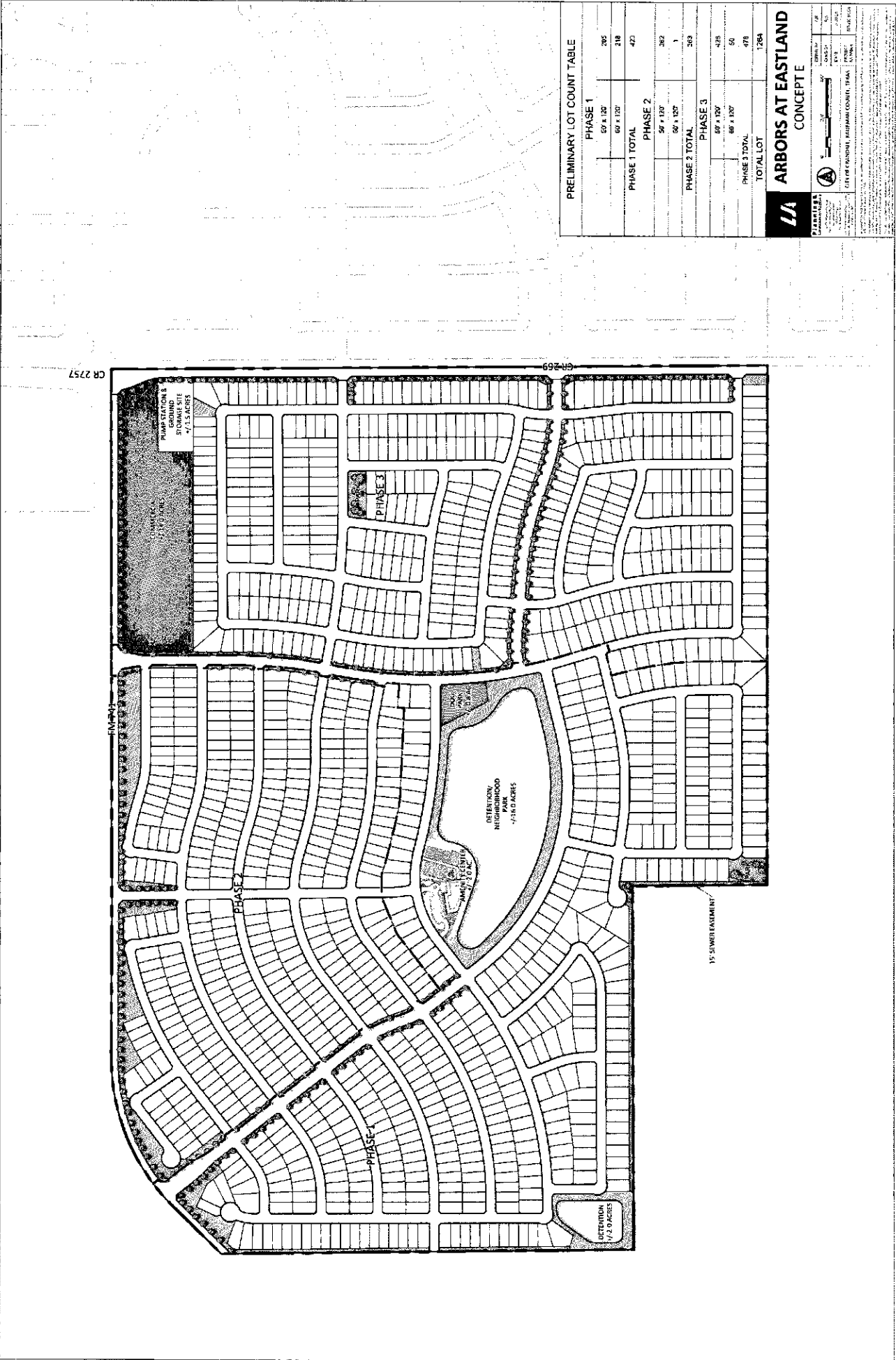
Improvement Area #1

As of May 31, 2025, there have been no prepayments of the Improvement Area #1 Assessments.

The complete Assessment Rolls are available for review at the City Hall, located at 110 Main Street, Crandall, Texas 75114.

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APPENDIX A
MAP OF ARBORS PID



PRELIMINARY LOT COUNT TABLE			
PHASE 1			
50' x 120'	202		
50' x 120'	218		
PHASE 1 TOTAL			
	420		
PHASE 2			
50' x 120'	262		
50' x 120'	1		
PHASE 2 TOTAL			
	263		
PHASE 3			
50' x 120'	428		
50' x 120'	50		
PHASE 3 TOTAL			
	478		
TOTAL LOT			
	1264		

1/1

ARBORS AT EASTLAND
CONCEPT E


0 30 60 90 120

OWNER	DEVELOPER	ARCHITECT	ENGINEER
DATE PREPARED: 06/10/2025			
PROJECT NO: 2025-0022790			

APPENDIX B
PREPAID PARCELS

APPENDIX B

As of May 31, 2025, there have been no prepayment of Assessments for any Parcel within the PID.

APPENDIX C
ASSESSED VALUE

Parcel ID	2025 Value
237989	\$68,000
237990	\$68,000
237991	\$68,000
237992	\$68,000
237993	\$68,000
237994	\$68,000
237995	\$68,000
237996	\$68,000
237997	\$68,000
237998	\$68,000
237999	\$68,000
238000	\$68,000
238001	\$68,000
238002	\$68,000
238003	\$68,000
238004	\$68,000
238005	\$68,000
238006	\$68,000
238007	\$68,000
238008	\$68,000
238009	\$68,000
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238011	\$68,000
238012	\$68,000
238013	\$68,000
238014	\$68,000
238015	\$68,000
238016	\$68,000
238017	\$500
238021	\$68,000
238022	\$68,000
238023	\$68,000
238024	\$68,000
238025	\$68,000
238026	\$68,000
238027	\$68,000
238028	\$68,000
238029	\$68,000
238030	\$68,000
238031	\$68,000
238032	\$68,000

Parcel ID	2025 Value
238033	\$68,000
238034	\$68,000
238035	\$68,000
238036	\$68,000
238037	\$68,000
238038	\$68,000
238039	\$68,000
238040	\$68,000
238041	\$68,000
238042	\$68,000
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238064	\$68,000
238065	\$68,000
238066	\$68,000
238067	\$68,000
238068	\$68,000
238069	\$68,000
238070	\$68,000
238071	\$68,000
238072	\$68,000
238073	\$68,000

Parcel ID	2025 Value
238074	\$68,000
238075	\$68,000
238076	\$68,000
238077	\$68,000
238078	\$68,000
238079	\$68,000
238080	\$68,000
238081	\$68,000
238082	\$68,000
238083	\$68,000
238084	\$68,000
238085	\$68,000
238086	\$68,000
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238093	\$68,000
238094	\$68,000
238095	\$68,000
238096	\$68,000
238097	\$68,000
238098	\$68,000
238099	\$68,000
238100	\$68,000
238101	\$68,000
238102	\$68,000
238103	\$68,000
238104	\$68,000
238105	\$68,000
238106	\$68,000
238107	\$68,000
238108	\$68,000
238109	\$68,000
238110	\$68,000
238111	\$68,000
238112	\$68,000
238113	\$68,000
238114	\$68,000

Parcel ID	2025 Value
238115	\$68,000
238116	\$68,000
238117	\$68,000
238118	\$68,000
238119	\$68,000
238120	\$68,000
238121	\$68,000
238122	\$68,000
238123	\$68,000
238124	\$68,000
238125	\$68,000
238126	\$68,000
238127	\$68,000
238128	\$68,000
238129	\$68,000
238130	\$68,000
238131	\$68,000
238132	\$68,000
238133	\$68,000
238134	\$68,000
238135	\$68,000
238136	\$68,000
238137	\$68,000
238138	\$68,000
238139	\$68,000
238140	\$68,000
238141	\$68,000
238142	\$68,000
238143	\$68,000
238144	\$68,000
238145	\$68,000
238146	\$68,000
238147	\$68,000
238148	\$68,000
238149	\$68,000
238150	\$68,000
238151	\$68,000
238152	\$68,000
238153	\$68,000
238154	\$68,000
238155	\$68,000

Parcel ID	2025 Value
238156	\$68,000
238157	\$68,000
238158	\$68,000
238159	\$68,000
238160	\$68,000
238161	\$68,000
238162	\$68,000
238163	\$68,000
238164	\$68,000
238165	\$68,000
238166	\$68,000
238167	\$68,000
238168	\$68,000
238169	\$68,000
238170	\$68,000
238171	\$68,000
238172	\$68,000
238173	\$68,000
238174	\$68,000
238175	\$68,000
238176	\$68,000
238177	\$68,000
238178	\$68,000
238179	\$68,000
238180	\$68,000
238181	\$68,000
238182	\$68,000
238183	\$68,000
238184	\$68,000
238185	\$68,000
238189	\$68,000
238190	\$68,000
238191	\$68,000
238192	\$68,000
238193	\$68,000
238194	\$68,000
238195	\$68,000
238196	\$68,000
238197	\$68,000
238198	\$68,000
238199	\$68,000

Parcel ID	2025 Value
238200	\$68,000
238201	\$68,000
238202	\$68,000
238203	\$68,000
238204	\$68,000
238205	\$68,000
238206	\$68,000
238207	\$68,000
238208	\$68,000
238210	\$68,000
238211	\$68,000
238212	\$68,000
238213	\$68,000
238214	\$68,000
238215	\$68,000
238216	\$68,000
238217	\$68,000
238218	\$68,000
238219	\$68,000
238220	\$68,000
238224	\$500
238225	\$500
238226	\$68,000
238227	\$68,000
238228	\$68,000
238229	\$68,000
238230	\$68,000
238231	\$68,000
238232	\$68,000
238233	\$68,000
238234	\$68,000
238235	\$68,000
238236	\$68,000
238237	\$68,000
238238	\$68,000
238239	\$68,000
238240	\$68,000
238241	\$68,000
238242	\$68,000
238243	\$68,000
238244	\$68,000

Parcel ID	2025 Value
238245	\$68,000
238246	\$68,000
238247	\$68,000
238248	\$68,000
238249	\$68,000
238250	\$68,000
238251	\$68,000
238252	\$68,000
238253	\$68,000
238254	\$68,000
238255	\$68,000
238256	\$68,000
238257	\$68,000
238258	\$68,000
238262	\$68,000
238263	\$68,000
238264	\$68,000
238265	\$68,000
238266	\$68,000
238267	\$68,000
238268	\$68,000
238269	\$68,000
238271	\$500
238272	\$68,000
238273	\$68,000
238274	\$68,000
238275	\$68,000
238276	\$68,000
238277	\$68,000
238278	\$68,000
238279	\$68,000
238280	\$68,000
238281	\$68,000
238282	\$88,032
238283	\$87,543
238284	\$68,000
238285	\$68,000
238286	\$68,000
238287	\$68,000
238288	\$68,000
238289	\$68,000

Parcel ID	2025 Value
238290	\$68,000
238291	\$68,000
238292	\$68,000
238293	\$68,000
238294	\$68,000
238295	\$68,000
238296	\$68,000
238297	\$68,000
238298	\$68,000
238299	\$68,000
238300	\$68,000
238301	\$68,000
238302	\$68,000
238303	\$68,000
238304	\$68,000
238305	\$68,000
238306	\$68,000
238307	\$500
238311	\$68,000
238312	\$68,000
238313	\$68,000
238314	\$68,000
238315	\$68,000
238316	\$68,000
238317	\$68,000
238318	\$68,000
238319	\$68,000
238320	\$68,000
238321	\$68,000
238322	\$68,000
238323	\$68,000
238324	\$68,000
238325	\$68,000
238326	\$68,000
238327	\$68,000
238328	\$68,000
238329	\$68,000
238330	\$68,000
238331	\$68,000
238332	\$68,000
238333	\$68,000

Parcel ID	2025 Value
238334	\$68,000
238335	\$68,000
238336	\$68,000
238337	\$68,000
238338	\$68,000
238339	\$68,000
238340	\$68,000
238341	\$68,000
238342	\$68,000
238343	\$68,000
238344	\$68,000
238345	\$68,000
238346	\$68,000
238347	\$68,000
238348	\$68,000
238349	\$68,000
238350	\$68,000
238351	\$68,000
238352	\$500
238353	\$500
238354	\$500
238355	\$68,000
238356	\$68,000
238357	\$68,000
238358	\$68,000
238359	\$68,000
238360	\$68,000
238361	\$68,000
238362	\$68,000
238363	\$68,000
238364	\$68,000
238365	\$68,000
238366	\$68,000
238367	\$68,000
238368	\$68,000
238369	\$68,000
238370	\$68,000
238371	\$68,000
238372	\$68,000
238373	\$68,000
238374	\$68,000

Parcel ID	2025 Value
238375	\$68,000
238376	\$68,000
238377	\$68,000
238378	\$68,000
238379	\$68,000
238380	\$68,000
238381	\$68,000
238382	\$68,000
238383	\$68,000
238384	\$68,000
238385	\$68,000
238386	\$68,000
238387	\$68,000
238388	\$68,000
238389	\$68,000
238390	\$68,000
238391	\$68,000
238392	\$68,000
238393	\$68,000
238394	\$68,000
238395	\$68,000
238396	\$68,000
238397	\$68,000
238398	\$68,000
238399	\$68,000
238400	\$68,000
238401	\$68,000
238402	\$68,000
238403	\$68,000
238404	\$68,000
238405	\$68,000
238406	\$68,000
238407	\$68,000
238408	\$68,000
238409	\$68,000
238410	\$68,000
238411	\$68,000
238412	\$68,000
238413	\$68,000
238414	\$68,000
238415	\$68,000

Parcel ID	2025 Value
238416	\$68,000
238417	\$68,000
238418	\$68,000
238419	\$68,000
238420	\$68,000
238421	\$68,000
238422	\$68,000
238423	\$68,000
238424	\$68,000
238425	\$68,000
238426	\$68,000
238427	\$68,000
238428	\$68,000
238429	\$68,000
238430	\$68,000
238431	\$68,000
238432	\$68,000
238433	\$68,000
238434	\$68,000
238435	\$68,000
238436	\$68,000
Total	\$28,807,575

1 - Reflects preliminary values according to Kaufman Central Appraisal District online records.

APPENDIX D-1
IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY – 2025-26

Assessment Roll Summary
2025-26

Parcel	Estimated No. of units	Lot Size	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	TIRZ Credit	Annual Instalment
237989	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
237990	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
237991	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
237992	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
237993	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
237994	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
237995	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
237996	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
237997	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
237998	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
237999	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238000	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238001	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238002	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238003	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238004	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238005	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238006	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238007	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238008	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238009	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238010	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238011	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238012	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238013	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238014	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238015	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238016	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238017	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
238021	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238022	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238023	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238024	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238025	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238026	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238027	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238028	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238029	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238030	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238031	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238032	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238033	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238034	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238035	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238036	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238037	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238038	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238039	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238040	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238041	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238042	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238043	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238044	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27

**Assessment Roll Summary
2025-26**

**Assessment Roll Summary
2025-26**

Assessment Roll Summary
2025-26

Parcel	Estimated No. of units	Lot Size	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	TIRZ Credit	Annual Installment
238151	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238152	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238153	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238154	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238155	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238156	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238157	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238158	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238159	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238160	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238161	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238162	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238163	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238164	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238165	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238166	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238167	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238168	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238169	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238170	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238171	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238172	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238173	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238174	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238175	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238176	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238177	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238178	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238179	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238180	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238181	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238182	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238183	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238184	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238185	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238189	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238190	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238191	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238192	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238193	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238194	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238195	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238196	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238197	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238198	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238199	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238200	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238201	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238202	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238203	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238204	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238205	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238206	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27

Assessment Roll Summary
2025-26

Parcel	Estimated No. of units	Lot Size	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	TIRZ Credit	Annual Installment
238207	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238208	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238210	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238211	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238212	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238213	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238214	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238215	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238216	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238217	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238218	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238219	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238220	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238224	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
238225	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
238226	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238227	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238228	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238229	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238230	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238231	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238232	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238233	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238234	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238235	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238236	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238237	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238238	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238239	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238240	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238241	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238242	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238243	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238244	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238245	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238246	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238247	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238248	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238249	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238250	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238251	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238252	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238253	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238254	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238255	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238256	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238257	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238258	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238262	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238263	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238264	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238265	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238266	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26

Assessment Roll Summary
2025-26

Parcel	Estimated No. of units	Lot Size	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	TIRZ Credit	Annual Installment
238267	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238268	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238269	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238271	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
238272	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238273	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238274	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238275	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238276	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238277	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238278	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238279	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238280	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238281	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238282	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238283	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238284	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238285	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238286	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238287	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238288	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238289	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238290	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238291	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238292	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238293	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238294	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238295	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238296	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238297	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238298	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238299	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238300	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238301	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238302	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238303	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238304	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238305	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238306	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238307	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
238311	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238312	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238313	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238314	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238315	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238316	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238317	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238318	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238319	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238320	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238321	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238322	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238323	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26

Assessment Roll Summary
2025-26

Parcel	Estimated No. of units	Lot Size	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	TIRZ Credit	Annual Installment
238324	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238325	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238326	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238327	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238328	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238329	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238330	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238331	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238332	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238333	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238334	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238335	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238336	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238337	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238338	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238339	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238340	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238341	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238342	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238343	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238344	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238345	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238346	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238347	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238348	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238349	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238350	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238351	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238352	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
238353	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
238354	0	Common Area	0.00	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
238355	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238356	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238357	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238358	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238359	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238360	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238361	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238362	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238363	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238364	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238365	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238366	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238367	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238368	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238369	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238370	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238371	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238372	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238373	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238374	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238375	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238376	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26

Assessment Roll Summary
2025-26

Parcel	Estimated No. of units	Lot Size	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	TIRZ Credit	Annual Installment
238377	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238378	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238379	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238380	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238381	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238382	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238383	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238384	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238385	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238386	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238387	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238388	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238389	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238390	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238391	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238392	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238393	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238394	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238395	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238396	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238397	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238398	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238399	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238400	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238401	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238402	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238403	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238404	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238405	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238406	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238407	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238408	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238409	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238410	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238411	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238412	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238413	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238414	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238415	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238416	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238417	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238418	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238419	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238420	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238421	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238422	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238423	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238424	1	50'	0.91	0.91	\$33,439.77	\$348.66	\$2,504.64	\$0.00	\$98.97	\$0.00	\$2,952.27
238425	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238426	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238427	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238428	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238429	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26

Assessment Roll Summary
2025-26

Parcel	Estimated No. of units	Lot Size	Original Equivalent Units	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Additional Interest	Administrative Expense	TIRZ Credit	Annual Installment
238430	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238431	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238432	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238433	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238434	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238435	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
238436	1	60'	1.00	1.00	\$36,747.00	\$383.14	\$2,752.35	\$0.00	\$108.76	\$0.00	\$3,244.26
Total	423		404.55	404.55	\$14,866,000.00	\$155,000.00	\$1,113,463.40	\$0.00	\$44,000.00	\$0.00	\$1,312,463.40

APPENDIX D-2

TIRZ CREDIT CALCULATION – IMPROVEMENT AREA #1 – 2025-26

Appendix D-2
TIRZ Credit Calculation - Improvement Area #1
2025-26

Parcel ID	Estimated Equivalent Units	City of Crandall Incremental Taxes				TIRZ Credit		
		Base Year Taxable Value (2023) ¹	2024 Taxable Value ¹	2024 Tax Rate (per \$100) ²	2025-26 Incremental Taxes ³	City (40%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit
237989	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
237990	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
237991	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
237992	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
237993	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
237994	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
237995	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
237996	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
237997	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
237998	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
237999	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238000	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238001	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238002	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238003	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238004	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238005	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238006	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238007	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238008	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238009	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238010	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238011	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238012	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238013	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238014	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238015	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238016	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238017	0.00	\$0.00	\$0.00	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238021	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238022	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238023	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238024	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238025	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238026	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238027	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238028	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238029	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238030	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238031	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238032	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238033	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238034	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238035	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238036	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238037	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238038	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238039	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238040	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238041	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238042	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238043	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238044	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00

Appendix D-2
TIRZ Credit Calculation - Improvement Area #1
2025-26

Parcel ID	Estimated Equivalent Units	City of Crandall Incremental Taxes				TIRZ Credit		
		Base Year Taxable Value (2023) ¹	2024 Taxable Value ¹	2024 Tax Rate (per \$100) ²	2025-26 Incremental Taxes ³	City (40%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit
238045	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238046	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238047	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238048	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238049	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238050	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238051	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238052	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238053	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238054	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238055	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238056	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238057	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238058	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238059	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238060	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238061	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238062	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238063	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238064	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238065	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238066	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238067	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238068	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238069	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238070	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238071	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238072	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238073	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238074	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238075	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238076	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238077	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238078	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238079	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238080	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238081	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238082	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238083	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238084	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238085	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238086	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238087	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238088	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238089	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238090	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238091	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238092	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238093	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238094	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238095	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238096	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238097	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00

Appendix D-2
TIRZ Credit Calculation - Improvement Area #1
2025-26

Parcel ID	Estimated Equivalent Units	City of Crandall Incremental Taxes				TIRZ Credit		
		Base Year Taxable Value (2023) ¹	2024 Taxable Value ¹	2024 Tax Rate (per \$100) ²	2025-26 Incremental Taxes ³	City (40%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit
238098	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238099	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238100	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238101	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238102	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238103	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238104	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238105	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238106	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238107	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238108	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238109	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238110	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238111	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238112	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238113	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238114	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238115	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238116	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238117	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238118	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238119	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238120	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238121	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238122	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238123	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238124	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238125	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238126	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238127	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238128	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238129	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238130	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238131	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238132	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238133	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238134	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238135	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238136	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238137	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238138	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238139	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238140	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238141	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238142	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238143	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238144	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238145	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238146	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238147	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238148	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238149	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238150	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00

Appendix D-2
TIRZ Credit Calculation - Improvement Area #1
2025-26

Parcel ID	Estimated Equivalent Units	City of Crandall Incremental Taxes				TIRZ Credit		
		Base Year Taxable	2024 Taxable	2024 Tax	2025-26	City (40%)	Total 2025-26	Total 2025-26
		Value (2023) ¹	Value ¹	Rate (per \$100) ²	Incremental Taxes ³		Available TIRZ Credit	Applicable TIRZ Credit
238151	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238152	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238153	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238154	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238155	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238156	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238157	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238158	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238159	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238160	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238161	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238162	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238163	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238164	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238165	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238166	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238167	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238168	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238169	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238170	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238171	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238172	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238173	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238174	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238175	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238176	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238177	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238178	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238179	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238180	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238181	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238182	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238183	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238184	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238185	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238189	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238190	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238191	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238192	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238193	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238194	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238195	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238196	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238197	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238198	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238199	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238200	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238201	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238202	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238203	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238204	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238205	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238206	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00

Appendix D-2
TIRZ Credit Calculation - Improvement Area #1
2025-26

Parcel ID	Estimated Equivalent Units	City of Crandall Incremental Taxes				TIRZ Credit		
		Base Year Taxable Value (2023) ¹	2024 Taxable Value ¹	2024 Tax Rate (per \$100) ²	2025-26 Incremental Taxes ³	City (40%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit
238207	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238208	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238210	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238211	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238212	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238213	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238214	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238215	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238216	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238217	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238218	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238219	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238220	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238224	0.00	\$0.00	\$0.00	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238225	0.00	\$0.00	\$0.00	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238226	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238227	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238228	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238229	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238230	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238231	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238232	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238233	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238234	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238235	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238236	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238237	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238238	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238239	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238240	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238241	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238242	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238243	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238244	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238245	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238246	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238247	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238248	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238249	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238250	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238251	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238252	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238253	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238254	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238255	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238256	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238257	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238258	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238262	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238263	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238264	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238265	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238266	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00

Appendix D-2
TIRZ Credit Calculation - Improvement Area #1
2025-26

Parcel ID	Estimated Equivalent Units	City of Crandall Incremental Taxes				TIRZ Credit		
		Base Year Taxable Value (2023) ¹	2024 Taxable Value ¹	2024 Tax Rate (per \$100) ²	2025-26 Incremental Taxes ³	City (40%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit
238267	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238268	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238269	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238271	0.00	\$0.00	\$0.00	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238272	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238273	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238274	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238275	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238276	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238277	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238278	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238279	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238280	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238281	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238282	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238283	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238284	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238285	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238286	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238287	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238288	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238289	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238290	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238291	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238292	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238293	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238294	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238295	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238296	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238297	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238298	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238299	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238300	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238301	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238302	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238303	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238304	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238305	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238306	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238307	0.00	\$0.00	\$0.00	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238311	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238312	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238313	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238314	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238315	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238316	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238317	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238318	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238319	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238320	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238321	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238322	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238323	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00

Appendix D-2
TIRZ Credit Calculation - Improvement Area #1
2025-26

Parcel ID	Estimated Equivalent Units	City of Crandall Incremental Taxes				TIRZ Credit		
		Base Year Taxable Value (2023) ¹	2024 Taxable Value ¹	2024 Tax Rate (per \$100) ²	2025-26 Incremental Taxes ³	City (40%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit
238324	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238325	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238326	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238327	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238328	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238329	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238330	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238331	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238332	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238333	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238334	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238335	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238336	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238337	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238338	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238339	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238340	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238341	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238342	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238343	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238344	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238345	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238346	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238347	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238348	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238349	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238350	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238351	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238352	0.00	\$0.00	\$0.00	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238353	0.00	\$0.00	\$0.00	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238354	0.00	\$0.00	\$0.00	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238355	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238356	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238357	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238358	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238359	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238360	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238361	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238362	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238363	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238364	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238365	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238366	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238367	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238368	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238369	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238370	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238371	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238372	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238373	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238374	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238375	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238376	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00

Appendix D-2
TIRZ Credit Calculation - Improvement Area #1
2025-26

Parcel ID	Estimated Equivalent Units	City of Crandall Incremental Taxes				TIRZ Credit		
		Base Year Taxable Value (2023) ¹	2024 Taxable Value ¹	2024 Tax Rate (per \$100) ²	2025-26 Incremental Taxes ³	City (40%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit
238377	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238378	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238379	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238380	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238381	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238382	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238383	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238384	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238385	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238386	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238387	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238388	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238389	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238390	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238391	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238392	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238393	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238394	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238395	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238396	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238397	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238398	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238399	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238400	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238401	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238402	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238403	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238404	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238405	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238406	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238407	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238408	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238409	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238410	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238411	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238412	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238413	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238414	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238415	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238416	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238417	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238418	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238419	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238420	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238421	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238422	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238423	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238424	0.91	\$3,194.79	\$0.41	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238425	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238426	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238427	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238428	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238429	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00

Appendix D-2
TIRZ Credit Calculation - Improvement Area #1
2025-26

Parcel ID	Estimated Equivalent Units	City of Crandall Incremental Taxes				TIRZ Credit		
		Base Year Taxable Value (2023) ¹	2024 Taxable Value ¹	2024 Tax Rate (per \$100) ²	2025-26 Incremental Taxes ³	City (40%)	Total 2025-26 Available TIRZ Credit	Total 2025-26 Applicable TIRZ Credit
238430	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238431	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238432	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238433	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238434	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238435	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
238436	1.00	\$3,510.76	\$0.45	\$0.650000	\$0.00	\$0.00	\$0.00	\$0.00
Total	404.55	\$1,420,276.00	\$184.00		\$0.00	\$0.00	\$0.00	\$0.00

1 - According to Kaufman Central Appraisal District online records.

2 - According to the Kaufman County Tax Office.

3 - According to the Project and Finance plan, the TIRZ base year is 2023.

APPENDIX E
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF CRANDALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Crandall, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Arbors Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

Signature of Seller

Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§

COUNTY OF _____

§

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas