

**Kaufman County  
Laura Hughes  
County Clerk**

**Instrument Number: 2023-0019864**

**Billable Pages: 2  
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<p><b>On:</b> 07/18/2023 at 11:17 AM</p> <p><b>Document Number:</b> <u>2023-0019864</u></p> <p><b>Receipt No:</b> <u>23-18536</u></p> <p><b>Amount:</b> \$ <u>30.00</u></p> <p><b>Vol/Pg:</b> <u>V:8157 P:569</u></p>	<p>E-RECORDING</p>



**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:** Beatriz Saucedo, 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. 07172023A**

**AN ORDINANCE APPROVING THE 2023-24 ANNUAL  
SERVICE AND ASSESSMENT PLAN UPDATE FOR THE  
RIVER RIDGE 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 River Ridge Public Improvement District (the "PID"); and

WHEREAS, on June 1, 2020, the City held a public hearing then passed and adopted Resolution 060120 establishing the River Ridge Public Improvement District in accordance with the PID Act; and

WHEREAS, on October 17, 2022, the City passed and adopted Ordinance 101722D approving a Service and Assessment Plan (the "SAP") for the PID;

WHEREAS, the City Council of the City wishes to approve the 2023-24 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:

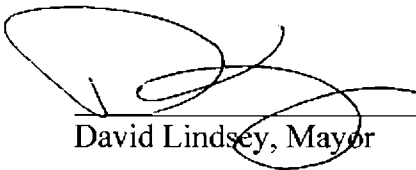
Section 1. The facts recited in the preamble hereto are found to be true and correct.

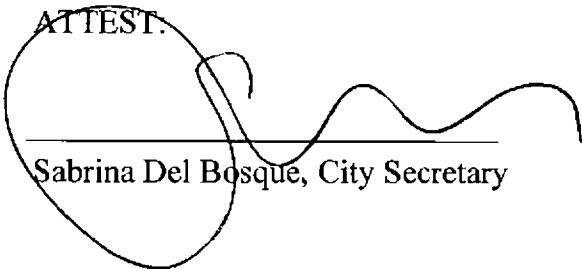
Section 2. The River Ridge Public Improvement District Annual Service Plan Update (Assessment Year 9/15/2023-9/15/2024, attached to this Ordinance as Exhibit A, is hereby approved and adopted on behalf of the PID.

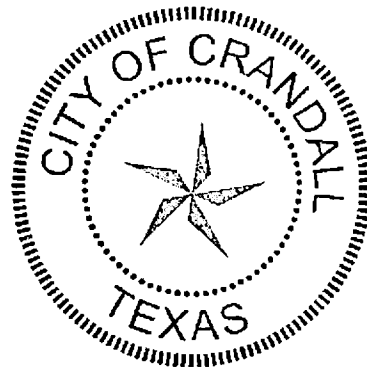
Section 3. All Ordinances, and agreements and parts of Ordinances and agreements in conflict herewith are hereby repealed to the extent of the conflict only.

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. Further, the City Secretary shall cause this Ordinance to be filed with the Kaufman County Clerk not later than seven (7) days after the date the governing body approves this Annual Service Plan Update.


PASSED AND ADOPTED on the 17<sup>th</sup> day of July 2023.

  
\_\_\_\_\_  
David Lindsey, Mayor

ATTEST.  
  
\_\_\_\_\_  
Sabrina Del Bosque, City Secretary



APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

**RIVER RIDGE  
PUBLIC IMPROVEMENT DISTRICT  
CITY OF CRANDALL, TEXAS**

**ANNUAL SERVICE PLAN UPDATE  
(ASSESSMENT YEAR 9/15/2023-9/14/2024)**

**AS APPROVED BY CITY COUNCIL ON:  
JULY 17, 2023**

**PREPARED BY:**

**MUNICAP, INC.**  
— PUBLIC FINANCE —

# **RIVER RIDGE PUBLIC IMPROVEMENT DISTRICT**

## **ANNUAL SERVICE PLAN UPDATE – 2023-24**

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## *I. INTRODUCTION*

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The River Ridge Public Improvement District (the “PID”) was created pursuant to the PID Act and Resolution No. 060120 of the City Council on June 1, 2020, to finance certain public improvement projects for the benefit of the property in the PID.

On October 17, 2022, the City approved issuance of the City of Crandall, Texas Special Assessment Revenue Bonds, Series 2022 (River Ridge Public Improvement District Improvement Area #1 Project) (the “Improvement Area #1 Bonds”) in the aggregate principal amount of \$17,205,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Improvement Area #1 Bonds are secured by the Improvement Area #1 Assessments (the “Improvement Area #1 Assessments”).

Additionally, on October 17, 2022, the City approved issuance of the City of Crandall, Texas Special Assessment Revenue Bonds, Series 2022 (River Ridge Public Improvement District Single-Family Residential Major Improvement Area Project) (the “Single-Family Residential Major Improvement Area Bonds”) in the aggregate principal amount of \$5,453,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Single-Family Residential Major Improvement Area Bonds are secured by the Single-Family Residential Major Improvement Area Assessments (the “Single-Family Residential Major Improvement Area Assessments”).

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 2023-24 (the “Annual Service Plan Update”).

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 F 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***

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### **A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS**

#### ***Improvement Area #1 Improvements Sources and Uses***

The current total estimated costs of the Improvement Area #1 Improvements, including the proportional share of the Major Improvement costs and bond issuance costs, is equal to \$21,216,964, which remain the same as the budget estimates included in the Service and Assessment Plan.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Improvement Area #1 Improvements, including the proportional share of the Single-Family Residential Major Improvement Area Improvements costs, (2) establish the PID, and (3) issue Improvement Area #1 Bonds.

For additional Improvement Area #1 development-related information, refer to the link below for a history of the quarterly improvement implementation reports:

<https://emma.msrb.org/IssueView/Details/P2418921>

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**Table II-A-1**  
**Improvement Area #1 Sources and Uses of Funds<sup>1</sup>**

Sources of Funds	Initial Budget	Budget Revisions	Updated Budget	Spent to Date <sup>1</sup>	Remaining to be Funded
Bond Proceeds	\$17,205,000	\$0	\$17,205,000	\$13,493,875	\$3,711,126
Other funding sources	\$4,011,964	\$0	\$4,011,964	\$759,750	\$3,252,214
<b>Total Sources</b>	<b>\$21,216,964</b>	<b>\$0</b>	<b>\$21,216,964</b>	<b>\$14,253,625</b>	<b>\$6,963,339</b>
<b>Uses of Funds</b>					
<b><u>Major Improvements:</u></b>					
Roadway improvements	\$553,459	\$0	\$553,459	\$251,565	\$301,894
Water improvements	\$409,913	\$0	\$409,913	\$351,617	\$58,296
Sanitary sewer improvements	\$312,837	\$0	\$312,837	\$279,259	\$33,578
Storm drainage improvements	\$852,711	\$0	\$852,711	\$648,258	\$204,454
<b><u>Other soft and miscellaneous costs:</u></b>					
Engineering	\$103,097	\$27,598	\$130,695	\$130,695	\$0
City inspection	\$36,864	\$220	\$37,084	\$37,084	\$0
Project management fee	\$70,827	\$0	\$70,827	\$54,667	\$16,160
PID set up	\$75,222	\$0	\$75,222	\$5,275	\$69,948
Contingency (15%)	\$244,606	(\$27,589)	\$217,017	\$0	\$217,017
<i>Subtotal Major Improvement costs</i>	<i>\$2,659,537</i>	<i>\$229</i>	<i>\$2,659,766</i>	<i>\$1,758,420</i>	<i>\$901,346</i>
<b><u>Improvement Area #1 Improvements:</u></b>					
Roadway improvements	\$5,074,761	\$0	\$5,074,761	\$2,306,646	\$2,768,115
Water improvements	\$1,452,749	\$0	\$1,452,749	\$1,246,146	\$206,603
Sanitary sewer improvements	\$1,506,709	\$0	\$1,506,709	\$1,344,987	\$161,722
Storm drainage improvements	\$4,536,594	\$0	\$4,536,594	\$3,448,860	\$1,087,734
Landscaping	\$396,000	\$0	\$396,000	\$4,200	\$391,800
<b><u>Other soft and miscellaneous costs</u></b>					
Engineering	\$631,573	\$169,064	\$800,637	\$800,636	\$0
City inspection	\$291,273	\$1,739	\$293,012	\$293,012	\$0
Project management fee	\$441,278	\$0	\$441,278	\$340,595	\$100,683
Contingency (15%)	\$1,516,367	(\$171,031)	\$1,345,336	\$0	\$1,345,336
<i>Subtotal Improvement Area #1 costs</i>	<i>\$15,847,305</i>	<i>(\$229)</i>	<i>\$15,847,076</i>	<i>\$9,785,082</i>	<i>\$6,061,993</i>
<b><u>Bond Issuance Costs:</u></b>					
Cost of issuance	\$859,105	\$0	\$859,105	\$859,105	\$0
Capitalized interest	\$0	\$0	\$0	\$0	\$0
Reserve fund	\$1,279,868	\$0	\$1,279,868	\$1,279,868	\$0
Administrative Expense	\$55,000	\$0	\$55,000	\$55,000	\$0
Underwriter's discount	\$516,150	\$0	\$516,150	\$516,150	\$0
<i>Subtotal</i>	<i>\$2,710,123</i>	<i>\$0</i>	<i>\$2,710,123</i>	<i>\$2,710,123</i>	<i>\$0</i>
<b>Total Uses</b>	<b>\$21,216,964</b>	<b>\$0</b>	<b>\$21,216,964</b>	<b>\$14,253,625</b>	<b>\$6,963,339</b>

1 – According to requisition #2 approved by the City on March 2, 2023.

### Improvement Area #1 Cost Variances

As stated in Table II-A-1 on the previous page, there are no significant Improvement Area #1 Improvement cost variances.

### Single-Family Residential Major Improvement Area Sources and Uses

The current total estimated costs of the Single-Family Residential Major Improvement Area Improvements, including bond issuance costs, is equal to \$6,444,878, which remain the same as the budget estimates included in the Service and Assessment Plan.

Table II-A-2 on the following page summarizes the updated sources and uses of funds required to (1) construct the Single-Family Residential Major Improvement Area Improvements, (2) establish the PID, and (3) issue the Single-Family Residential Major Improvement Area Bonds.

For additional Single-Family Residential Major Improvement Area development-related information, refer to the link below for a history of the quarterly improvement implementation reports:

<https://emma.msrb.org/IssueView/Details/P2418922>

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**Table II-A-2**  
**Single-Family Residential Major Improvement Area**  
**Sources and Uses of Funds<sup>1</sup>**

Sources of Funds	Initial Budget	Budget Revisions	Updated Budget	Spent to Date <sup>1</sup>	Remaining to be Funded
Assessment amount	\$5,453,000	\$0	\$5,453,000	\$5,254,581	\$198,419
Other funding sources	\$991,878	\$0	\$991,878		\$991,878
<b>Total Sources</b>	<b>\$6,444,878</b>	<b>\$0</b>	<b>\$6,444,878</b>	<b>\$5,254,581</b>	<b>\$1,190,296</b>
<b>Uses of Funds</b>					
<b><u>Major Improvements:</u></b>					
Roadway improvements (including right of way acquisition)	\$1,134,859	\$0	\$1,134,859	\$826,646	\$308,213
Water improvements	\$840,520	\$0	\$840,520	\$575,651	\$264,869
Sanitary sewer improvements	\$641,469	\$0	\$641,469	\$574,582	\$66,886
Storm drainage improvements	\$1,748,472	\$0	\$1,748,472	\$1,738,691	\$9,781
<b><u>Other soft and miscellaneous costs:</u></b>					
Engineering	\$211,399	\$57,562	\$268,962	\$268,961	\$0
City inspection	\$75,590	\$43,484	\$119,074	\$119,074	\$0
Project management fee	\$145,229	\$3,394	\$148,623	\$148,623	\$0
PID set up	\$154,242	\$0	\$154,242	\$10,816	\$143,427
Contingency (15%)	\$501,560	(\$104,440)	\$397,120	\$0	\$397,120
<i>Subtotal Major Improvement costs</i>	<i>\$5,453,340</i>	<i>\$0</i>	<i>\$5,453,340</i>	<i>\$4,263,044</i>	<i>\$1,190,296</i>
<b><u>Bond Issuance Costs:</u></b>					
Cost of issuance	\$362,018	\$0	\$362,018	\$362,018	\$0
Capitalized interest	\$0	\$0	\$0	\$0	\$0
Reserve fund	\$425,929	\$0	\$425,929	\$425,929	\$0
Administrative Expense	\$40,000	\$0	\$40,000	\$40,000	\$0
Underwriter's discount	\$163,590	\$0	\$163,590	\$163,590	\$0
<i>Subtotal</i>	<i>\$991,537</i>	<i>\$0</i>	<i>\$991,537</i>	<i>\$991,537</i>	<i>\$0</i>
<b>Total Uses</b>	<b>\$6,444,878</b>	<b>\$0</b>	<b>\$6,444,878</b>	<b>\$5,254,581</b>	<b>\$1,190,296</b>

<sup>1</sup> – According to requisition #2 approved by the City on March 2, 2023.

**Single-Family Residential Major Improvement Area Cost Variances**

As stated in Table II-A-2 above, there are no significant Single-Family Residential Major Improvement Area Improvement cost variances.

## B. FIVE YEAR SERVICE PLAN

### Improvement Area #1

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Improvement Area #1 Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-1 below.

**Table II-B-1**  
**Improvement Area #1**  
**Annual Projected Costs and Annual Projected Indebtedness**  
**2022-2029**

Assessment Year ending September 15	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected IA #1 Annual Installments
2022-2023	\$21,216,964	\$17,205,000	\$4,011,964	\$1,383,320
2024	\$0	\$0	\$0	\$1,346,011
2025	\$0	\$0	\$0	\$1,382,905
2026	\$0	\$0	\$0	\$1,382,831
2027	\$0	\$0	\$0	\$1,383,018
2028	\$0	\$0	\$0	\$1,383,404
2029	\$0	\$0	\$0	\$1,383,579
<b>Total</b>	<b>\$21,216,964</b>	<b>\$17,205,000</b>	<b>\$4,011,964</b>	<b>\$9,645,067</b>

1 - Annual Installment amounts due for assessment years ending 2022 through 2024 represent the net of applicable Capitalized Interest, TIRZ Credits, if any, and other available funds. Assessment Years 2025 through 2029 represent projected future Annual Installments and do not include any available credits nor applicable TIRZ credits, if any.

The anticipated budget for the Single-Family Residential Major Improvement Area Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-2 on the following page.

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**Table II-B-2**  
**Single-Family Residential Major Improvement Area**  
**Annual Projected Costs and Annual Projected Indebtedness**  
**2022-2029**

Assessment Year ending September 15	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected MIA Annual Installments
2022-2023	\$6,444,878	\$5,453,000	\$991,878	\$493,194
2024	\$0	\$0	\$0	\$474,958
2025	\$0	\$0	\$0	\$492,277
2026	\$0	\$0	\$0	\$493,207
2027	\$0	\$0	\$0	\$492,822
2028	\$0	\$0	\$0	\$493,189
2029	\$0	\$0	\$0	\$493,243
<b>Total</b>	<b>\$6,444,878</b>	<b>\$5,453,000</b>	<b>\$991,878</b>	<b>\$3,432,891</b>

1 - Annual Installment amounts due for assessment years ending 2022 through 2024 represent the net of applicable Capitalized Interest, TIRZ Credits, if any, and other available funds. Assessment Years 2025 through 2029 represent projected future Annual Installments and do not include any available credits nor applicable TIRZ credits, if any.

### **C. ANNUAL BUDGET – IMPROVEMENT AREA #1**

#### ***Improvement Area #1 - Annual Installments – 2023-24***

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 issuance of the Improvement Area #1 Bonds, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Improvement Area #1 Bonds commencing with the issuance of the Improvement Area #1 Bonds. The effective interest rate on the Improvement Area #1 Bonds is 6.02 percent per annum for 2023-24. Pursuant to Section 372.018 of the PID Act, the interest rate for that assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Improvement Area #1 Bonds (6.02 percent) plus an additional interest of one-half of one percent is used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

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 2023-24 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 and Improvement Area #1 Trust Indenture, such as capitalized interest and 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 Improvement Area #1 Bonds 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. The additional interest collected with the Annual Installments will be used to pay the Additional Interest reserve amounts as described in the Service and Assessment Plan and Improvement Area #1 Trust Indenture.

*Improvement Area #1 Annual Installments to be Collected for 2023-24*

The budget for Improvement Area #1 of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-C-1 below.

**Table II-C-1**  
**Budget for the Improvement Area #1 Annual Installments**  
**to be Collected for 2023-24**

	<b>Improvement Area #1 Bonds</b>
Interest payment on March 15, 2024	\$506,538
Interest payment on September 15, 2024	\$506,538
Principal payment on September 15, 2024	\$230,000
<i>Subtotal debt service</i>	<i>\$1,243,075</i>
Administrative expenses	\$56,100
Excess interest for Additional Interest reserves	\$84,120
<i>Subtotal Expenses</i>	<i>\$1,383,295</i>
Available TIRZ revenues	(\$4,325)
Available reserve fund income	(\$22,960)
Available Administrative Expense account	(\$10,000)
<i>Subtotal funds available</i>	<i>(\$37,284)</i>
<b>Annual Installments</b>	<b>\$1,346,011</b>

*Debt Service Payments*

Annual Installments to be collected for principal and interest include Improvement Area #1 Bond interest due on March 15, 2024, in the amount of \$506,538, and on September 15, 2024, in the amount of \$506,538, which equals interest on the outstanding Improvement Area #1 Bond Assessments balance of \$16,824,000 for six months each at an effective interest rate of 6.02 percent. Additionally, Annual Installments to be collected on the Improvement Area #1 Bonds include a principal amount of \$230,000 due on September 15, 2024. As a result, total principal and

interest due on Improvement Area #1 Assessments in 2023-24 is estimated to be equal to \$1,243,075.

#### Administrative Expenses

Administrative expenses include the City, Administrator, Trustee, auditor, and contingency fees. As shown in Table II-C-2 below, the total Improvement Area #1 Administrative Expenses to be collected for 2023-24 are estimated to be \$56,100.

**Table II-C-2**  
**Administrative Budget Breakdown**

<b>Description</b>	<b>2023-24 Estimated Budget (9/15/23-9/14/24)</b>
City	\$5,000
Administrator	\$33,000
Trustee	\$5,000
Auditor	\$8,000
Contingency	\$5,100
<b>Total</b>	<b>\$56,100</b>

#### Excess Interest for Additional Interest Reserves

Annual Installments are to be collected for excess interest for Additional Interest reserves in the amount of \$84,120, which equals 0.5 percent interest on the outstanding Improvement Area #1 Assessment balance of \$16,824,000.

#### Available TIRZ Credit

According to the City, there have been City and County TIRZ incremental revenues collected for tax year 2022 in the total amount of \$4,325 that are available to be used as TIRZ Credit in 2023-24 for Assessed Parcels within Improvement Area #1 of the PID. This 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, 2023.

See Appendix D-2 for 2023 TIRZ related information of all Parcels within Improvement Area #1 of the PID.

#### Available Reserve Fund Income

As of May 31, 2023, the balance in the Reserve Fund was \$1,302,827, which includes the Bond Reserve Requirement of \$1,279,867 and investment income in the amount of \$22,960. As a result, the available excess reserve fund requirement of \$22,960 is anticipated to be applied as a credit to reduce the Improvement Area #1 2023-24 Annual Installment.

### Available Administrative Expense Account

As of May 31, 2023, \$10,000 in current Improvement Area #1 administrative expense fund balance is anticipated to be available as a credit to reduce the budgeted administrative expense portion of the Improvement Area #1 2023-24 Annual Installment.

### **D. 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 Improvement Area #1 Bonds, (ii) to fund Additional Interest reserves, and (iii) to cover Administrative Expenses of Improvement Area #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest available.

According to the Service and Assessment Plan, 339 units, representing 317.72 Equivalent Units, are estimated to be built within Improvement Area #1 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit within Improvement Area #1 will be \$4,104.98 (i.e.,  $(\$1,243,075 + \$84,120 - \$22,960) \div 317.72 = \$4,104.98$ ) and the Administrative Expenses to be collected from each Equivalent Unit will be \$145.10 (i.e.,  $(\$56,100 - \$10,000) \div 317.72 = \$145.10$ ). As a result, the total Annual Installment to be collected from each Equivalent Unit within Improvement Area #1 will be \$4,250.08 (i.e.,  $\$4,104.98 + \$145.10 = \$4,250.08$ ). The Annual Installment to be collected from each Parcel within Improvement Area #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of \$4,250.08 by the total estimated Equivalent Units for each parcel in Improvement Area #1.

The Annual Installment due to be collected from each Land Use Class in Improvement Area #1 for 2023-24 is shown in Table II-D-1 below.

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

<b>Land Use Class</b>	<b>Annual Installment per Equivalent Unit</b>	<b>Equivalent Unit Factor</b>	<b>Annual Installment Per Unit<sup>1</sup></b>
Lot Type 1 (60 Ft)	\$4,250.08	1.00	\$4,250.08
Lot Type 2 (50 Ft)	\$4,250.08	0.96	\$4,080.08

1 - Annual Installment per unit is net of available Capitalized Interest and 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 reserve, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix D-1.



## **E. ANNUAL BUDGET – SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA**

### **Single-Family Residential Major Improvement Area - Annual Installments – 2023-24**

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 issuance of the Single-Family Residential Major Improvement Area Bonds, of which twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Single-Family Residential Major Improvement Area Bonds. The effective interest rate on the Single-Family Residential Major Improvement Area Bonds is 6.66 percent. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Single-Family Residential Major Improvement Area Bonds (6.66 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

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 2023-24 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 and applicable Single-Family Residential Major Improvement Area Trust Indenture, such as capitalized interest and 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 Single-Family Residential Major Improvement Area Bonds 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. The additional interest collected with the Annual Installments will be used to pay the Additional Interest reserve amounts as described in the Service and Assessment Plan and Single-Family Residential Major Improvement Area Trust Indenture.

Single-Family Residential Major Improvement Area Annual Installments to be Collected for 2023-24

The budget for Single-Family Residential Major Improvement Area of the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown by Table II-E-1 below.

**Table II-E-1**  
**Budget for the Single-Family Residential Major Improvement Area**  
**Annual Installments to be Collected for 2023-24**

	Single-Family Residential Major Improvement Area Bonds
Interest payment on March 15, 2023	\$177,360
Interest payment on September 15, 2023	\$177,360
Principal payment on September 15, 2023	\$71,000
<i>Subtotal debt service on bonds</i>	<i>\$425,720</i>
Administrative expenses	\$40,800
Excess interest for Additional Interest reserves	\$26,645
<i>Subtotal Expenses</i>	<i>\$493,165</i>
Available TIRZ Revenues	(\$5,566)
Available reserve fund income	(\$7,641)
Available Administrative Expense account	(\$5,000)
<i>Subtotal funds available</i>	<i>(\$18,207)</i>
<b>Annual Installments</b>	<b>\$474,958</b>

Debt Service Payments

Annual Installments to be collected for principal and interest include Single-Family Residential Major Improvement Area Bond interest due on March 15, 2024, in the amount of \$177,360, and on September 15, 2024, in the amount of \$177,360, which equals interest on the outstanding Single-Family Residential Major Improvement Area Bond Assessments balance of \$5,329,000 for six months each at an effective interest rate of 6.66 percent. Additionally, Annual Installments to be collected on the Single-Family Residential Major Improvement Area Bonds include a principal amount of \$71,000 due on September 15, 2024. As a result, total principal and interest due on the Single-Family Residential Major Improvement Area Assessments in 2023-24 is estimated to be equal to \$425,720.

Administrative Expenses

Administrative expenses include the City, Administrator, Trustee, auditor, and contingency fees. As shown in Table II-E-2 on the following page, the total Single-Family Residential Major Improvement Area Administrative Expenses to be collected for 2023-24 are estimated to be \$40,800.

**Table II-E-2**  
**Administrative Budget Breakdown**

Description	2023-24 Estimated Budget (9/15/23-9/14/24)
City	\$5,000
Administrator	\$25,000
Trustee	\$5,000
Auditor	\$4,000
Contingency	\$1,800
<b>Total</b>	<b>\$40,800</b>

*Excess Interest for Additional Interest Reserves*

Annual Installments are to be collected for excess interest for Additional Interest reserves in the amount of \$26,645, which equals 0.5 percent interest on the outstanding Single-Family Residential Major Improvement Area Assessment balance of \$5,329,000.

*Available TIRZ Credit*

According to the City, there have been City and County TIRZ incremental revenues collected for tax year 2022 in the total amount of \$5,566 that are available to be used as TIRZ Credit in 2023-24 for Assessed Parcels within the Single-Family Residential Major Improvement Area of the PID. This TIRZ Credit amount is allocated based on the amount of TIRZ increment generated by each Parcel within the Single-Family Residential Major Improvement Area of the PID and each Parcel that has an outstanding Assessment balance as of September 15, 2023.

See Appendix E-2 for 2023 TIRZ related information of all Parcels within the Single-Family Residential Major Improvement Area of the PID.

*Available Reserve Fund Income*

As of May 31, 2023, the balance in the Reserve Fund was \$433,570, which includes the Bond Reserve Requirement of \$425,929 and investment income in the amount of \$7,641. As a result, the available excess reserve fund requirement of \$7,641 is anticipated to be applied as a credit to reduce the Major Improvement Area 2023-24 Annual Installment.

*Available Administrative Expense Account*

As of May 31, 2023, \$5,000 in current Single-Family Residential Major Improvement Area administrative expense fund balance is anticipated to be available as a credit to reduce the budgeted administrative expense portion of the Improvement Area #1 2023-24 Annual Installment.

## **F. ANNUAL INSTALLMENTS PER UNIT – SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA**

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 Single-Family Residential Major Improvement Area Bonds, (ii) to fund the Additional Interest reserve, and (iii) to cover Administrative Expenses of Single-Family Residential Major Improvement Area. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest.

According to the Service and Assessment Plan, 674 units, representing 651.48 Equivalent Units, are estimated to be built within the Single-Family Residential Major Improvement Area of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit within the Single-Family Residential Major Improvement Area will be \$682.64 (i.e.,  $(\$425,720 + \$26,645 - \$7,641) \div 651.48 = \$682.64$ ) and the Administrative Expenses to be collected from each Equivalent Unit will be \$54.95 (i.e.,  $(\$40,800 - \$5,000) \div 651.48 = \$54.95$ ). As a result, the total Annual Installment to be collected from each Equivalent Unit within the Single-Family Residential Major Improvement Area will be \$737.59 (i.e.,  $\$682.64 + \$54.95 = \$737.59$ ). The Annual Installment to be collected from each Parcel within the Single-Family Residential Major Improvement Area is calculated by multiplying the Annual Installment for each Equivalent Unit of \$737.59 by the total estimated Equivalent Units for each parcel in the Single-Family Residential Major Improvement Area.

The Annual Installment due to be collected from each Land Use Class in the Single-Family Residential Major Improvement Area for 2023-24 is shown in Table II-F-1 below.

**Table II-F-1**  
**Single-Family Residential Major Improvement Area**  
**Annual Installment Per Equivalent Unit**

<b>Land Use Class</b>	<b>Annual Installment per Equivalent Unit</b>	<b>Equivalent Unit Factor</b>	<b>Annual Installment Per Unit<sup>1</sup></b>
Lot Type 1 (60 Ft)	\$737.59	1.00	\$737.59
Lot Type 2 (50 Ft)	\$737.59	0.96	\$708.09

1 - Annual Installment per unit is net of available Capitalized Interest and Administrative Expense credits but does not include applicable TIRZ Credit, if any.

The list of Parcels within the Single-Family Residential Major Improvement Area 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 reserve, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix E-1.

## **G. BOND REDEMPTION RELATED UPDATES**

### **Improvement Area #1 Bonds**

Pursuant to Section 4.03(a) of the Improvement Area #1 Trust Indenture, the City reserves the right and option to redeem the Improvement Area #1 Bonds maturing on September 15, 2052, before their scheduled maturity dates, in whole or in part, on any date on or after **September 15, 2032**, such redemption date or dates to be fixed by the City, at the Redemption Price of par plus accrued interest to the date of redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Improvement Area #1 Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

### **Single-Family Residential Major Improvement Area Bonds**

Pursuant to Section 4.03(a) of the Single-Family Residential Major Improvement Area Trust Indenture, the City reserves the right and option to redeem the Single-Family Residential Major Improvement Area Bonds maturing on September 15, 2052, before their scheduled maturity dates, in whole or in part, on date on or after **September 15, 2032**, such redemption date or dates to be fixed by the City, at the Redemption Price of par plus accrued interest to the date of redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Single-Family Residential Major Improvement Area Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

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### ***III. UPDATE OF THE ASSESSMENT PLAN***

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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***

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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 Rolls are shown in Appendix D-1 and E-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 the Kaufman Central Appraisal District (“KCAD”) records, acreage located within Improvement Area #1 of parent Parcel 216107 was subdivided into 329 residential lots and eight (8) common area lots. Table IV-A-1 below shows the Improvement Area #1 Assessment allocation prior to and after the subdivision.

**Table IV-A-1**  
**Parent Parcel Subdivision – 2022**

Prior to Subdivision		After Subdivision			
Parcel	Outstanding Assessments	Parcel	No. of Units	Assessment per Unit	Outstanding Assessments
216107 <sup>1</sup>	\$16,824,000	Various (60 FT Lots)	47	\$52,952	\$2,488,757
		Various (50 FT Lots)	282	\$50,834	\$14,335,243
<b>Total</b>	<b>\$16,824,000</b>		<b>329</b>		<b>\$16,824,000</b>

1 – All property located within Improvement Area #1 of the PID was fully subdivided from parent Parcel 216107, representing approximately 90.69 acres. The remaining acreage of Parcel 216107, approximately 116.89 acres, is located entirely within the Single-Family Residential Major Improvement Area of the PID.

## **B. PREPAYMENT OF ASSESSMENTS**

### Improvement Area #1

As of May 31, 2023, there have been no prepayments of the Improvement Area #1 Assessments.

### Single-Family Residential Major Improvement Area

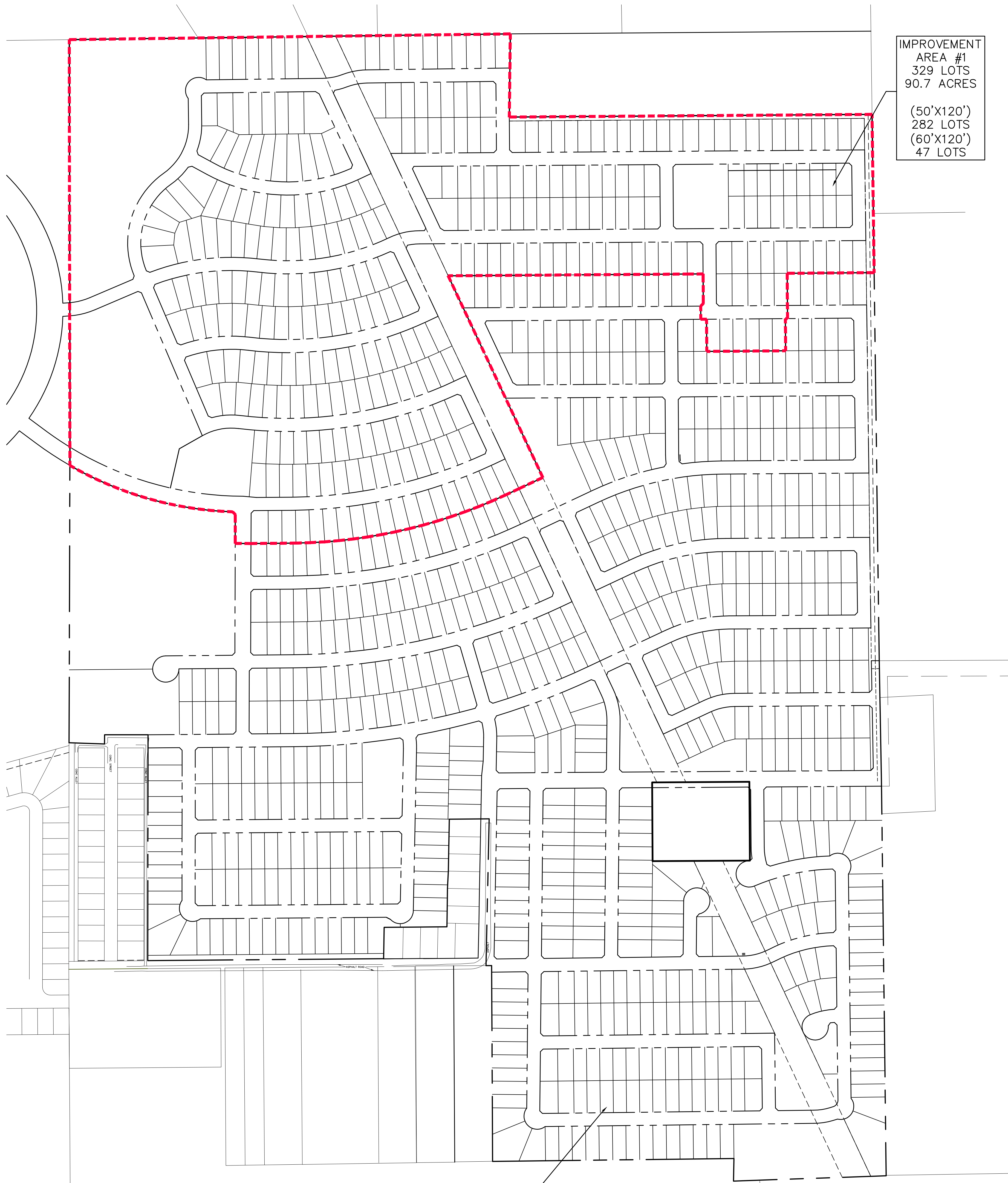
As of May 31, 2023, there have been no prepayments of the Single-Family Residential Major Improvement Area Assessments.

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

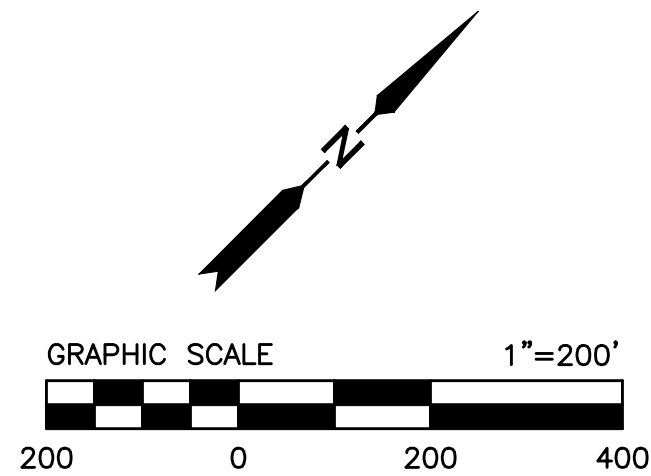
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**APPENDIX A**  
**MAP OF RIVER RIDGE PID**

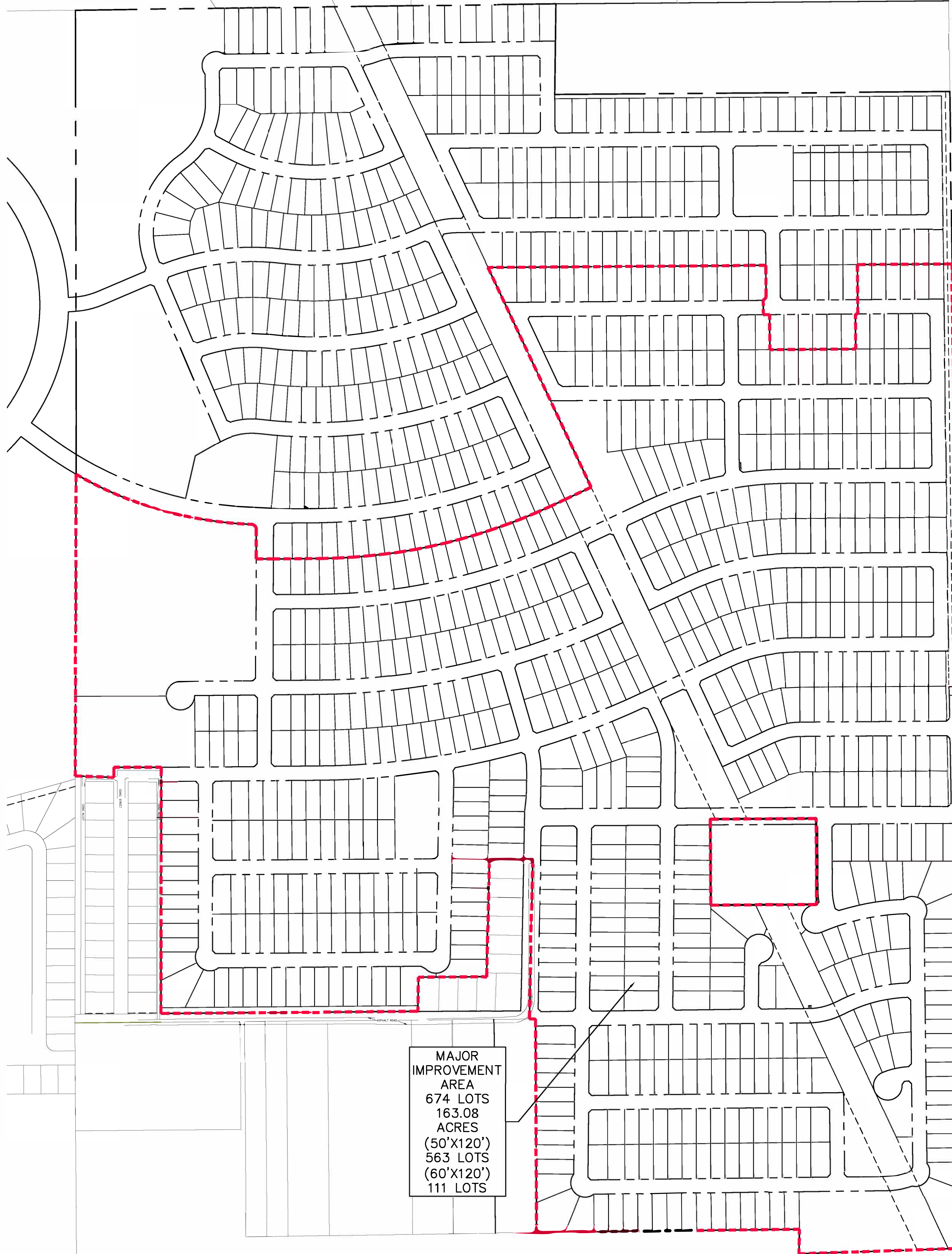


IMPROVEMENT  
AREA #1  
329 LOTS  
90.7 ACRES  
  
(50'X120')  
282 LOTS  
(60'X120')  
47 LOTS

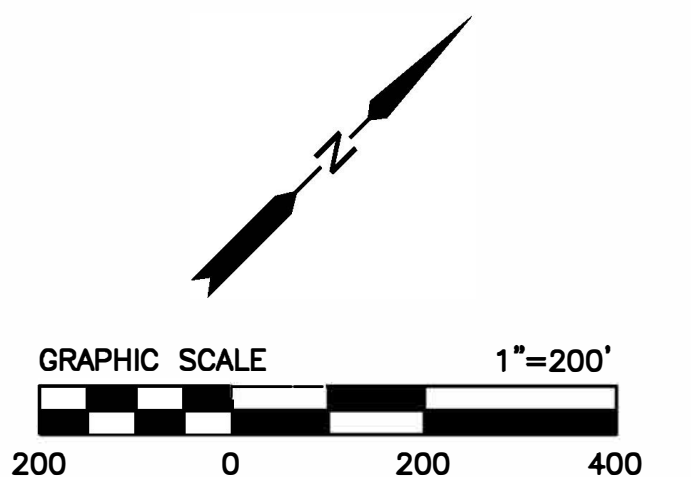



 <div>2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000</div>	<b>IMPROVEMENT AREA #1 BOUNDARY</b>		PROJECT NO. <b>PMB001</b>
	<b>RIVER RIDGE NORTH</b>		SHEET NO.
	River Ridge Planned Improvement District of Kaufman County City of Crandall, Kaufman County, Texas		<b>1 of 1</b>





MAJOR  
IMPROVEMENT  
AREA  
674 LOTS  
163.08  
ACRES  
(50'X120')  
563 LOTS  
(60'X120')  
111 LOTS



 <div>2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000</div>	<b>MAJOR IMPROVEMENT AREA BOUNDARY</b>		PROJECT NO. <b>PMB001</b>
	<b>RIVER RIDGE NORTH</b>		SHEET NO.
	River Ridge Planned Improvement District of Kaufman County City of Crandall, Kaufman County, Texas		<b>1 of 1</b>

**APPENDIX B**  
**PREPAID PARCELS**

## **APPENDIX B**

As of May 31, 2023, there have been no prepayment of Assessments for any Parcel within the PID.

**APPENDIX C**  
**ASESED VALUE**



**Appendix C**  
**River Ridge PID**  
**2023 Assessed Value per Phase**

Phase	2023 Assessed Value <sup>1</sup>
IA #1	\$5,893,100
Major Improvement Area	\$1,407,657
<b>Total</b>	<b>\$7,300,757</b>

1 - Assessed values reflect preliminary 2023 values in accordance with the Kaufman Central Appraisal District online records.

**APPENDIX D-1**  
**IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY – 2023-24**



## Improvement Area #1 Assessment Roll Summary 2023-24

Parcel ID	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Additional Interest Reserve	Administrative Expenses	TIRZ Credit	Annual Installment
226430	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226431	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226432	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226433	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226434	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226435	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226436	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226437	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226438	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226439	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226440	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226441	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226442	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226443	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226444	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226445	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226446	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226447	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226448	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226449	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226450	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226451	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226452	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226453	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226454	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226455	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226456	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226457	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226458	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226459	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226460	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226461	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226462	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226463	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226464	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226465	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226466	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226467	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226468	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226469	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226470	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226471	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226472	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226473	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226474	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226475	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226476	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226477	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226478	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226479	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226480	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226481	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226482	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226483	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226484	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226485	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226486	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226487	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226488	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226489	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226490	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226491	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226492	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226493	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226494	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226495	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226496	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01

**Appendix D-1**  
**Improvement Area #1 Assessment Roll Summary**  
**2023-24**

Parcel ID	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Additional Interest	Administrative	TIRZ Credit	Annual
						Reserve	Expenses		Installment
226497	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226498	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226499	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226500	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226501	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226502	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226503	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226504	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226505	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226506	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226507	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226508	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226509	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226510	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226511	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226512	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226513	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226514	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226515	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226516	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226517	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226518	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226519	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226520	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226521	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226522	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226523	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226524	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226525	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226526	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226527	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226528	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226529	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226530	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226531	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226532	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226533	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226534	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226535	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226536	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226537	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226538	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226539	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226540	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226541	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226542	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226543	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226544	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226545	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226546	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226547	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226548	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226549	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226550	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226551	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226552	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226553	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226554	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226555	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226556	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226557	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226558	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226559	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226560	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226561	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226562	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226563	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01

**Appendix D-1**  
**Improvement Area #1 Assessment Roll Summary**  
**2023-24**

Parcel ID	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Additional Interest Reserve	Administrative Expenses	TIRZ Credit	Annual Installment
226564	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226565	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226566	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226567	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226568	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226569	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226570	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226571	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226572	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226573	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226574	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226575	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226576	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226577	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226578	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226579	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226580	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226581	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226582	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226583	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226584	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226585	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226586	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226587	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226588	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226589	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226590	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226591	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226592	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226593	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226594	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226595	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226596	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226597	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226598	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226599	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226600	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226601	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226602	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226603	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226604	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226605	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226606	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226607	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226608	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226609	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226610	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226611	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226612	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226613	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226614	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226615	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226616	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226617	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226618	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226619	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226620	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226621	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226622	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226623	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226624	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226625	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226626	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226627	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226628	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226629	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226630	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47

## Improvement Area #1 Assessment Roll Summary 2023-24

Parcel ID	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Additional Interest Reserve	Administrative Expenses	TIRZ Credit	Annual Installment
226631	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226632	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226633	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226634	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226635	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226636	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226637	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226638	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226639	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226640	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226641	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226642	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226643	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226644	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226645	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226646	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226647	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226648	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226649	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226650	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226651	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226652	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226653	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226654	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226655	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226656	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226657	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226658	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226659	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226660	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226661	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226662	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226663	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226664	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226665	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226666	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226667	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226668	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226669	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226670	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226671	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226672	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226673	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226674	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226675	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226676	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226677	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226678	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226679	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226680	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226681	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226682	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226683	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226684	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226685	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226686	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226687	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226688	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226689	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226690	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226691	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226692	0	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226693	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226694	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226695	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226696	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226697	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01

**Appendix D-1**  
**Improvement Area #1 Assessment Roll Summary**  
**2023-24**

Parcel ID	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Additional Interest Reserve	Administrative Expenses	TIRZ Credit	Annual Installment
226698	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226699	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226700	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226701	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226702	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226703	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226704	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226705	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226706	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226707	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226708	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226709	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226710	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226711	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226712	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226713	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226714	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226715	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226716	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226717	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226718	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226719	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226720	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226721	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226722	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226723	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226724	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226725	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226726	60	1.00	\$52,952.29	\$723.91	\$3,116.31	\$264.76	\$145.10	(\$13.61)	\$4,236.47
226727	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226728	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226729	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226730	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226731	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226732	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,06

**Appendix D-1**  
**Improvement Area #1 Assessment Roll Summary**  
**2023-24**

Parcel ID	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Additional Interest Reserve	Administrative Expenses	TIRZ Credit	Annual Installment
226765	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
226766	50	0.96	\$50,834.19	\$694.95	\$2,991.66	\$254.17	\$139.29	(\$13.07)	\$4,067.01
<b>Total</b>		<b>317.72</b>	<b>\$16,824,000.00</b>	<b>\$230,000.00</b>	<b>\$990,115.21</b>	<b>\$84,120.00</b>	<b>\$46,100.00</b>	<b>(\$4,324.58)</b>	<b>\$1,346,010.63</b>

**APPENDIX D-2**

**TIRZ CREDIT CALCULATION – IMPROVEMENT AREA #1 – 2023-24**



## 2023-24

	City of Crandall Incremental Taxes				Kaufman County Incremental Taxes				TIRZ Credit			
Parcel ID	Base Year	2022	2022 Tax	2023-24	Base Year	2022	2022 Tax	2023-24	City (65%)	Kaufman County (50%)	Total 2023-	Total 2023-
	Taxable Value (2020) <sup>1</sup>	Taxable Value <sup>2</sup>	Rate (per \$100)	Incremental Taxes	Taxable Value (2020) <sup>1</sup>	Taxable Value <sup>2</sup>	Rate (per \$100)	Incremental Taxes			Available TIRZ Credit	Applicable TIRZ Credit
226430	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226431	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226432	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226433	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226434	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226435	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226436	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226437	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226438	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226439	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226440	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226441	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226442	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226443	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226444	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226445	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226446	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226447	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226448	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226449	\$0.00	\$0.00	\$0.730000	\$0.00	\$0.00	\$0.00	\$0.345850	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226450	\$0.00	\$0.00	\$0.730000	\$0.00	\$0.00	\$0.00	\$0.345850	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226451	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226452	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226453	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226454	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226455	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226456	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226457	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226458	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226459	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226460	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226461	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226462	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226463	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226464	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226465	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226466	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226467	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226468	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226469	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226470	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226471	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226472	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226473	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226474	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226475	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226476	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226477	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226478	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226479	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226480	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226481	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226482	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226483	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226484	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226485	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226486	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226487	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226488	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226489	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226490	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226491	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226492	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)



## 2023-24

	City of Crandall Incremental Taxes				Kaufman County Incremental Taxes				TIRZ Credit			
Parcel ID	Base Year	2022	2022 Tax	2023-24	Base Year	2022	2022 Tax	2023-24	City (65%)	Kaufman County (50%)	Total 2023-	Total 2023-
	Taxable Value (2020) <sup>1</sup>	Taxable Value <sup>2</sup>	Rate (per \$100)	Incremental Taxes	Taxable Value (2020) <sup>1</sup>	Taxable Value <sup>2</sup>	Rate (per \$100)	Incremental Taxes			Avaliable TIRZ Credit	Applicable TIRZ Credit
226493	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226494	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226495	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226496	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226497	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226498	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226499	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226500	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226501	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226502	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226503	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226504	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226505	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226506	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226507	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226508	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226509	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226510	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226511	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226512	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226513	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226514	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226515	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226516	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226517	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226518	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226519	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226520	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226521	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226522	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226523	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226524	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226525	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226526	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226527	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226528	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226529	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226530	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226531	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226532	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226533	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226534	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226535	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226536	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226537	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226538	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226539	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226540	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226541	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226542	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226543	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226544	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226545	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226546	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226547	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226548	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226549	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226550	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226551	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226552	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226553	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226554	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226555	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)

## 2023-24

Parcel ID	City of Crandall Incremental Taxes				Kaufman County Incremental Taxes				TIRZ Credit			
	Base Year Taxable Value (2020) <sup>1</sup>	2022 Taxable Value <sup>2</sup>	2022 Tax Rate (per \$100)	2023-24 Incremental Taxes	Base Year Taxable Value (2020) <sup>1</sup>	2022 Taxable Value <sup>2</sup>	2022 Tax Rate (per \$100)	2023-24 Incremental Taxes	City (65%)	Kaufman County (50%)	Total 2023- 24	Total 2023- 24
											Available TIRZ Credit	Applicable TIRZ Credit
226556	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226557	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226558	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226559	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226560	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226561	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226562	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226563	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226564	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226565	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226566	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226567	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226568	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226569	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226570	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226571	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226572	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226573	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226574	\$0.00	\$0.00	\$0.730000	\$0.00	\$0.00	\$0.00	\$0.345850	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226575	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226576	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226577	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226578	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226579	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226580	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226581	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226582	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226583	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226584	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226585	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226586	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226587	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226588	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226589	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226590	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226591	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226592	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226593	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226594	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226595	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226596	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226597	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226598	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226599	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226600	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226601	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226602	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226603	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226604	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226605	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226606	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226607	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226608	\$0.00	\$0.00	\$0.730000	\$0.00	\$0.00	\$0.00	\$0.345850	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226609	\$0.00	\$0.00	\$0.730000	\$0.00	\$0.00	\$0.00	\$0.345850	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226610	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226611	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226612	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226613	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226614	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226615	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226616	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226617	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226618	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)

## 2023-24

Parcel ID	City of Crandall Incremental Taxes				Kaufman County Incremental Taxes				TIRZ Credit			
	Base Year Taxable Value (2020) <sup>1</sup>	2022 Taxable Value <sup>2</sup>	2022 Tax Rate (per \$100)	2023-24 Incremental Taxes	Base Year Taxable Value (2020) <sup>1</sup>	2022 Taxable Value <sup>2</sup>	2022 Tax Rate (per \$100)	2023-24 Incremental Taxes	City (65%)	Kaufman County (50%)	Total 2023-24 Available TIRZ Credit	Total 2023-24 Applicable TIRZ Credit
226619	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226620	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226621	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226622	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226623	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226624	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226625	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226626	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226627	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226628	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226629	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226630	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226631	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226632	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226633	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226634	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226635	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226636	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226637	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226638	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226639	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226640	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226641	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226642	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226643	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226644	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226645	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226646	\$0.00	\$0.00	\$0.730000	\$0.00	\$0.00	\$0.00	\$0.345850	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226647	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226648	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226649	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226650	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226651	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226652	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226653	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226654	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226655	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226656	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226657	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226658	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226659	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226660	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226661	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226662	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226663	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226664	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226665	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226666	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226667	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226668	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226669	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226670	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226671	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226672	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226673	\$0.00	\$0.00	\$0.730000	\$0.00	\$0.00	\$0.00	\$0.345850	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226674	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226675	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226676	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226677	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226678	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226679	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226680	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226681	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)

## 2023-24

	City of Crandall Incremental Taxes				Kaufman County Incremental Taxes				TIRZ Credit			
Parcel ID	Base Year Taxable Value	2022 Taxable Value <sup>2</sup>	2022 Tax Rate (per \$100)	2023-24 Incremental Taxes	Base Year Taxable Value	2022 Taxable Value <sup>2</sup>	2022 Tax Rate (per \$100)	2023-24 Incremental Taxes	City (65%)	Kaufman County (50%)	Total 2023- 24	Total 2023- 24
	(2020) <sup>1</sup>				(2020) <sup>1</sup>						Available TIRZ Credit	Applicable TIRZ Credit
226682	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226683	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226684	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226685	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226686	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226687	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226688	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226689	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226690	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226691	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226692	\$0.00	\$0.00	\$0.730000	\$0.00	\$0.00	\$0.00	\$0.345850	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
226693	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226694	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226695	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226696	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226697	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226698	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226699	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226700	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226701	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226702	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226703	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226704	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226705	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226706	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226707	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226708	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226709	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226710	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226711	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226712	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226713	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226714	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226715	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226716	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226717	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226718	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226719	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226720	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226721	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226722	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226723	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226724	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226725	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226726	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226727	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226728	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226729	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226730	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226731	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226732	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226733	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226734	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226735	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226736	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226737	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226738	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226739	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226740	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226741	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226742	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(13.07)	(13.07)
226743	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)
226744	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(13.61)	(13.61)

**Appendix D-2**  
**TIRZ Credit Calculation - Improvement Area #1**  
**2023-24**

Parcel ID	City of Crandall Incremental Taxes				Kaufman County Incremental Taxes				TIRZ Credit			
	Base Year Taxable Value (2020) <sup>1</sup>	2022 Taxable Value <sup>2</sup>	2022 Tax Rate (per \$100)	2023-24 Incremental Taxes	Base Year Taxable Value (2020) <sup>1</sup>	2022 Taxable Value <sup>2</sup>	2022 Tax Rate (per \$100)	2023-24 Incremental Taxes	City (65%)	Kaufman County (50%)	Total 2023-24 Available TIRZ Credit	Total 2023-24 Applicable TIRZ Credit
226745	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226746	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226747	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226748	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226749	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226750	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226751	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226752	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226753	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226754	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226755	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226756	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226757	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226758	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226759	\$181.25	\$2,283.62	\$0.730000	\$15.35	\$181.25	\$2,283.62	\$0.345850	\$7.27	\$9.98	\$3.64	(\$13.61)	(\$13.61)
226760	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226761	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226762	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226763	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226764	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226765	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
226766	\$174.00	\$2,192.28	\$0.730000	\$14.73	\$174.00	\$2,192.28	\$0.345850	\$6.98	\$9.58	\$3.49	(\$13.07)	(\$13.07)
<b>Total</b>	<b>\$57,585.93</b>	<b>\$725,552.00</b>		<b>\$4,876.15</b>	<b>\$57,585.93</b>	<b>\$725,552.00</b>		<b>\$2,310.16</b>	<b>\$3,169.50</b>	<b>\$1,155.08</b>	<b>(\$4,324.58)</b>	<b>(\$4,324.58)</b>

1 - Base Year Taxable Value determined on a pro rata application of the 2020 base year value for parent Parcel 216107 per Kaufman Central Appraisal District records.

2 - Taxable Value for 2022 determined on a pro rata application of the 2022 taxable value for parent Parcel 216107 per Kaufman Central Appraisal District records.

**APPENDIX E-1**  
**SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA ASSESSMENT**  
**ROLL SUMMARY – 2023-24**

**Appendix E-1**  
**Major Improvement Area Assessment Roll Summary**  
**2023-24**

Parcel ID	Lot Size	Equivalent Units	Outstanding Assessments	Principal	Interest	Additional Interest Reserve	Administrative Expenses	TIRZ Credit	Annual Installment
216107 16022	Various	651.48	\$5,329,000.00	\$71,000.00	\$347,079.21	\$26,645.00	\$35,800.00	(\$5,565.87)	\$474,958.34
<b>Total</b>		<b>651.48</b>	<b>\$5,329,000.00</b>	<b>\$71,000.00</b>	<b>\$347,079.21</b>	<b>\$26,645.00</b>	<b>\$35,800.00</b>	<b>(\$5,565.87)</b>	<b>\$474,958.34</b>

**APPENDIX E-2**  
**TIRZ CREDIT CALCULATION – SINGLE-FAMILY RESIDENTIAL MAJOR IMPROVEMENT AREA –**  
**2023-24**



Appendix E-2  
**TIRZ Credit Calculation - Major Improvement Area**  
**2023-24**

Parcel ID	City of Crandall Incremental Taxes				Kaufman County Incremental Taxes				TIRZ Credit			
	Base Year Taxable Value (2020) <sup>1</sup>	2022 Taxable Value <sup>1</sup>	2022 Tax Rate (per \$100)	2023-24 Incremental Taxes	Base Year Taxable Value (2020) <sup>1</sup>	2022 Taxable Value <sup>1</sup>	2022 Tax Rate (per \$100)	2023-24 Incremental Taxes	City (65%)	Kaufman County (50%)	Total 2023- 24 Available TIRZ	Total 2023- 24 Applicable TIRZ
216107	\$73,904.07	\$931,152.00	\$0.73	\$6,257.91	\$73,904.07	\$931,152.00	\$0.35	\$2,964.79	\$4,067.64	\$1,482.40	-\$5,550.04	-\$5,550.04
16022	\$8,690.00	\$11,136.00	\$0.73	\$17.86	\$8,690.00	\$11,136.00	\$0.35	\$8.46	\$11.61	\$4.23	-\$15.84	-\$15.84
<b>Total</b>	<b>\$82,594.07</b>	<b>\$942,288.00</b>		<b>\$6,275.77</b>	<b>\$82,594.07</b>	<b>\$942,288.00</b>		<b>\$2,973.25</b>	<b>\$4,079.25</b>	<b>\$1,486.63</b>	<b>-\$5,565.87</b>	<b>-\$5,565.87</b>

<sup>1</sup> - According to Kaufman Central Appraisal District records.

**APPENDIX F**  
**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 River Ridge 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](mailto: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