

**Project Plan and Financing Plan  
for  
Reinvestment Zone Number Three,  
City of Richardson, Texas**

**(Program for Tax Increment Financing)**

**Revised January 16, 2015**

by

**Stein Planning, LLC**

for



**the City of Richardson, Texas**

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## **Disclaimer**

Neither this report nor its conclusion may be referred to or included in any product or part of any offering made in connection with private syndication of equity, sales of bonds, sales of securities or sale of participation interests to the public without express written consent of Stein Planning, LLC.

## **Section 1: Objectives**

The objectives for City of Richardson Tax Increment Financing Zone Number Three are economic and qualitative benefits for Richardson and Collin County. The City of Richardson finds that designating a Tax Increment Financing Reinvestment Zone enhances the probability of a DART rail transit alignment from DFW Airport to Plano via Richardson, better quality urban design with more transit ridership, earlier development and greater City and County revenue than otherwise likely.

## **Section 2: What Is Tax Increment Financing?**

Tax increment financing (“TIF”) is a tool local governments in Texas have used since 1986 to finance public improvements within defined areas that have unique challenges or opportunities for economic development. Statute law governing tax increment financing is found in Chapter 311 of the Texas Tax Code (the “Act”). Improvements facilitated by tax increment financing should attract private investment and improve communities.

A municipality or county may make an area eligible for tax increment financing by designating a reinvestment zone (“zone”). Taxes on the appraised value of the zone in the year it was designated (the “base year”) continue flowing to the general funds of taxing units, but, for participating government units, all or part of the increased tax revenue due to greater real property values in the zone flows to a TIF fund for a specified maximum term of years.

Money flowing to the TIF fund is disbursed according to one or more development agreements. These are contracts between the City of Richardson and a developer. A development agreement must be in accord with a project plan and financing plan (“plan”) approved by a Board of Directors (“Board”) and the City Council, as prescribed by the Act. The TIF fund may be spent for public improvements and economic development grants, generally inside the zone, as authorized by State law.

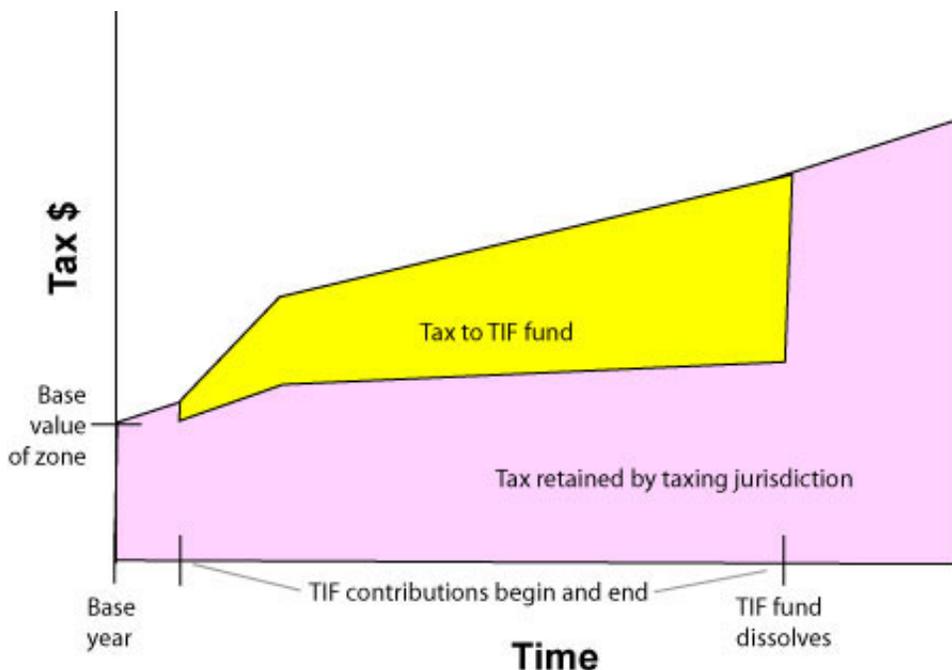
Exhibit A illustrates how rising tax revenue from greater appraised value in a zone flows with time to a taxing jurisdiction’s general fund and to a TIF fund. The sloped lines depict tax revenue in the zone rising with time. Through tax year 2036, the City will deposit to TIF Fund Number Three two thirds of City tax increments due to increased real property appraisals within the boundary of the zone. It’s anticipated that Collin County will invest in the TIF fund 50% of County tax increments due to increased real property appraisals in the zone from tax year 2015 through expiration of the zone. Real property taxes retained from the zone for the general funds of both the City and County will rise sharply upon termination of participation in the TIF fund. No City or County

taxes or fees except the designated portions of real property taxes will flow to the TIF fund.

Inclusion of property in a TIF reinvestment zone does not change the tax rate for any property. Tax rates in a zone are the same as tax rates outside the zone, assuming the same set of taxing jurisdictions.

Mere designation of a TIF reinvestment zone is not an entitlement to future tax flow, although it's a step in that direction. Only if the Richardson City Council approves execution of a development agreement consistent with a TIF project plan and financing plan may cash flow from the TIF fund and then only in accord with terms of a development agreement. The Zone 3 Board must make a recommendation to the City Council prior to Council approval of a development agreement for the zone.

### Exhibit A: Real Property Tax Flow with Tax Increment Financing



This exhibit illustrates a general concept. It is not scaled to reflect magnitudes of annual tax increases or exact proportions of flow to the TIF fund versus the general fund.

### **Section 3: Reinvestment Zone Description**

Exhibit B maps Richardson Reinvestment Zone Number Three. The zone includes 88.72 acres (according to Collin Central Appraisal District records for 2014), plus public rights-of-way. The zone is bounded by the President George Bush Turnpike, the DART “Red Line” right-of-way, Renner Road and the western boundaries of tracts owned by the W.W. Caruth, Jr. Foundation and Oncor. Zone boundaries that follow public rights-of-way extend from the center of the zone to the far sides of such rights-of-way or to the City limit, whichever is nearer the center of the reinvestment zone, except that the zone follows the western border of the DART “Red Line” right-of-way. Boundaries that approximate property lines shall be construed as following such property lines.

Exhibit C is another map of the zone showing existing uses and conditions. The zone is predominantly open or undeveloped. The absence of streets, water and sewer lines, franchise utilities and sidewalks for access to and from the existing DART rail transit station impairs sound growth of this part of the City and County. The zone meets other statutory tests for designating a zone in that:

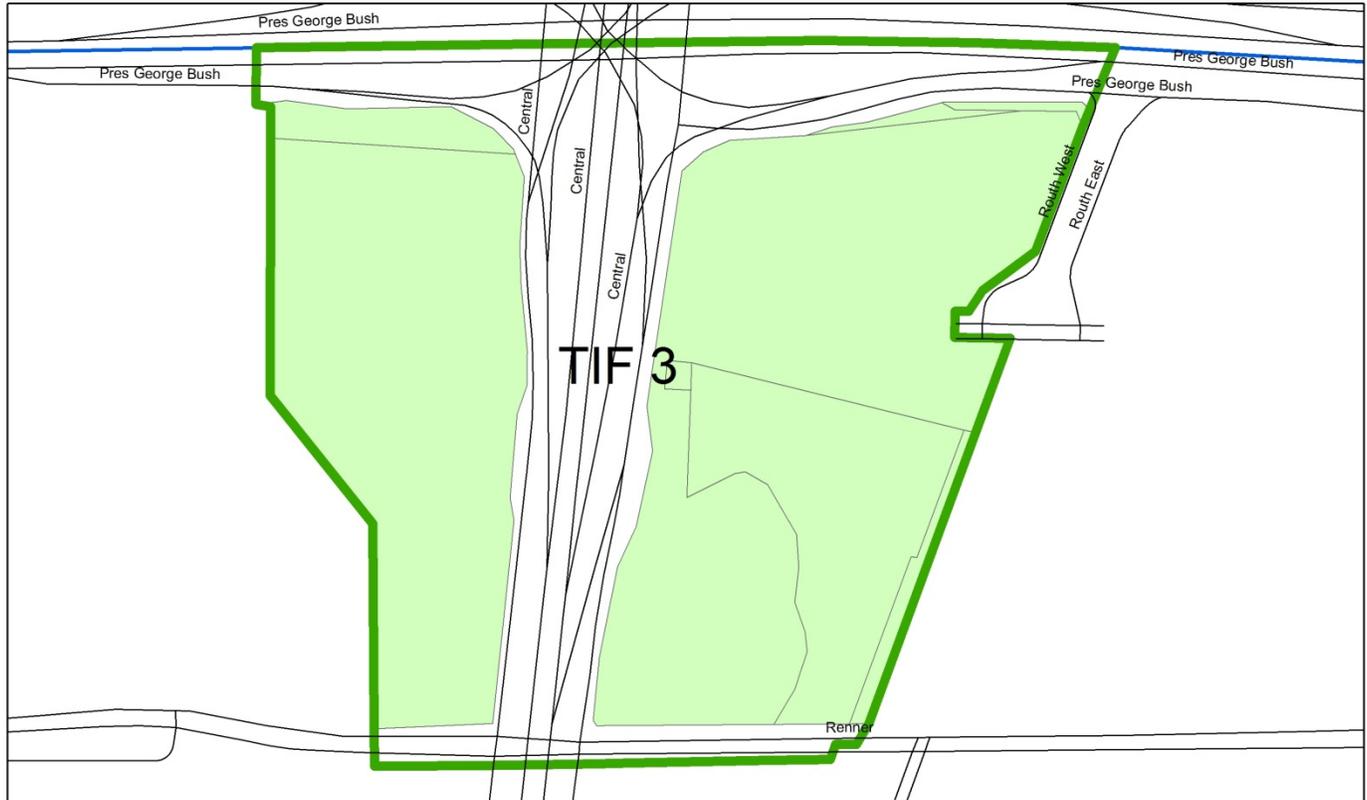
- (1) None of the land in the zone (infinitely less than the thirty per cent allowed by statute law) is used for residential purposes;
- (2) The 2011 total appraised value of taxable real property in the zone was \$10,280,065 (subsequently corrected to \$10,589,481). Together with all other reinvestment zones and industrial districts within the municipality, the total appraised value of taxable real property in such zones is less than the statutory maximum of twenty-five per cent.

The base value of the zone is the total appraised value of all taxable real property in the zone as determined by the Collin Central Appraisal District in the certified roll for 2011, as corrected. The base value is thus \$10,589,481. Properties in the zone are identified in Schedule 4.

TIF Zone 3 is divided by Central Expressway (US 75) into Sub-Area #1 (east of Central Expressway) and the area west of Central Expressway. This division facilitates application of tax increments to project costs on the same side of Central Expressway as where the increments were generated. Tax increments dedicated to Cotton Belt project costs will not be restricted to application based on the geographic origin of tax increment revenue.

# Exhibit B: Richardson Reinvestment Zone Number Three Boundary

City of Richardson - TIF Zone 3

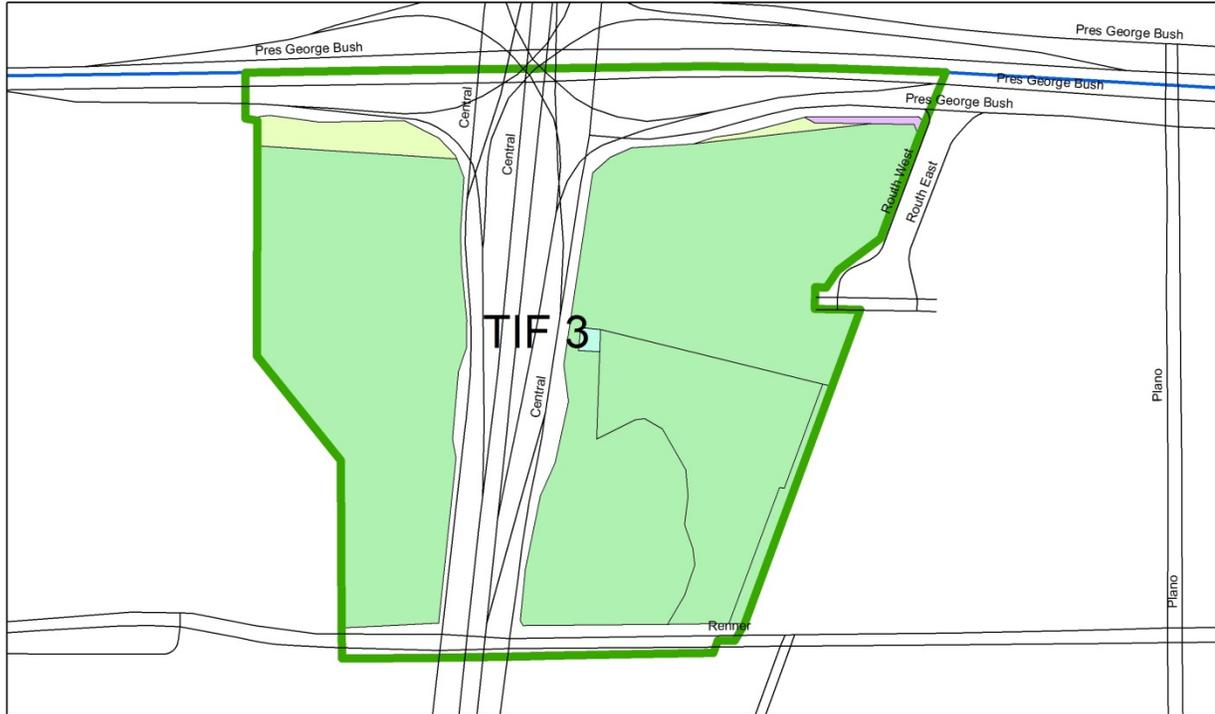


-  TIF 3 Zone
-  TIF 3 Parcels
-  City Limits

The entire zone east of Central Expressway (US 75) is Sub-Area 1.

# Exhibit C: Richardson Reinvestment Zone Number Three Existing Uses and Conditions

City of Richardson - TIF Zone 3 - Existing Uses  
Prepared 9/23/2011



- TIF 3 Zone
- Vacant Land - Caruth
- Vacant Land - Oncor
- Vacant Land - Plano
- City Limits
- DART

## Section 4: Development with Tax Increment Financing

With incentives for development, prospective developers of Zone 3 anticipate development as generally mapped in Exhibit D and itemized in Schedule 5. This development program anticipates approximately 3.7 million square feet of gross floor area, including 1,325 dwelling units with roughly 1.5 million gross square feet and roughly 2.2 million square feet of office, retail or hotel floor space, with completion of phases ranging from 2016 through 2032.

The taxable appraised value estimates in Schedule 5 and exported to other schedules in this document are by Stein Planning, LLC. These estimates of value *for tax purposes* are based on the anticipated development program and taxable values assigned to comparably developed properties in the metropolitan area by appraisal districts. An appendix of this document presents actual 2014 appraisals of some comparable properties by appraisal districts. The 2014 values are adjusted for assumed inflation in appropriate schedules. Appraisals for tax purposes may be significantly lower than actual development costs and market prices.

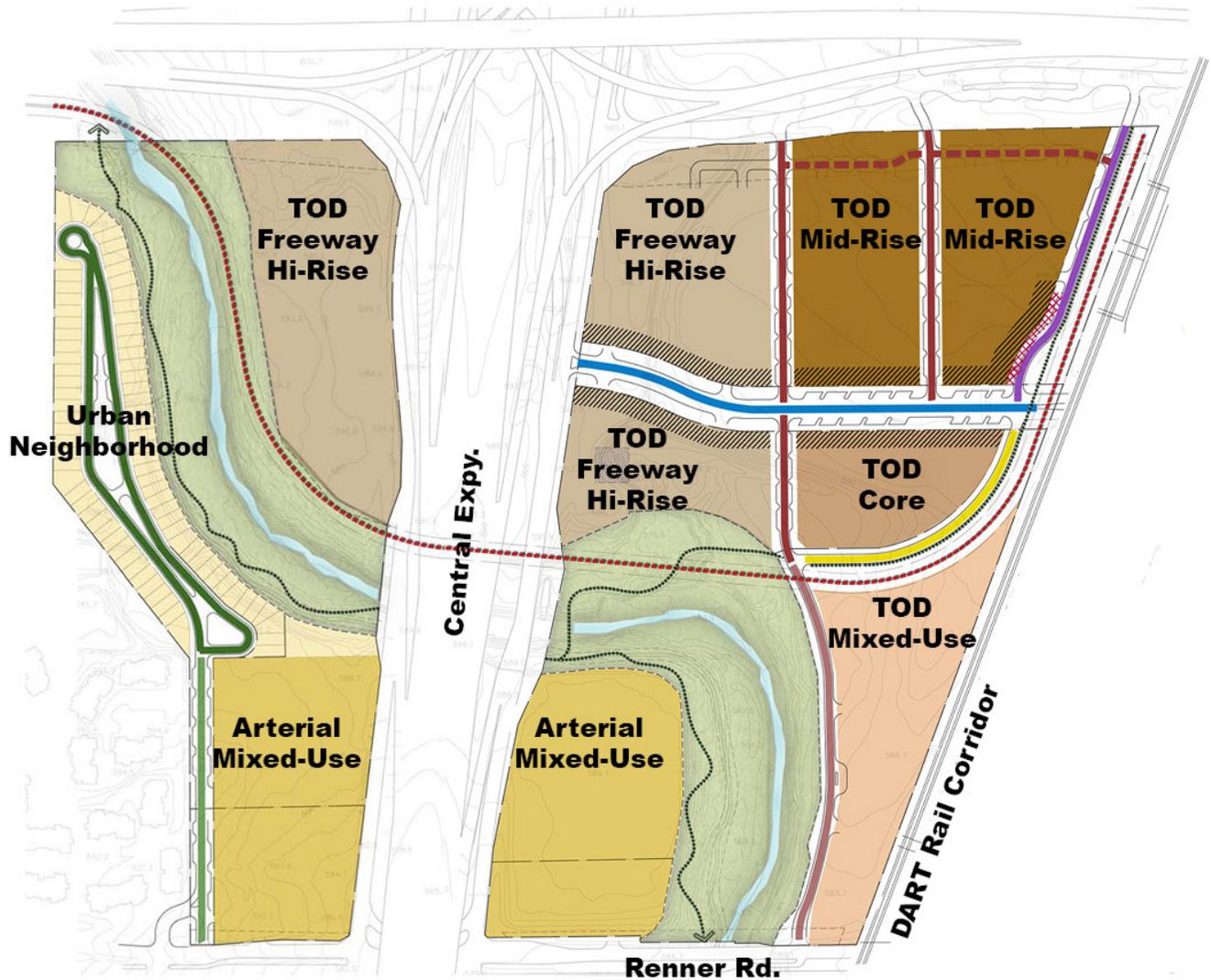
The proposed development cannot happen without costly public infrastructure improvements, including a significant dedication of right-of-way for public transit. Some of the improvements will serve a larger community than the zone alone. CityLine Drive, for example, will provide access from the region to the DART rail station, as well as benefits to the development site itself. Construction of a well-designed, well-built network of streets, walkways, utilities and public amenities that attracts employment, transit use, and a strong local tax base will benefit Richardson and Collin County.

Richardson ordinarily expects developers of real property to pay all or part of the costs to construct public improvements such as streets and utilities within a development site. Schedule 6 lists major public improvements proposed within Zone 3, with cost estimates. Improvement items, quantities and cost estimates were provided by the prospective developers. Richardson recognizes that there will be public benefits for the City and other jurisdictions if there is a transit alignment, an orientation to transit and early development. Consequently, Richardson intends that a TIF fund for Zone 3 will reimburse some--but not all--project costs identified in Schedule 6. The list of projects and their estimated costs will be reviewed periodically by the TIF Board and may be modified upon Board recommendation and City Council approval.

Texas law requires that a project plan must identify proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances and subdivision rules and regulations, if any, of the county, if applicable. No such changes are currently proposed, but future proposals for changes are possible.

No residents will be displaced by the development anticipated by this plan. There are no residents at present within the zone.

# Exhibit D: Proposed Improvements and Uses of Property In the Reinvestment Zone



## **Section 5: Financing Project Costs**

Based on the development program for Zone 3, Schedules 1, 2 and 3 summarize a forecast of annual cash generated by property tax (real and business personal property) and municipal sales tax within the zone during the zone's twenty-five-year term. Schedule 1 summarizes tax from both City and County sources, whereas Schedules 2 and 3 isolate taxes from City or County sources alone. These schedules assume the City pledges two-thirds of its annual real property tax increments to the TIF fund for tax years 2012 through 2036 and that Collin County pledges 50% of annual real property tax increments for tax years 2015 through 2036. (The duration of the zone runs from its date of designation by the Richardson City Council through December 31, 2036.) Designated shares of tax increments levied in calendar 2036 will flow to the TIF fund, even if collected in a subsequent year.

The forecast of tax increment revenue from City and County sources calculates approximately \$50.6 million of total Zone 3 revenue, given all the stated assumptions (Schedule 1, bottom line of column (g)). The TIF fund cannot pay more cash for project costs than it actually collects. Columns (h) through (j) of Schedule 1 show allocation of annual revenue forecast for the TIF fund into three pools for use—Cotton Belt transit, TIF program administration expenses and all other project costs.

It is the intent of Richardson and the assumption of this financing plan that TIF fund receipts will be dedicated in this order:

--First, for tax year 2020 and subsequent years, as much as 11.67% of total City of Richardson real property tax increments will be dedicated to Cotton Belt transit. This percentage applies to total City increments, not to increments deposited to the TIF fund. If an agreement to dedicate TIF fund revenue for Cotton Belt transit has not been executed, TIF fund receipts will not be reserved for Cotton Belt transit, but will flow to other uses until such year as an agreement has been executed.

--Second, actual administrative expenses incurred by the City for TIF program administration will be reimbursed from the TIF fund. Unmet City expenses in any given year may be rolled forward to successive years until paid. Annual City expenses are estimated at \$40,000 plus inflation.

--Third, TIF fund cash will flow to other TIF project costs according to terms of development agreements. TIF receipts from the part of the zone east of Central Expressway will be applied exclusively to projects located east of Central Expressway. TIF receipts from the part of the zone west of Central Expressway will be applied exclusively to projects located west of Central Expressway. This division of receipts does not necessarily apply to dollars applied to Cotton Belt transit.

Comparison of the Schedule 1 revenue forecast with proposed total TIF project costs (Schedule 6, column (d)) indicates that the forecast TIF fund revenue of \$50.6 million is less than the \$63.3 million of TIF project costs listed in Schedule 6. Unless actual revenue to the TIF fund significantly exceeds forecast revenue, not all the TIF project costs in Schedule 6 will be paid by the TIF fund.

Schedules 7E through 12E and 7W through 12W track the forecast of tax increment revenue from property on the two sides of Central Expressway. These are included in the plan to provide guidance regarding the ability of the TIF fund to pay project costs incurred on respective sides of the Expressway. Project costs for the part of the zone east of Central Expressway significantly exceed the probable capacity of the TIF fund to reimburse them. Even if no interest were paid on project cost principal balances, the TIF fund appears unlikely to reimburse 100% of principal for the project costs east of Central Expressway. Project costs for the part of the zone west of Central Expressway could likely be reimbursed if all assumptions of annual development value prove true.

The anticipated percentage of total TIF fund receipts that will come from City tax increments is 78%. County tax increments will account for 22%. These percentages contributed to the fund should not be confused with the percentages of annual incremental real property tax that the City and County will contribute to the fund.

The TIF fund will neither advance money nor borrow money to pay project costs, with one exception. The exception is that until the fund accumulates an amount sufficient to pay accrued costs of TIF program organization and administration, the fund may operate on credit from the City. For all other TIF project costs pursuant to a duly approved development agreement, the fund may reimburse principal and interest expenses only from TIF fund cash balances.

As the TIF Board and City Council evaluate costs and probable benefits of TIF projects before recommending agreements for reimbursement of costs with TIF fund dollars, guidelines for eligibility will be useful. The following are suggested:

- 1) The proposed development is consistent with community plans and zoning and with the project and financing plan for the TIF reinvestment zone, as amended from time to time.
- 2) Development of similar taxable value or quality is unlikely on the site or an alternative site in Richardson without investment of tax increment dollars.
- 3) Taxable development made possible by the investment of TIF dollars for project costs is likely to add net new taxable property value of at least \$15 million within 3 years of the first investment of tax increment dollars in the project.

Although unlikely, the TIF fund could have a residual balance of cash after its financial obligations have been met. Any residual balance could be prorated to taxing jurisdictions according to their deposits to the TIF fund for the year when fund obligations have been fully discharged.

## **Section 6: Net New Revenue for Richardson and Collin County**

Richardson and Collin County will retain 100% of real property taxes on the base value of the TIF zone for application to normal City and County expenses. Both the City and County will retain significant percentages of incremental taxes for normal use, too, as forecast in Schedules 2 and 3.

Beyond the increased tax revenue related to increased real property values in the zone, the City and County will receive and retain 100% of business personal property tax related to new development. Estimates of business personal property taxes from new development are itemized in the schedules. Texas law does not authorize business personal property tax to flow to a TIF fund.

The City of Richardson will earn local sales tax from new development. Schedules 1, 2, 10E and 10W estimate taxable retail sales and City sales tax from new development in the zone.

**Schedule 1:  
Summary Forecast of Values, Revenues and Payouts for All Zone 3,  
Combined City and County Funds**

Notes:

This schedule summarizes values for all parts of TIF Zone 3, both east and west of US 75. Separate schedules isolate values according to City vs. County sources. Other schedules isolate values according to parts of the zone east and west of US 75.

(a) Year	(b) Appraisal for Jan. 1,	(c) Forecast Taxable Appraisal	(d) Real Property Tax	(e) Captured Appraised Value	(f) Tax on Captured Appraised Value	(g) Source and Uses of All Cash To/From TIF Fund				(k) Tax Retained for Non-TIF Use			(n) Sum	(o) Receipts and Payouts in Calendar
						(h) Receipts	(i) for Cotton Belt	(j) for Admin.	(l) for Other TIF Project Costs	(k) Real Property Tax	(l) Business Personal Property Tax	(m) City Sales Tax		
Base	2011	\$10,589,481	\$92,410	\$0	\$0	\$0	\$0	\$0	\$0	\$92,410	\$0	\$0	\$92,410	2012
1	2012	\$10,589,481	\$92,410	\$0	\$0	\$0	\$0	\$0	\$0	\$92,410	\$0	\$0	\$92,410	2013
2	2013	\$13,407,443	\$117,001	\$5,635,924	\$24,591	\$11,932	\$0	\$11,933	\$0	\$105,069	\$0	\$0	\$105,069	2014
3	2014	\$16,732,346	\$146,016	\$12,285,730	\$53,606	\$26,011	\$0	\$26,011	\$0	\$120,005	\$0	\$0	\$120,005	2015
4	2015	\$16,899,669	\$147,477	\$12,620,377	\$55,066	\$34,213	\$0	\$26,720	\$7,493	\$113,263	\$0	\$110,061	\$223,324	2016
5	2016	\$17,068,666	\$148,951	\$12,958,370	\$56,541	\$35,129	\$0	\$27,435	\$7,694	\$113,822	\$0	\$192,864	\$306,686	2017
6	2017	\$41,050,529	\$732,594	\$146,720,080	\$640,184	\$397,751	\$0	\$40,000	\$357,751	\$334,843	\$9,448	\$365,111	\$709,401	2018
7	2018	\$84,789,016	\$1,699,759	\$368,379,224	\$1,607,349	\$998,658	\$0	\$41,200	\$957,458	\$701,102	\$81,175	\$143,809	\$926,085	2019
8	2019	\$196,726,884	\$3,504,991	\$782,109,997	\$3,412,581	\$2,120,261	\$0	\$42,436	\$2,077,825	\$1,384,730	\$283,142	\$190,359	\$1,858,230	2020
9	2020	\$405,660,924	\$3,540,041	\$790,142,886	\$3,447,630	\$2,142,038	\$292,825	\$43,709	\$1,805,504	\$1,398,003	\$285,973	\$207,911	\$1,891,887	2021
10	2021	\$476,384,321	\$4,157,215	\$931,589,680	\$4,064,805	\$2,525,493	\$345,245	\$45,020	\$2,135,228	\$1,631,722	\$323,595	\$214,148	\$2,169,465	2022
11	2022	\$481,148,164	\$4,198,788	\$941,117,366	\$4,106,377	\$2,551,322	\$348,776	\$46,371	\$2,156,176	\$1,647,465	\$326,831	\$220,573	\$2,194,869	2023
12	2023	\$485,959,646	\$4,240,775	\$950,740,329	\$4,148,365	\$2,577,409	\$352,342	\$47,762	\$2,177,306	\$1,663,366	\$330,099	\$227,190	\$2,220,655	2024
13	2024	\$490,819,242	\$4,283,183	\$960,459,522	\$4,190,773	\$2,603,758	\$355,944	\$49,195	\$2,198,619	\$1,679,425	\$333,400	\$234,006	\$2,246,831	2025
14	2025	\$495,727,435	\$4,326,015	\$970,275,907	\$4,233,605	\$2,630,369	\$359,582	\$50,671	\$2,220,117	\$1,695,646	\$336,734	\$241,026	\$2,273,405	2026
15	2026	\$500,684,709	\$4,369,275	\$980,190,456	\$4,276,865	\$2,657,247	\$363,256	\$52,191	\$2,241,800	\$1,712,028	\$340,101	\$248,257	\$2,300,386	2027
16	2027	\$505,691,556	\$4,412,968	\$990,204,150	\$4,320,558	\$2,684,394	\$366,967	\$53,757	\$2,263,670	\$1,728,574	\$343,502	\$255,704	\$2,327,781	2028
17	2028	\$510,748,472	\$4,457,098	\$1,000,317,981	\$4,364,687	\$2,711,812	\$370,715	\$55,369	\$2,285,728	\$1,745,286	\$346,937	\$263,375	\$2,355,598	2029
18	2029	\$515,855,956	\$4,501,669	\$1,010,532,951	\$4,409,258	\$2,739,504	\$374,501	\$57,030	\$2,307,973	\$1,762,164	\$350,407	\$271,277	\$2,383,848	2030
19	2030	\$521,014,516	\$4,546,685	\$1,020,850,070	\$4,454,275	\$2,767,473	\$378,324	\$58,741	\$2,330,408	\$1,779,212	\$353,911	\$279,415	\$2,412,538	2031
20	2031	\$526,224,661	\$4,592,152	\$1,031,270,360	\$4,499,742	\$2,795,722	\$382,186	\$60,504	\$2,353,033	\$1,796,430	\$357,450	\$421,648	\$2,575,528	2032
21	2032	\$531,486,908	\$4,638,074	\$1,041,794,853	\$4,545,663	\$2,824,254	\$386,086	\$62,319	\$2,375,849	\$1,813,820	\$361,024	\$296,431	\$2,471,276	2033
22	2033	\$589,237,043	\$5,142,036	\$1,157,295,123	\$5,049,626	\$3,137,369	\$428,890	\$64,188	\$2,644,290	\$2,004,667	\$460,418	\$305,324	\$2,770,409	2034
23	2034	\$595,129,413	\$5,193,456	\$1,169,079,864	\$5,101,046	\$3,169,317	\$433,258	\$66,114	\$2,669,945	\$2,024,139	\$465,022	\$314,484	\$2,803,645	2035
24	2035	\$601,080,707	\$5,245,391	\$1,180,982,452	\$5,152,981	\$3,201,584	\$437,669	\$68,097	\$2,695,818	\$2,043,807	\$469,672	\$323,918	\$2,837,397	2036
25	2036	\$607,091,514	\$5,297,845	\$1,193,004,067	\$5,205,435	\$3,234,174	\$442,124	\$70,140	\$2,721,910	\$2,063,670	\$474,369	\$333,636	\$2,871,675	2037
Total (Years 1-25)			\$83,731,866		\$81,421,612	\$50,577,198	\$6,418,689	\$1,166,914	\$42,991,594	\$33,154,668	\$6,633,210	\$5,660,525	\$45,448,403	

## Schedule 2: Summary Forecast of Values, Revenues and Payouts for All Zone 3, City of Richardson Only

Notes:

This schedule summarizes values for the parts of TIF Zone 3 east and west of US 75. Separate schedules calculate values for those two parts of the Zone. Values in this schedule forecast only City revenues, City payments to the fund and uses of funds generated from City revenue.

(a) Year	(b) Appraisal for Jan. 1,	(c) Forecast Taxable Appraisal	(d) Real Property Tax	(e) Captured Appraised Value	(f) Tax on Captured Appraised Value	(g) % of Tax Increments to TIF Fund	(h) Source and Uses of City Cash To/From TIF Fund				(l) Tax Retained for Non-TIF City Use			(o) Sum	(p) Receipts and Payouts in Calendar
							TIF Fund Receipts	for Cotton Belt	for Admin.	for Other TIF Project Costs	Real Property Tax	Business Personal Property Tax	Sales Tax		
Base	2011	\$10,589,481	\$67,260	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$67,260	\$0	\$0	\$67,260	2012
1	2012	\$10,589,481	\$67,260	\$0	\$0	66.67%	\$0	\$0	\$0	\$0	\$67,260	\$0	\$0	\$67,260	2013
2	2013	\$13,407,443	\$85,159	\$2,817,962	\$17,899	66.67%	\$11,932	\$0	\$11,933	\$0	\$73,226	\$0	\$0	\$73,226	2014
3	2014	\$16,732,346	\$106,277	\$6,142,865	\$39,017	66.67%	\$26,011	\$0	\$26,011	\$0	\$80,266	\$0	\$0	\$80,266	2015
4	2015	\$16,899,669	\$107,340	\$6,310,188	\$40,080	66.67%	\$26,720	\$0	\$26,720	\$0	\$80,620	\$0	\$110,061	\$190,681	2016
5	2016	\$17,068,666	\$108,413	\$6,479,185	\$41,153	66.67%	\$27,435	\$0	\$27,435	\$0	\$80,978	\$0	\$192,864	\$273,842	2017
6	2017	\$41,050,529	\$533,214	\$73,360,040	\$465,954	66.67%	\$310,636	\$0	\$40,000	\$270,636	\$222,578	\$5,405	\$365,111	\$593,094	2018
7	2018	\$84,789,016	\$1,237,159	\$184,189,612	\$1,169,899	66.67%	\$779,932	\$0	\$41,200	\$738,732	\$457,226	\$46,443	\$143,809	\$647,478	2019
8	2019	\$196,726,884	\$2,551,085	\$391,054,998	\$2,483,825	66.67%	\$1,655,883	\$0	\$42,436	\$1,613,447	\$895,202	\$161,995	\$190,359	\$1,247,555	2020
9	2020	\$405,660,924	\$2,576,596	\$395,071,443	\$2,509,336	66.67%	\$1,672,891	\$292,825	\$43,709	\$1,336,357	\$903,705	\$163,615	\$207,911	\$1,275,231	2021
10	2021	\$476,384,321	\$3,025,803	\$465,794,840	\$2,958,543	66.67%	\$1,972,362	\$345,245	\$45,020	\$1,582,097	\$1,053,441	\$200,013	\$214,148	\$1,467,602	2022
11	2022	\$481,148,164	\$3,056,061	\$470,558,683	\$2,988,801	66.67%	\$1,992,534	\$348,776	\$46,371	\$1,597,387	\$1,063,527	\$202,013	\$220,573	\$1,486,113	2023
12	2023	\$485,959,646	\$3,086,621	\$475,370,165	\$3,019,361	66.67%	\$2,012,907	\$352,342	\$47,762	\$1,612,804	\$1,073,714	\$204,033	\$227,190	\$1,504,937	2024
13	2024	\$490,819,242	\$3,117,487	\$480,229,761	\$3,050,227	66.67%	\$2,033,485	\$355,944	\$49,195	\$1,628,346	\$1,084,003	\$206,074	\$234,006	\$1,524,082	2025
14	2025	\$495,727,435	\$3,148,662	\$485,137,954	\$3,081,402	66.67%	\$2,054,268	\$359,582	\$50,671	\$1,644,016	\$1,094,394	\$208,134	\$241,026	\$1,543,554	2026
15	2026	\$500,684,709	\$3,180,149	\$490,095,228	\$3,112,889	66.67%	\$2,075,259	\$363,256	\$52,191	\$1,659,812	\$1,104,890	\$210,216	\$248,257	\$1,563,362	2027
16	2027	\$505,691,556	\$3,211,950	\$495,102,075	\$3,144,690	66.67%	\$2,096,460	\$366,967	\$53,757	\$1,675,737	\$1,115,490	\$212,318	\$255,704	\$1,583,512	2028
17	2028	\$510,748,472	\$3,244,070	\$500,158,991	\$3,176,810	66.67%	\$2,117,873	\$370,715	\$55,369	\$1,691,789	\$1,126,197	\$214,441	\$263,375	\$1,604,013	2029
18	2029	\$515,855,956	\$3,276,511	\$505,266,475	\$3,209,251	66.67%	\$2,139,500	\$374,501	\$57,030	\$1,707,969	\$1,137,010	\$216,585	\$271,277	\$1,624,872	2030
19	2030	\$521,014,516	\$3,309,276	\$510,425,035	\$3,242,016	66.67%	\$2,161,344	\$378,324	\$58,741	\$1,724,278	\$1,147,932	\$218,751	\$279,415	\$1,646,098	2031
20	2031	\$526,224,661	\$3,342,369	\$515,635,180	\$3,275,108	66.67%	\$2,183,406	\$382,186	\$60,504	\$1,740,716	\$1,158,963	\$220,939	\$421,648	\$1,801,550	2032
21	2032	\$531,486,908	\$3,375,792	\$520,897,427	\$3,308,532	66.67%	\$2,205,688	\$386,086	\$62,319	\$1,757,283	\$1,170,104	\$223,148	\$296,431	\$1,689,684	2033
22	2033	\$589,237,043	\$3,742,598	\$578,647,562	\$3,675,338	66.67%	\$2,450,225	\$428,890	\$64,188	\$1,957,146	\$1,292,373	\$321,163	\$305,324	\$1,918,860	2034
23	2034	\$595,129,413	\$3,780,024	\$584,539,932	\$3,712,764	66.67%	\$2,475,176	\$433,258	\$66,114	\$1,975,804	\$1,304,848	\$324,374	\$314,484	\$1,943,706	2035
24	2035	\$601,080,707	\$3,817,824	\$590,491,226	\$3,750,564	66.67%	\$2,500,376	\$437,669	\$68,097	\$1,994,610	\$1,317,448	\$327,618	\$323,918	\$1,968,985	2036
25	2036	\$607,091,514	\$3,856,002	\$596,502,033	\$3,788,742	66.67%	\$2,525,828	\$442,124	\$70,140	\$2,013,564	\$1,330,174	\$330,894	\$333,636	\$1,994,704	2037
Total (Years 1-25)			\$60,943,703		\$59,262,199		\$39,508,133	\$6,418,689	\$1,166,914	\$31,922,529	\$21,435,570	\$4,218,172	\$5,660,525	\$31,314,267	

### Schedule 3: Summary Forecast of Values, Revenues and Payouts for All Zone 3, Collin County Only

**Notes:**

This schedule summarizes values for the parts of TIF Zone 3 east and west of US 75. Separate schedules calculate values for those two parts of the Zone. Values in this schedule forecast only City revenues, County payments to the fund and uses of funds generated from County revenue.

(a) Year	(b) Appraisal for Jan. 1,	(c) Forecast Taxable Appraisal	(d) Real Property Tax	(e) Captured Appraised Value	(f) Tax on Captured Appraised Value	(g) % of Tax Increments to TIF Fund	(h) Source and Uses of County Cash To/From TIF Fund			(i) Tax Retained for Non-TIF County Use			(o) Receipts and Payouts in Calendar	
							TIF Fund Receipts	for Cotton Belt	for Admin.	for Other TIF Project Costs	Real Property Tax	Business Personal Property Tax		Sum
Base	2011	\$10,589,481	\$25,150	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$25,150	\$0	\$25,150	2012
1	2012	\$10,589,481	\$25,150	\$0	\$0	0%	\$0	\$0	\$0	\$0	\$25,150	\$0	\$25,150	2013
2	2013	\$13,407,443	\$31,843	\$2,817,962	\$6,693	0%	\$0	\$0	\$0	\$0	\$31,843	\$0	\$31,843	2014
3	2014	\$16,732,346	\$39,739	\$6,142,865	\$14,589	0%	\$0	\$0	\$0	\$0	\$39,739	\$0	\$39,739	2015
4	2015	\$16,899,669	\$40,137	\$6,310,188	\$14,987	50%	\$7,493	\$0	\$0	\$7,493	\$32,643	\$0	\$32,643	2016
5	2016	\$17,068,666	\$40,538	\$6,479,185	\$15,388	50%	\$7,694	\$0	\$0	\$7,694	\$32,844	\$0	\$32,844	2017
6	2017	\$83,949,521	\$199,380	\$73,360,040	\$174,230	50%	\$87,115	\$0	\$0	\$87,115	\$112,265	\$4,042	\$116,307	2018
7	2018	\$194,779,093	\$462,600	\$184,189,612	\$437,450	50%	\$218,725	\$0	\$0	\$218,725	\$243,875	\$34,732	\$278,607	2019
8	2019	\$401,644,479	\$953,906	\$391,054,998	\$928,756	50%	\$464,378	\$0	\$0	\$464,378	\$489,528	\$121,147	\$610,675	2020
9	2020	\$405,660,924	\$963,445	\$395,071,443	\$938,295	50%	\$469,147	\$0	\$0	\$469,147	\$494,297	\$122,358	\$616,656	2021
10	2021	\$476,384,321	\$1,131,413	\$465,794,840	\$1,106,263	50%	\$553,131	\$0	\$0	\$553,131	\$578,281	\$123,582	\$701,863	2022
11	2022	\$481,148,164	\$1,142,727	\$470,558,683	\$1,117,577	50%	\$558,788	\$0	\$0	\$558,788	\$583,938	\$124,818	\$708,756	2023
12	2023	\$485,959,646	\$1,154,154	\$475,370,165	\$1,129,004	50%	\$564,502	\$0	\$0	\$564,502	\$589,652	\$126,066	\$715,718	2024
13	2024	\$490,819,242	\$1,165,696	\$480,229,761	\$1,140,546	50%	\$570,273	\$0	\$0	\$570,273	\$595,423	\$127,326	\$722,749	2025
14	2025	\$495,727,435	\$1,177,353	\$485,137,954	\$1,152,203	50%	\$576,101	\$0	\$0	\$576,101	\$601,251	\$128,600	\$729,851	2026
15	2026	\$500,684,709	\$1,189,126	\$490,095,228	\$1,163,976	50%	\$581,988	\$0	\$0	\$581,988	\$607,138	\$129,886	\$737,024	2027
16	2027	\$505,691,556	\$1,201,017	\$495,102,075	\$1,175,867	50%	\$587,934	\$0	\$0	\$587,934	\$613,084	\$131,185	\$744,268	2028
17	2028	\$510,748,472	\$1,213,028	\$500,158,991	\$1,187,878	50%	\$593,939	\$0	\$0	\$593,939	\$619,089	\$132,496	\$751,585	2029
18	2029	\$515,855,956	\$1,225,158	\$505,266,475	\$1,200,008	50%	\$600,004	\$0	\$0	\$600,004	\$625,154	\$133,821	\$758,975	2030
19	2030	\$521,014,516	\$1,237,409	\$510,425,035	\$1,212,259	50%	\$606,130	\$0	\$0	\$606,130	\$631,280	\$135,160	\$766,439	2031
20	2031	\$526,224,661	\$1,249,784	\$515,635,180	\$1,224,634	50%	\$612,317	\$0	\$0	\$612,317	\$637,467	\$136,511	\$773,978	2032
21	2032	\$531,486,908	\$1,262,281	\$520,897,427	\$1,237,131	50%	\$618,566	\$0	\$0	\$618,566	\$643,716	\$137,876	\$781,592	2033
22	2033	\$589,237,043	\$1,399,438	\$578,647,562	\$1,374,288	50%	\$687,144	\$0	\$0	\$687,144	\$712,294	\$139,255	\$851,549	2034
23	2034	\$595,129,413	\$1,413,432	\$584,539,932	\$1,388,282	50%	\$694,141	\$0	\$0	\$694,141	\$719,291	\$140,648	\$859,939	2035
24	2035	\$601,080,707	\$1,427,567	\$590,491,226	\$1,402,417	50%	\$701,208	\$0	\$0	\$701,208	\$726,358	\$142,054	\$868,412	2036
25	2036	\$607,091,514	\$1,441,842	\$596,502,033	\$1,416,692	50%	\$708,346	\$0	\$0	\$708,346	\$733,496	\$143,475	\$876,971	2037
Total (Years 1-25)			\$22,788,163		\$22,159,412		\$11,069,065	\$0	\$0	\$11,069,065	\$11,719,098	\$2,415,038	\$14,134,135	

## Schedule 4: Historic Values of Real Property in Zone 3

Notes:

Base value is the value of real property liable for taxation in 2011, as corrected.  
All values are for land. There were no taxable improvements in the Zone from 2011 through 2014  
Appraisals are reported by the Collin Central Appraisal District.

(a) Collin CAD Property ID	(b) Address	(c) Acres	(d) Record Owner	(e)-(l) Collin Central Appraisal District Appraisals								
				(e) "Market"	(f) Land per SF	(g) Taxable	(h) Taxable	(i) Taxable	(j) "Market"	(k) Land per SF	(l) Taxable	
East of Central Expressway (Sub-Area #1)												
372812	Pres. George Bush	0.78	Oncor	\$84,648	\$2.49	\$84,648				\$84,648	\$2.49	\$84,648
372849	Central Expressway	12.76	W. W. Caruth, Jr. Foundation	\$948,930	\$1.71	\$948,930				\$1,785,017	\$3.21	\$1,785,017
372858	Central Expressway	0.15	City of Plano	\$1,050	\$0.16	\$0				\$735	\$0.11	\$0
1904844	Central Expressway	1.29	W. W. Caruth, Jr. Foundation	\$224,768	\$4.00	\$224,768				\$224,768	\$4.00	\$224,768
2137825	Central Expressway	39.37	W. W. Caruth, Jr. Foundation	\$5,793,872	\$3.38	\$5,793,872				\$9,300,311	\$5.42	\$9,300,311
2527713	DART rail line	0.28	DART	\$2,846	\$0.23	\$0				\$2,846	\$0.23	\$0
2527718	DART rail line	0.47	DART	\$4,728	\$0.23	\$0				\$4,728	\$0.23	\$0
2527720	DART rail line	0.84	DART	\$8,433	\$0.23	\$0				\$8,433	\$0.23	\$0
Subtotal		55.94		\$7,069,275	\$2.90	\$7,052,218	\$7,052,218	\$9,021,744	\$11,411,486	\$4.68	\$11,394,744	
West of Central Expressway												
372769	Central Expressway	31.37	W. W. Caruth, Jr. Foundation	\$3,445,559	\$2.52	\$3,445,559				\$5,245,898	\$3.84	\$5,245,898
372821	Pres. George Bush	1.40	Oncor Electric Delivery Co.	\$91,704	\$1.50	\$91,704				\$91,704	\$1.50	\$91,704
Subtotal		32.78		\$3,537,263	\$2.48	\$3,537,263	\$3,537,263	\$4,385,699	\$5,337,602	\$3.74	\$5,337,602	
Total base for TIF zone		<u>88.72</u>		<u>\$10,606,538</u>	<u>\$2.74</u>	<u>\$10,589,481</u>	<u>\$10,589,481</u>	<u>\$13,407,443</u>	<u>\$16,749,088</u>	<u>\$4.33</u>	<u>\$16,732,346</u>	

## Schedule 5: Anticipated New Development in Zone 3, with Estimated Appraisals in 2014 Dollars

**Notes:**

Anticipated uses, completion schedule, floor areas and dwelling counts are estimates by the developer and are subject to change.  
 The east side development plan has been updated in 2014. West side planned uses and floor areas are from 2011.  
 Collin CAD appraisals per square foot of improvement are estimates by Stein Planning, based on appraisals of comparable properties. See the appendix of comparables.  
 Development cost, selling price and appraisals are not necessarily the same.  
 Parking garage improvements are not counted as floor area. Estimated appraisals reflect inclusion of garage spaces.  
 Rough estimates of 2014 taxable land values are subtracted from estimated taxable values after improvement to avoid double-counting the raw land value.

(a) Tract	(b) Acres	(c) Anticipated Uses	(d) Completed by Jan. 1,	(j) Real Property											(o) Est. CCAD Appraisal of Taxable	
				(e) Planned Improvements				(k) Est. Value in 2014 Dollars (Land and Improvements)							Estimated Net New Property	
				(f) Gross Floor Area (SF)	(g) Floor Coverage Ratio	(h) Residences Units	(i) Retail Unit SF	(l) Collin CAD Appraisal			(m) Less Est. 2014 Taxable	(n) Estimated Net New Taxable	(o) Per SF	(p) Total		
								"Market"	Taxable	Per SF						
<b>East of Central Expressway (Sub-Area #1, excluding DART properties)</b>																
3		multi-family res./retail	2017	389,395		370	1,008	16,617	\$105	\$40,886,475	\$40,886,475	\$1,627,821	\$39,258,654	\$2	\$778,790	
2		multi-family res./retail	2018	366,480		355	986	16,300	\$105	\$38,480,400	\$38,480,400	\$1,627,821	\$36,852,579	\$2	\$732,960	
C		office/hotel	2018	500,000		0		0	\$125	\$62,500,000	\$62,500,000	\$1,627,821	\$60,872,179	\$10	\$5,000,000	
6		multi-family res.	2019	240,000		225	1,067	0	\$105	\$25,200,000	\$25,200,000	\$1,627,821	\$23,572,179	\$0	\$0	
5		multi-family res./retail	2019	315,000		300	997	16,000	\$105	\$33,075,000	\$33,075,000	\$1,627,821	\$31,447,179	\$2	\$630,000	
1		office/hotel/retail	2019	500,000		0		10,000	\$125	\$62,500,000	\$62,500,000	\$1,627,821	\$60,872,179	\$10	\$5,000,000	
4		office/retail	2019	500,000		0		10,000	\$125	\$62,500,000	\$62,500,000	\$1,627,821	\$60,872,179	\$20	\$10,000,000	
Subtotal or average	54.34			2,810,875	1.19	1,250	1,010	68,917	\$116	\$325,141,875	\$325,141,875	\$11,394,744	\$313,747,131	\$8	\$22,141,750	
<b>West of Central Expressway (excluding Oncor tract)</b>																
2		single-family residences	2017	255,000		75	3,400	0	\$125	\$31,875,000	\$31,237,500	\$1,334,401	\$29,903,100	\$0	\$0	
3		office	2021	185,000				0	\$125	\$23,125,000	\$23,125,000	\$1,334,401	\$21,790,600	\$20	\$3,700,000	
4		retail	2021	25,000				25,000	\$125	\$3,125,000	\$3,125,000	\$1,334,401	\$1,790,600	\$30	\$750,000	
1		office	2033	430,000				0	\$125	\$53,750,000	\$53,750,000	\$1,334,401	\$52,415,600	\$20	\$8,600,000	
Subtotal or average	31.37			895,000	0.65	75	0	25,000	\$125	\$111,875,000	\$111,237,500	\$5,337,602	\$105,899,898	\$15	\$13,050,000	
<b>Total or average</b>	<b>85.71</b>			<b>3,705,875</b>	<b>0.99</b>	<b>1,325</b>	<b>93,917</b>		<b>\$118</b>	<b>\$437,016,875</b>	<b>\$436,379,375</b>	<b>\$16,732,346</b>	<b>\$419,647,029</b>	<b>\$9</b>	<b>\$35,191,750</b>	

**Schedule 6:  
Estimated TIF Project Costs**

Notes:

Project costs may be reimbursed by the TIF fund subject to a development agreement.  
Project cost estimates are from the City of Richardson.  
Financing costs at an interest rate not to exceed 5% or as specified by written agreement with the City are also TIF project costs.

(a)	(b) Infrastructure Principal Cost	(c) Nonproject Cost Portion of Infrastructure Principal Cost	(d) TIF Project Cost
<b>Cotton Belt transit</b>	N.A.	N.A.	\$6,418,689
<b>East side of US 75 (Sub-Area #1), excepting Cotton Belt expenses</b>			
Studies (Drainage, water, sewer, franchise utilities, etc.)	\$58,000	\$0	\$58,000
Roads			
City Line Drive West			
Primary north-south street			
Downtown north-south street			
Downtown east-west street			
Relocated transit street			
<u>Renner Road widening</u>			
Subtotal	\$6,474,000		
NCTCOG RTR construction funds		\$1,888,772	
Net	\$6,474,000	\$1,888,772	\$4,585,228
Landscape and sidewalks	\$2,921,250	\$0	\$2,921,250
Drainage	\$475,000	\$0	\$475,000
Water distribution lines	\$588,750	\$0	\$588,750
Wastewater collection lines	\$694,500	\$0	\$694,500
Electric duct bank and manholes	\$1,077,000	\$0	\$1,077,000
Electric service	\$2,000,000	\$0	\$2,000,000
Gas service	\$200,000	\$0	\$200,000
Parks and trails	\$1,860,000	\$0	\$1,860,000
Parking garage	\$24,000,000	\$0	\$24,000,000
Hard costs subtotal	\$40,348,500	\$1,888,772	\$38,459,728
Soft costs / rights-of-way	\$10,901,402		
NCTCOG RTR design funds		\$203,412	
Soft costs net subtotal	\$10,901,402	\$203,412	\$10,697,990
Subtotal before administrative expenses	\$51,249,902	\$2,092,184	\$49,157,718
City of Richardson administrative expenses	\$736,716	\$0	\$736,716
Total east side project costs before financing costs	\$51,986,618	\$2,092,184	\$49,894,434
<b>West side of US 75, excepting Cotton Belt expenses</b>			
Studies (Drainage, water, sewer, franchise utilities, etc.)	\$49,000	\$0	\$49,000
Roads	\$1,594,000	\$0	\$1,594,000
Landscape and sidewalks	\$1,995,000	\$0	\$1,995,000
Drainage	\$30,000	\$0	\$30,000
Water distribution lines	\$567,500	\$0	\$567,500
Wastewater collection lines	\$219,000	\$0	\$219,000
Electric duct bank and manholes	\$386,000	\$0	\$386,000
Parks and trails	\$492,500	\$0	\$492,500
Hard costs subtotal	\$5,333,000	\$0	\$5,333,000
Soft costs	\$1,241,740	\$0	\$1,241,740
Subtotal before administrative expenses	\$6,574,740	\$0	\$6,574,740
City of Richardson administrative expenses	\$430,199	\$0	\$430,199
Total west side project costs before financing costs	\$7,004,939	\$0	\$7,004,939
Total zone hard costs, excepting nonproject costs for Cotton Belt transit	\$52,100,189	\$1,888,772	\$50,211,417
Total zone soft costs	\$12,143,142	\$203,412	\$11,939,730
Total City of Richardson TIF program administrative expenses	\$1,166,914	\$0	\$1,166,914
Total costs before financing costs (includes Cotton Belt project cost, but no estimate of Cotton Belt nonproject cost)	<u>\$65,410,246</u>	<u>\$2,092,184</u>	<u>\$63,318,062</u>

**Schedule 7E:  
Forecast of Annual Taxable Property Values and City of Richardson Property Taxes for Zone 3,  
East of US 75 Only**

Notes:

Taxable values from 2011 through 2014 are from the Collin Central Appraisal District.  
Estimated net new appraisals due to new improvements are from a separate schedule..  
Current tax rates are assumed a constant. Actual rates will be set annually.  
Deposits to TIF fund net of the Cotton Belt project are not net of annual City administrative expenses for the TIF program.

(a)	(b)	(c) Real Property										(n) Business Personal Property						
		Appraisal Without Improvements New This Year; Post-completion Appraisals Rise		Net New Appraisals Related to Development		Total Taxable Real Appraisal	Captured Appraised Value for Jan. 1 of This Year	City Tax on Captured Appraised Value @ per \$100	TIF Fund Increments on This % of Captured Value	TIF Fund Receipts in Calendar Year	City Real Property Tax Increments to TIF Fund	Less 11.67% of City Tax Increments to Cotton Belt After 2019	Net City Deposits to TIF Fund, Excluding Cotton Belt Project	Improvements Added This Year; Post-completion Appraisals Rise	New Appraisals Related to Development		City BPP Tax @	
Year	for Jan. 1,	Annually After 2014	In 2014 Dollars	Adjusted for Pre-completion Inflation @ 3.00% After 2014	Property Appraisal	for Jan. 1 of This Year	\$0.63516 per \$100	Appraised Value	Year	to TIF Fund	to Cotton Belt	Cotton Belt Project	Annually After 2014	In 2014 Dollars	Adjusted for Pre-completion Inflation @ 3.00% After 2014	Total Taxable Bus. Pers. Property Appraisal	per \$100 (to General Fund)	
Base	2011				\$7,052,218	\$0	\$0	0%	2012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2012				\$7,052,218	\$0	\$0	66.67%	2013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	2013				\$9,021,744	\$1,969,526	\$12,510	66.67%	2014	\$8,340	\$0	\$8,340	\$0	\$0	\$0	\$0	\$0	\$0
3	2014				\$11,394,744	\$4,342,526	\$27,582	66.67%	2015	\$18,388	\$0	\$18,388	\$0	\$0	\$0	\$0	\$0	\$0
4	2015	\$11,508,691	\$0	\$0	\$11,508,691	\$4,456,473	\$28,306	66.67%	2016	\$18,870	\$0	\$18,870	\$0	\$0	\$0	\$0	\$0	\$0
5	2016	\$11,623,778	\$0	\$0	\$11,623,778	\$4,571,560	\$29,037	66.67%	2017	\$19,358	\$0	\$19,358	\$0	\$0	\$0	\$0	\$0	\$0
6	2017	\$11,740,016	\$39,258,654	\$42,898,992	\$54,639,008	\$47,586,790	\$302,252	66.67%	2018	\$201,502	\$0	\$201,502	\$0	\$778,790	\$851,005	\$851,005	\$5,405	
7	2018	\$55,185,398	\$97,724,759	\$109,990,077	\$165,175,475	\$158,123,257	\$1,004,336	66.67%	2019	\$669,557	\$0	\$669,557	\$859,515	\$5,732,960	\$6,452,497	\$7,312,012	\$46,443	
8	2019	\$166,827,230	\$176,763,718	\$204,917,595	\$371,744,825	\$364,692,607	\$2,316,382	66.67%	2020	\$1,544,254	\$0	\$1,544,254	\$7,385,132	\$15,630,000	\$18,119,454	\$25,504,586	\$161,995	
9	2020	\$375,462,273	\$0	\$0	\$375,462,273	\$368,410,055	\$2,339,993	66.67%	2021	\$1,559,996	\$273,064	\$1,286,932	\$25,759,632	\$0	\$0	\$25,759,632	\$163,615	
10	2021	\$379,216,896	\$0	\$0	\$379,216,896	\$372,164,678	\$2,363,841	66.67%	2022	\$1,575,894	\$275,846	\$1,300,048	\$26,017,228	\$0	\$0	\$26,017,228	\$165,251	
11	2022	\$383,009,065	\$0	\$0	\$383,009,065	\$375,956,847	\$2,387,928	66.67%	2023	\$1,591,952	\$278,657	\$1,313,294	\$26,277,400	\$0	\$0	\$26,277,400	\$166,904	
12	2023	\$386,839,156	\$0	\$0	\$386,839,156	\$379,786,938	\$2,412,255	66.67%	2024	\$1,608,170	\$281,496	\$1,326,674	\$26,540,174	\$0	\$0	\$26,540,174	\$168,573	
13	2024	\$390,707,547	\$0	\$0	\$390,707,547	\$383,655,329	\$2,436,825	66.67%	2025	\$1,624,550	\$284,363	\$1,340,187	\$26,805,576	\$0	\$0	\$26,805,576	\$170,258	
14	2025	\$394,614,623	\$0	\$0	\$394,614,623	\$387,562,405	\$2,461,641	66.67%	2026	\$1,641,094	\$287,259	\$1,353,835	\$27,073,632	\$0	\$0	\$27,073,632	\$171,961	
15	2026	\$398,560,769	\$0	\$0	\$398,560,769	\$391,508,551	\$2,486,706	66.67%	2027	\$1,657,804	\$290,184	\$1,367,620	\$27,344,368	\$0	\$0	\$27,344,368	\$173,680	
16	2027	\$402,546,376	\$0	\$0	\$402,546,376	\$395,494,158	\$2,512,021	66.67%	2028	\$1,674,680	\$293,138	\$1,381,542	\$27,617,812	\$0	\$0	\$27,617,812	\$175,417	
17	2028	\$406,571,840	\$0	\$0	\$406,571,840	\$399,519,622	\$2,537,589	66.67%	2029	\$1,691,726	\$296,122	\$1,395,604	\$27,893,990	\$0	\$0	\$27,893,990	\$177,171	
18	2029	\$410,637,559	\$0	\$0	\$410,637,559	\$403,585,341	\$2,563,413	66.67%	2030	\$1,708,942	\$299,135	\$1,409,806	\$28,172,930	\$0	\$0	\$28,172,930	\$178,943	
19	2030	\$414,743,934	\$0	\$0	\$414,743,934	\$407,691,716	\$2,589,495	66.67%	2031	\$1,726,330	\$302,179	\$1,424,151	\$28,454,659	\$0	\$0	\$28,454,659	\$180,733	
20	2031	\$418,891,374	\$0	\$0	\$418,891,374	\$411,839,156	\$2,615,838	66.67%	2032	\$1,743,892	\$305,253	\$1,438,639	\$28,739,206	\$0	\$0	\$28,739,206	\$182,540	
21	2032	\$423,080,287	\$0	\$0	\$423,080,287	\$416,028,069	\$2,642,444	66.67%	2033	\$1,761,629	\$308,358	\$1,453,271	\$29,026,598	\$0	\$0	\$29,026,598	\$184,365	
22	2033	\$427,311,090	\$0	\$0	\$427,311,090	\$420,258,872	\$2,669,316	66.67%	2034	\$1,779,544	\$311,494	\$1,468,051	\$29,316,864	\$0	\$0	\$29,316,864	\$186,209	
23	2034	\$431,584,201	\$0	\$0	\$431,584,201	\$424,531,983	\$2,696,457	66.67%	2035	\$1,797,638	\$314,661	\$1,482,977	\$29,610,032	\$0	\$0	\$29,610,032	\$188,071	
24	2035	\$435,900,043	\$0	\$0	\$435,900,043	\$428,847,825	\$2,723,870	66.67%	2036	\$1,815,913	\$317,860	\$1,498,054	\$29,906,133	\$0	\$0	\$29,906,133	\$189,952	
25	2036	\$440,259,043	\$0	\$0	\$440,259,043	\$433,206,825	\$2,751,556	66.67%	2037	\$1,834,371	\$321,091	\$1,513,280	\$30,205,194	\$0	\$0	\$30,205,194	\$191,851	
Total (Years 1-25)			\$313,747,131	\$357,806,664			\$46,911,591			\$31,274,394	\$5,040,160	\$26,234,234	\$483,006,073	\$22,141,750	\$25,422,956	\$508,429,029	\$3,229,338	

**Schedule 8E:  
Forecast of Annual Taxable Property Values and Collin County Property Taxes for Zone 3,  
East of US 75 Only**

Notes:

Taxable values from 2011 through 2014 are from the Collin Central Appraisal District.  
Estimated net new appraisals due to new improvements are from a separate schedule.  
Current tax rate is assumed a constant. Actual rates will be set annually.

(a)	(b)	(c) Real Property										(l) Business Personal Property				
		Appraisal Without Improvements New This Year; Post-completion Appraisals Rise		Net New Appraisals Related to Development		Total Taxable Real Property Appraisal	Captured Appraised Value for Jan. 1 of This Year	County Real Property Tax on Captured Appraised Value @ \$0.2375 per \$100	TIF Fund Receives Increments on This % of Captured Appraised Value	TIF Fund Receipts in Calendar Year	County Real Property Tax Increments to TIF Fund	Appraisal Without Improvements Added This Year; Post-completion Appraisals Rise	New Appraisals Related to Development		City BPP Tax @	
Year	Appraisal for Jan. 1,	Annually After 2014	In 2014 Dollars	Adjusted for Pre-completion Inflation @ 3.00% After 2014	Property Appraisal	of This Year	per \$100	Value	Year	Fund	Annually After 2014	In 2014 Dollars	Adjusted for Pre-completion Inflation @ 3.00% After 2014	Total Taxable Bus. Pers. Property Appraisal	per \$100 (to General Fund)	
Base	2011				\$7,052,218		\$0	0%	2012	\$0	\$0	\$0	\$0	\$0	\$0	
1	2012				\$7,052,218		\$0	0%	2013	\$0	\$0	\$0	\$0	\$0	\$0	
2	2013				\$9,021,744	\$1,969,526	\$4,678	0%	2014	\$0	\$0	\$0	\$0	\$0	\$0	
3	2014				\$11,394,744	\$4,342,526	\$10,313	0%	2015	\$0	\$0	\$0	\$0	\$0	\$0	
4	2015	\$11,508,691	\$0	\$0	\$11,508,691	\$4,456,473	\$10,584	50%	2016	\$5,292	\$0	\$0	\$0	\$0	\$0	
5	2016	\$11,623,778	\$0	\$0	\$11,623,778	\$4,571,560	\$10,857	50%	2017	\$5,429	\$0	\$0	\$0	\$0	\$0	
6	2017	\$11,740,016	\$39,258,654	\$42,898,992	\$54,639,008	\$47,586,790	\$113,019	50%	2018	\$56,509	\$0	\$778,790	\$851,005	\$851,005	\$2,021	
7	2018	\$55,185,398	\$97,724,759	\$109,990,077	\$165,175,475	\$158,123,257	\$375,543	50%	2019	\$187,771	\$859,515	\$5,732,960	\$6,452,497	\$7,312,012	\$17,366	
8	2019	\$166,827,230	\$176,763,718	\$204,917,595	\$371,744,825	\$364,692,607	\$866,145	50%	2020	\$433,072	\$7,385,132	\$15,630,000	\$18,119,454	\$25,504,586	\$60,573	
9	2020	\$375,462,273	\$0	\$0	\$375,462,273	\$368,410,055	\$874,974	50%	2021	\$437,487	\$25,759,632	\$0	\$0	\$25,759,632	\$61,179	
10	2021	\$379,216,896	\$0	\$0	\$379,216,896	\$372,164,678	\$883,891	50%	2022	\$441,946	\$26,017,228	\$0	\$0	\$26,017,228	\$61,791	
11	2022	\$383,009,065	\$0	\$0	\$383,009,065	\$375,956,847	\$892,898	50%	2023	\$446,449	\$26,277,400	\$0	\$0	\$26,277,400	\$62,409	
12	2023	\$386,839,156	\$0	\$0	\$386,839,156	\$379,786,938	\$901,994	50%	2024	\$450,997	\$26,540,174	\$0	\$0	\$26,540,174	\$63,033	
13	2024	\$390,707,547	\$0	\$0	\$390,707,547	\$383,655,329	\$911,181	50%	2025	\$455,591	\$26,805,576	\$0	\$0	\$26,805,576	\$63,663	
14	2025	\$394,614,623	\$0	\$0	\$394,614,623	\$387,562,405	\$920,461	50%	2026	\$460,230	\$27,073,632	\$0	\$0	\$27,073,632	\$64,300	
15	2026	\$398,560,769	\$0	\$0	\$398,560,769	\$391,508,551	\$929,833	50%	2027	\$464,916	\$27,344,368	\$0	\$0	\$27,344,368	\$64,943	
16	2027	\$402,546,376	\$0	\$0	\$402,546,376	\$395,494,158	\$939,299	50%	2028	\$469,649	\$27,617,812	\$0	\$0	\$27,617,812	\$65,592	
17	2028	\$406,571,840	\$0	\$0	\$406,571,840	\$399,519,622	\$948,859	50%	2029	\$474,430	\$27,893,990	\$0	\$0	\$27,893,990	\$66,248	
18	2029	\$410,637,559	\$0	\$0	\$410,637,559	\$403,585,341	\$958,515	50%	2030	\$479,258	\$28,172,930	\$0	\$0	\$28,172,930	\$66,911	
19	2030	\$414,743,934	\$0	\$0	\$414,743,934	\$407,691,716	\$968,268	50%	2031	\$484,134	\$28,454,659	\$0	\$0	\$28,454,659	\$67,580	
20	2031	\$418,891,374	\$0	\$0	\$418,891,374	\$411,839,156	\$978,118	50%	2032	\$489,059	\$28,739,206	\$0	\$0	\$28,739,206	\$68,256	
21	2032	\$423,080,287	\$0	\$0	\$423,080,287	\$416,028,069	\$988,067	50%	2033	\$494,033	\$29,026,598	\$0	\$0	\$29,026,598	\$68,938	
22	2033	\$427,311,090	\$0	\$0	\$427,311,090	\$420,258,872	\$998,115	50%	2034	\$499,057	\$29,316,864	\$0	\$0	\$29,316,864	\$69,628	
23	2034	\$431,584,201	\$0	\$0	\$431,584,201	\$424,531,983	\$1,008,263	50%	2035	\$504,132	\$29,610,032	\$0	\$0	\$29,610,032	\$70,324	
24	2035	\$435,900,043	\$0	\$0	\$435,900,043	\$428,847,825	\$1,018,514	50%	2036	\$509,257	\$29,906,133	\$0	\$0	\$29,906,133	\$71,027	
25	2036	\$440,259,043	\$0	\$0	\$440,259,043	\$433,206,825	\$1,028,866	50%	2037	\$514,433	\$30,205,194	\$0	\$0	\$30,205,194	\$71,737	
Total (Years 1-25)			\$313,747,131	\$357,806,664			\$17,541,254			\$8,763,131	\$483,006,073	\$22,141,750	\$25,422,956	\$508,429,029	\$1,207,519	

## Schedule 9E: Forecast TIF Fund Revenue and Payout, East of US 75 Only

**Notes:**

Annual revenue forecasts for the TIF fund are from another schedule.

Interest terms, if any, on outstanding obligations of the TIF fund are to be determined. This schedule is for illustration only.

This schedule assumes simple interest accrues at the end of each calendar year on principal obligation balances carried from the previous year.

If due interest cannot be paid from available TIF cash, it will be rolled without interest to the next year when sufficient cash is available.

Actual TIF program administrative expenses incurred by the City are prorated to east and west sides of US 75.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)
TIF Year	Appraisal as of Jan. 1,	TIF Fund Receipts in FY Ended Sept. 30,	TIF Fund Receipts			Less 11.67% / 66.67% of City Tax Increments for Cotton Belt After 2019	Less Estimated City Admin. Expense for TIF	Net Receipts Available for Cotton Belt or Admin.	Developer Outlay for TIF Project Cost Principal as of April Year	Simple Interest Carried and Accrued @ 5.00% of Principal Owed	Interest Paid This Year	Simple Interest Owed After Payment	Principal Paid This Year	Principal Owed After Payment
			from City	from County	Total									
Base	2011	2012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2012	2013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	2013	2014	\$8,340	\$0	\$8,340	\$0	\$8,340	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	2014	2015	\$18,388	\$0	\$18,388	\$0	\$18,388	\$0	\$4,915,772	\$0	\$0	\$0	\$0	\$0
4	2015	2016	\$18,870	\$5,292	\$24,163	\$0	\$18,870	\$5,292	\$19,663,087	\$245,789	\$5,292	\$240,497	\$0	\$24,578,859
5	2016	2017	\$19,358	\$5,429	\$24,787	\$0	\$19,358	\$5,429	\$12,289,430	\$1,469,440	\$5,429	\$1,464,011	\$0	\$36,868,289
6	2017	2018	\$201,502	\$56,509	\$258,011	\$0	\$25,000	\$233,011	\$12,289,430	\$3,307,425	\$233,011	\$3,074,415	\$0	\$49,157,718
7	2018	2019	\$669,557	\$187,771	\$857,328	\$0	\$25,750	\$831,578	\$0	\$5,532,300	\$831,578	\$4,700,722	\$0	\$49,157,718
8	2019	2020	\$1,544,254	\$433,072	\$1,977,327	\$0	\$26,523	\$1,950,804	\$0	\$7,158,608	\$1,950,804	\$5,207,804	\$0	\$49,157,718
9	2020	2021	\$1,559,996	\$437,487	\$1,997,482	\$273,064	\$27,318	\$1,697,101	\$0	\$7,665,689	\$1,697,101	\$5,968,589	\$0	\$49,157,718
10	2021	2022	\$1,575,894	\$441,946	\$2,017,840	\$275,846	\$28,138	\$1,713,855	\$0	\$8,426,475	\$1,713,855	\$6,712,619	\$0	\$49,157,718
11	2022	2023	\$1,591,952	\$446,449	\$2,038,400	\$278,657	\$28,982	\$1,730,761	\$0	\$9,170,505	\$1,730,761	\$7,439,744	\$0	\$49,157,718
12	2023	2024	\$1,608,170	\$450,997	\$2,059,167	\$281,496	\$29,851	\$1,747,819	\$0	\$9,897,630	\$1,747,819	\$8,149,810	\$0	\$49,157,718
13	2024	2025	\$1,624,550	\$455,591	\$2,080,141	\$284,363	\$30,747	\$1,765,031	\$0	\$10,607,696	\$1,765,031	\$8,842,665	\$0	\$49,157,718
14	2025	2026	\$1,641,094	\$460,230	\$2,101,325	\$287,259	\$31,669	\$1,782,396	\$0	\$11,300,551	\$1,782,396	\$9,518,155	\$0	\$49,157,718
15	2026	2027	\$1,657,804	\$464,916	\$2,122,720	\$290,184	\$32,619	\$1,799,917	\$0	\$11,976,041	\$1,799,917	\$10,176,124	\$0	\$49,157,718
16	2027	2028	\$1,674,680	\$469,649	\$2,144,330	\$293,138	\$33,598	\$1,817,594	\$0	\$12,634,010	\$1,817,594	\$10,816,416	\$0	\$49,157,718
17	2028	2029	\$1,691,726	\$474,430	\$2,166,155	\$296,122	\$34,606	\$1,835,428	\$0	\$13,274,302	\$1,835,428	\$11,438,874	\$0	\$49,157,718
18	2029	2030	\$1,708,942	\$479,258	\$2,188,199	\$299,135	\$35,644	\$1,853,420	\$0	\$13,896,760	\$1,853,420	\$12,043,340	\$0	\$49,157,718
19	2030	2031	\$1,726,330	\$484,134	\$2,210,464	\$302,179	\$36,713	\$1,871,571	\$0	\$14,501,226	\$1,871,571	\$12,629,655	\$0	\$49,157,718
20	2031	2032	\$1,743,892	\$489,059	\$2,232,951	\$305,253	\$37,815	\$1,889,883	\$0	\$15,087,541	\$1,889,883	\$13,197,658	\$0	\$49,157,718
21	2032	2033	\$1,761,629	\$494,033	\$2,255,663	\$308,358	\$38,949	\$1,908,356	\$0	\$15,655,544	\$1,908,356	\$13,747,188	\$0	\$49,157,718
22	2033	2034	\$1,779,544	\$499,057	\$2,278,602	\$311,494	\$40,118	\$1,926,990	\$0	\$16,205,074	\$1,926,990	\$14,278,084	\$0	\$49,157,718
23	2034	2035	\$1,797,638	\$504,132	\$2,301,770	\$314,661	\$41,321	\$1,945,788	\$0	\$16,735,969	\$1,945,788	\$14,790,182	\$0	\$49,157,718
24	2035	2036	\$1,815,913	\$509,257	\$2,325,170	\$317,860	\$42,561	\$1,964,749	\$0	\$17,248,067	\$1,964,749	\$15,283,318	\$0	\$49,157,718
25	2036	2037	\$1,834,371	\$514,433	\$2,348,804	\$321,091	\$43,838	\$1,983,876	\$0	\$17,741,204	\$1,983,876	\$15,757,328	\$0	\$49,157,718
Total (Years 1-25)			\$31,274,394	\$8,763,131	\$40,037,525	\$5,040,160	\$736,716	\$34,260,650	\$49,157,718	\$34,260,650	\$34,260,650		\$0	\$0

TIF project principal costs are fully reimbursed only if this number is \$0 when the TIF Zone expires.

**Schedule 10E:  
Forecast of City Sales Tax from Development in Zone 3,  
East of US 75 Only**

Notes:

Retail floor areas and timing of completions are based on the current development plan, presented in another schedule.  
Actual store sales per square foot (before inflation) may differ significantly, probably between \$100 and \$300, depending on the mix of retail stores and restaurants.  
Businesses are assumed open as of October 1 preceding the first appraisal of completed improvements. Sales tax receipts for a year thus approximate sales tax earned in that year.

(a) Year	(b) Calendar Year	(c) Cumulative Gross Retail Floor Area Ready for Occupancy by 4Q of Previous Year	(e) Values, Not Adjusted for Inflation				(g) Total Taxable Sales	(h) Total Sales, Adjusted for Inflation @ 3.00% Annually After 2014	(i) City Sales Tax Earned This Year @ 1.00%	(j) Cumulative Total
			(d) Gross Retail Floor Area @ 90% Occupancy	(e) Taxable Store or Restaurant Sales Volume, If \$200 per SF	(f) Construction Materials Taxed This Year, If 15% of DCAD "Market" Appraisal at Completion	(g) Total Taxable Sales				
0	2012	0	0	\$0	\$0	\$0	\$0	\$0	\$0	
1	2013	0	0	\$0	\$0	\$0	\$0	\$0	\$0	
2	2014	0	0	\$0	\$0	\$0	\$0	\$0	\$0	
3	2015	0	0	\$0	\$0	\$0	\$0	\$0	\$0	
4	2016	0	0	\$0	\$5,888,798	\$5,888,798	\$6,247,426	\$62,474	\$62,474	
5	2017	16,617	14,955	\$2,991,060	\$14,658,714	\$17,649,774	\$19,286,384	\$192,864	\$255,338	
6	2018	32,917	29,625	\$5,925,060	\$26,514,558	\$32,439,618	\$36,511,075	\$365,111	\$620,449	
7	2019	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$14,380,864	\$143,809	\$764,258	
8	2020	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$14,812,290	\$148,123	\$912,380	
9	2021	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$15,256,659	\$152,567	\$1,064,947	
10	2022	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$15,714,359	\$157,144	\$1,222,091	
11	2023	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$16,185,790	\$161,858	\$1,383,948	
12	2024	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$16,671,363	\$166,714	\$1,550,662	
13	2025	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$17,171,504	\$171,715	\$1,722,377	
14	2026	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$17,686,649	\$176,866	\$1,899,244	
15	2027	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$18,217,249	\$182,172	\$2,081,416	
16	2028	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$18,763,766	\$187,638	\$2,269,054	
17	2029	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$19,326,679	\$193,267	\$2,462,321	
18	2030	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$19,906,480	\$199,065	\$2,661,385	
19	2031	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$20,503,674	\$205,037	\$2,866,422	
20	2032	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$21,118,784	\$211,188	\$3,077,610	
21	2033	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$21,752,348	\$217,523	\$3,295,133	
22	2034	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$22,404,918	\$224,049	\$3,519,183	
23	2035	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$23,077,066	\$230,771	\$3,749,953	
24	2036	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$23,769,378	\$237,694	\$3,987,647	
25	2037	68,917	62,025	\$12,405,060	\$0	\$12,405,060	\$24,482,459	\$244,825	\$4,232,472	
Total (Years 1-25)				\$244,612,260	\$47,062,070		\$423,247,166	\$4,232,472		

**Schedule 11E:**  
**Forecast City of Richardson Tax**  
**Retained from Zone 3, East of US 75 Only**

Notes:

Revenue forecasts are imported from separate schedules.  
This schedule does not include public utility franchise taxes, hotel occupancy tax or sales tax on utilities.  
All business personal property and sales tax is retained by the City.

(a)	(b)	(c) (d) (e) (f)			(g)	(h)	(i)	
		Real Property						
	Received in		City Tax	Tax to	Net Tax	Business		
	Calendar	Taxable	Levy @	TIF Fund,	Retained	Personal	Sales	
Year	or Fiscal	Appraisal	\$0.63516	Incl.	by City	Property	Tax	
	Year		per \$100	Cotton Belt		Tax		
	Ending			and Admin.			Retained	
							Total	
0	2012	\$7,052,218	\$44,793	\$0	\$44,793	\$0	\$0	\$44,793
1	2013	\$7,052,218	\$44,793	\$0	\$44,793	\$0	\$0	\$44,793
2	2014	\$9,021,744	\$57,303	\$8,340	\$48,963	\$0	\$0	\$48,963
3	2015	\$11,394,744	\$72,375	\$18,388	\$53,987	\$0	\$0	\$53,987
4	2016	\$11,508,691	\$73,099	\$18,870	\$54,228	\$0	\$62,474	\$116,702
5	2017	\$11,623,778	\$73,830	\$19,358	\$54,472	\$0	\$192,864	\$247,336
6	2018	\$54,639,008	\$347,045	\$201,502	\$145,544	\$5,405	\$365,111	\$516,060
7	2019	\$165,175,475	\$1,049,129	\$669,557	\$379,571	\$46,443	\$143,809	\$569,823
8	2020	\$371,744,825	\$2,361,174	\$1,544,254	\$816,920	\$161,995	\$148,123	\$1,127,038
9	2021	\$375,462,273	\$2,384,786	\$1,559,996	\$824,791	\$163,615	\$152,567	\$1,140,972
10	2022	\$379,216,896	\$2,408,634	\$1,575,894	\$832,740	\$165,251	\$157,144	\$1,155,135
11	2023	\$383,009,065	\$2,432,720	\$1,591,952	\$840,769	\$166,904	\$161,858	\$1,169,530
12	2024	\$386,839,156	\$2,457,048	\$1,608,170	\$848,878	\$168,573	\$166,714	\$1,184,164
13	2025	\$390,707,547	\$2,481,618	\$1,624,550	\$857,068	\$170,258	\$171,715	\$1,199,041
14	2026	\$394,614,623	\$2,506,434	\$1,641,094	\$865,340	\$171,961	\$176,866	\$1,214,167
15	2027	\$398,560,769	\$2,531,499	\$1,657,804	\$873,695	\$173,680	\$182,172	\$1,229,548
16	2028	\$402,546,376	\$2,556,814	\$1,674,680	\$882,133	\$175,417	\$187,638	\$1,245,188
17	2029	\$406,571,840	\$2,582,382	\$1,691,726	\$890,656	\$177,171	\$193,267	\$1,261,094
18	2030	\$410,637,559	\$2,608,206	\$1,708,942	\$899,264	\$178,943	\$199,065	\$1,277,272
19	2031	\$414,743,934	\$2,634,288	\$1,726,330	\$907,958	\$180,733	\$205,037	\$1,293,727
20	2032	\$418,891,374	\$2,660,630	\$1,743,892	\$916,739	\$182,540	\$211,188	\$1,310,467
21	2033	\$423,080,287	\$2,687,237	\$1,761,629	\$925,607	\$184,365	\$217,523	\$1,327,496
22	2034	\$427,311,090	\$2,714,109	\$1,779,544	\$934,565	\$186,209	\$224,049	\$1,344,823
23	2035	\$431,584,201	\$2,741,250	\$1,797,638	\$943,612	\$188,071	\$230,771	\$1,362,454
24	2036	\$435,900,043	\$2,768,663	\$1,815,913	\$952,749	\$189,952	\$237,694	\$1,380,395
25	2037	\$440,259,043	\$2,796,349	\$1,834,371	\$961,978	\$191,851	\$244,825	\$1,398,654
<b>Total (Years 1-25)</b>			\$48,031,413	\$31,274,394	\$16,757,019	\$3,229,338	\$4,232,472	\$24,218,828

## Schedule 12E: Forecast Collin County Tax Retained from Zone 3, East of US 75 Only

Notes:

Revenue forecasts are imported from separate schedules.  
All business personal property tax is retained by the County.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
		Real Property					
	Received in Calendar or Fiscal Year Ending	Taxable Appraisal	County Tax Levy @ \$0.23750 per \$100	Tax to TIF Fund,	Net Tax Retained by County	Business Personal Property Tax	Retained Total
0	2012	\$7,052,218	\$16,749	\$0	\$16,749	\$0	\$16,749
1	2013	\$7,052,218	\$16,749	\$0	\$16,749	\$0	\$16,749
2	2014	\$9,021,744	\$21,427	\$0	\$21,427	\$0	\$21,427
3	2015	\$11,394,744	\$27,063	\$0	\$27,063	\$0	\$27,063
4	2016	\$11,508,691	\$27,333	\$5,292	\$22,041	\$0	\$22,041
5	2017	\$11,623,778	\$27,606	\$5,429	\$22,178	\$0	\$22,178
6	2018	\$54,639,008	\$129,768	\$56,509	\$73,258	\$2,021	\$75,279
7	2019	\$165,175,475	\$392,292	\$187,771	\$204,520	\$17,366	\$221,886
8	2020	\$371,744,825	\$882,894	\$433,072	\$449,821	\$60,573	\$510,395
9	2021	\$375,462,273	\$891,723	\$437,487	\$454,236	\$61,179	\$515,415
10	2022	\$379,216,896	\$900,640	\$441,946	\$458,695	\$61,791	\$520,485
11	2023	\$383,009,065	\$909,647	\$446,449	\$463,198	\$62,409	\$525,607
12	2024	\$386,839,156	\$918,743	\$450,997	\$467,746	\$63,033	\$530,779
13	2025	\$390,707,547	\$927,930	\$455,591	\$472,340	\$63,663	\$536,003
14	2026	\$394,614,623	\$937,210	\$460,230	\$476,979	\$64,300	\$541,279
15	2027	\$398,560,769	\$946,582	\$464,916	\$481,665	\$64,943	\$546,608
16	2028	\$402,546,376	\$956,048	\$469,649	\$486,398	\$65,592	\$551,991
17	2029	\$406,571,840	\$965,608	\$474,430	\$491,179	\$66,248	\$557,427
18	2030	\$410,637,559	\$975,264	\$479,258	\$496,007	\$66,911	\$562,917
19	2031	\$414,743,934	\$985,017	\$484,134	\$500,883	\$67,580	\$568,463
20	2032	\$418,891,374	\$994,867	\$489,059	\$505,808	\$68,256	\$574,064
21	2033	\$423,080,287	\$1,004,816	\$494,033	\$510,782	\$68,938	\$579,721
22	2034	\$427,311,090	\$1,014,864	\$499,057	\$515,806	\$69,628	\$585,434
23	2035	\$431,584,201	\$1,025,012	\$504,132	\$520,881	\$70,324	\$591,205
24	2036	\$435,900,043	\$1,035,263	\$509,257	\$526,006	\$71,027	\$597,033
25	2037	\$440,259,043	\$1,045,615	\$514,433	\$531,182	\$71,737	\$602,919
Total (Years 1-25)			\$17,959,979	\$8,763,131	\$9,196,848	\$1,207,519	\$10,404,367

**Schedule 7W:  
Forecast of Annual Taxable Property Values and City of Richardson Property Taxes for Zone 3,  
West of US 75 Only**

Notes:

Taxable values from 2011 through 2014 are from the Collin Central Appraisal District.  
Estimated net new appraisals due to new improvements are from a separate schedule..  
Current tax rates are assumed a constant. Actual rates will be set annually.  
Deposits to TIF fund net of the Cotton Belt project are not net of annual City administrative expenses for the TIF program.

(a)	(b)	(c) Real Property										(n) Business Personal Property					
		(d) Appraisal Without Improvements New This Year; Post-completion Appraisals Rise	(e) Net New Appraisals Related to Development	(f) Adjusted for Pre-completion Inflation @ 3.00%	(g) Total Taxable Real Property Appraisal	(h) Captured Appraised Value of This Year	(i) City Tax on Captured Appraised Value @ \$0.63516 per \$100	(j) TIF Fund Increments on This % of Captured Appraised Value	(k) TIF Fund Receipts in Calendar Year	(l) City Real Property Tax Increments to TIF Fund	(m) Less 11.67% of City Tax Increments to Cotton Belt	(n) Net City Deposits to TIF Fund, Excluding Cotton Belt Project	(o) Appraisal Without Improvements Added This Year; Post-completion Appraisals Rise	(p) New Appraisals Related to Development	(q) Total Taxable Bus. Pers. Property Appraisal	(r) City BPP Tax @ \$0.63516 per \$100 (to General Fund)	
Year	for Jan. 1,	Annually After 2014	In 2014 Dollars	Property Appraisal	for Jan. 1	per \$100	Appraised Value	Year	to TIF Fund	After 2019	Cotton Belt	Annually After 2014	In 2014 Dollars	Adjusted for Pre-completion Inflation @ 3.00%	Total Taxable Property Appraisal	per \$100 (to General Fund)	
Base	2011			\$3,537,263	\$0	\$0	0%	2012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
1	2012			\$3,537,263	\$0	\$0	66.67%	2013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2	2013			\$4,385,699	\$848,436	\$5,389	66.67%	2014	\$3,593	\$0	\$3,593	\$0	\$0	\$0	\$0	\$0	
3	2014			\$5,337,602	\$1,800,339	\$11,435	66.67%	2015	\$7,623	\$0	\$7,623	\$0	\$0	\$0	\$0	\$0	
4	2015	\$5,390,978	\$0	\$5,390,978	\$1,853,715	\$11,774	66.67%	2016	\$7,849	\$0	\$7,849	\$0	\$0	\$0	\$0	\$0	
5	2016	\$5,444,888	\$0	\$5,444,888	\$1,907,625	\$12,116	66.67%	2017	\$8,078	\$0	\$8,078	\$0	\$0	\$0	\$0	\$0	
6	2017	\$5,499,337	\$21,790,600	\$23,811,176	\$29,310,513	\$25,773,250	\$163,701	66.67%	2018	\$109,134	\$0	\$109,134	\$0	\$0	\$0	\$0	
7	2018	\$29,603,618	\$0	\$29,603,618	\$26,066,355	\$165,563	66.67%	2019	\$110,375	\$0	\$110,375	\$0	\$0	\$0	\$0	\$0	
8	2019	\$29,899,654	\$0	\$29,899,654	\$26,362,391	\$167,443	66.67%	2020	\$111,629	\$0	\$111,629	\$0	\$0	\$0	\$0	\$0	
9	2020	\$30,198,651	\$0	\$30,198,651	\$26,661,388	\$169,342	66.67%	2021	\$112,895	\$19,761	\$93,134	\$0	\$0	\$0	\$0	\$0	
10	2021	\$30,500,637	\$54,206,199	\$66,666,787	\$97,167,425	\$93,630,162	\$594,701	66.67%	2022	\$396,468	\$69,398	\$327,069	\$0	\$4,450,000	\$5,472,939	\$5,472,939	\$34,762
11	2022	\$98,139,099	\$0	\$98,139,099	\$94,601,836	\$600,873	66.67%	2023	\$400,582	\$70,118	\$330,464	\$5,527,668	\$0	\$0	\$5,527,668	\$35,110	
12	2023	\$99,120,490	\$0	\$99,120,490	\$95,583,227	\$607,106	66.67%	2024	\$404,738	\$70,846	\$333,892	\$5,582,945	\$0	\$0	\$5,582,945	\$35,461	
13	2024	\$100,111,695	\$0	\$100,111,695	\$96,574,432	\$613,402	66.67%	2025	\$408,935	\$71,580	\$337,354	\$5,638,774	\$0	\$0	\$5,638,774	\$35,815	
14	2025	\$101,112,812	\$0	\$101,112,812	\$97,575,549	\$619,761	66.67%	2026	\$413,174	\$72,322	\$340,851	\$5,695,162	\$0	\$0	\$5,695,162	\$36,173	
15	2026	\$102,123,940	\$0	\$102,123,940	\$98,586,677	\$626,183	66.67%	2027	\$417,455	\$73,072	\$344,384	\$5,752,114	\$0	\$0	\$5,752,114	\$36,535	
16	2027	\$103,145,180	\$0	\$103,145,180	\$99,607,917	\$632,670	66.67%	2028	\$421,780	\$73,829	\$347,951	\$5,809,635	\$0	\$0	\$5,809,635	\$36,900	
17	2028	\$104,176,631	\$0	\$104,176,631	\$100,639,368	\$639,221	66.67%	2029	\$426,147	\$74,593	\$351,554	\$5,867,731	\$0	\$0	\$5,867,731	\$37,269	
18	2029	\$105,218,398	\$0	\$105,218,398	\$101,681,135	\$645,838	66.67%	2030	\$430,559	\$75,366	\$355,193	\$5,926,408	\$0	\$0	\$5,926,408	\$37,642	
19	2030	\$106,270,582	\$0	\$106,270,582	\$102,733,319	\$652,521	66.67%	2031	\$435,014	\$76,145	\$358,869	\$5,985,672	\$0	\$0	\$5,985,672	\$38,019	
20	2031	\$107,333,287	\$0	\$107,333,287	\$103,796,024	\$659,271	66.67%	2032	\$439,514	\$76,933	\$362,581	\$6,045,529	\$0	\$0	\$6,045,529	\$38,399	
21	2032	\$108,406,620	\$0	\$108,406,620	\$104,869,357	\$666,088	66.67%	2033	\$444,059	\$77,729	\$366,330	\$6,105,984	\$0	\$0	\$6,105,984	\$38,783	
22	2033	\$109,490,687	\$29,903,100	\$52,435,266	\$161,925,953	\$158,388,690	\$1,006,022	66.67%	2034	\$670,681	\$117,397	\$553,284	\$6,167,044	\$8,600,000	\$15,080,152	\$21,247,196	\$134,954
23	2034	\$163,545,212	\$0	\$163,545,212	\$160,007,949	\$1,016,306	66.67%	2035	\$677,538	\$118,597	\$558,941	\$21,459,668	\$0	\$0	\$21,459,668	\$136,303	
24	2035	\$165,180,664	\$0	\$165,180,664	\$161,643,401	\$1,026,694	66.67%	2036	\$684,463	\$119,809	\$564,654	\$21,674,265	\$0	\$0	\$21,674,265	\$137,666	
25	2036	\$166,832,471	\$0	\$166,832,471	\$163,295,208	\$1,037,186	66.67%	2037	\$691,457	\$121,034	\$570,424	\$21,891,008	\$0	\$0	\$21,891,008	\$139,043	
Total (Years 1-25)			\$105,899,898	\$142,913,230		\$12,350,608			\$8,233,739	\$1,378,530	\$6,855,209	\$135,129,608	\$13,050,000	\$20,553,091	\$155,682,699	\$988,834	

**Schedule 8W:  
Forecast of Annual Taxable Property Values and Collin County Property Taxes for Zone 3,  
West of US 75 Only**

Notes:

Taxable values from 2011 through 2014 are from the Collin Central Appraisal District.  
Estimated net new appraisals due to new improvements are from a separate schedule.  
Current tax rate is assumed a constant. Actual rates will be set annually.

(a)	(b)	(c) Real Property										(l) Business Personal Property				
		(d) Appraisal Without Improvements New This Year; Post-completion Appraisals Rise	(e) Net New Appraisals Related to Development	(f) Total Taxable Real Property Appraisal	(g) Captured Appraised Value of This Year	(h) County Real Property Tax on Captured Appraised Value @ \$0.2375 per \$100	(i) TIF Fund Receives Increments on This % of Captured Appraised Value	(j) TIF Fund Receipts in Calendar Year	(k) County Real Property Tax Increments to TIF Fund	(l) Appraisal Without Improvements Added This Year; Post-completion Appraisals Rise	(m) In 2014 Dollars	(n) New Appraisals Related to Development	(o) Total Taxable Bus. Pers. Property Appraisal	(p) City BPP Tax @ \$0.23750 per \$100 (to General Fund)		
Year	for Jan. 1, 2011	Annually After 2014	In 2014 Dollars	Adjusted for Pre-completion Inflation @ 3.00% After 2014	Property Appraisal	for Jan. 1 of This Year	per \$100	Value	%	Year	\$	Annually After 2014	Dollars	After 2014	Appraisal	per \$100
Base	2011				\$3,537,263	\$0	\$0	0%	2012	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2012				\$3,537,263	\$0	\$0	0%	2013	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	2013				\$4,385,699	\$848,436	\$2,015	0%	2014	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	2014				\$5,337,602	\$1,800,339	\$4,276	0%	2015	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	2015	\$5,390,978	\$0	\$0	\$5,390,978	\$1,853,715	\$4,403	50%	2016	\$2,201	\$0	\$0	\$0	\$0	\$0	\$0
5	2016	\$5,444,888	\$0	\$0	\$5,444,888	\$1,907,625	\$4,531	50%	2017	\$2,265	\$0	\$0	\$0	\$0	\$0	\$0
6	2017	\$5,499,337	\$21,790,600	\$23,811,176	\$29,310,513	\$25,773,250	\$61,211	50%	2018	\$30,606	\$0	\$0	\$0	\$0	\$0	\$0
7	2018	\$29,603,618	\$0	\$0	\$29,603,618	\$26,066,355	\$61,908	50%	2019	\$30,954	\$0	\$0	\$0	\$0	\$0	\$0
8	2019	\$29,899,654	\$0	\$0	\$29,899,654	\$26,362,391	\$62,611	50%	2020	\$31,305	\$0	\$0	\$0	\$0	\$0	\$0
9	2020	\$30,198,651	\$0	\$0	\$30,198,651	\$26,661,388	\$63,321	50%	2021	\$31,660	\$0	\$0	\$0	\$0	\$0	\$0
10	2021	\$30,500,637	\$54,206,199	\$66,666,787	\$97,167,425	\$93,630,162	\$222,372	50%	2022	\$111,186	\$0	\$4,450,000	\$5,472,939	\$5,472,939	\$12,998	\$12,998
11	2022	\$98,139,099	\$0	\$0	\$98,139,099	\$94,601,836	\$224,679	50%	2023	\$112,340	\$5,527,668	\$0	\$0	\$5,527,668	\$13,128	\$13,128
12	2023	\$99,120,490	\$0	\$0	\$99,120,490	\$95,583,227	\$227,010	50%	2024	\$113,505	\$5,582,945	\$0	\$0	\$5,582,945	\$13,259	\$13,259
13	2024	\$100,111,695	\$0	\$0	\$100,111,695	\$96,574,432	\$229,364	50%	2025	\$114,682	\$5,638,774	\$0	\$0	\$5,638,774	\$13,392	\$13,392
14	2025	\$101,112,812	\$0	\$0	\$101,112,812	\$97,575,549	\$231,742	50%	2026	\$115,871	\$5,695,162	\$0	\$0	\$5,695,162	\$13,526	\$13,526
15	2026	\$102,123,940	\$0	\$0	\$102,123,940	\$98,586,677	\$234,143	50%	2027	\$117,072	\$5,752,114	\$0	\$0	\$5,752,114	\$13,661	\$13,661
16	2027	\$103,145,180	\$0	\$0	\$103,145,180	\$99,607,917	\$236,569	50%	2028	\$118,284	\$5,809,635	\$0	\$0	\$5,809,635	\$13,798	\$13,798
17	2028	\$104,176,631	\$0	\$0	\$104,176,631	\$100,639,368	\$239,018	50%	2029	\$119,509	\$5,867,731	\$0	\$0	\$5,867,731	\$13,936	\$13,936
18	2029	\$105,218,398	\$0	\$0	\$105,218,398	\$101,681,135	\$241,493	50%	2030	\$120,746	\$5,926,408	\$0	\$0	\$5,926,408	\$14,075	\$14,075
19	2030	\$106,270,582	\$0	\$0	\$106,270,582	\$102,733,319	\$243,992	50%	2031	\$121,996	\$5,985,672	\$0	\$0	\$5,985,672	\$14,216	\$14,216
20	2031	\$107,333,287	\$0	\$0	\$107,333,287	\$103,796,024	\$246,516	50%	2032	\$123,258	\$6,045,529	\$0	\$0	\$6,045,529	\$14,358	\$14,358
21	2032	\$108,406,620	\$0	\$0	\$108,406,620	\$104,869,357	\$249,065	50%	2033	\$124,532	\$6,105,984	\$0	\$0	\$6,105,984	\$14,502	\$14,502
22	2033	\$109,490,687	\$29,903,100	\$52,435,266	\$161,925,953	\$158,388,690	\$376,173	50%	2034	\$188,087	\$6,167,044	\$8,600,000	\$15,080,152	\$21,247,196	\$50,462	\$50,462
23	2034	\$163,545,212	\$0	\$0	\$163,545,212	\$160,007,949	\$380,019	50%	2035	\$190,009	\$21,459,668	\$0	\$0	\$21,459,668	\$50,967	\$50,967
24	2035	\$165,180,664	\$0	\$0	\$165,180,664	\$161,643,401	\$383,903	50%	2036	\$191,952	\$21,674,265	\$0	\$0	\$21,674,265	\$51,476	\$51,476
25	2036	\$166,832,471	\$0	\$0	\$166,832,471	\$163,295,208	\$387,826	50%	2037	\$193,913	\$21,891,008	\$0	\$0	\$21,891,008	\$51,991	\$51,991
Total (Years 1-25)			\$105,899,898	\$142,913,230			\$4,618,158			\$2,305,934	\$135,129,608	\$13,050,000	\$20,553,091	\$155,682,699	\$369,746	

## Schedule 9W: Forecast TIF Fund Revenue and Payout, West of US 75 Only

**Notes:**

Annual revenue forecasts for the TIF fund are from another schedule.

Interest terms, if any, on outstanding obligations of the TIF fund are to be determined. This schedule is for illustration only.

This schedule assumes simple interest accrues at the end of each calendar year on principal obligation balances carried from the previous year.

If due interest cannot be paid from available TIF cash, it will be rolled without interest to the next year when sufficient cash is available.

Actual TIF program administrative expenses incurred by the City are prorated to east and west sides of US 75.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)
TIF Year	Appraisal as of Jan. 1,	TIF Fund Receipts in FY Ended Sept. 30,	TIF Fund Receipts			Less 11.67% / 66.67% of City Tax Increments for Cotton Belt After 2019	Less Estimated City Admin. Expense for TIF	Net Receipts Available for Other than Cotton Belt or Admin.	Developer Outlay for TIF Project Cost Principal as of April in Appraisal Year	Simple Interest Carried and Accrued @ 5.00% of Principal Owed	Interest Paid This Year	Simple Interest Owed After Payment	Principal Paid This Year	Principal Owed After Payment
			from City	from County	Total									
Base	2011	2012	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	2012	2013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	2013	2014	\$3,593	\$0	\$3,593	\$0	\$3,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3	2014	2015	\$7,623	\$0	\$7,623	\$0	\$7,623	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	2015	2016	\$7,849	\$2,201	\$10,051	\$0	\$7,849	\$2,201	\$1,314,948	\$0	\$0	\$0	\$2,201	\$1,312,747
5	2016	2017	\$8,078	\$2,265	\$10,343	\$0	\$8,078	\$2,265	\$1,314,948	\$65,637	\$2,265	\$63,372	\$0	\$2,627,695
6	2017	2018	\$109,134	\$30,606	\$139,740	\$0	\$15,000	\$124,740	\$657,474	\$194,757	\$124,740	\$70,017	\$0	\$3,285,169
7	2018	2019	\$110,375	\$30,954	\$141,329	\$0	\$15,450	\$125,879	\$0	\$234,275	\$125,879	\$108,396	\$0	\$3,285,169
8	2019	2020	\$111,629	\$31,305	\$142,934	\$0	\$15,914	\$127,021	\$0	\$272,654	\$127,021	\$145,634	\$0	\$3,285,169
9	2020	2021	\$112,895	\$31,660	\$144,555	\$19,761	\$16,391	\$108,403	\$657,474	\$309,892	\$108,403	\$201,489	\$0	\$3,942,643
10	2021	2022	\$396,468	\$111,186	\$507,653	\$69,398	\$16,883	\$421,373	\$0	\$398,621	\$398,621	\$0	\$22,751	\$3,919,891
11	2022	2023	\$400,582	\$112,340	\$512,922	\$70,118	\$17,389	\$425,414	\$0	\$195,995	\$195,995	\$0	\$229,420	\$3,690,472
12	2023	2024	\$404,738	\$113,505	\$518,243	\$70,846	\$17,911	\$429,486	\$0	\$184,524	\$184,524	\$0	\$244,963	\$3,445,509
13	2024	2025	\$408,935	\$114,682	\$523,617	\$71,580	\$18,448	\$433,588	\$0	\$172,275	\$172,275	\$0	\$261,313	\$3,184,196
14	2025	2026	\$413,174	\$115,871	\$529,045	\$72,322	\$19,002	\$437,721	\$0	\$159,210	\$159,210	\$0	\$278,511	\$2,905,685
15	2026	2027	\$417,455	\$117,072	\$534,527	\$73,072	\$19,572	\$441,884	\$0	\$145,284	\$145,284	\$0	\$296,599	\$2,609,086
16	2027	2028	\$421,780	\$118,284	\$540,064	\$73,829	\$20,159	\$446,077	\$0	\$130,454	\$130,454	\$0	\$315,622	\$2,293,464
17	2028	2029	\$426,147	\$119,509	\$545,657	\$74,593	\$20,764	\$450,300	\$0	\$114,673	\$114,673	\$0	\$335,627	\$1,957,837
18	2029	2030	\$430,559	\$120,746	\$551,305	\$75,366	\$21,386	\$454,553	\$0	\$97,892	\$97,892	\$0	\$356,661	\$1,601,176
19	2030	2031	\$435,014	\$121,996	\$557,010	\$76,145	\$22,028	\$458,836	\$0	\$80,059	\$80,059	\$0	\$378,778	\$1,222,398
20	2031	2032	\$439,514	\$123,258	\$562,772	\$76,933	\$22,689	\$463,150	\$1,314,948	\$61,120	\$61,120	\$0	\$402,030	\$2,135,316
21	2032	2033	\$444,059	\$124,532	\$568,591	\$77,729	\$23,370	\$467,493	\$1,314,948	\$106,766	\$106,766	\$0	\$360,727	\$3,089,537
22	2033	2034	\$670,681	\$188,087	\$858,768	\$117,397	\$24,071	\$717,300	\$0	\$154,477	\$154,477	\$0	\$562,823	\$2,526,714
23	2034	2035	\$677,538	\$190,009	\$867,547	\$118,597	\$24,793	\$724,157	\$0	\$126,336	\$126,336	\$0	\$597,822	\$1,928,892
24	2035	2036	\$684,463	\$191,952	\$876,414	\$119,809	\$25,536	\$731,069	\$0	\$96,445	\$96,445	\$0	\$634,624	\$1,294,268
25	2036	2037	\$691,457	\$193,913	\$885,370	\$121,034	\$26,303	\$738,034	\$0	\$64,713	\$64,713	\$0	\$673,321	\$620,947
Total (Years 1-25)			\$8,233,739	\$2,305,934	\$10,539,673	\$1,378,530	\$430,199	\$8,730,944	\$6,574,740		\$2,777,152		\$5,953,793	

TIF project principal costs are fully reimbursed only if this number is \$0 when the TIF Zone expires.

**Schedule 10W:  
Forecast of City Sales Tax from Development in Zone 3,  
West of US 75 Only**

Notes:

Retail floor areas and timing of completions are based on the current development plan, presented in another schedule.  
Actual store sales per square foot (before inflation) may differ significantly, probably between \$100 and \$300, depending on the mix of retail stores and restaurants.  
Businesses are assumed open as of October 1 preceding the first appraisal of completed improvements. Sales tax receipts for a year thus approximate sales tax earned in that year.

(a)	(b)	(c)	(d)			(e)		(f)	(g)	(h)	(i)	(j)
Year	Calendar Year	Cumulative Gross Retail Floor Area Ready for Occupancy by 4Q of Previous Year	Values, Not Adjusted for Inflation			Total Taxable Sales	Total Sales, Adjusted for Inflation @ 3.00% Annually After 2014	City Sales Tax Earned This Year @ 1.00%	Cumulative Total			
			Gross Retail Floor Area @ 90% Occupancy	Taxable Store or Restaurant Sales Volume, If \$200 per SF	Construction Materials Taxed This Year, If 15% of DCAD "Market" Appraisal at Completion							
0	2012	0	0	\$0	\$0	\$0	\$0	\$0	\$0			
1	2013	0	0	\$0	\$0	\$0	\$0	\$0	\$0			
2	2014	0	0	\$0	\$0	\$0	\$0	\$0	\$0			
3	2015	0	0	\$0	\$0	\$0	\$0	\$0	\$0			
4	2016	0	0	\$0	\$4,485,465	\$4,485,465	\$4,758,630	\$47,586	\$47,586			
5	2017	0	0	\$0	\$0	\$0	\$0	\$0	\$47,586			
6	2018	0	0	\$0	\$0	\$0	\$0	\$0	\$47,586			
7	2019	0	0	\$0	\$0	\$0	\$0	\$0	\$47,586			
8	2020	0	0	\$0	\$3,537,180	\$3,537,180	\$4,223,578	\$42,236	\$89,822			
9	2021	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$5,534,432	\$55,344	\$145,166			
10	2022	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$5,700,465	\$57,005	\$202,171			
11	2023	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$5,871,479	\$58,715	\$260,886			
12	2024	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$6,047,624	\$60,476	\$321,362			
13	2025	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$6,229,052	\$62,291	\$383,653			
14	2026	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$6,415,924	\$64,159	\$447,812			
15	2027	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$6,608,402	\$66,084	\$513,896			
16	2028	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$6,806,654	\$68,067	\$581,962			
17	2029	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$7,010,853	\$70,109	\$652,071			
18	2030	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$7,221,179	\$72,212	\$724,283			
19	2031	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$7,437,814	\$74,378	\$798,661			
20	2032	25,000	22,500	\$4,500,000	\$7,862,340	\$12,362,340	\$21,046,056	\$210,461	\$1,009,121			
21	2033	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$7,890,777	\$78,908	\$1,088,029			
22	2034	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$8,127,501	\$81,275	\$1,169,304			
23	2035	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$8,371,326	\$83,713	\$1,253,017			
24	2036	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$8,622,465	\$86,225	\$1,339,242			
25	2037	25,000	22,500	\$4,500,000	\$0	\$4,500,000	\$8,881,139	\$88,811	\$1,428,054			
Total (Years 1-25)				\$76,500,000	\$15,884,985		\$142,805,351	\$1,428,054				

## Schedule 11W: Forecast City of Richardson Tax Retained from Zone 3, West of US 75 Only

Notes:

Revenue forecasts are imported from separate schedules.  
This schedule does not include public utility franchise taxes, hotel occupancy tax or sales tax on utilities.  
All business personal property and sales tax is retained by the City.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
		Real Property						
	Received in Calendar or Fiscal Year Ending	Taxable Appraisal	City Tax Levy @ \$0.63516 per \$100	Tax to TIF Fund, Incl. Cotton Belt and Admin.	Net Tax Retained by City	Business Personal Property Tax	Sales Tax	Retained Total
0	2012	\$3,537,263	\$22,467	\$0	\$22,467	\$0	\$0	\$22,467
1	2013	\$3,537,263	\$22,467	\$0	\$22,467	\$0	\$0	\$22,467
2	2014	\$4,385,699	\$27,856	\$3,593	\$24,264	\$0	\$0	\$24,264
3	2015	\$5,337,602	\$33,902	\$7,623	\$26,279	\$0	\$0	\$26,279
4	2016	\$5,390,978	\$34,241	\$7,849	\$26,392	\$0	\$47,586	\$73,978
5	2017	\$5,444,888	\$34,584	\$8,078	\$26,506	\$0	\$0	\$26,506
6	2018	\$29,310,513	\$186,169	\$109,134	\$77,034	\$0	\$0	\$77,034
7	2019	\$29,603,618	\$188,030	\$110,375	\$77,655	\$0	\$0	\$77,655
8	2020	\$29,899,654	\$189,911	\$111,629	\$78,282	\$0	\$42,236	\$120,518
9	2021	\$30,198,651	\$191,810	\$112,895	\$78,915	\$0	\$55,344	\$134,259
10	2022	\$97,167,425	\$617,169	\$396,468	\$220,701	\$34,762	\$57,005	\$312,468
11	2023	\$98,139,099	\$623,340	\$400,582	\$222,758	\$35,110	\$58,715	\$316,583
12	2024	\$99,120,490	\$629,574	\$404,738	\$224,836	\$35,461	\$60,476	\$320,773
13	2025	\$100,111,695	\$635,869	\$408,935	\$226,935	\$35,815	\$62,291	\$325,040
14	2026	\$101,112,812	\$642,228	\$413,174	\$229,054	\$36,173	\$64,159	\$329,387
15	2027	\$102,123,940	\$648,650	\$417,455	\$231,195	\$36,535	\$66,084	\$333,814
16	2028	\$103,145,180	\$655,137	\$421,780	\$233,357	\$36,900	\$68,067	\$338,324
17	2029	\$104,176,631	\$661,688	\$426,147	\$235,541	\$37,269	\$70,109	\$342,919
18	2030	\$105,218,398	\$668,305	\$430,559	\$237,747	\$37,642	\$72,212	\$347,601
19	2031	\$106,270,582	\$674,988	\$435,014	\$239,974	\$38,019	\$74,378	\$352,371
20	2032	\$107,333,287	\$681,738	\$439,514	\$242,224	\$38,399	\$74,461	\$352,371
21	2033	\$108,406,620	\$688,555	\$444,059	\$244,497	\$38,783	\$74,461	\$352,371
22	2034	\$161,925,953	\$1,028,489	\$670,681	\$357,808	\$134,954	\$81,275	\$574,037
23	2035	\$163,545,212	\$1,038,774	\$677,538	\$361,236	\$136,303	\$83,713	\$581,253
24	2036	\$165,180,664	\$1,049,162	\$684,463	\$364,699	\$137,666	\$86,225	\$588,590
25	2037	\$166,832,471	\$1,059,653	\$691,457	\$368,196	\$139,043	\$88,811	\$596,050
Total (Years 1-25)			\$12,912,290	\$8,233,739	\$4,678,551	\$988,834	\$1,428,054	\$7,095,439

**Schedule 12W:  
Forecast Collin County Tax  
Retained from Zone 3, West of US 75 Only**

Notes:

Revenue forecasts are imported from separate schedules.  
All business personal propertytax is retained by the County.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
		Real Property					
	Received in Calendar or Fiscal		County Tax Levy @		Net Tax Retained	Business Personal Property Tax	Retained Total
Year	Year Ending	Taxable Appraisal	\$0.23750 per \$100	Tax to TIF Fund,	by County		
0	2012	\$3,537,263	\$8,401	\$0	\$8,401	\$0	\$8,401
1	2013	\$3,537,263	\$8,401	\$0	\$8,401	\$0	\$8,401
2	2014	\$4,385,699	\$10,416	\$0	\$10,416	\$0	\$10,416
3	2015	\$5,337,602	\$12,677	\$0	\$12,677	\$0	\$12,677
4	2016	\$5,390,978	\$12,804	\$2,201	\$10,602	\$0	\$10,602
5	2017	\$5,444,888	\$12,932	\$2,265	\$10,666	\$0	\$10,666
6	2018	\$29,310,513	\$69,612	\$30,606	\$39,007	\$2,021	\$41,028
7	2019	\$29,603,618	\$70,309	\$30,954	\$39,355	\$17,366	\$56,721
8	2020	\$29,899,654	\$71,012	\$31,305	\$39,706	\$60,573	\$100,280
9	2021	\$30,198,651	\$71,722	\$31,660	\$40,061	\$61,179	\$101,241
10	2022	\$97,167,425	\$230,773	\$111,186	\$119,587	\$61,791	\$181,378
11	2023	\$98,139,099	\$233,080	\$112,340	\$120,741	\$62,409	\$183,150
12	2024	\$99,120,490	\$235,411	\$113,505	\$121,906	\$63,033	\$184,939
13	2025	\$100,111,695	\$237,765	\$114,682	\$123,083	\$63,663	\$186,746
14	2026	\$101,112,812	\$240,143	\$115,871	\$124,272	\$64,300	\$188,572
15	2027	\$102,123,940	\$242,544	\$117,072	\$125,473	\$64,943	\$190,416
16	2028	\$103,145,180	\$244,970	\$118,284	\$126,685	\$65,592	\$192,278
17	2029	\$104,176,631	\$247,419	\$119,509	\$127,910	\$66,248	\$194,158
18	2030	\$105,218,398	\$249,894	\$120,746	\$129,147	\$66,911	\$196,058
19	2031	\$106,270,582	\$252,393	\$121,996	\$130,397	\$67,580	\$197,977
20	2032	\$107,333,287	\$254,917	\$123,258	\$131,659	\$68,256	\$199,914
21	2033	\$108,406,620	\$257,466	\$124,532	\$132,933	\$68,938	\$201,872
22	2034	\$161,925,953	\$384,574	\$188,087	\$196,488	\$69,628	\$266,115
23	2035	\$163,545,212	\$388,420	\$190,009	\$198,410	\$70,324	\$268,734
24	2036	\$165,180,664	\$392,304	\$191,952	\$200,353	\$71,027	\$271,380
25	2037	\$166,832,471	\$396,227	\$193,913	\$202,314	\$71,737	\$274,051
Total (Years 1-25)			\$4,828,183	\$2,305,934	\$2,522,250	\$1,207,519	\$3,729,769

## Schedule 13: Anticipated Employment in Zone 3

Notes:

Development information is imported from another schedule and arranged according to anticipated year of completion  
Employee estimates do not include construction jobs.

Office employment is assumed where a hotel is an alternative development option.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
Completed by Jan. 1,	Tract	Use	Real Property Improvements			Gross Floor Area (SF)	Gross per Employee	Cumulative Employees
			Floor Area (SF)	Res. Units	Retail SF		Employees	
<b>West of Central Expressway</b>								
2017	2	single-family residences	255,000	75	0	40,000	6	6
2021	3	office	185,000	0	0	250	740	746
2021	4	retail	25,000	0	25,000	250	100	846
2033	1	office	430,000	0	0	250	1,720	2,566
Subtotal or average			895,000	75	25,000	349	2,566	
<b>East of Central Expressway</b>								
2017	3	multi-family res./retail	389,395	370	16,617	6,000	65	65
2018	2	multi-family res./retail	366,480	355	16,300	6,000	61	126
2018	C	office/hotel	500,000	0	0	250	2,000	2,126
2019	6	multi-family res.	240,000	225	0	40,000	6	2,132
2019	5	multi-family res./retail	315,000	300	16,000	6,000	53	2,184
2019	1	office/hotel/retail	500,000	0	10,000	250	2,000	4,184
2019	4	office/retail	500,000	0	10,000	250	2,000	6,184
Subtotal or average			2,810,875	1,250	68,917	455	6,184	
Total or average			3,705,875	1,325	93,917	423	8,751	

Appendix:

**Taxable Values of Comparable Real Properties in the Metropolitan Area**

The purpose of this schedule is to relate actual appraisals for tax purposes and other quantitative measures of comparable development in the metropolitan area. Real property appraisals are for tax year 2014, reflecting values as of January 1, 2014, unless otherwise indicated. Within use types, properties are sorted in descending order of total appraised value per SF of GFA. Improvement appraisals include garages, if on the premises. Gross floor area measurements exclude parking garages. Business personal property values generally reflect values from tax year 2012.

(a) Use	(b) Development Identity	(c) Street Address	(d) City	(e) City	(f) Gross Floor Area	(g) Land SF	(h) Floor Coverage	(i) Improvements	(j) Land	(k) Total Value	(l) Total per SF GFA	(m) Land per Land SF	(n) Appraisal Year	(o) Year Built	(p) Stories	(q) Units
<b>Mixed use centers</b>																
	shopping, theater apartments	3699 McKinney			125,586	169,508	0.74	\$19,049,220	\$16,950,780	\$36,000,000	\$287	\$100				
	residential condos (20)	3699 McKinney			34,486	17,256	2.00	\$4,372,930	\$1,725,589	\$6,083,890	\$176	\$100				4
	<b>West Village</b>		Dallas		350,134	282,513	1.24	\$44,727,500	\$8,475,390	\$72,963,890	\$208	\$30	2014	2000		179
	Legacy Town Center	7240 Dallas				111,078	0.00	\$176,538	\$1,999,404	\$2,175,942		\$18				
		5800 Legacy			62,853	140,829	0.45	\$8,157,558	\$2,112,442	\$10,270,000	\$163	\$15				
		5760 Legacy			106,144	218,236	0.49	\$21,792,173	\$2,618,827	\$24,411,000	\$230	\$12				
		7161 Bishop			30,814	52,969	0.58	\$3,680,621	\$1,059,379	\$4,740,000	\$154	\$20		2002		
		5700 Legacy			20,509	96,834	0.21	\$2,734,492	\$1,452,508	\$4,187,000	\$204	\$15		2002		
	Angelika, UO, Ginger Man	7205 Bishop			45,960	75,359	0.61	\$8,428,618	\$1,130,382	\$9,559,000	\$208	\$15				
	Retail stores and theater				266,280	695,305	0.38	\$44,970,000	\$10,372,942	\$55,342,942	\$208	\$15				
		7121 Bishop			341,917	124,608	2.74	\$44,647,546	\$2,242,944	\$46,890,490	\$137	\$18				
	Marriott Garage	7120 Dallas			0	57,173	0.00	\$1,066,040	\$1,143,460	\$2,209,500		\$20				
	Hotel				341,917	181,780	1.88	\$45,713,586	\$3,386,404	\$49,099,990	\$144	\$19				
	office incomplete	7250 Dallas			356,196	161,738	2.20	\$16,812,399	\$2,911,289	\$19,723,688	\$55	\$18				
		6900 Dallas			374,300	292,985	1.28	\$74,166,515	\$5,273,722	\$79,440,237	\$212	\$18				
		7160 Dallas			159,007	171,278	0.93	\$30,544,686	\$3,083,003	\$33,627,689	\$211	\$18				
	Office buildings				889,503	626,000	1.42	\$121,523,600	\$11,268,014	\$132,791,614	\$149	\$18				
		7008 Bishop			312,593	200,986	1.56	\$32,505,775	\$2,411,830	\$34,917,605	\$112	\$12		2005		
		5760 Daniel			90,122	32,082	2.81	\$5,745,002	\$802,049	\$6,547,051	\$73	\$25				
		6901 Hansell			58,886	36,198	1.63	\$5,642,092	\$904,959	\$6,547,051	\$111	\$25		2006		
		4751 Martin			135,304	65,776	2.06	\$11,169,073	\$1,183,961	\$12,353,034	\$91	\$18		1999		
		5741 Martin			237,306	121,968	1.95	\$20,497,333	\$1,463,616	\$21,960,949	\$93	\$12				
		7001 Parkwood			128,573	143,330	0.90	\$15,738,845	\$1,719,958	\$17,458,803	\$136	\$12				
		Pearson			0	102,706	0.00	\$0	\$1,540,587	\$1,540,587		\$15				
		5700 Scruggs			92,676	66,211	1.40	\$9,587,528	\$1,324,224	\$10,911,752	\$118	\$20		2006		
		5701 Scruggs			53,638	34,482	1.56	\$6,776,173	\$862,053	\$7,638,226	\$142	\$25		2004		
		5701 Scruggs			96,347	107,419	0.90	\$11,482,818	\$1,611,284	\$13,094,102	\$136	\$15		2004		
		5720 Scruggs			16,526	19,467	0.85	\$1,695,676	\$486,674	\$2,182,350	\$132	\$25		2004		
	Multi-family rental dwellings				1,221,971	930,625	1.31	\$120,840,315	\$14,311,195	\$135,151,510	\$111	\$15				
	Open space	Legacy			0	102,527	0.00	\$0	\$1,000	\$1,000		\$0				
	<b>Legacy Town Center (except Lunsford townhomes)</b>		Plano		2,719,671	2,536,237	1.07	\$333,047,501	\$39,339,555	\$372,387,056	\$137	\$16	2014			
		5307 Mockingbird			589,374	379,682		\$51,617,490	\$20,882,510	\$72,500,000				1999		211
		5307 Mockingbird				7,880			\$100,000	\$100,000						
	<b>Mockingbird Station</b>		Dallas		589,374	387,562	1.52	\$51,617,490	\$20,982,510	\$72,600,000	\$123	\$54	2014			
	retail and office (Greeway)	700 E. Campbell			62,342	196,981	0.32	\$7,924,250	\$1,575,850	\$9,500,100	\$152	\$8		2007		2
	apartments with retail strip (Post)	1801 N. Greenville			371,287	245,678	1.51	\$37,808,290	\$1,965,420	\$39,773,710	\$107	\$8		2007		4
	<b>Eastside Phase 1</b>		Richardson		433,629	442,659	0.98	\$45,732,540	\$3,541,270	\$49,273,810	\$114	\$8	2014			351
	apartments, retail, office	15500 Quorum			841,707	364,467	2.31	\$73,310,630	\$4,373,600	\$77,684,230	\$92	\$12		1998		4-7
	apartments, retail	4949 Addison Circle			407,762	224,857	1.81	\$45,594,470	\$2,698,280	\$48,292,750	\$118	\$12		1996		4
	apartments	4901 Morris			158,253	49,353	3.21	\$14,745,040	\$592,240	\$15,337,280	\$97	\$12		1999		4
	apartments	4851 Morris			97,809	66,037	1.48	\$7,686,850	\$660,370	\$8,347,220	\$85	\$10		2000		4
	<b>Post at Addison Circle</b>		Addison		1,505,531	704,713	2.14	\$141,336,990	\$8,324,490	\$149,661,480	\$99	\$12	2014			1,334
		907 Bethany			1,004,516	1,245,389	0.81	\$83,977,777	\$7,472,335	\$91,450,112	\$91	\$6		2007		
	supermarket	985 Bethany			72,060	186,228	0.39	\$6,178,709	\$1,117,366	\$7,296,075	\$101	\$6		2007		
	<b>Watters Creek at Montgomery Farm</b>		Allen		1,076,576	1,431,617	0.75	\$90,156,486	\$8,589,701	\$98,746,187	\$92	\$6	2014			

**Appendix:  
Taxable Values of Comparable Real Properties in the Metropolitan Area**

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)
Use	Development Identity	Street Address	City		Gross Floor Area	Land SF	Floor Coverage	Improvements	Land	Total Value	Total per SF GFA	Land per Land SF	Appraisal Year	Year Built	Stories	Units
<b>Retail</b>																
American Bank of Texas offices		100 N. Preston			4,989	64,704	0.08	\$1,183,483	\$873,504	\$2,056,987	\$412	\$14		2004		1
Ernesto's Mexican Rest.		110 N. Preston			8,076	32,670	0.25	\$1,266,240	\$261,360	\$1,527,600	\$189	\$8		2006		1
Sonic offices		120 N. Preston			6,120	34,412	0.18	\$933,101	\$275,299	\$1,208,400	\$197	\$8		2006		1
CVS		150 N. Preston			1,488	47,045	0.03	\$350,006	\$564,538	\$914,544	\$615	\$12		2004		1
		170 N. Preston			9,383	57,495	0.16	\$1,364,006	\$459,994	\$1,824,000	\$194	\$8		2006		1
		201 S. Preston			14,391	81,893	0.18	\$1,494,647	\$1,801,642	\$3,296,289	\$229	\$22		2007		1
<b>Prosper Town Center total</b>			Prosper		44,447	318,219	0.14	\$6,591,483	\$4,236,337	\$10,827,820	\$244	\$13	2014			
Sleep Experts, etc		10910 N Central			10,215	45,999	0.22	\$778,190	\$919,980	\$1,698,170	\$166	\$20		2005		1
		10910 N Central			0	7,356	0.00	\$0	\$50,000	\$50,000	\$7	\$7				
		10910 N Central			13,172	52,141	0.25	\$1,209,010	\$1,042,820	\$2,251,830	\$171	\$20		2005		1
Backyard Burgers		10930 N Central			2,223	19,950	0.11	\$1,101,000	\$399,000	\$1,500,000	\$675	\$20		2006		1
<b>Royal Crossing Shopping Center</b>			Dallas		25,610	125,446	0.20	\$3,088,200	\$2,411,800	\$5,500,000	\$215	\$19	2014			
MacArthur Mills shopping center		4000 N. MacArthur	Irving		137,223	572,269	0.24	\$17,777,310	\$5,722,690	\$23,500,000	\$171	\$10	2014	1987		
Allen Premium Outlets		820 W. Stacy	Allen		480,950	2,027,587	0.24	\$64,820,682	\$13,179,318	\$78,000,000	\$162	\$7	2014	2001		1
Rockwall Towne Center, Ph 3		710 E I30	Rockwall		16,660	82,572	0.20	\$1,658,350	\$1,032,150	\$2,690,500	\$161	\$13	2014	2003		
shopping mall		8030 Park			162,491	275,165	0.59	\$20,617,580	\$12,382,420	\$33,000,000	\$203	\$45		2007		2
shopping center		8060 Park			46,029	49,489	0.93	\$7,772,990	\$2,227,010	\$10,000,000	\$217	\$45		2007		1
apartments		8066 Park			433,599	49,489	8.76	\$75,222,990	\$2,227,010	\$77,450,000	\$179	\$45		2007		10
office building		8070 Park			259,640	75,612	3.43	\$18,247,450	\$3,402,550	\$21,650,000	\$83	\$45		1974		8
vacant		8100 Park			0	65,018	0.00	\$0	\$2,470,680	\$2,470,680	\$38	\$38				
shopping center		8130 Park			123,100	169,656	0.73	\$2,365,480	\$7,634,520	\$10,000,000	\$81	\$45		2008		3
vacant		8130 Park			0	33,815	0.00	\$0	\$1,284,970	\$1,284,970	\$38	\$38				
shopping mall		8166 Park			406,862	513,902	0.79	\$37,874,390	\$23,125,610	\$61,000,000	\$150	\$45		2007		4
vacant		8176 Park			0	219,000	0.00	\$0	\$8,322,000	\$8,322,000	\$38	\$38				
<b>The Shops at Park Lane</b>			Dallas		1,431,721	1,451,147	0.99	\$162,100,880	\$63,076,770	\$225,177,650	\$157	\$43	2014			
Mockingbird Central Plaza		5400 Mockingbird	Dallas		81,960	179,641	0.46	\$3,735,160	\$8,982,050	\$12,717,210	\$155	\$50	2014	1985		2
Stonebriar Mall dept. stores (5)					884,477	2,475,763	0.36	\$23,970,031	\$24,757,630	\$48,727,661	\$55	\$10				
Other mall stores inside ring road					1,232,169	2,147,726	0.57	\$231,841,660	\$21,958,340	\$253,800,000	\$206	\$10				
Stonebriar Mall outside ring road					525,865	3,661,545	0.14	\$47,270,897	\$53,081,085	\$100,351,982	\$191	\$14				
<b>Stonebriar Mall total</b>			Frisco		2,642,511	8,285,034	0.32	\$303,082,588	\$99,797,055	\$402,879,643	\$152	\$12	2014	2000		
Grapevine Mills Center		2225 E. Grapevine Mills Cir			4,234	38,898	0.11	\$766,530	\$583,470	\$1,350,000	\$319	\$15		2004		
Grapevine Mills Center		2225 E. Grapevine Mills Cir			78,344	149,063	0.53	\$6,625,622	\$894,378	\$7,520,000	\$96	\$6		1997		
		2219 Grapevine Mills Cir			53,061	144,794	0.37	\$3,641,421	\$868,764	\$4,510,185	\$85	\$6		1997		
		3000 Grapevine Mills Pkwy			1,325,709	5,423,176	0.24	\$170,257,995	\$32,539,056	\$202,797,051	\$153	\$6		1997		
<b>Grapevine Mills Center total</b>			Grapevine		1,461,348	5,755,931	0.25	\$181,291,568	\$34,885,668	\$216,177,236	\$148	\$6	2014			
South Frisco Village		2930 Preston	Frisco		234,866	1,092,703	0.21	\$25,608,376	\$8,741,624	\$34,350,000	\$146	\$8	2014	2001		
vacant		Preston			0	147,276	0.00	\$0	\$441,829	\$441,829	\$3	\$3				
Taco Bell		6929 Preston			2,906	31,581	0.09	\$430,723	\$505,296	\$936,019	\$322	\$16		1997		
Aldi		6951 Preston			56,095	231,696	0.24	\$1,604,759	\$1,621,872	\$3,226,631	\$58	\$7		1996		
Republic Title		7055 Preston			5,004	43,124	0.12	\$390,527	\$689,984	\$1,080,511	\$216	\$16		1997		
Starbucks, AT&T, Robertson Pools		7135 Preston			5,234	42,253	0.12	\$731,350	\$635,795	\$1,367,145	\$261	\$15		2002		
Hallmark, Le Peep, offices		7151 Preston			49,250	267,502	0.18	\$5,938,507	\$1,858,794	\$7,797,301	\$158	\$7		1996		
Wendy's		7201 Preston			2,988	32,975	0.09	\$508,100	\$527,600	\$1,035,700	\$347	\$16		1999		
Seven Eleven		7225 Preston			3,004	39,857	0.08	\$153,392	\$956,568	\$1,109,960	\$369	\$24		1997		
Primamed Physicians		7227 Preston			4,593	28,575	0.16	\$577,948	\$385,763	\$963,711	\$210	\$14		1997		
<b>Preston Stonebrook Center total</b>			Frisco		129,074	864,839	0.15	\$10,335,306	\$7,623,501	\$17,958,807	\$139	\$9	2014			
Preston Forest Shopping Center		11700 Preston			0	364,015	0.00	\$0	\$5,460,230	\$5,460,230	\$15	\$15				
Whole Foods		11700 Preston			78,040	51,960	1.50	\$7,672,330	\$779,400	\$8,451,730	\$108	\$15		2006		
		11700 Preston			27,824	27,824	1.00	\$2,115,970	\$417,360	\$2,533,330	\$91	\$15		1960		
		11700 Preston			88,700	42,200	2.10	\$8,803,350	\$633,000	\$9,436,350	\$106	\$15		1961		
Staples		11700 Preston			29,680	29,280	1.01	\$2,880,310	\$439,200	\$3,319,510	\$112	\$15		1960		
		11700 Preston			21,380	21,380	1.00	\$2,586,990	\$427,600	\$3,014,590	\$141	\$20		1958		
Wells Fargo		11730 Preston			3,120	15,655	0.20	\$544,350	\$469,650	\$1,014,000	\$325	\$30		2003		
<b>Preston Forest Shopping Center</b>			Dallas		248,744	552,314	0.45	\$24,603,300	\$8,626,440	\$33,229,740	\$134	\$16	2014			

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Use	Development Identity	Street Address	City		Gross Floor Area	Land SF	Floor Coverage	Improvements	Land	Total Value	Total per SF GFA	Land per Land SF	Appraisal Year	Year Built	Stories	Units
	Chase Bank	908 McDermott W.			4,485	52,485	0.09	\$652,930	\$970,973	\$1,623,903	\$362	\$18		1999		
	Hobby Lobby, Fed Ex	107 Central N.			135,221	504,826	0.27	\$14,718,718	\$3,533,782	\$18,252,500	\$135	\$7		1999		
	Compass Bank, Gamestop	806 McDermott W.			2,607	54,886	0.05	\$427,324	\$987,948	\$1,415,272	\$543	\$18		1999		
	Jack in the Box	804 McDermott W.			2,799	35,092	0.08	\$440,657	\$666,748	\$1,107,405	\$396	\$19		1999		
	Texaco	802 McDermott W.			3,915	56,192	0.07	\$167,563	\$1,180,040	\$1,347,603	\$344	\$21		1999		
	Chipotle Mexican Grill	103 Central N.			4,683	40,946	0.11	\$530,439	\$777,974	\$1,308,413	\$279	\$19		2000		
	Stacy's Furniture, etc.	111 Central N.			125,370	447,453	0.28	\$5,484,029	\$3,355,898	\$8,839,927	\$71	\$8		1999		
	Arby's	201 Central N.			2,950	35,589	0.08	\$370,814	\$605,013	\$975,827	\$331	\$17		1999		
	Holiday Inn Express	205 Central N.			50,523	92,430	0.55	\$3,040,840	\$785,655	\$3,826,495	\$76	\$9		2006		
	On the Border	213 Central N.			7,200	66,054	0.11	\$786,144	\$1,122,918	\$1,909,062	\$265	\$17		2000		
	Edwin Watts Golf	209 Central N.			4,188	23,435	0.18	\$307,734	\$398,395	\$706,129	\$169	\$17		2001		
	Jason's Deli, misc. retail	906 McDermott W.			29,259	186,380	0.16	\$3,227,840	\$1,304,660	\$4,532,500	\$155	\$7		1999		
	Tom Thumb	900 McDermott W.			59,964	267,350	0.22	\$3,292,936	\$2,005,125	\$5,298,061	\$88	\$8		1999		
		914 McDermott W.			7,500	29,664	0.25	\$1,210,712	\$504,288	\$1,715,000	\$229	\$17		2000		
	Chik-Fil-A	902 McDermott W.			3,910	32,247	0.12	\$702,442	\$548,199	\$1,250,641	\$320	\$17		1999		
	Mimi's Café	810 McDermott W.			6,600	52,904	0.12	\$873,025	\$925,820	\$1,798,845	\$273	\$18		2000		
	24-Hour Fitness	510 Watters N.			38,485	146,017	0.26	\$4,299,786	\$803,096	\$5,102,882	\$133	\$5		2002		
	vacant	504 Watters N.			0	55,452	0.00	\$0	\$304,985	\$304,985	\$5	\$5				
	<b>McDermott @ Central (NW corner)</b>		Allen		489,659	2,179,403	0.22	\$40,533,933	\$20,781,517	\$61,315,450	\$125	\$10	2014			
	Willow Bend Mall dept. stores (4)				723,629	731,322	0.99	\$25,954,830	\$8,647,683	\$34,602,513	\$48	\$12				
	Other mall stores				856,870	2,684,450	0.32	\$115,737,128	\$26,844,504	\$142,581,632	\$166	\$10				
	Park Blvd. pad sites				50,628	435,252	0.12	\$7,372,257	\$11,127,991	\$18,500,248	\$365	\$26				
	<b>Willow Bend Mall total</b>		Plano		1,631,127	3,851,024	0.42	\$149,064,215	\$46,620,178	\$195,684,393	\$120	\$12	2014	2000		
	medical and Chipotle	11613 N. Central			61,916	209,038	0.30	\$2,089,900	\$4,180,760	\$6,270,660	\$101	\$20		1979		
	medical	11617 N. Central			28,400	88,879	0.32	\$1,278,520	\$1,777,580	\$3,056,100	\$108	\$20		1979		
	Boston Market	11717 N. Central			4,240	24,805	0.17	\$373,400	\$496,100	\$869,500	\$205	\$20		1981		
	7-Eleven	7950 Forest			2,016	16,291	0.12	\$304,080	\$488,730	\$792,810	\$393	\$30		1976		
	Schlotzky's	7804 Forest			2,700	13,984	0.19	\$232,170	\$279,680	\$511,850	\$190	\$20		1979		
	Taco Bueno	7940 Forest			2,806	23,640	0.12	\$135,600	\$472,800	\$608,400	\$217	\$20		1979		
	<b>Central Forest Shopping Center total</b>		Dallas		102,078	376,637	0.27	\$4,413,670	\$7,695,650	\$12,109,320	\$119	\$20	2013			
	Rockwall Towne Center, Ph 4	2455 Ridge	Rockwall		57,303	334,541	0.17	\$3,940,270	\$2,843,600	\$6,783,870	\$118	\$9	2014	2005		
<b>Restaurants</b>																
	Sonic	3260 N. Goliad	Rockwall		1,651	39,640	0.04	\$485,840	\$237,840	\$723,680	\$438	\$6	2014	2009		
	Del Taco	3040 W. Mockingbird	Dallas		2,445	17,859	0.14	\$556,990	\$446,480	\$1,003,470	\$410	\$25	2014	2012		
	Freddy's Frozen Custard	2820 State Hwy 121	Euless		3,545	37,371	0.09	\$306,475	\$934,275	\$1,240,750	\$350	\$25	2013	2008		
	Applebee's	1820 University W.	McKinney		5,489	72,092	0.08	\$609,888	\$1,297,656	\$1,907,544	\$348	\$18	2014	1993		
	Blue Mesa	8200 Dallas	Plano		7,701	76,361	0.10	\$1,090,682	\$1,527,214	\$2,617,896	\$340	\$20	2014	2001		
	Red Lobster	3056 Preston	Frisco		7,087	74,226	0.10	\$859,049	\$1,484,520	\$2,343,569	\$331	\$20	2014	2001		
	Chili's	1610 N. Cockrell Hill	Dallas		5,844	85,072	0.07	\$635,920	\$1,280,080	\$1,916,000	\$328	\$15	2014	2004		
	Burger King	3020 W. Mockingbird	Dallas		2,762	21,135	0.13	\$327,500	\$528,380	\$855,880	\$310	\$25	2014	1988		
	Olive Garden	2886 Preston	Frisco		8,144	76,666	0.11	\$966,099	\$1,533,320	\$2,499,419	\$307	\$20	2014	2001		
	Applebee's	687 E I30	Rockwall		4,668	55,234	0.08	\$431,103	\$994,210	\$1,425,313	\$305	\$18	2014	2007		
	McDonald's	13105 Montfort	Dallas		4,612	30,000	0.15	\$665,960	\$733,980	\$1,399,940	\$304	\$24	2014	2001		
	Buca di Beppo	8580 S. H. 121	Frisco		7,781	60,113	0.13	\$1,055,693	\$1,202,260	\$2,257,953	\$290	\$20	2014	2001		
	Jack-in-the-Box	3117 Inwood	Dallas		2,082	17,568	0.12	\$178,370	\$421,630	\$600,000	\$288	\$24	2014	2003		
	Steak N Shake	2205 Grapevine Mills	Grapevine		3,884	54,791	0.07	\$68,081	\$1,027,331	\$1,095,412	\$282	\$19	2014	2001		
	On the Border	5000 S. H. 121	Plano		7,320	66,603	0.11	\$818,863	\$1,198,854	\$2,017,717	\$276	\$18	2014	1998		

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Use	Development Identity	Street Address	City	Gross Floor Area	Land SF	Floor Coverage	Improvements	Land	Total Value	Total per SF GFA	Land per Land SF	Appraisal Year	Year Built	Stories	Units	
	Joe's Crab Shack	3320 Central	Plano	7,747	87,120	0.09	\$828,487	\$1,219,680	\$2,048,167	\$264	\$14	2014	1997			
	Cracker Barrel	2700 Grapevine Mills	Grapevine	10,148	86,748	0.12	\$890,370	\$1,759,630	\$2,650,000	\$261	\$20	2014	2006			
	Braum's	3602 Inwood	Dallas	5,742	43,329	0.13	\$135,630	\$1,299,870	\$1,435,500	\$250	\$30	2014	1993			
	On the Border	1505 Central	Plano	8,000	84,175	0.10	\$655,573	\$1,157,406	\$1,812,979	\$227	\$14	2014	1992			
	BJ's Brewhouse and Pub	1101 Central	Plano	7,834	34,400	0.23	\$1,096,411	\$481,600	\$1,578,011	\$201	\$14	2014	2004			
	Chili's	329 Spring Valley	Richardson	6,176	51,531	0.12	\$683,030	\$412,250	\$1,095,280	\$177	\$8	2014	1982			
	Pappadeaux	725 S. Central	Richardson	10,620	130,811	0.08	\$837,440	\$1,046,490	\$1,883,930	\$177	\$8	2014	1991			
	Chili's	12815 Preston	Dallas	6,356	17,500	0.36	\$503,360	\$516,640	\$1,020,000	\$160	\$30	2014	1983			
	TGI Friday's	901 Central	Plano	9,267	64,251	0.14	\$444,788	\$867,389	\$1,312,177	\$142	\$14	2014	1982			
	Applebee's	2215 Grapevine Mills	Grapevine	6,897	62,467	0.11	\$1,000	\$937,005	\$938,005	\$136	\$15	2014	1999			
	Pappasito's	723 S. Central	Richardson	9,145	71,874	0.13	\$495,270	\$574,990	\$1,070,260	\$117	\$8	2014	1982			
	Spring Creek BBQ	270 N. Central	Richardson	6,812	39,940	0.17	\$160,900	\$599,100	\$760,000	\$112	\$15	2014	1973			
	Wizards Sports Café	747 S. Central	Richardson	12,620	95,441	0.13	\$578,170	\$763,530	\$1,341,700	\$106	\$8	2014	1962			
<b>Hotels</b>																
	Ritz Carlton	2121 McKinney	Dallas	284,513	145,686	1.95	\$28,756,750	\$17,482,320	\$46,239,070	\$163	\$120	2014	2005	8	217	
	Aloft	6853 Dallas	Plano	67,587	116,728	0.58	\$7,282,901	\$2,101,099	\$9,384,000	\$139	\$18	2014	2008		136	
	W Hotel	2440 Victory Park	Dallas	294,261	20,086	14.65	\$35,033,600	\$1,305,570	\$36,339,170	\$123	\$65	2014	2004	12	252	
	Hampton Inn	1549 Laguna	Rockwall	39,863	74,444	0.54	\$3,449,170	\$1,116,660	\$4,565,830	\$115	\$15	2014	2008		60	
	Marriott	8440 Freeport	Irving	367,000	504,367	0.73	\$38,353,860	\$2,521,840	\$40,875,700	\$111	\$5	2014	1981	19	492	
	Embassy Suites	7600 John Q. Hammons	Frisco	309,688	80,586	3.84	\$32,741,630	\$1,208,790	\$33,950,420	\$110	\$15	2014	2004		329	
	Embassy Suites	2401 Bass Pro	Grapevine	329,353	354,251	0.93	\$31,385,621	\$3,786,431	\$35,172,052	\$107	\$11	2014	1998		329	
	Hampton Inn	3199 Parkwood	Frisco	67,298	127,021	0.53	\$4,638,541	\$1,905,300	\$6,543,841	\$97	\$15	2014	2002		105	
	Hampton Inn	13600 North Freeway	Fort Worth	64,439	101,843	0.63	\$5,254,783	\$814,744	\$6,069,527	\$94	\$8	2014			102	
	Fairmont Hotel	1717 N. Akard	Dallas	579,037	87,617	6.61	\$43,594,680	\$7,447,450	\$51,042,130	\$88	\$85	2014	1961	24	550	
	Hilton Garden Inn	705 Central Expy. S.	Allen	94,047	151,406	0.62	\$6,613,057	\$1,286,943	\$7,900,000	\$84	\$8	2014		6	150	
	Richardson Hotel	701 E. Campbell	Richardson	238,184	304,920	0.78	\$17,474,990	\$2,439,360	\$19,914,350	\$84	\$8	2014	1986	18	342	
		900 E. Lookout		176,900	38,155	4.64	\$13,549,760	\$305,240	\$13,855,000	\$78	\$8					
		900 E. Lookout		104,723	18,077	5.79	\$8,017,580	\$171,732	\$8,189,312	\$78	\$10					
		900 E. Lookout		30,000	74,697	0.40	\$2,790,381	\$709,619	\$3,500,000	\$117	\$9					
	Marriott Renaissance		Richardson	311,623	130,929	2.38	\$24,357,721	\$1,186,591	\$25,544,312	\$82	\$9	2014	2000	12	218	
	Super 8 Motel	220 W. Spring Valley	Richardson	26,352	57,504	0.46	\$1,190,170	\$460,030	\$1,650,200	\$63	\$8	2014			57	
	Holiday Inn Express	4220 Preston	Frisco	32,080	62,674	0.51	\$1,123,250	\$626,750	\$1,750,000	\$55	\$10	2014	1998			
	Holiday Inn Express	700 E. Central Parkway	Plano	98,951	174,240	0.57	\$3,467,440	\$1,132,560	\$4,600,000	\$46	\$7	2014	1984		137	
	Holiday Inn Select	1655 N. Central	Richardson	120,106	180,687	0.66	\$2,953,700	\$1,445,500	\$4,399,200	\$37	\$8	2014	1981	6	220	

**Appendix:  
Taxable Values of Comparable Real Properties in the Metropolitan Area**

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)
Use	Development Identity	Street Address	City		Gross Floor Area	Land SF	Floor Coverage	Improvements	Land	Total Value	Total per SF GFA	Land per Land SF	Appraisal Year	Year Built	Stories	Units
<b>Office buildings</b>																
	2100 McKinney	2100 McKinney	Dallas		374,654	136,491	2.74	\$68,132,100	\$16,378,920	\$84,511,020	\$226	\$120	2014	1998	13	
	Knox Park Village	3001 Knox	Dallas		82,581	87,172	0.95	\$9,726,400	\$4,358,600	\$14,085,000	\$171	\$50	2014	2002	4	
	Hall Office Park (developed tracts only)		Frisco		2,009,099	5,464,122	0.37	\$266,010,978	\$38,919,522	\$304,930,500	\$152	\$7	2013			
	Lakeside Office Park @ Preston Wadr	6351 Preston	Frisco		41,810	207,128	0.20	\$4,738,913	\$1,470,607	\$6,209,520	\$149	\$7	2014	2005		
	Chase Tower	2200 Ross	Dallas		1,253,167	111,993	11.19	\$174,253,890	\$8,399,480	\$182,653,370	\$146	\$75	2014	1985	55	
	Trammell Crow Center	2001 Ross	Dallas		1,245,324	95,048	13.10	\$162,871,400	\$7,128,900	\$170,000,300	\$137	\$75	2014	1982	54	
	1845 Woodall Rodgers	1845 Woodall Rodgers	Dallas		185,007	36,190	5.11	\$19,592,299	\$4,342,800	\$23,935,099	\$129	\$120	2014	1984	17	
		5201 N. O'Connor			32,887	81,478	0.40	\$6,653,260	\$977,740	\$7,631,000	\$232	\$12		1981	3	
		5205 N. O'Connor			411,592	222,967	1.85	\$51,065,400	\$2,675,600	\$53,741,000	\$131	\$12		1981	14	
		5215 N. O'Connor			735,258	210,408	3.49	\$87,718,100	\$2,524,900	\$90,243,000	\$123	\$12		1981	28	
		5221 N. O'Connor			411,592	157,408	2.61	\$51,496,100	\$1,888,900	\$53,385,000	\$130	\$12		1981	14	
	Williams Center		Irving		1,591,329	672,261	2.37	\$196,932,860	\$8,067,140	\$205,000,000	\$129	\$12	2014			
	Fountain Place	1445 Ross	Dallas		1,297,418	78,848	16.45	\$148,902,810	\$6,702,080	\$155,604,890	\$120	\$85	2014	1984	60	
	Accor (Billingsley)	4001 International	Carrollton		139,102	357,366	0.39	\$12,288,105	\$3,573,660	\$15,861,765	\$114	\$10	2012	2003	2	
	740 East Campbell	740 E. Campbell	Richardson		178,700	116,305	1.54	\$17,773,040	\$926,960	\$18,700,000	\$105	\$8	2014	1986	10	
	Wayside Business Center	8222 N. Beltline	Irving		136,000	452,588	0.30	\$12,250,450	\$1,810,350	\$14,060,800	\$103	\$4	2013	2000	2	
	Nokia Building 4	6000 Connection	Irving		366,000	478,186	0.77	\$30,895,880	\$2,869,120	\$33,765,000	\$92	\$6	2013	1997	4	
	NEC America Buildings (2)	6535 N. State Hwy 161			543,965	349,382	1.56	\$34,030,590	\$2,096,290	\$36,126,880	\$66	\$6		1999	4	
	NEC America garage	6560 Parkridge			0	491,374	0.00	\$2,924,880	\$2,948,240	\$5,873,120	\$6	\$6		1999	4	
	NEC America		Irving		543,965	840,756	0.65	\$36,955,470	\$5,044,530	\$42,000,000	\$77	\$6	2013			
	100 North Central	100 N. Central	Richardson		208,211	487,893	0.43	\$8,136,200	\$4,878,930	\$13,015,130	\$63	\$10	2014	1975	12	
<b>Residences, individually owned (condos, townhomes)</b>																
	1999 McKinney condos	1999 McKinney	Dallas		159,718	29,102	5.49	\$33,480,500	\$3,491,461	\$36,971,961	\$231	\$120	2014	2000	12	60
								(Appraisal figures are estimates based on all records ending in "3" and "8" in DCAD listing at this address.)								
	Azure condos	2900 McKinnon	Dallas		476,640	57,094	8.35	\$103,067,536	\$3,425,770	\$106,493,306	\$223	\$60	2014	2005	31	156
								(Appraisal figures are estimates based on all records ending in "5" in DCAD listing at this address.)								
		5792 Robbie			1,556			\$229,349	\$75,000	\$304,349	\$196			2006	1	
		5705 Lunsford			1,958			\$234,917	\$75,000	\$309,917	\$158			2005	1	
		5721 Lunsford			1,560			\$228,068	\$75,000	\$303,068	\$194			2005	1	
		7213 Kasko			1,560			\$228,068	\$75,000	\$303,068	\$194			2005	1	
		7205 Kasko			1,958			\$259,864	\$75,000	\$334,864	\$171			2005	1	
		5729 Lunsford			1,958			\$259,864	\$78,750	\$338,614	\$173			2005	1	
		5772 Robbie			1,990			\$265,093	\$75,000	\$340,093	\$171			2006	1	
	Legacy Townhomes (random sample)		Plano		12,540			\$1,705,223	\$528,750	\$2,233,973	\$178		2014		7	
	Gran Treviso condos	330 E. Las Colinas	Irving		273,716	143,100	1.91	\$42,035,374	\$1,439,316	\$43,474,690	\$159	\$10	2014	2001	17	246
								(Appraisal and GFA figures are estimates based on all records ending in "7" in DCAD listing at this address.)								

**Appendix:  
Taxable Values of Comparable Real Properties in the Metropolitan Area**

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)
Use	Development Identity	Street Address	City		Gross Floor Area	Land SF	Floor Coverage	Improvements	Land	Total Value	Total per SF GFA	Land per Land SF	Appraisal Year	Year Built	Stories	Units
		3900 Travis			2,577	2,031	1.27	\$369,880	\$91,400	\$461,280	\$179	\$45			2	1
		3902 Travis			2,817	1,947	1.45	\$356,970	\$87,620	\$444,590	\$158	\$45			2	1
		3904 Travis			2,782	2,121	1.31	\$384,330	\$95,450	\$479,780	\$172	\$45			2	1
		3906 Travis			2,817	2,095	1.34	\$353,270	\$94,280	\$447,550	\$159	\$45			2	1
		3908 Travis			2,782	2,029	1.37	\$349,880	\$91,310	\$441,190	\$159	\$45			2	1
		3910 Travis			2,817	2,046	1.38	\$294,360	\$92,070	\$386,430	\$137	\$45			2	1
		3912 Travis			2,782	2,099	1.33	\$323,660	\$94,460	\$418,120	\$150	\$45			2	1
		3914 Travis			2,843	2,094	1.36	\$357,040	\$94,230	\$451,270	\$159	\$45			2	1
		3230 N. Haskell			2,543	2,349	1.08	\$244,290	\$105,710	\$350,000	\$138	\$45			2	1
		3234 N. Haskell			2,516	1,675	1.50	\$292,120	\$75,380	\$367,500	\$146	\$45			2	1
		3238 N. Haskell			2,516	1,678	1.50	\$269,490	\$75,510	\$345,000	\$137	\$45			2	1
		3242 N. Haskell			2,516	1,760	1.43	\$294,360	\$79,200	\$373,560	\$148	\$45			2	1
		3246 N. Haskell			2,516	1,780	1.41	\$317,800	\$80,100	\$397,900	\$158	\$45			2	1
		3250 N. Haskell			2,516	1,760	1.43	\$220,800	\$79,200	\$300,000	\$119	\$45			2	1
		3254 N. Haskell			2,470	1,739	1.42	\$270,820	\$78,260	\$349,080	\$141	\$45			2	1
		3258 N. Haskell			2,516	1,718	1.46	\$272,690	\$77,310	\$350,000	\$139	\$45			2	1
		3262 N. Haskell			2,492	2,014	1.24	\$274,370	\$90,630	\$365,000	\$146	\$45			2	1
	Travis/Haskell Townhomes by Cithomes		Dallas		44,818	32,935	1.36	\$5,246,130	\$1,482,120	\$6,728,250	\$150	\$45	2014	2000		17
	Live Oak Lofts condos	2502 Live Oak	Dallas		105,018	65,135	1.61	\$13,504,817	\$1,440,910	\$14,945,727	\$142	\$22	2014	1998		112
								(Appraisal and GFA figures are estimates based on all records ending in "2" in DCAD listing at this address.)								
		6946 Deseo			1,599	2,304	0.69	\$183,860	\$40,000	\$223,860	\$140	\$17		2005	2	1
		6827 Deseo			1,772	2,340	0.76	\$153,150	\$40,000	\$193,150	\$109	\$17		2007	2	1
		6950 Deseo			2,068	7,008	0.30	\$208,160	\$40,000	\$248,160	\$120	\$6		2005	2	1
		1914 Loma Alta			1,571	2,090	0.75	\$138,000	\$40,000	\$178,000	\$113	\$19		2006	2	1
		6923 Deseo			2,259	2,730	0.83	\$206,230	\$40,000	\$246,230	\$109	\$15		2007	2	1
		2001 Loma Alta			3,322	4,264	0.78	\$292,350	\$70,000	\$362,350	\$109	\$16		2006	2	1
		1910 Loma Alta			1,864	2,375	0.78	\$155,720	\$40,000	\$195,720	\$105	\$17		2006	2	1
	La Villita Townhomes (random sample)		Irving		14,455	23,111	0.63	\$1,337,470	\$310,000	\$1,647,470	\$114	\$13	2014			7
<b>Residences, rental</b>																
	Alta Uptown	2728 McKinnon	Dallas		373,681	94,960	3.94	\$73,160,000	\$6,172,400	\$79,332,400	\$212	\$65	2014	2007	19	375
	Windsor at Trianon	2820 McKinnon	Dallas		340,538	181,724	1.87	\$55,799,940	\$11,812,060	\$67,612,000	\$199	\$65	2014	2004	4	317
	Ashton	2215 Cedar Springs	Dallas		390,770	96,790	4.04	\$68,708,650	\$6,291,350	\$75,000,000	\$192	\$65	2014	2003	18	267
	Marquis on McKinney	3324 McKinney	Dallas		141,392	39,814	3.55	\$21,878,600	\$3,561,400	\$25,440,000	\$180	\$89	2014	2002	7	144
	Pavilion Townplace	7700 W. Greenway	Dallas		327,016	446,555	0.73	\$42,534,350	\$13,465,650	\$56,000,000	\$171	\$30	2014	2001	3	273
	The Mondrian	3000 Blackburn	Dallas		361,984	123,275	2.94	\$50,230,750	\$8,629,250	\$58,860,000	\$163	\$70	2014	2003	20	218
	Gables Ellis Street	3101 State	Dallas		118,211	116,819	1.01	\$10,265,170	\$8,761,430	\$19,026,600	\$161	\$75	2014	2001	3	82
	Arts	2611 Ross	Dallas		215,819	63,858	3.38	\$28,453,230	\$4,150,770	\$32,604,000	\$151	\$65	2014	2008	5	228
	Hi Line Apartments	1551 Oak Lawn	Dallas		343,060	214,489	1.60	\$44,913,250	\$3,217,340	\$48,130,590	\$140	\$15	2014	2008	4	355
		3810 Vitruvian	Addison		445,842	209,872	2.12	\$48,901,280	\$2,098,720	\$51,000,000	\$114	\$10		2008	7	392
		3900 Vitruvian	Addison		334,319	158,689	2.11	\$51,413,110	\$1,586,890	\$53,000,000	\$159	\$10		2010	9	347
	Savoye				780,161	368,561	2.12	\$100,314,390	\$3,685,610	\$104,000,000	\$133	\$10	2014			739
	Rovello	2610 Allen	Dallas		397,294	132,117	3.01	\$42,041,430	\$9,908,780	\$51,950,210	\$131	\$75	2014	1999	7	290
	Legacy Apartments - North	7560 Bishop	Plano		328,176	295,772	1.11	\$36,774,527	\$2,218,293	\$38,992,820	\$119	\$8	2014	2007		
	Lofts at Las Colinas	1000 Lake Carolyn	Irving		363,624	234,658	1.55	\$40,184,100	\$2,815,900	\$43,000,000	\$118	\$12	2013	2003	4	341
	Cityville Oak Park	5150 Bowser	Dallas		204,905	134,165	1.53	\$20,018,050	\$4,024,950	\$24,043,000	\$117	\$30	2014	2008	5	171
	Cityville at Live Oak	4207 Live Oak	Dallas		200,466	174,981	1.15	\$21,410,200	\$1,749,800	\$23,160,000	\$116	\$10	2014	2003	3	239
	Alta West Davis	1836 W. Davis	Dallas		236,300	207,258	1.14	\$25,841,940	\$1,658,060	\$27,500,000	\$116	\$8	2014	2012	3	207

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Taxable Values of Comparable Real Properties in the Metropolitan Area**

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)
Use	Development Identity	Street Address	City		Gross Floor Area	Land SF	Floor Coverage	Improvements	Land	Total Value	Total per SF GFA	Land per Land SF	Appraisal Year	Year Built	Stories	Units
	Canal Side Lofts	350 E. Las Colinas	Irving		324,749	216,650	1.50	\$34,426,000	\$2,600,000	\$37,026,000	\$114	\$12	2014	2005		306
	Legacy Apartments - UDR	7008 Bishop	Plano		312,593	200,986	1.56	\$32,505,775	\$2,411,830	\$34,917,605	\$112	\$12	2014	2005		
	The Mission at La Villita - Ph 2	6714 Deseo	Irving		161,973	253,911	0.64	\$15,735,930	\$1,523,470	\$17,259,400	\$107	\$6	2014	2006	3	159
	Jefferson at Gaston	2752 Gaston	Dallas		417,815	548,856	0.76	\$33,539,880	\$10,933,120	\$44,473,000	\$106	\$20	2014	1995	3	480
	Monterra	301 W. Las Colinas	Irving		318,005	286,407	1.11	\$29,563,120	\$3,436,880	\$33,000,000	\$104	\$12	2014	2006	4	282
	Jefferson at Bryan Place	2801 Live Oak	Dallas		322,533	182,255	1.77	\$27,032,350	\$5,467,650	\$32,500,000	\$101	\$30	2014	2002	4	302
	Galatyn Urban Center	2301 Performance	Richardson		364,798	195,236	1.87	\$35,028,580	\$1,171,420	\$36,200,000	\$99	\$6	2014	2007	4	278
		1801 N. Greenville			404,719	245,678	1.65	\$37,808,290	\$1,965,420	\$39,773,710	\$98	\$8			4	351
		1851 N. Greenville			89,689	86,249	1.04	\$8,550,010	\$689,990	\$9,240,000	\$103	\$8			4	84
	Post Eastside		Richardson		494,408	331,927	1.49	\$46,358,300	\$2,655,410	\$49,013,710	\$99	\$8	2014	2007	4	435
	Cypress Lake at Stonebriar	8404 Warren	Frisco		455,307	1,208,742	0.38	\$38,165,032	\$4,834,968	\$43,000,000	\$94	\$4	2013	2001		
	Bella Casita	851 Lake Carolyn	Irving		276,758	233,307	1.19	\$22,700,320	\$2,799,680	\$25,500,000	\$92	\$12	2014	2006	4	268
	Estancia at Ridgeview Ranch	10200 Independence	Plano		537,872	1,580,479	0.34	\$41,521,552	\$6,321,915	\$47,843,467	\$89	\$4	2013	2006		
	Alta Cobb Hill	6000 Eldorado	Frisco		360,589	1,001,401	0.36	\$25,925,978	\$6,008,405	\$31,934,383	\$89	\$6	2013	2008	4	340
	Camden Panther Creek	9415 Panther Creek	Frisco		284,450	731,939	0.39	\$20,905,458	\$3,293,724	\$24,199,182	\$85	\$4	2013	2008		
	The Gates at Allen Station	505 Exchange	Allen		325,956	754,851	0.43	\$24,756,021	\$2,641,979	\$27,398,000	\$84	\$4	2013	2006	3	
		1404 Vontress	Plano		195,862	96,834	2.02	\$12,670,847	\$2,420,847	\$15,091,694	\$77	\$25		2001		
		1404 Vontress	Plano		49,305	28,218	1.75	\$4,790,605	\$567,151	\$5,357,756	\$109	\$20		2001		
	Eastside Village Phase 2				245,167	125,052	1.96	\$17,461,452	\$2,987,998	\$20,449,450	\$83	\$24	2014	2001		
		1520 N. Beckley			428,759	713,940	0.60	\$23,960,600	\$7,139,400	\$31,100,000	\$73	\$10		2001	3	338
		1401 N. Zang			290,902	605,528	0.48	\$20,824,720	\$6,055,280	\$26,880,000	\$92	\$10		2003	3	336
	Grand Estates at Kessler Park		Dallas		719,661	1,319,468	0.55	\$44,785,320	\$13,194,680	\$57,980,000	\$81	\$10	2014	2003	4	674
	La Villita Phase 1A	6604 Deseo	Irving		277,606	365,686	0.76	\$20,116,880	\$2,194,120	\$22,311,000	\$80	\$6	2014	2004		201
	La Villita Phase 1	6504 Deseo	Irving		183,274	186,175	0.98	\$13,090,950	\$1,117,050	\$14,208,000	\$78	\$6	2013	2004	3	129
	Kia Ora Park	9300 Coit	Plano		329,341	664,682	0.50	\$21,676,590	\$3,323,410	\$25,000,000	\$76	\$5	2013	2006		
	Jefferson at University	4400 W. University	Dallas		482,441	458,600	1.05	\$31,289,600	\$4,586,000	\$35,875,600	\$74	\$10	2014	2000	3	410
	Grand Estates of Prosper	980 S. Coit	Prosper		272,584	845,086	0.32	\$13,423,448	\$3,380,343	\$16,803,791	\$62	\$4	2013	2008	2	308
	Times Square at Craig Ranch	7951 Collin McKinney	McKinney		483,386	201,160	2.40	\$27,769,599	\$2,011,601	\$29,781,200	\$62	\$10	2013	2007		