

**TAX INCREMENT REINVESTMENT ZONE
NUMBER EIGHTEEN**

CITY OF FORT WORTH, TEXAS

(WALSH RANCH TIF)



**FINAL PROJECT
AND
FINANCING PLAN**

MARCH 3, 2026

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

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1. INTRODUCTION

1.1. AUTHORITY AND PURPOSE

The City of Fort Worth, Texas, a Texas home rule municipal corporation (the “City”), has the authority under Chapter 311, Texas Tax Code, as amended (the “Act”) to designate a contiguous or noncontiguous geographic area within the corporate limits of the City and within the extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the “City Council”) determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the tax increment reinvestment zone is feasible, and that creation of the tax increment reinvestment zone is in the best interest of the City and the property in the tax increment reinvestment zone. The purpose of a tax increment reinvestment zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects (collectively, the “TIRZ Projects”) benefiting the tax increment reinvestment zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

1.2. ELIGIBILITY REQUIREMENTS

Except as provided in the Act, an area may be designated as a tax increment reinvestment zone if (1) the area in the proposed tax increment reinvestment zone is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City, (2) not more than thirty percent (30%) of the property in the proposed tax increment reinvestment zone, excluding property that is publicly owned, is used for residential purposes (defined by the Act as follows: “... property is used for residential purposes if it is occupied by a house having fewer than five living units ...”), and (3) the total appraised value of taxable real property within the proposed tax increment reinvestment zone and in existing reinvestment zones does not exceed fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

(a) The Zone. By City Council action on November 11, 2025, the City adopted Ordinance No. 28120-11-2025 (the “TIRZ Creation Ordinance”) designating a tax increment reinvestment zone to be known as “Tax Increment Reinvestment Zone Number Eighteen, City of Fort Worth, Texas (Walsh Ranch TIF)” (the “Zone” or “TIRZ”) that includes approximately 7,191.562 acres depicted on Exhibit A-1.1 and Exhibit A-1.2 and described on Exhibit B (the “Property”). The Property meets the eligibility requirements of the Act and the City Council further found and declared that the Property included in the proposed Zone meets the criteria and requirements of Section 311.005 of the Act. The Property is undeveloped, and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it is predominately underdeveloped due to factors such as no public infrastructure and the need for economic incentives to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real

property tax base for all taxing units in the Zone, increased sales and use tax for the City and the State of Texas, and increased job opportunities for residents of the City and the region. If the TIRZ Projects are financed as contemplated by the Final Plan (hereinafter defined), the City envisions that the Property will be developed to attract new business and commercial activity to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increases in the real property tax base for all taxing units within the Zone, increases in sales and use tax for the City and the State of Texas, increased regional mobility for residents and workers within the Zone and surrounding areas, and increased job opportunities for the City, Tarrant County, Texas (“Tarrant County”), Parker County, Texas (“Parker County”), and the wider region.

1.3. PRELIMINARY PLAN; HEARING

Before the City adopted the TIRZ Creation Ordinance designating the Zone, a preliminary reinvestment zone financing plan was considered by the City Council in accordance with the Act. On November 11, 2025, after providing notice as required by the Act, the City held a public hearing on the creation of the proposed zone and its benefits to the City and to the Property, at which public hearing interested persons were given a reasonable opportunity to speak for and against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and at which hearing the owners of the Property were given a reasonable opportunity to protest the inclusion of the Property in the Zone. The requirement of the Act for a preliminary reinvestment zone financing plan was satisfied by the preliminary plan dated November 11, 2025, (the “Preliminary Plan”), the purpose of which was to describe, in general terms, the TIRZ Projects that will be undertaken and financed by the Zone. A description of how such TIRZ Projects are to be undertaken and financed will be determined by this Final Plan (hereinafter defined), which requires approval by the Board and by the City Council.

1.4. CREATION OF THE ZONE

Upon closing the above-referenced public hearing, the City Council adopted the TIRZ Creation Ordinance designating the Zone in accordance with the Act after finding that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, that the Zone is feasible, and that creation of the Zone is in the best interest of the City and the Property. Among other provisions required by the Act, the TIRZ Creation Ordinance creating the Zone also created a Board of Directors for the Zone (the “Board”). The Board shall consist of between five (5) and seven (7) members, each of whom shall be appointed in accordance with the TIRZ Creation Ordinance and shall serve for terms of two (2) years each. The Board shall consist of five (5) members if other taxing units have not elected to dedicate a percentage of their tax increment to the TIRZ Fund (defined below) pursuant to an agreement with the City authorized by Section 311.013(f) of the Act. If Tarrant County elects to dedicate a percentage of its tax increment to the TIRZ Fund pursuant to an agreement (a “County Participation Agreement”) with the City authorized by Section 311.013(f) of the Act, an additional member shall be added to the Board. If Parker County elects to dedicate a percentage of its tax increment to the TIRZ Fund pursuant to a County Participation Agreement with the City, an additional member shall be added to the Board. Each taxing unit other than the City that has approved the payment of all or part of the tax increment produced by the unit into the TIRZ Fund may, but is not required to, appoint one (1) member to the Board. After each participating taxing

unit other than the City designates to the City either the name of the member that the taxing unit wishes to appoint or the fact that the taxing unit wishes to waive its right to appoint a member, the City Council shall appoint whatever number of members are necessary to fill the remaining positions on the Board. City appointees may be members of the City Council. On December 9, 2025, the City Council approved Resolution No. 6218-12-2025 appointing the members of the Board, which initially consists of five members.

1.5. BOARD RECOMMENDATIONS

After reviewing the Preliminary Plan and proposed edits, the Board approved Resolution No. _____ on March 3, 2026 approving and recommending to the City Council this *Final Project and Finance Plan for Tax Increment Reinvestment Zone Number Eighteen, City of Fort Worth (Walsh Ranch TIF)* (the “Final Plan”) pursuant to which the City will contribute a portion of the ad valorem tax increment from real property in the Zone (the “Tax Increment”) into a tax increment fund created by the City and segregated from all other funds of the City (the “TIRZ Fund”) to the costs of the TIRZ Projects benefiting the Zone. The Board may also review and consider one or more reimbursement agreements (each a “TIRZ Agreement”) between the developer of the Property (the “Developer”) and the City pursuant to which the City will make payments from the TIRZ Fund to the Developer or its assignees (the “Assignees”) to reimburse the Developer for a portion of the costs of TIRZ Projects. In the future, the Board may review and consider recommendation to the City Council approval of one or more County Participation Agreements between the City and Tarrant County or between the City and Parker County, Texas pursuant to which Tarrant County or Parker County, as applicable, will contribute a portion of its ad valorem tax increment in the Zone (the “County Tax Increment”) into the TIRZ Fund to pay costs of public works, public improvements, programs, and other projects benefiting the Zone in accordance with the Final Plan.

1.6. COUNCIL ACTION

The City Council, taking into consideration the recommendations of the Board, is anticipated to consider approval of the Final Plan at its regular council meeting on March 10, 2026; and, in the future, the City Council may consider one or more County Participation Agreements as referenced above. If a County Participation Agreement is approved, the City Council will authorize and direct its execution following approval of such County Participation Agreement by Tarrant County or Parker County, as applicable.

1.7. SUMMARY OF RESULTS

As real property taxes are generated on an ad valorem basis from assessed values, it is first necessary to estimate the future assessed value resulting from the Zone. This plan provides assessed value information based on the following:

- The real property tax rate remains static at the fiscal year 2025 level in future years;
- The City’s contribution of a portion of the increment attributable to ad valorem taxes levied on real property in the Zone;
- The Zone includes the 7,191.562 acres comprising the Property; and

- The City has committed to depositing its Tax Increment initially consisting of **fifty percent (50%)** of the incremental ad valorem tax revenue from real property generated from the Property into the TIRZ Fund to be used in accordance with the Final Plan. If the City enters into a County Participation Agreement with Tarrant County and a County Participation Agreement with Parker County pursuant to which each county commits to participate 50% or more of its incremental ad valorem tax revenue generated from the Property into the TIRZ Fund, then the City will deposit Tax Increment consisting of **sixty-five percent (65%)** of its incremental ad valorem tax revenue generated from the Property into the TIRZ Fund to be used in accordance with the Final Plan.

In summary, the TIRZ financing analysis indicates that assuming two percent (2%) annual inflation on new development and one half percent (0.5%) annual inflation on the value of undeveloped land through 2107 (and after completion of all phases), the Zone is estimated to have an incremental value at build out of \$44,185,183,330, as of January 1, 2088 and is estimated to have a value of \$65,665,912,757 in 2107 when the TIRZ is set to expire.

Table 1-A provides the projected total and incremental assessed value for the Zone in 2087 at buildout. Refer to **Exhibit C, Exhibit D-1.1, and Exhibit D-1.2**, attached hereto, for more information on the projected incremental value for each year.

Table 1-A
Projected Assessed Values

Year	Projected Value at Buildout	Base Value^{1,2}	Incremental Value At Buildout
2087	\$44,193,608,009	\$8,424,679	\$44,185,183,330

¹The base value of \$8,424,679 represents the allocable share of the 2025 taxable assessed value shown in Tarrant Appraisal District (the “**TAD**”) and Parker County Appraisal District (the “**PCAD**”) records allocated based on the proportional acreage of the applicable Parcel (each a “**Parcel**”) and collectively the “**Parcels**”) within the Zone.

²The base value of \$8,424,679 represents the base value of the remaining Property within the Zone after properties that have already benefitted from 30 years of increment cease contributing to the Zone in 2087.

Note: The Developer currently estimates completing construction of the TIRZ Projects in 2087. This is preliminary and subject to change.

The assessed values displayed in Table 1-A above are the basis for estimating incremental real property taxes. The projected incremental taxes are shown in Table 1-B. The total projected value at build-out, as of January 1, 2088, is \$44,193,608,009 with an incremental value of \$44,185,183,330. Table 1-B illustrates the projected assessed value for taxes due as of January 2088, assuming two percent (2%) and one-half percent (0.5%) annual inflation.

Table 1-B provides the projected total and incremental assessed value for the Zone in 2087 at buildout.

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Table 1-B
Projected Incremental Real Property Tax Revenue

Jurisdiction	Total Projected Taxable Value at Buildout as of January 1, 2087	Base Value^{1,2}	Total Projected Incremental Taxable Value at Buildout as of January 1, 2087	Total Projected Incremental Annual Tax Revenue
City of Fort Worth	\$44,193,608,009	\$8,424,679	\$44,185,183,330	\$148,023,721

¹The base value of \$8,424,679 represents the allocable share of the 2025 taxable assessed value shown in TAD and PCAD records allocated based on the proportional acreage of the applicable Parcels within the Zone.

²The base value of \$8,424,679 represents the base value of the remaining Property within the Zone after properties that have already benefitted from 30 years of increment cease contributing to the Zone in 2087.

Refer to **Exhibit D-1.1 and Exhibit D-1.2** for projected tax increment revenues for each year.

A portion of the Property is subject to that certain “*Economic Development Agreement Between the City of Fort Worth and Walsh Ranches Limited Partnership, The Walsh Children's Trusts, The Walsh Grandchildren's Trust, and F. Howard Walsh Jr. for Walsh Ranch*,” dated as of May 6, 2003 (City Secretary Contract No. 28585) and recorded in the real property records of Tarrant County as Instrument No. D203169173 on May 12, 2003 and Parker County as Document No. 493884 on September 17, 2003, as amended by a First Amendment dated as of August 11, 2005), (City Secretary Contract No. 32205) (collectively, the “Development Agreement”). Under the terms of the Development Agreement, one or more public improvement districts (each a “PID”) may be created under Chapter 372 of the Texas Local Government Code, as amended (the “PID Act”), for the purpose of financing the costs of certain improvements (“PID Authorized Improvements”) that specially benefit property against which the City levies a special assessment in accordance with the PID Act. On August 30, 2016, the City approved Resolution No. 4671-08-2016 creating the Walsh Ranch/Quail Valley Public Improvement District (the “Quail Valley PID”). The City has previously levied special assessments against certain benefited property within the first three improvement areas (the “Quail Valley Improvement Areas #1-3”) of the Quail Valley PID in accordance with the PID Act. The property within Quail Valley Improvement Areas #1-3 is not part of the Property and is excluded from the Zone; however, the Property includes the anticipated future improvement areas within the Quail Valley PID and it is anticipated that the City will levy assessments against such future improvement areas in Quail Valley PID for PID Authorized Improvements that specially benefit such property. The PID Authorized Improvements are separate and distinct from the TIRZ Projects and are not paid from Tax Increment or County Tax Increment, if applicable, on deposit in the TIRZ Fund.

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2. ASSESSMENT AND TAX COLLECTION PROCEDURES

2.1 AUTHORITY AND PURPOSE

Pursuant to the Texas Tax Code, all taxable property is appraised at its market value as of January 1 of each year. Each county in Texas is served by an appraisal district, which determines the value of all that county's taxable property. Generally, local governments that collect property taxes, such as counties, cities, and school districts, are members of the appraisal district. The methodology and procedures set forth in this Section 2 are accurate as of the date of this Final Plan with the understanding that the same may be revised from time to time through legislative or other regulatory changes. To the extent there is a conflict between this Section 2 and any applicable conflicting laws or regulations, then the laws or regulations then in effect will govern.

2.2 METHODOLOGY

Each county appraisal district determines the value of all taxable property within the county boundaries. Tax Code Section 25.18 requires appraisal districts to reappraise all property in its jurisdiction at least once every three years. Tax Code Section 23.01 requires that appraisal districts comply with the Uniform Standards of Professional Appraisal Practice if mass appraisal is used, and that the same appraisal methods and techniques be used in appraising the same or similar kinds of property. Individual characteristics that affect the property's market value must be evaluated in determining the property's market value.

Before appraisals begin, the appraisal district compiles a list of taxable property. The list contains a description and the name and address of the owner for each property. In a mass appraisal, the appraisal district then classifies properties according to a variety of factors, such as size, use and construction type. Using data from recent property sales, the appraisal district appraises the value of typical properties in each class. Taking into account differences such as age or location, the appraisal district uses typical property values to appraise all the properties in each class.

With few exceptions, Tax Code Section 23.01 requires taxable property to be appraised at market value as of January 1. Market value is the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- it is exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- both the seller and purchaser seek to maximize their gains, and neither is in a position to take advantage of the exigencies of the other.

Source: <https://comptroller.texas.gov/taxes/property-tax/valuing-property.php>

2.3 APPEALS

According to the Tarrant Appraisal District (“TAD”) and Parker County Appraisal District (“PCAD”), property owners may utilize the TAD or PCAD appeal procedures if they have a concern about:

- the market or appraised value of the property;
- unequal appraisal of the property compared to other properties;
- the inclusion of the property on the appraisal roll;
- any exemptions that may apply to the property owner;
- the qualification for an agricultural or timber appraisal;
- the taxable status of the property;
- the local governments which should be taxing the property;
- the ownership of property;
- a change of use of land receiving special appraisal; and/or
- any action taken by the chief appraiser, TAD, PCAD or Appraisal Review Board (“ARB”) that applies to and adversely affects the property.

If property owners cannot resolve their concern informally with the TAD or PCAD staff, they may have their cases heard by the ARB. The ARB is an independent board of citizens that review problems with appraisals or other concerns listed above. It has the power to order the TAD or PCAD to make the necessary changes to solve problems. If a property owner files a written request for an ARB hearing (called a notice of protest) on or before May 31 (or 30 days after the notice of appraised value was mailed to the property owner, whichever is later), the ARB will set the case for a hearing. The property owner will receive written notice of the time, date, and place of the hearing. After it decides the case, the ARB must send the property owner a copy of its order by certified mail. If the property owner is not satisfied with the decision, it has the right to appeal. If it chooses to go to court, the property owner must start the process by filing a petition within 60 days of the date it receives the ARB’s order. In certain cases, as an alternative to filing an appeal in district court, the property owner may, not later than the 45th day after it receives notice of the ARB order, file a request for binding arbitration with the TAD or PCAD. In certain cases, as an alternative to filing an appeal in district court, the property owner may appeal to the State Office of Administrative Hearings (SOAH). An appeal to SOAH is initiated by filing with the chief appraiser of the TAD or PCAD a notice of appeal within thirty (30) days after the date the property owner receives notice of ARB’s order.

2.4 TAXATION PROCEDURES

The assessment and property tax process for each tax year includes the steps shown in Table 2-A.

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Table 2-A
Property Tax Timeline

Date(s)	Event
January 1	CADs are required to appraise property value as of this date. A lien attaches to each taxable property to ensure property tax payment.
January 1 - April 30	CAD completes appraisals and processes applications for exemptions.
April - May	Appraisal districts send notices of appraised value.
May 1	Appraisal review board begins hearing protests from property owners.
July 1	Local taxing units may impose additional penalties for legal costs related to collecting unpaid taxes.
August - September	Local taxing units adopt tax rates.
October 1	Local taxing units (or county tax assessor-collector, acting on their behalf) begin sending tax bills to property owners.
January 1	Taxes due to local taxing units (or county tax assessor-collector, if acting on their behalf).
February 1	Local taxing units begin charging penalties and interest for unpaid tax bills.

2.5 PENALTIES AND INTEREST

According to the Texas Comptroller, if taxes are not paid by January 31st, penalties and interest will accrue as shown in Table 2-B.

Table 2-B
Penalties and Interest

If Tax Paid In:	Penalty		Interest		Total
February	6%	+	1%	=	7%
March	7%	+	2%	=	9%
April	8%	+	3%	=	11%
May	9%	+	4%	=	13%
June	10%	+	5%	=	15%
July	12%	+	6%	=	18%

Penalties reach a maximum of twelve percent (12%) and interest of one percent (1%) is added each month after the due date. All real property accounts not paid in full by June 30th of the year in which they become delinquent will be referred to the delinquent tax attorney for enforced collection and will incur an additional penalty equal to a percent of the total taxes, penalties, and interest due in accordance with the then-applicable collections contract and state law.

2.6 TAX SALE

According to the Tarrant County Tax Assessor Collector's website and the Parker County Tax Assessor Collector's website, tax sales are held once orders of sale are issued from the district courts in reference to tax judgments for delinquent taxes. Sales of real property being sold as a

result of a foreclosure to satisfy delinquent taxes are required by Texas law to occur on the first Tuesday of the month. All counties have sales on the same day.

2.7 TAX RATES

Tax rates are set on an annual basis by the City. For fiscal year 2026, the real property tax rate in the City is \$0.670000 per \$100 of assessed value.

The City tax rates have decreased in past years. It is likely that the tax rate will continue to change over time; for purposes of this study, however, it is assumed that the tax rate will remain at its current level in future years.

Table 2-C provides historical tax rates from fiscal years 2019 to 2026.

Table 2-C
Historical Tax Rates Fiscal Years 2019-2026

Fiscal Year	City Tax Rate Per \$100 Assessed Value (M&O)	City Tax Rate Per \$100 Assessed Value (I&S)	City Tax Rate Per \$100 Assessed Value (Total)
2018-19	0.616753	0.168247	0.785000
2019-20	0.595000	0.152500	0.747500
2020-21	0.595000	0.152500	0.747500
2021-22	0.585000	0.147500	0.732500
2022-23	0.565000	0.147500	0.712500
2023-24	0.525000	0.147500	0.672500
2024-25	0.525000	0.147500	0.672500
2025-26	0.522500	0.147500	0.670000

Source: TAD and City website.

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3. PROJECT PLAN

3.1. DESCRIPTIONS AND MAPS

Existing Uses and Conditions. The Property is currently located within both the City’s corporate boundaries and the City’s extraterritorial jurisdiction in Tarrant County and Parker County, Texas. The Property is comprised of approximately 7,191.562 acres and is currently zoned residential, agricultural, institutional, and commercial property, as described in **Exhibit G**.

The Property is underdeveloped, and there is limited public infrastructure to support development. Development will require public infrastructure that: (1) the City cannot provide; and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the Zone are shown on **Exhibit A-1.1 and Exhibit A-1.2**.

Proposed Uses. The Property is zoned in accordance with the Development Agreement. A map of the Property is shown on **Exhibit A-1.1 and Exhibit A-1.2** and the property within the TIRZ is anticipated to be used for a combination of commercial, industrial, retail, multi-family, and residential uses and a description of the proposed uses within the Property is shown on Table 3-A.

Table 3-A
Description of Proposed Uses¹

Property Type	Quantity	Measurement
<i><u>Residential</u></i>		
Single Family - Custom Type 1	589	Units
Single Family - Custom Type 2	683	Units
Single Family - Age Restricted	389	Units
Single Family - Production Type 1	1,676	Units
Single Family - Production Type 2	752	Units
Multi-Family	9,673	Units
<i><u>Commercial</u></i>		
Industrial	20,286,460	GSF
Office Type 1	1,445,000	GSF
Office Type 2	7,345,000	GSF
Office Type 3	1,900,000	Units
Hotel	795	Units
Resort	200	GSF
Retail Pad Type 1	516,400	GSF
Retail Pad Type 2	290,000	GSF
Retail Pad Type 3	341,322	GSF
Retail Big Box Type 1	1,296,800	GSF
Retail Big Box Type 2	1,477,290	GSF

¹Provided by the Developer. Preliminary and subject to change.

Property Description. The descriptions of the Parcels that comprise the Property are provided on **Exhibit B.** The list of Parcels in the Zone is shown in **Exhibit G.**

3.2. PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES AND REGULATIONS

Development of the Property will involve only those changes established by the City pursuant to the applicable City standards and as contemplated in the Development Agreement.

3.3. ESTIMATED NON-PROJECT COSTS

Non-project costs are funds that will be spent to develop in the Zone but will not be financed by the Zone, which are estimated at approximately \$1,008,000,000 for the total property within the Zone.

3.4. RELOCATION OF DISPLACED PERSONS

No persons will be displaced or relocated due to the creation of the Zone or implementation of the Final Plan.

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4. FINANCING PLAN

4.1. ESTIMATED TIRZ PROJECT COSTS

As set forth in **Exhibit F**, the total project costs of the Zone (the "**TIRZ Project Costs**") are estimated to be approximately \$890,141,728, which includes Administrative Costs (defined below), and may include costs of TIRZ Projects consisting of economic development grants under Chapter 380 Agreements (as described and defined below), if and as approved by the Board, as well as related interest expenses. In addition, TIRZ Project Costs shall be subject to a 6.7% cumulative escalation of such costs without amendment to this Final Plan (such escalation rate is intended to reasonably reflect the expected increase in TIRZ Project Costs during the term of the Zone). TIRZ Project Costs shown on **Exhibit F** are for TIRZ Projects that serve a regional area (e.g. bridges, major thoroughfares, arterial roadways, major collectors, water and sewer trunklines exceeding eight (8) inches, and open space improvements for the benefit of the wider region) and do not include costs related to economic development grants under Chapter 380 Agreement (defined below). The TIRZ Project Costs shall be updated periodically as development within the Zone occurs and in accordance with the budgets approved by the Board; provided, however, that any increase in the total estimated TIRZ Project Costs (excluding the 6.7% projected escalation rate) shall require approval of an amendment to this Final Plan in accordance with the Act. The TIRZ Project Costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone (the "**Administrative Costs**"). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, including the costs of conducting studies, the cost of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City. The Administrative Costs shall be paid each year from the TIRZ Fund before any other TIRZ Project Costs are paid.

4.2. PROPOSED TIRZ PROJECTS

Categories of Proposed TIRZ Projects. The TIRZ Projects that are proposed to be financed within the Zone include, but are not limited to: public roadway improvements, including excavation and street paving, sanitary sewer improvements, storm sewer improvements, water distribution improvements, public landscaping, open space and park improvements, including related right-of-way, engineering fees, soft and miscellaneous costs and financing costs (which may include the cost of issuing bonds if issued by the City) and costs of economic development grants under Chapter 380 Agreements (although such grants are not reflected in current budget). Local-serving infrastructure such as residential or minor collector streets and local or individual water and sewer service lines are not eligible for TIRZ funding. All proposed TIRZ Projects shall be designed and constructed in accordance with the applicable City standards, subject to the terms of the Development Agreement, and shall be reviewed, inspected, approved, and accepted by the City. At the discretion of the City, some of the proposed TIRZ Projects that are to be financed from Tax Increment deposited in the TIRZ Fund may be owned by the City but maintained by a third party as may be agreed by the City from time to time.

Locations of Proposed TIRZ Projects. The locations of the proposed TIRZ Projects to be constructed within the Zone are currently only estimates. The locations may be revised by the City without amending the Final Plan.

Economic Development Program Grants (Chapter 380 Agreements)

As may be necessary or convenient to the support of eligible TIRZ Projects described in the Final Plan or to the recruitment of eligible projects as provided for in the City of Fort Worth Economic Development Program Policy for Grants and Loans Authorized by Chapter 380, Texas Local Government Code as effective September 1, 2025, the Board is authorized to enter into economic development program agreements providing for the conditional grant of TIRZ funds pursuant to Chapter 380 of the Texas Local Government Code (the “Chapter 380 Agreements”) as authorized by and in accordance with Section 9 of the City of Fort Worth Policy, Guidelines and Procedures for Tax Increment Reinvestment Zones as effective September 1, 2025, and Section 311.010(h) of the Texas Tax Code, provided, however, incentives shall generally be limited to grants of funds from the corresponding identified projects and its immediate area with infrastructure TIRZ Projects generally prioritized for funding.

4.3. ECONOMIC FEASIBILITY

The Property within the boundaries of the Zone is currently zoned in accordance with the Development Agreement. As shown in Exhibit G, the current aggregate taxable assessed value of the property in the development based on the proportional acreage of the applicable Parcels is \$94,896,631 (shown as assessed value in the TAD and PCAD).

For purposes of this Plan, economic feasibility has been evaluated over the term of the Zone (the “Term” as described below in Section 4.10) based on the projected taxable value growth as shown in the projected incremental assessed values and projected incremental taxes shown in Exhibit C, Exhibits D-1.1, and Exhibit D-1.2. This evaluation focuses only on ‘direct’ financial benefits (i.e., projected tax revenues from new development in the Zone) of the proposed TIRZ Projects to be constructed within the Zone and does not take into consideration the potential ‘multiplier effect’ of this development towards new development outside the Zone and the non-property tax revenue-related benefits like job creation to the properties within and outside of the Zone. The new proposed development could not occur without the proposed TIRZ Projects required to be constructed within the Zone. The total projected value of the new development as of January 1, 2107, is \$65,669,376,740 with an incremental value of \$65,665,912,757. The new development is projected to generate approximately \$16,749,271,003 in projected incremental real property taxes during the term of the Zone as shown in Table 4-A.

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Table 4-A
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Incremental Value during the Term of the TIRZ (as of January 31, 2107)	Total Projected Annual Incremental Tax Revenue at Buildout (Due by January 31, 2088)	Total Projected Incremental Tax Revenue during the Term of the TIRZ (as of January 31, 2107)
City of Fort Worth	\$65,665,912,757	\$296,047,443	\$16,749,271,003

Approximately fifty percent (50%) of the incremental tax revenue generated within the Zone will be retained by the City. For each Parcel within the Zone, the City will deposit the Tax Increment from real property initially consisting of the other fifty percent (50%) (and increasing to sixty-five (65%) if both Tarrant County and Parker County enter into County Participation Agreements as described in Section 1.7 above) of the incremental tax revenue generated within the Zone. Collection and deposit of the Tax Increment into the TIRZ Fund will be calculated on a Parcel by Parcel basis and begin upon such Parcel's annexation and will continue for thirty (30) years, subject to applicable State law. In accordance with state law, a Developer may seek owner-initiated annexation of the minimum amount of land required to encompass PID Authorized Improvements without seeking annexation of surrounding Parcels notwithstanding default strip annexation requirements.

For the avoidance of doubt, the deposit of Tax Increment into the TIRZ Fund for all Parcels located within the Zone that are within the corporate limits of the City on the date the TIRZ Creation Ordinance was approved, commences with ad valorem taxes owed for the tax year beginning January 1, 2026 and due and payable on or before January 1, 2027, and will continue for thirty (30) years through ad valorem taxes billed in 2055 and due and payable no later than January 31, 2056. After thirty (30) years of collecting and depositing Tax Increment into the TIRZ Fund for any individual Parcel, or upon expiration or termination of the Zone as described below in Section 4.10, one hundred percent (100%) of all tax revenue generated within the Zone will be retained by the City. If the City enters into a County Participation Agreement, the Final Plan will be updated to include the terms relating to County Tax Increment deposited into the TIRZ Fund in accordance with such County Participation Agreement.

These projections assume a two percent (2%) annual property value inflation factor and a one-half percent (0.5%) annual property value related to the undeveloped land. As shown in **Exhibit C, Exhibit D-1.1, and Exhibit D-1.2**, the total anticipated TIRZ contribution amount towards the TIRZ Project Costs is projected to be \$8,374,635,501. As a result, the TIRZ is anticipated to generate \$8,374,635,501 (i.e. \$16,748,281,852 - \$8,374,635,501) in incremental real property taxes during the term of the Zone for payment of costs of the City, demonstrating economic feasibility of the proposed TIRZ structure.

Table 4-B shows the projected TIRZ contribution by each participating jurisdiction.

Table 4-B
Projected TIRZ Contribution

Jurisdiction	Total Projected Incremental Tax Revenue during the Term of the TIRZ¹	Total Projected Incremental Tax Revenue Available for payment of TIRZ Project Costs²	Total Projected Incremental Tax Revenue Retained by the City³
City of Fort Worth	\$16,749,271,003	\$8,374,635,501	\$8,374,635,501

¹Represents the projected incremental tax revenues generated from the Property.

² Represents the total projected incremental tax revenue available for the payment of the TIRZ Project Costs.

³Represents the total projected incremental tax revenue available for the City after payment of TIRZ Project Costs.

4.4. TIRZ PARTICIPATION LEVEL

For properties within the TIRZ, fifty percent (50%) of the total Tax Increment consisting of the City incremental ad valorem property tax revenue from real property will initially be pledged to the TIRZ Fund as shown in Table 4-C.

Table 4-C
TIRZ Participation by Entity

Jurisdiction	TIRZ Participation level
City of Fort Worth	50%

Notwithstanding the foregoing, if the City enters into County Participation Agreements with both Tarrant County and Parker County pursuant to which each county commits to participate 50% or more of its incremental ad valorem tax revenue generated from property within the Zone into the TIRZ Fund, the total City incremental ad valorem property tax revenue pledged to the TIRZ Fund shall automatically increase to sixty-five (65%) percent as of the beginning of the immediately following City fiscal year and the Final Plan will be updated accordingly.

4.5. ESTIMATED BONDED INDEBTEDNESS

Currently, it is not anticipated that any debt obligations will be incurred. TIRZ Funds will be used primarily to pay for public infrastructure within the Zone.

4.6. ESTIMATED TIME FOR COSTS OR OBLIGATIONS

The TIRZ Project Costs are estimated to be incurred within the Term of the TIRZ. The Administrative Costs will be incurred annually and will continue to be collected until all TIRZ Project Costs are reimbursed or the term of the Zone has expired.

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4.7. METHOD OF FINANCING

The City, in the future, will use the funds on deposit in the TIRZ Fund solely to pay the TIRZ Project Costs. The Final Plan shall obligate the City to pay TIRZ Project Costs from the TIRZ Fund in accordance with the Final Plan and each TIRZ Agreement. Funds deposited into the TIRZ Fund shall always first be applied to pay the Administrative Costs. After the Administrative Costs have been paid, funds in the TIRZ Fund shall next be used to pay for other TIRZ Project Costs in accordance with this Final Plan and applicable TIRZ Agreements. **ALL PAYMENTS OF TIRZ PROJECT COSTS SHALL BE MADE SOLELY FROM THE TIRZ FUND AND FROM NO OTHER FUNDS OF THE CITY UNLESS OTHERWISE APPROVED BY THE CITY COUNCIL, AND THE TIRZ FUND SHALL ONLY BE USED TO PAY THE TIRZ PROJECT COSTS LISTED IN THE FINAL PLAN, AS AMENDED FROM TIME TO TIME.** The Final Plan shall obligate the City to deposit into the TIRZ Fund each year for the term of the Zone a portion of the tax increment calculated as a millage rate per \$100 of the taxable assessed value from real property in the Zone that equals fifty percent (50%) of the incremental property taxes from real property collected in the Zone for years one through eighty-two (1-82) but with no more than thirty (30) years' increment ever to be paid for any Parcel.

4.8. TOTAL APPRAISED VALUE

The current preliminary total taxable assessed value of taxable real property in the Zone is \$94,896,631 as shown in **Exhibit G**. It is estimated that upon expiration of the term of the Zone, the total appraised value of taxable real property in the Zone is estimated to be \$65,665,912,757 as shown in Table 4-A above.

4.9. ESTIMATED CAPTURED APPRAISED VALUE TAXABLE BY THE CITY

The captured appraised value of the Property taxable by the City for a year is the total taxable value of the Property for that year less the tax increment base of the Property. The tax increment base of the Property is the total taxable value of the Property for the year in which the Zone was designated. If the Zone is created during calendar year 2025, the tax increment base of the Property will be \$94,896,631 as shown in **Exhibit G**. The annual estimated captured appraised value taxable by the City is shown in **Exhibit D-1.1**.

4.10. DURATION OF THE ZONE; TERMINATION

The stated term of the Zone shall be from the adoption of the TIRZ Creation Ordinance through the earlier of (i) distribution of taxes attributable to and collected for the tax year ending on December 31, 2107 or an earlier termination date designated by an ordinance adopted by the City Council or (ii) the date on which all project costs, tax increment bonds and interest on those bonds have been paid or otherwise satisfied in full. Revenue from the Zone will be collected and deposited for up to eighty-two (82) tax years with collections that extend beyond the final tax year being solely dedicated to winding down the Zone. The City shall have the right to terminate the Zone prior to the expiration of its stated term if all the TIRZ Project Costs have been paid. If upon expiration of the stated term of the Zone, any TIRZ Project Costs have not been paid, the City has

no obligation to pay the shortfall. Nothing in this Section 4.10 is intended to prevent the City from extending the term of the Zone in accordance with the Act.

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5. ASSUMPTION AND LIMITATIONS

The valuation of property for real property tax purposes is determined by the TAD and PCAD. This plan attempts to estimate how the TAD and PCAD may estimate the value of the subject properties in the future. The values estimated by the TAD and PCAD will almost certainly differ from the estimates included in this report. Values can change significantly over time, and these changes can be significantly higher or lower than values in previous years. Determining property values for tax purposes is not as straight forward or as simple as the analysis in this report. Many factors not considered in this report may impact actual future values. Furthermore, property values are not likely to be consistent from year to year.

The TAD and PCAD often rely on market data to estimate the value of property. Property values can be appealed, competition can be greater, and national or local market conditions can change; in short, there are many factors that can affect the valuation of property. These factors make the projection of future values an imprecise exercise. The successful development of the subject properties is critical to the values estimated in the report.

This report has assumed property taxes are paid as due. This report does not include an analysis to determine if the owners of property within the Zone will be able or willing to pay property taxes or if the tax collector will be able to collect unpaid taxes. The actual delinquencies in the payment of real property taxes in the Zone will likely be different than assumed in this report and a significant increase in the failure to pay property taxes would materially affect the tax increment revenues available for the payment of TIRZ Project Costs.

This report estimates future tax increment revenues based on current real property tax rates. Scenarios do not assume real property tax rates in the future will be different than tax rates for fiscal year 2025 as shown in Table 2-C. Real property tax rates have varied over the years and have declined over the years. Real property tax rates will likely vary significantly in future years and be different than assumed in this report and a significant decrease in real property tax rates could materially affect the tax increment revenues available for the payment of TIRZ Project Costs.

This report includes projections of tax increment revenues based on two percent (2%) annual appreciation for real property. Changes in values will not be consistent from year to year. Future values are estimated based on values in 2025. Values in any future year may be less than values in 2025.

This report assumes that the subject properties will be developed as projected in this report. A delay in the development of properties or changes to the program of development would reduce tax increment revenues during the years of the delay and could result in there being inadequate tax increment revenues to pay the TIRZ Project Costs. No analysis has been conducted to determine if the subject properties are likely to be developed as projected.

Numerous sources of information were relied on in the preparation of this report. These sources are believed to be reliable; however, no effort has been made to verify information obtained from other sources.

In summary, this report necessarily incorporates numerous estimates and assumptions with respect to property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions will inevitably not materialize, and unanticipated events and circumstances will occur. As a result, actual results will vary from the estimates in this report and the variations may be material.

Other assumptions made in the preparation of this report and limiting conditions to this report are as follows:

1. There are no zoning, building, safety, environmental or other federal, state, or local laws, regulations, or codes that would prohibit or impair the development, marketing, or operation of the subject properties in the manner contemplated in this report, and the subject properties will be developed, marketed, and operated in compliance with all applicable laws, regulations, and codes.
2. No material changes will occur in (a) any federal, state, or local law, regulation, or code affecting the subject properties or (b) any federal, state, or local grant, financing, or other programs to be utilized in connection with the subject properties.
3. The local, national, and international economies will not deteriorate and there will be no significant changes in interest rates or in rates of inflation or deflation.
4. The subject properties will be served by adequate transportation, utilities, and governmental facilities.
5. The subject properties will not be subjected to any war, energy crises, embargo, strike, earthquake, flood, fire, or other casualty or act of God.
6. The subject properties will be developed, marketed, and operated in a highly professional manner.
7. There are no existing, impending, or threatened litigation that could hinder the development, marketing, or operation of the subject properties.
8. MuniCap, Inc. does not have expertise in and has no responsibility for legal, environmental, architectural, geologic, engineering, and other matters related to the development and operation of the subject properties.

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6. LIST OF EXHIBITS

Unless otherwise stated, all references to “Exhibits” contained in this Final Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Final Plan for all purposes.

Exhibit A-1.1	Map of the Property and Boundaries of the Zone
Exhibit A-1.2	Aerial Map of the Zone
Exhibit B	Description of Property in the Zone – Legal Descriptions
Exhibit C	Projected Taxable Values
Exhibit D-1.1	Projected Incremental Assessed Value & Incremental Real Property Taxes Available for TIRZ Obligations
Exhibit D-1.2	Projected Incremental Assessed Value & Incremental Real Property Taxes Available for the City
Exhibit E	Map and Description of the Proposed Uses of the Property (Current Concept Plan)
Exhibit F	TIRZ Project Costs
Exhibit G	Current Appraised Value of the Zone (Base Year)

EXHIBIT A-1.1
MAP OF THE PROPERTY AND TIRZ ZONE

PLOTTED BY: Jeremy Windell ON: Thursday, July 31, 2025 AT: 5:24 PM FILEPATH: P:\Legacy\City\PlannedCommunity\2001\2001169\Engineering\032 - Master\Civil\TRZ\Boundary.dwg

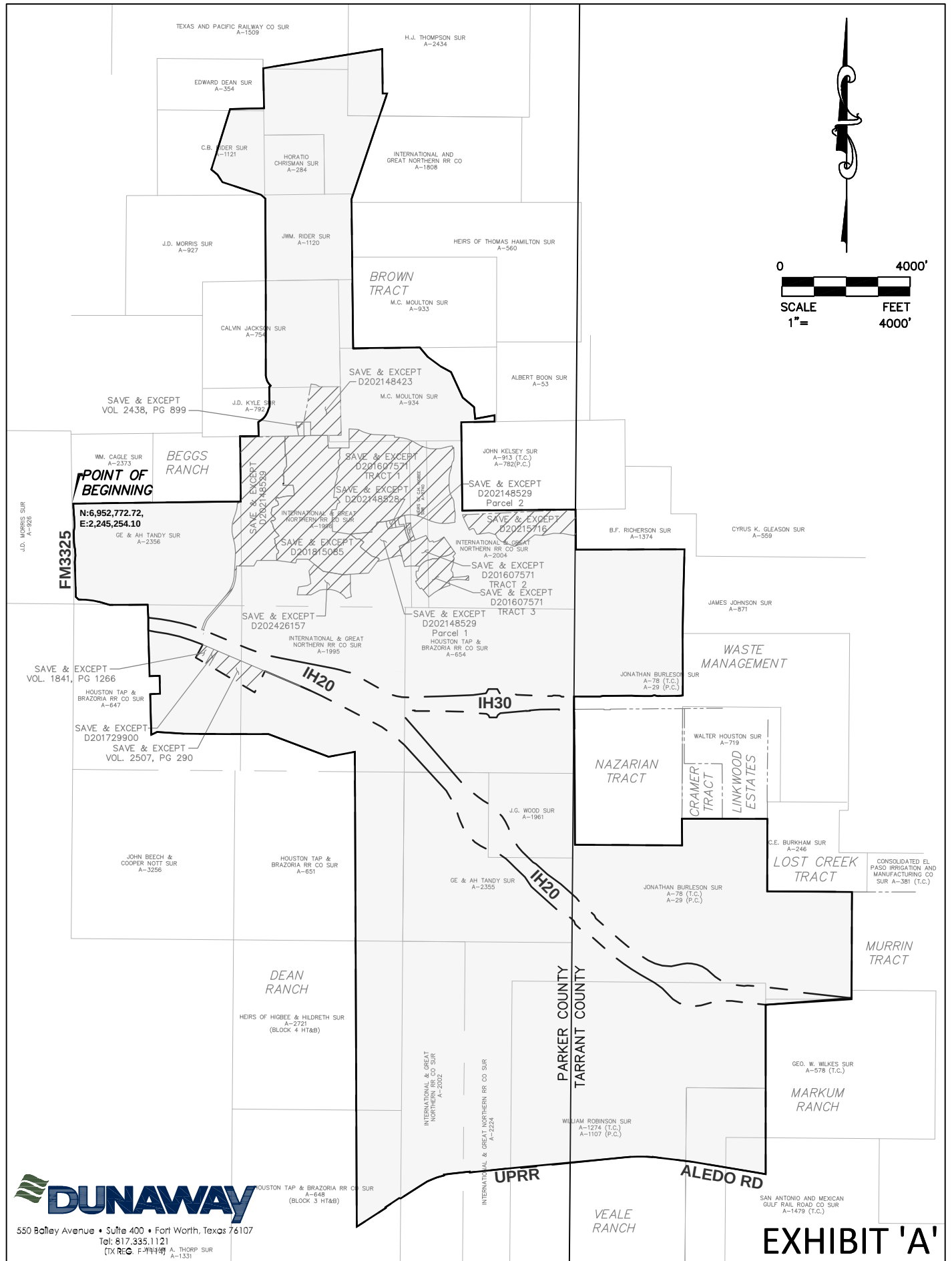


EXHIBIT 'A'

EXHIBIT A-1.2
AERIAL MAP OF THE ZONE

EXHIBIT B
DESCRIPTION OF THE PROPERTY – LEGAL DESCRIPTIONS

Property Boundary Description - 7,191.562 acres

Being a 7,945.98 acre tract of land situated in G.E. and A.H. Tandy Survey, Abstract No. 2355; G.E. and A.H. Tandy Survey, Abstract No. 2356; International & Great Northern RR Company Survey, Abstract No. 1808; International & Great Northern RR Company Survey, Abstract No. 1995; International & Great Northern RR Company Survey, Abstract No. 1996; International & Great Northern RR Company Survey, Abstract No. 2002; International & Great Northern RR Company Survey, Abstract No. 2004; International & Great Northern RR Company Survey, Abstract No. 2224; Heirs of C.H. Higbee Survey, Abstract No. 2740; M.C. Moulton Survey, Abstract No. 933; M.C. Moulton Survey, Abstract No. 934; J.W.M. Rider Survey, Abstract No. 1120; C.B. Rider Survey, Abstract No. 1121; Horatio Chrisman Survey, Abstract No. 284; Edward Dean Survey, Abstract No. 354; Texas and Pacific Railway Company Survey, Abstract No. 1509; H.J. Thompson Survey, Abstract No. 2434; Houston Tap & Brazoria Railroad Company Survey, Abstract No. 647; Houston Tap & Brazoria Railroad Company Survey, Abstract No. 648; Houston Tap & Brazoria Railroad Company Survey, Abstract No. 651; Houston Tap & Brazoria Railroad Company Survey, Abstract No. 654; J.G. Wood Survey, Abstract No. 1961; Heirs of Higbee & Hildreth Survey, Abstract No. 2721 and William Robinson Survey, Abstract No. 1107; Jonathan Burleson Survey, Abstract No. 29; J.D. Kyle Survey, Abstract No. 792; Calvin Jackson Survey, Abstract No. 754; J.D. Morris Survey, Abstract No. 927, Parker County, Texas, also being situated in William Robinson Survey, Abstract No. 1274; Henry Lane Survey, Abstract No. 928; San Antonio and Mexican Gulf Railroad Company Survey, Abstract No. 1479; Jonathan Burleson Survey, Abstract No. 78, Tarrant County, Texas, said 7,945.98 acre tract of land being more particularly described as follows:

Beginning at point for corner on the east right-of-way line of FM 3325 and a point on the common north line of Walsh Ranches, Limited Partnership tract, as recorded in Volume 1699, Page 1765, Deed Records of Parker County, Texas (D.R.P.C.T.) and the south line of a called 129.769 acre tract of land described in deed to Geo Beggs Aledo Ranch, LP, as recorded in Document No. 202043651, Official Public Records of Parker County, Texas (O.P.R.P.C.T.), said POINT OF BEGINNING being locatable by NAD83 Grid Coordinate N:6,952,772.72, E:2,245,254.10;

THENCE North 89 degrees 18 minutes 47 seconds East, departing the east right-of-way line of said FM 3325, along said common line, a distance of 5,228.36 feet to the southeast corner of said Beggs tract;

THENCE North 00 degrees 33 minutes 20 seconds West, departing said south line and along east line a distance of 2,038.95 feet to a point in the north line of said Beggs tract;

THENCE North 89 degrees 27 minutes 30 seconds East, departing said east line a distance of 578.97 feet to a point for corner;

THENCE North 01 degree 12 minutes 51 seconds West a distance of 440.80 feet to a point for the beginning of a non-tangent curve to the left, having a radius of 570.00 feet, a central angle of

54 degrees 15 minutes 47 seconds and a chord bearing of North 37 degrees 36 minutes 10 seconds East, a distance of 519.88 feet;
THENCE Northeasterly, along said non-tangent curve to the left, an arc length of 539.83 feet to the end of said curve;

THENCE North 25 degrees 08 minutes 36 seconds East a distance of 81.33 feet to a point for corner;

THENCE North 01 degrees 12 minutes 46 seconds West a distance of 604.77 feet to a point for corner;

THENCE North 48 degrees 34 minutes 26 seconds East, a distance of 56.54 feet to a point for the beginning of a non-tangent curve to the right, having a radius of 523.80 feet, a central angle of 47 degrees 59 minutes 46 seconds and a chord bearing of North 20 degrees 54 minutes 38 seconds West, a distance of 426.06 feet;

Thence Northwesterly, along said non-tangent curve to the right, an arc distance of 438.78 feet to the end of said curve;

THENCE North 00 degrees 00 minutes 05 seconds East a distance of 2,877.78 feet to a point for corner;

THENCE North 00 degrees 16 minutes 13 seconds West a distance of 2,567.56 feet to a point for corner;

THENCE North 49 degrees 36 minutes 44 seconds West a distance of 183.30 feet to a point for corner;

THENCE North 71 degrees 51 minutes 34 seconds West a distance of 1,261.99 feet to a point for corner;

THENCE North 33 degrees 34 minutes 00 seconds West a distance of 284.02 feet to a point for corner;

THENCE North 50 degrees 15 minutes 59 seconds West a distance of 248.04 feet to a point for corner;

THENCE North 17 degrees 24 minutes 03 seconds East a distance of 1,972.89 feet to a point for corner;

THENCE North 88 degrees 28 minutes 01 seconds East a distance of 1,055.43 feet to a point for corner;

THENCE North 00 degrees 58 minutes 37 seconds West a distance of 1,250.17 feet to a point for corner;

THENCE North 80 degrees 52 minutes 27 seconds East a distance of 3,755.46 feet to a point for corner;

THENCE South 00 degrees 44 minutes 21 seconds East a distance of 1,386.56 feet to a point for corner;

THENCE North 89 degrees 37 minutes 59 seconds East a distance of 135.66 feet to a point for corner;

THENCE South 18 degrees 37 minutes 38 seconds West a distance of 3,482.53 feet to a point for corner;

THENCE South 00 degrees 39 minutes 31 seconds East a distance of 4,662.20 feet to a point for corner;

THENCE North 89 degrees 00 minutes 23 seconds East a distance of 2,082.80 feet to a point for corner;

THENCE South 40 degrees 02 minutes 20 seconds East a distance of 383.71 feet to a point for corner;

THENCE South 52 degrees 50 minutes 48. seconds East a distance of 318.45 feet to a point for corner;

THENCE South 54 degrees 51 minutes 37 seconds East a distance of 186.29 feet to a point for corner;

THENCE South 61 degrees 16 minutes 25 seconds East a distance of 360.79 feet to a point for corner;

THENCE South 24 degrees 50 minutes 49 seconds East a distance of 883.61 feet to a point for corner;

THENCE South 56 degrees 50 minutes 23 seconds East a distance of 24.09 feet to a point for corner;

THENCE South 50 degrees 20 minutes 18 seconds East a distance of 432.17 feet to a point for corner;

THENCE South 04 degrees 27 minutes 20 seconds East a distance of 370.84 feet to a point for corner;

THENCE North 79 degrees 33 minutes 17 seconds East a distance of 616.49 feet to a point for corner;

THENCE South 01 degrees 07 minutes 50 seconds East a distance of 198.33 feet to a point for corner;

THENCE South 89 degrees 03 minutes 28 seconds West a distance of 1,044.26 feet to a point for corner;

THENCE South 00 degrees 46 minutes 45 seconds East along a west line of a called Brown tract, a distance of 2,759.51 feet to a point for corner in a south line of said Brown tract;

THENCE North 89 degrees 27 minutes 36 seconds East, along said south line a distance of 3,530.28 feet to a point in a west line of said Brown tract;

THENCE South 00 degrees 42 minutes 57 seconds East, along said west line a distance of 1,251.92 feet to a point for corner;

THENCE North 89 degrees 49 minutes 04 seconds East, departing said west line a distance of 3,383.35 feet to a point for corner;

THENCE South 00 degrees 43 minutes 26 seconds West a distance of 333.57 feet to a point for corner;

THENCE South 01 degrees 37 minutes 09 seconds West a distance of 733.28 feet to a point for corner;

THENCE South 02 degrees 04 minutes 20 seconds West a distance of 201.06 feet to a point for corner;

THENCE South 00 degrees 22 minutes 29 seconds West a distance of 93.51 feet to a point for corner;

THENCE South 01 degrees 07 minutes 35 seconds West a distance of 302.94 feet to a point for corner;

THENCE South 01 degrees 20 minutes 19 seconds West a distance of 201.45 feet to a point for corner;

THENCE South 00 degrees 58 minutes 48 seconds West a distance of 550.35 feet to a point for corner;

THENCE South 00 degrees 36 minutes 23 seconds West a distance of 352.74 feet to a point for corner;

THENCE South 00 degrees 29 minutes 26 seconds East a distance of 890.28 feet to a point for corner;

THENCE South 00 degrees 53 minutes 51 seconds East a distance of 98.37 feet to a point for corner;

THENCE South 00 degrees 16 minutes 57 seconds West a distance of 806.86 feet to a point in the north right-of way of IH 30;

THENCE along the north right-of-way line of said IH 30 the following courses and distances:
South 83 degrees 52 minutes 23 seconds West a distance of 88.28 feet;
South 89 degrees 34 minutes 23 seconds West a distance of 700.00 feet;
North 76 degrees 23 minutes 37 seconds West a distance of 103.08 feet;
South 75 degrees 32 minutes 23 seconds West a distance of 103.08 feet;
South 89 degrees 34 minutes 23 seconds West a distance of 500.00 feet;
North 81 degrees 53 minutes 37 seconds West a distance of 101.12 feet;
South 89 degrees 34 minutes 23 seconds West a distance of 900.00 feet;
South 81 degrees 02 minutes 23 seconds West a distance of 101.12 feet;
South 89 degrees 34 minutes 05 seconds West a distance of 805.25 feet to a 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC LP seconds (hereinafter referred to as 5/8-inch YCIR);

THENCE South 01 degrees 18 minutes 36 seconds East, leaving the north right-of-way of said IH 30, a distance of 415.23 feet to a point in the south right-of-way of IH 30, same being in the west line of the called Nazarian tract;

THENCE South 00 degrees 13 minutes 59 seconds East, departing the south right-of-way line of said IH 30 and along said west line a distance of 4,211.00 feet to a point in the south line of said Nazarian tract;

THENCE South 89 degrees 45 minutes 11 seconds East, leaving said west line and along said south line a distance of 3,344.49 feet to a point in the east line of said Nazarian tract;

THENCE North 00 degrees 04 minutes 29 seconds West, leaving said south line and along said east line a distance of 827.60 feet to a point for corner;

THENCE South 89 degrees 57 minutes 27 seconds East a distance of 2,666.03 feet to a point in the west line of a called Lost Creek tract;

THENCE South 00 degrees 10 minutes 01 seconds West, leaving said south line and along said west line a distance of 2,263.89 feet to a point in the south line of said Lost Creek;

THENCE South 89 degrees 38 minutes 07 seconds East, leaving said west line and along said south line a distance of 2,642.60 feet to a point in the west line of a called Murrin tract;

THENCE South 00 degrees 08 minutes 37 seconds West a distance of 3,309.95 feet along said west line to a TXDOT monument in the north right-of-way of said IH 20;

THENCE South 85 degrees 30 minutes 24 seconds West, departing the north right-of-way line of said IH 20, across said IH 20 a distance of 2,693.60 feet to a found rebar in the southwesterly right-of-way of said IH 20, same being a corner on the east line of said Walsh Ranches tract, said corner being the northwest corner of a tract (Tract 2) of land, as described in deed to Dry Ranch, LLC, as recorded in Document Number D217210159, Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.);

THENCE South 00 degrees 00 minutes 24 seconds West, departing said southwesterly right-of-way line, along the east line of said Walsh Ranches tract and the west line of said Tract 2, passing a found 1/2-inch iron rod for the southwest corner of said Tract 2 at a distance of 316.95 feet, continuing along east line of said Walsh Ranches tract and the west line of a called 100.6611 acre tract recorded in deed to Markum Land Properties, LLC, as recorded in Document Number D217100297, O.P.R.T.C.T., a called 5.146 acre tract of land described in deed to City of Fort Worth, as recorded in Document Number D221015413, O.P.R.T.C.T., a called 51.4720 acre tract recorded in deed to Markum Land Properties, LLC, as recorded in Document Number D217100297, O.P.R.T.C.T., tract (Tract 3) of land, as described in deed to Dry Ranch, LLC, as recorded in Document Number D217210159, O.P.R.T.C.T., a total distance of 5,288.60 feet to a found 1/2-inch iron rod in concrete for the southeast corner of said Walsh Ranches tract and the southwest corner of said Dry Ranch Tract 3, said corner being on the north right-of-way line Aledo Road (variable width);

THENCE North 77 degrees 49 minutes 14 seconds West, departing the east line of said Walsh Ranches tract and the west line of said Dry Ranch Tract 3, along said north right-of-way line, a distance of 212.02 feet to a point for corner;

THENCE North 80 degrees 34 minutes 42 seconds West, along said north right-of-way line, a distance of 2,044.40 feet to a point for corner;

THENCE North 82 degrees 39 minutes 11 seconds West, along said north right-of-way line, a distance of 562.68 feet to a point for corner;

THENCE South 71 degrees 00 minutes 49 seconds West, along said north right-of-way line, a distance of 77.68 feet to a point for corner for an angle point on the north right-of-way line of the Union Pacific Railroad (variable width);

THENCE North 80 degrees 25 minutes 53 seconds West, along said north right-of-way line, a distance of 280.87 feet to a point for corner for the southeast corner of tract (Tract 3) of land, as described in deed to Union Pacific Railroad, as recorded in Document Number 201910086, D.R.P.C.T;

THENCE North 09 degrees 32 minutes 09 seconds East, along the east line of said Union Pacific Tract 3, a distance of 10.00 feet to a point for corner for northeast corner of said Union Pacific Tract 3;

THENCE North 80 degrees 25 minutes 53 seconds West, along the north line of said Union Pacific Tract 3, a distance of 151.37 feet to a set 5/8-inch YCIR for the beginning of a circular

curve to the left, having a radius of 3,905.33 feet and whose chord bears North 82 degrees 18 minutes 05 seconds West, a distance of 254.85 feet;

THENCE Northwest, along said north line and said curve to the left, through a central angle of 03 degrees 44 minutes 23 seconds, an arc distance of 254.90 feet to a point for corner for the northwest corner of said Union Pacific Tract 3;

THENCE South 05 degrees 49 minutes 36 seconds West, along the west line of said Union Pacific Tract 3, a distance of 10.00 feet to a point for corner for the southwest corner of said Union Pacific Tract 3, said corner being on the north right-of-way line of said Union Pacific Railroad, said corner being on a circular curve to the left, having a radius of 3,895.33 feet and whose chord bears North 89 degrees 59 minutes 35 seconds West, a distance of 790.25 feet;

THENCE Northwest, along said north right-of-way line and said curve to the left, through a central angle of 11 degrees 38 minutes 37 seconds, an arc distance of 791.61 feet to a point for corner for the end of said curve;

THENCE South 84 degrees 11 minutes 07 seconds West, along said north right-of-way line, a distance of 3,433.02 feet to a found concrete monument (disturbed);

THENCE North 04 degrees 25 minutes 44 seconds West, along said north right-of-way line, a distance of 24.96 feet to a point for corner;

THENCE South 84 degrees 11 minutes 05 seconds West, along said north right-of-way line, a distance of 1,493.62 feet to a point for corner in the north line of Tract 2 of said Union Pacific Railroad deed (Document Number 201910086);

THENCE North 05 degrees 46 minutes 57 seconds West, along the east line of said Union Pacific Tract 2, a distance of 25.00 feet to a point for corner for northeast corner of said Union Pacific Tract 2;

THENCE South 84 degrees 11 minutes 05 seconds West, along the north line of said Union Pacific Tract 2, a distance of 577.77 feet to a set 5/8-inch YCIR for the beginning of a circular curve to the left, having a radius of 2,105.00 feet and whose chord bears South 81 degrees 00 minutes 37 seconds West, a distance of 235.02 feet;

THENCE Southwest, along said north line and said curve to the left, through a central angle of 06 degrees 24 minutes 01 second, an arc distance of 235.14 feet to a point for corner for the northwest corner of said Union Pacific Tract 2;

THENCE South 12 degrees 11 minutes 23 seconds East, along the west line of said Union Pacific Tract 2, a distance of 25.00 feet to a point for corner for the southwest corner of said Union Pacific Tract 2, said corner being on the north right-of-way line of said Union Pacific Railroad, said corner being on a circular curve to the left, having a radius of 2,080.00 feet and whose chord bears South 67 degrees 29 minutes 25 seconds West, a distance of 744.10 feet;

THENCE Southwest, along said north right-of-way line and said curve to the left, through a central angle of 20 degrees 36 minutes 29 seconds, an arc distance of 748.13 feet to a point for corner for the end of said curve;

THENCE South 57 degrees 09 minutes 11 seconds West, along said north right-of-way line, a distance of 913.24 feet to a point for corner in the north line of Tract 1 of said Union Pacific Railroad deed (Document Number 201910086);

THENCE North 32 degrees 47 minutes 47 seconds West, along the east line of said Union Pacific Tract 1, a distance of 25.00 feet to a point for northeast corner of said Union Pacific Tract 1;

THENCE North 57 degrees 09 minutes 11 seconds West, along the north line of said Union Pacific Tract 1, a distance of 434.92 feet to a point for corner for the northeast corner of said Union Pacific Tract 1;

THENCE South 32 degrees 47 minutes 47 seconds East, along the west line of said Union Pacific Tract 1, a distance of 25.00 feet to a point for the southwest corner of said Union Pacific Tract 1, said corner being on the north right-of-way line of said Union Pacific Railroad;

THENCE South 57 degrees 09 minutes 11 seconds West, along said north right-of-way line, a distance of 1,080.46 feet to a found car axle for the southwest corner of said Walsh Ranches tract and the southeast corner of Parcel 6, as described in Memorandum of Right-of-way Agreement, as recorded in Volume 1441, Page 441, D.R.P.C.T., said corner being on the north right-of-way line of Union Pacific Railroad (variable width);

THENCE North 00 degrees 13 minutes 49 seconds West, along the west line of said Walsh Ranches Tract a distance of 14,822.79 feet to a point for corner;

THENCE South 79 degrees 04 minutes 27 seconds West a distance of 833.50 feet to a point for corner;

THENCE North 69 degrees 10 minutes 38 seconds West a distance of 2,000.41 feet to a point for corner;

THENCE North 89 degrees 55 minutes 38 seconds West a distance of 2,536.63 feet to a point for corner;

THENCE North 86 degrees 25 minutes 38 seconds West a distance of 950.20 feet to a point for corner;

THENCE South 65 degrees 49 minutes 22 seconds West a distance of 197.30 feet to a point for corner;

THENCE North 01 degrees 33 minutes 29 seconds West a distance of 1266.94 feet to a point for corner;

THENCE North 88 degrees 26 minutes 21 seconds East a distance of 310.01 feet to a point for corner;

THENCE North 01 degrees 33 minutes 36 seconds West a distance of 560.00 feet to a point for corner;

THENCE South 88 degrees 26 minutes 28 seconds West a distance of 309.99 feet to a point for corner;

THENCE North 01 degrees 33 minutes 29 seconds West a distance of 1423.94 feet to a point on the south right of way line of said IH 20;

THENCE North 00 degrees 52 minutes 55 seconds West, departing the south right-of-way line of said IH 20, across said IH 20, a distance of 402.23 feet to the southeast corner of Parcel 2, as recorded in Volume 1441, Page 400 D.R.P.C.T., said corner being on the north right-of-way line of said IH 20;

THENCE North 02 degrees 13 minutes 26 seconds West, along the east line of said Parcel 2, departing the north right-of-way line of said IH 20, a distance of 402.51 feet to a corner on the north line of said Parcel 2, said corner being the northeast corner of Parcel 2;

THENCE South 89 degrees 41 minutes 04 seconds West, departing the east line of said Parcel 2 and along the north line of said Parcel 2 a distance of 1190.21 feet to a 1-inch iron rod for a corner, said corner being in the north right-of way-line of said IH 20;

THENCE North 71 degrees 48 minutes 55 seconds West, along the north right-of-way line of said IH 20, a distance of 73.35 feet to a found 5/8-inch YCIR for the beginning of a curve to the left having a radius of 2,893.79 feet, a central angle of 18 degrees 00 minutes 45 seconds and a chord bearing of North 80 degrees 32 minutes 02 seconds West, a distance of 906.01 feet;

THENCE Northwesterly along said north right-of-way line and said curve to the left, an arc length of 909.75 feet to a found TxDOT monument for the end of said curve;

THENCE North 50 degrees 36 minutes 24 seconds West, departing the north right-of-way line of said IH 20, along the east right-of-way of said FM 3325, a distance of 117.42 feet to a found TxDot monument for corner;

THENCE North 00 degrees 41 minutes 43 seconds West, continuing along said east right-of-way line, a distance of 370.73 feet to a found 5/8-inch YCIR for the beginning of a curve to the left having a radius of 11,519.16 feet, a central angle of 01 degrees 44 minutes 03 seconds and a chord bearing North 01 degrees 33 minutes 45 seconds West, a distance of 348.64 feet;

THENCE Northwesterly continuing along said east right-of-way line and said curve to the left an arc length of 348.65 feet to a found TxDOT monument for the end of said curve;

THENCE continuing along the east right-of-way of said FM 3325 the following courses and distances:

THENCE North 02 degrees 25 minutes 46 seconds West, a distance of 240.91 feet to a found railroad spike in base of tree for corner;

THENCE North 02 degrees 25 minutes 46 seconds West, a distance of 138.55 feet to a found TxDOT monument for corner;

THENCE North 04 degrees 41 minutes 44 seconds East, a distance of 201.56 feet to a point for corner;

THENCE North 02 degrees 25 minutes 46 seconds West, a distance of 200.00 feet to a found TxDOT monument for corner;

THENCE North 16 degrees 27 minutes 57 seconds West, a distance of 103.08 feet to a found TxDOT monument for corner;

THENCE North 02 degrees 25 minutes 46 seconds West, a distance of 21.55 feet to a point for the beginning of a curve to the right having a radius of 11,399.09 feet, a central angle of 01 degrees 22 minutes 14 seconds and a chord bearing North 01 degrees 44 minutes 39 seconds West, a distance of 272.67 feet;

THENCE Northwesterly continuing along said curve to the right an arc length of 272.68 feet to a found TxDOT monument for corner for the end of said curve;

THENCE North 01 degrees 03 minutes 32 seconds West, a distance of 104.36 feet to a found TxDOT monument for corner;

THENCE North 04 degrees 39 minutes 06 seconds East, a distance of 100.50 feet to a point for corner, from which a found TxDOT monument bears North 89 degrees 40 minutes 40 seconds West, a distance of 2.76 feet;

THENCE North 10 degrees 15 minutes 03 seconds East, a distance of 101.98 feet to a point for corner;

THENCE North 01 degrees 03 minutes 32 seconds West, a distance of 100.00 feet to a point for corner;

THENCE North 06 degrees 46 minutes 11 seconds West, a distance of 100.50 feet to a found TxDOT monument for corner;

THENCE North 01 degrees 03 minutes 32 seconds West, a distance of 100.00 feet to a found TxDOT monument for corner;

THENCE North 06 degrees 46 minutes 11 seconds West, a distance of 100.50 feet to a found TxDOT monument for corner;

THENCE North 01 degrees 03 minutes 32 seconds West, a distance of 100.00 feet to a found TxDOT monument for corner;

THENCE North 06 degrees 46 minutes 11 seconds West, a distance of 100.50 feet to a found TxDOT monument for corner;

THENCE North 01 degrees 03 minutes 32 seconds West, a distance of 122.14 feet to the POINT OF BEGINNING and containing 7,945.98 acres or 346,126,933 square feet of land more or less.

Save and Except the following 754.418 acres more or less:

Approximately 3.97 acres of land described in a deed recorded in Volume 1841, Page 1266, D.R.P.C.T.

Approximately 1.52 acres of land described in a deed recorded in Document Number D201729900, D.R.P.C.T.

Approximately 23.535 acres of land described in a deed recorded in Volume 2507, Page 290, D.R.P.C.T.

Approximately 268.47 acres of land described in a deed recorded in Document Number 201607571, O.P.R.T.C.T

Approximately 182.393 acres of land described in a deed recorded in Document Number D201815085, O.P.R.T.C.T.

Approximately 60.07 acres of land described in a deed recorded in Document Number D202125716, O.P.R.P.C.T.

Approximately 155.03 acres of land described in a deed recorded in Document Number D202148529, O.P.R.P.C.T.

Approximately 34.548 acres of land described in a deed recorded in Document Number D202148423, O.P.R.P.C.T.

Approximately 2.0 acres of land described in a deed recorded in Volume 2438, Page 899, D.R.P.C.T.

Approximately 1.522 acres of land described in a deed recorded in Document Number D202148528, O.P.R.P.C.T.

Approximately 21.36 acres of land described in a deed recorded in Document Number D202426157, O.P.R.P.C.T.

For a net acreage of 7,191.562 acres more or less.

Note: This note serves to clarify that the property boundary depicted in the provided exhibit and description for the subject property was prepared based solely on prior records, including but not limited to deeds, plats, and other available documentation. This depiction does not constitute a formal boundary survey. No fieldwork, measurements, or on-site investigations were conducted to verify the accuracy of these boundaries. Bearings are based on Texas State Coordinate System. Distances shown hereon are surface values using a combined scale factor of 0.99984462415

EXHIBIT C
PROJECTED TAXABLE VALUES

***Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)***

Exhibit C: Valuation Methods

Property Type	Projected Sales Price ¹
<u>Residential</u>	
Single Family - Custom Type 1	<u>\$1,200,000</u>
Single Family - Custom Type 2	<u>\$1,000,000</u>
Single Family - Age Restricted	<u>\$645,000</u>
Single Family - Production Type 1	<u>\$645,000</u>
Single Family - Production Type 2	<u>\$600,000</u>
Multi-Family	<u>\$235,000</u>
<u>Commercial</u>	
Industrial	<u>\$120</u>
Office Type 1	<u>\$600</u>
Office Type 2	<u>\$447</u>
Hotel	<u>\$380,000</u>
Resort	<u>\$400,000</u>
Retail Pad Type 1	<u>\$615</u>
Retail Pad Type 2	<u>\$425</u>
Retail Pad Type 3	<u>\$295</u>
Retail Big Box Type 1	<u>\$615</u>
Retail Big Box Type 2	<u>\$420</u>

MuniCap, Inc.

¹Provided by the Developer

Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)

Exhibit C-1.1.1: Projected Absorption - 2025 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential Multi-Family	
		Units	Cumulative
31-Dec-25	1-Jan-26	630	630
31-Dec-26	1-Jan-27	0	630
31-Dec-27	1-Jan-28	0	630
31-Dec-28	1-Jan-29	0	630
31-Dec-29	1-Jan-30	0	630
31-Dec-30	1-Jan-31	0	630
31-Dec-31	1-Jan-32	0	630
31-Dec-32	1-Jan-33	0	630
31-Dec-33	1-Jan-34	0	630
31-Dec-34	1-Jan-35	0	630
31-Dec-35	1-Jan-36	0	630
31-Dec-36	1-Jan-37	0	630
31-Dec-37	1-Jan-38	0	630
31-Dec-38	1-Jan-39	0	630
31-Dec-39	1-Jan-40	0	630
31-Dec-40	1-Jan-41	0	630
31-Dec-41	1-Jan-42	0	630
31-Dec-42	1-Jan-43	0	630
31-Dec-43	1-Jan-44	0	630
31-Dec-44	1-Jan-45	0	630
31-Dec-45	1-Jan-46	0	630
31-Dec-46	1-Jan-47	0	630
31-Dec-47	1-Jan-48	0	630
31-Dec-48	1-Jan-49	0	630
31-Dec-49	1-Jan-50	0	630
31-Dec-50	1-Jan-51	0	630
31-Dec-51	1-Jan-52	0	630
31-Dec-52	1-Jan-53	0	630
31-Dec-53	1-Jan-54	0	630
31-Dec-54	1-Jan-55	0	630
31-Dec-55	1-Jan-56	0	630
31-Dec-56	1-Jan-57	0	630
31-Dec-57	1-Jan-58	0	630
31-Dec-58	1-Jan-59	0	630
31-Dec-59	1-Jan-60	0	630
31-Dec-60	1-Jan-61	0	630
31-Dec-61	1-Jan-62	0	630
31-Dec-62	1-Jan-63	0	630
31-Dec-63	1-Jan-64	0	630
31-Dec-64	1-Jan-65	0	630
31-Dec-65	1-Jan-66	0	630
31-Dec-66	1-Jan-67	0	630
31-Dec-67	1-Jan-68	0	630
31-Dec-68	1-Jan-69	0	630
31-Dec-69	1-Jan-70	0	630
31-Dec-70	1-Jan-71	0	630
31-Dec-71	1-Jan-72	0	630
31-Dec-72	1-Jan-73	0	630
31-Dec-73	1-Jan-74	0	630
31-Dec-74	1-Jan-75	0	630
31-Dec-75	1-Jan-76	0	630
31-Dec-76	1-Jan-77	0	630
31-Dec-77	1-Jan-78	0	630
31-Dec-78	1-Jan-79	0	630
31-Dec-79	1-Jan-80	0	630
31-Dec-80	1-Jan-81	0	630
31-Dec-81	1-Jan-82	0	630
31-Dec-82	1-Jan-83	0	630
31-Dec-83	1-Jan-84	0	630
31-Dec-84	1-Jan-85	0	630
31-Dec-85	1-Jan-86	0	630
31-Dec-86	1-Jan-87	0	630
31-Dec-87	1-Jan-88	0	630
31-Dec-88	1-Jan-89	0	630
31-Dec-89	1-Jan-90	0	630
31-Dec-90	1-Jan-91	0	630
31-Dec-91	1-Jan-92	0	630
31-Dec-92	1-Jan-93	0	630
31-Dec-93	1-Jan-94	0	630
31-Dec-94	1-Jan-95	0	630
31-Dec-95	1-Jan-96	0	630
31-Dec-96	1-Jan-97	0	630
31-Dec-97	1-Jan-98	0	630
31-Dec-98	1-Jan-99	0	630
31-Dec-99	1-Jan-00	0	630
31-Dec-00	1-Jan-01	0	630
31-Dec-01	1-Jan-02	0	630
31-Dec-02	1-Jan-03	0	630
31-Dec-03	1-Jan-04	0	630
31-Dec-04	1-Jan-05	0	630
31-Dec-05	1-Jan-06	0	630
31-Dec-06	1-Jan-07	0	630
31-Dec-07	1-Jan-08	0	630
Total		630	

MuniCap, Inc. Walsh Ranch THZ Projections - v1.0 A (2025-2035 Development) v2.0.xlsx\1-A.1.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.2.1: Projected Absorption - 2026 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential					
		Single Family - Custom Type I		Single Family - Age		Single Family - Production Type	
		Units	Cumulative	Units	Cumulative	Units	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0
31-Dec-26	1-Jan-27	18	18	39	39	168	168
31-Dec-27	1-Jan-28	0	18	0	39	0	168
31-Dec-28	1-Jan-29	0	18	0	39	0	168
31-Dec-29	1-Jan-30	0	18	0	39	0	168
31-Dec-30	1-Jan-31	0	18	0	39	0	168
31-Dec-31	1-Jan-32	0	18	0	39	0	168
31-Dec-32	1-Jan-33	0	18	0	39	0	168
31-Dec-33	1-Jan-34	0	18	0	39	0	168
31-Dec-34	1-Jan-35	0	18	0	39	0	168
31-Dec-35	1-Jan-36	0	18	0	39	0	168
31-Dec-36	1-Jan-37	0	18	0	39	0	168
31-Dec-37	1-Jan-38	0	18	0	39	0	168
31-Dec-38	1-Jan-39	0	18	0	39	0	168
31-Dec-39	1-Jan-40	0	18	0	39	0	168
31-Dec-40	1-Jan-41	0	18	0	39	0	168
31-Dec-41	1-Jan-42	0	18	0	39	0	168
31-Dec-42	1-Jan-43	0	18	0	39	0	168
31-Dec-43	1-Jan-44	0	18	0	39	0	168
31-Dec-44	1-Jan-45	0	18	0	39	0	168
31-Dec-45	1-Jan-46	0	18	0	39	0	168
31-Dec-46	1-Jan-47	0	18	0	39	0	168
31-Dec-47	1-Jan-48	0	18	0	39	0	168
31-Dec-48	1-Jan-49	0	18	0	39	0	168
31-Dec-49	1-Jan-50	0	18	0	39	0	168
31-Dec-50	1-Jan-51	0	18	0	39	0	168
31-Dec-51	1-Jan-52	0	18	0	39	0	168
31-Dec-52	1-Jan-53	0	18	0	39	0	168
31-Dec-53	1-Jan-54	0	18	0	39	0	168
31-Dec-54	1-Jan-55	0	18	0	39	0	168
31-Dec-55	1-Jan-56	0	18	0	39	0	168
31-Dec-56	1-Jan-57	0	18	0	39	0	168
31-Dec-57	1-Jan-58	0	18	0	39	0	168
31-Dec-58	1-Jan-59	0	18	0	39	0	168
31-Dec-59	1-Jan-60	0	18	0	39	0	168
31-Dec-60	1-Jan-61	0	18	0	39	0	168
31-Dec-61	1-Jan-62	0	18	0	39	0	168
31-Dec-62	1-Jan-63	0	18	0	39	0	168
31-Dec-63	1-Jan-64	0	18	0	39	0	168
31-Dec-64	1-Jan-65	0	18	0	39	0	168
31-Dec-65	1-Jan-66	0	18	0	39	0	168
31-Dec-66	1-Jan-67	0	18	0	39	0	168
31-Dec-67	1-Jan-68	0	18	0	39	0	168
31-Dec-68	1-Jan-69	0	18	0	39	0	168
31-Dec-69	1-Jan-70	0	18	0	39	0	168
31-Dec-70	1-Jan-71	0	18	0	39	0	168
31-Dec-71	1-Jan-72	0	18	0	39	0	168
31-Dec-72	1-Jan-73	0	18	0	39	0	168
31-Dec-73	1-Jan-74	0	18	0	39	0	168
31-Dec-74	1-Jan-75	0	18	0	39	0	168
31-Dec-75	1-Jan-76	0	18	0	39	0	168
31-Dec-76	1-Jan-77	0	18	0	39	0	168
31-Dec-77	1-Jan-78	0	18	0	39	0	168
31-Dec-78	1-Jan-79	0	18	0	39	0	168
31-Dec-79	1-Jan-80	0	18	0	39	0	168
31-Dec-80	1-Jan-81	0	18	0	39	0	168
31-Dec-81	1-Jan-82	0	18	0	39	0	168
31-Dec-82	1-Jan-83	0	18	0	39	0	168
31-Dec-83	1-Jan-84	0	18	0	39	0	168
31-Dec-84	1-Jan-85	0	18	0	39	0	168
31-Dec-85	1-Jan-86	0	18	0	39	0	168
31-Dec-86	1-Jan-87	0	18	0	39	0	168
31-Dec-87	1-Jan-88	0	18	0	39	0	168
31-Dec-88	1-Jan-89	0	18	0	39	0	168
31-Dec-89	1-Jan-90	0	18	0	39	0	168
31-Dec-90	1-Jan-91	0	18	0	39	0	168
31-Dec-91	1-Jan-92	0	18	0	39	0	168
31-Dec-92	1-Jan-93	0	18	0	39	0	168
31-Dec-93	1-Jan-94	0	18	0	39	0	168
31-Dec-94	1-Jan-95	0	18	0	39	0	168
31-Dec-95	1-Jan-96	0	18	0	39	0	168
31-Dec-96	1-Jan-97	0	18	0	39	0	168
31-Dec-97	1-Jan-98	0	18	0	39	0	168
31-Dec-98	1-Jan-99	0	18	0	39	0	168
31-Dec-99	1-Jan-00	0	18	0	39	0	168
31-Dec-00	1-Jan-01	0	18	0	39	0	168
31-Dec-01	1-Jan-02	0	18	0	39	0	168
31-Dec-02	1-Jan-03	0	18	0	39	0	168
31-Dec-03	1-Jan-04	0	18	0	39	0	168
31-Dec-04	1-Jan-05	0	18	0	39	0	168
31-Dec-05	1-Jan-06	0	18	0	39	0	168
31-Dec-06	1-Jan-07	0	18	0	39	0	168
31-Dec-07	1-Jan-08	0	18	0	39	0	168
Total		18		39		168	

Mancap, Inc. [mncap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/Walsh Ranch](https://mncap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort%20Worth/Walsh%20Ranch/TIRZ/CONSULTING/Projections/Walsh%20Ranch)

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.3.1: Projected Absorption - 2027 Development¹ - Parker County

Development		Residential							
Year	Assessed	Single Family - Custom Type 1		Single Family - Age		Single Family - Production		Office Type 1	
Ending	As Of ²	Units	Cumulative	Units	Cumulative	Units	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	18	18	39	168	168	17,667	17,667	17,667
31-Dec-28	1-Jan-29	0	18	0	39	0	168	0	17,667
31-Dec-29	1-Jan-30	0	18	0	39	0	168	0	17,667
31-Dec-30	1-Jan-31	0	18	0	39	0	168	0	17,667
31-Dec-31	1-Jan-32	0	18	0	39	0	168	0	17,667
31-Dec-32	1-Jan-33	0	18	0	39	0	168	0	17,667
31-Dec-33	1-Jan-34	0	18	0	39	0	168	0	17,667
31-Dec-34	1-Jan-35	0	18	0	39	0	168	0	17,667
31-Dec-35	1-Jan-36	0	18	0	39	0	168	0	17,667
31-Dec-36	1-Jan-37	0	18	0	39	0	168	0	17,667
31-Dec-37	1-Jan-38	0	18	0	39	0	168	0	17,667
31-Dec-38	1-Jan-39	0	18	0	39	0	168	0	17,667
31-Dec-39	1-Jan-40	0	18	0	39	0	168	0	17,667
31-Dec-40	1-Jan-41	0	18	0	39	0	168	0	17,667
31-Dec-41	1-Jan-42	0	18	0	39	0	168	0	17,667
31-Dec-42	1-Jan-43	0	18	0	39	0	168	0	17,667
31-Dec-43	1-Jan-44	0	18	0	39	0	168	0	17,667
31-Dec-44	1-Jan-45	0	18	0	39	0	168	0	17,667
31-Dec-45	1-Jan-46	0	18	0	39	0	168	0	17,667
31-Dec-46	1-Jan-47	0	18	0	39	0	168	0	17,667
31-Dec-47	1-Jan-48	0	18	0	39	0	168	0	17,667
31-Dec-48	1-Jan-49	0	18	0	39	0	168	0	17,667
31-Dec-49	1-Jan-50	0	18	0	39	0	168	0	17,667
31-Dec-50	1-Jan-51	0	18	0	39	0	168	0	17,667
31-Dec-51	1-Jan-52	0	18	0	39	0	168	0	17,667
31-Dec-52	1-Jan-53	0	18	0	39	0	168	0	17,667
31-Dec-53	1-Jan-54	0	18	0	39	0	168	0	17,667
31-Dec-54	1-Jan-55	0	18	0	39	0	168	0	17,667
31-Dec-55	1-Jan-56	0	18	0	39	0	168	0	17,667
31-Dec-56	1-Jan-57	0	18	0	39	0	168	0	17,667
31-Dec-57	1-Jan-58	0	18	0	39	0	168	0	17,667
31-Dec-58	1-Jan-59	0	18	0	39	0	168	0	17,667
31-Dec-59	1-Jan-60	0	18	0	39	0	168	0	17,667
31-Dec-60	1-Jan-61	0	18	0	39	0	168	0	17,667
31-Dec-61	1-Jan-62	0	18	0	39	0	168	0	17,667
31-Dec-62	1-Jan-63	0	18	0	39	0	168	0	17,667
31-Dec-63	1-Jan-64	0	18	0	39	0	168	0	17,667
31-Dec-64	1-Jan-65	0	18	0	39	0	168	0	17,667
31-Dec-65	1-Jan-66	0	18	0	39	0	168	0	17,667
31-Dec-66	1-Jan-67	0	18	0	39	0	168	0	17,667
31-Dec-67	1-Jan-68	0	18	0	39	0	168	0	17,667
31-Dec-68	1-Jan-69	0	18	0	39	0	168	0	17,667
31-Dec-69	1-Jan-70	0	18	0	39	0	168	0	17,667
31-Dec-70	1-Jan-71	0	18	0	39	0	168	0	17,667
31-Dec-71	1-Jan-72	0	18	0	39	0	168	0	17,667
31-Dec-72	1-Jan-73	0	18	0	39	0	168	0	17,667
31-Dec-73	1-Jan-74	0	18	0	39	0	168	0	17,667
31-Dec-74	1-Jan-75	0	18	0	39	0	168	0	17,667
31-Dec-75	1-Jan-76	0	18	0	39	0	168	0	17,667
31-Dec-76	1-Jan-77	0	18	0	39	0	168	0	17,667
31-Dec-77	1-Jan-78	0	18	0	39	0	168	0	17,667
31-Dec-78	1-Jan-79	0	18	0	39	0	168	0	17,667
31-Dec-79	1-Jan-80	0	18	0	39	0	168	0	17,667
31-Dec-80	1-Jan-81	0	18	0	39	0	168	0	17,667
31-Dec-81	1-Jan-82	0	18	0	39	0	168	0	17,667
31-Dec-82	1-Jan-83	0	18	0	39	0	168	0	17,667
31-Dec-83	1-Jan-84	0	18	0	39	0	168	0	17,667
31-Dec-84	1-Jan-85	0	18	0	39	0	168	0	17,667
31-Dec-85	1-Jan-86	0	18	0	39	0	168	0	17,667
31-Dec-86	1-Jan-87	0	18	0	39	0	168	0	17,667
31-Dec-87	1-Jan-88	0	18	0	39	0	168	0	17,667
31-Dec-88	1-Jan-89	0	18	0	39	0	168	0	17,667
31-Dec-89	1-Jan-90	0	18	0	39	0	168	0	17,667
31-Dec-90	1-Jan-91	0	18	0	39	0	168	0	17,667
31-Dec-91	1-Jan-92	0	18	0	39	0	168	0	17,667
31-Dec-92	1-Jan-93	0	18	0	39	0	168	0	17,667
31-Dec-93	1-Jan-94	0	18	0	39	0	168	0	17,667
31-Dec-94	1-Jan-95	0	18	0	39	0	168	0	17,667
31-Dec-95	1-Jan-96	0	18	0	39	0	168	0	17,667
31-Dec-96	1-Jan-97	0	18	0	39	0	168	0	17,667
31-Dec-97	1-Jan-98	0	18	0	39	0	168	0	17,667
31-Dec-98	1-Jan-99	0	18	0	39	0	168	0	17,667
31-Dec-99	1-Jan-00	0	18	0	39	0	168	0	17,667
31-Dec-00	1-Jan-01	0	18	0	39	0	168	0	17,667
31-Dec-01	1-Jan-02	0	18	0	39	0	168	0	17,667
31-Dec-02	1-Jan-03	0	18	0	39	0	168	0	17,667
31-Dec-03	1-Jan-04	0	18	0	39	0	168	0	17,667
31-Dec-04	1-Jan-05	0	18	0	39	0	168	0	17,667
31-Dec-05	1-Jan-06	0	18	0	39	0	168	0	17,667
31-Dec-06	1-Jan-07	0	18	0	39	0	168	0	17,667
31-Dec-07	1-Jan-08	0	18	0	39	0	168	0	17,667
Total		17,500		39		168		17,667	

MunCap, Inc.

[https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TRZ/COO](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort%20Worth/Walsh%20Ranch%20TRZ/COO)

¹ Provided by Developer.

² According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the value during construction.

Exhibit C-1.4.1: Projected Absorption - 2028 Development¹ - Parker County

Year Ending	Assessed As Of	Residential																						Commercial									
		Single Family - Custom Type 1		Single Family - Age		Single Family - Production		Multi-Family		Industrial		Office Type 1		Office Type 2		Hotel		Retail Pad Type 1		Retail Big Box Type 1													
		Units	Cumulative	Units	Cumulative	Units	Cumulative	Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative										
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
31-Dec-27	1-Jan-28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0										
31-Dec-28	1-Jan-29	18	18	39	39	168	168	380	380	691,986	691,986	17,667	17,667	29,667	29,667	165	165	35,633	35,633	105,961	105,961	105,961	105,961										
31-Dec-29	1-Jan-30	0	18	0	168	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-30	1-Jan-31	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-31	1-Jan-32	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-32	1-Jan-33	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-33	1-Jan-34	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-34	1-Jan-35	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-35	1-Jan-36	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-36	1-Jan-37	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-37	1-Jan-38	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-38	1-Jan-39	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-39	1-Jan-40	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-40	1-Jan-41	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-41	1-Jan-42	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-42	1-Jan-43	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-43	1-Jan-44	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-44	1-Jan-45	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-45	1-Jan-46	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-46	1-Jan-47	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-47	1-Jan-48	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-48	1-Jan-49	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-49	1-Jan-50	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-50	1-Jan-51	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-51	1-Jan-52	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-52	1-Jan-53	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-53	1-Jan-54	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-54	1-Jan-55	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-55	1-Jan-56	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-56	1-Jan-57	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-57	1-Jan-58	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-58	1-Jan-59	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-59	1-Jan-60	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-60	1-Jan-61	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-61	1-Jan-62	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-62	1-Jan-63	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-63	1-Jan-64	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-64	1-Jan-65	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-65	1-Jan-66	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-66	1-Jan-67	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-67	1-Jan-68	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-68	1-Jan-69	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-69	1-Jan-70	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-70	1-Jan-71	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-71	1-Jan-72	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-72	1-Jan-73	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-73	1-Jan-74	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-74	1-Jan-75	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-75	1-Jan-76	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-76	1-Jan-77	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-77	1-Jan-78	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-78	1-Jan-79	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-79	1-Jan-80	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-80	1-Jan-81	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-81	1-Jan-82	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-82	1-Jan-83	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-83	1-Jan-84	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-84	1-Jan-85	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-85	1-Jan-86	0	18	0	39	0	168	0	380	0	691,986	0	17,667	0	29,667	0	165	0	35,633	0	105,961	0	105,961										
31-Dec-86	1-Jan-87	0	18	0	39	0	1																										

MuniCap, Inc.

[https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort_Worth/Walsh_Ranch_TIRZ/CONSULTING/Projections/\[Walsh_Ranch_TIRZ_Projections_-_v1.0_A_\(2025-2035_Development\)_v2.0.xlsx\]/V-A.4.2](https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort_Worth/Walsh_Ranch_TIRZ/CONSULTING/Projections/[Walsh_Ranch_TIRZ_Projections_-_v1.0_A_(2025-2035_Development)_v2.0.xlsx]/V-A.4.2)

¹Provided by Developer

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

$$-2.2^{+0.4}_{-0.3}$$

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

**Exhibit C-1.4.2: Projected Absorption - 2028 Development¹
- Tarrant County**

Development Year Ending	Assessed As Of ²	Commercial Industrial	
		Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	564,761	564,761
31-Dec-29	1-Jan-30	0	564,761
31-Dec-30	1-Jan-31	0	564,761
31-Dec-31	1-Jan-32	0	564,761
31-Dec-32	1-Jan-33	0	564,761
31-Dec-33	1-Jan-34	0	564,761
31-Dec-34	1-Jan-35	0	564,761
31-Dec-35	1-Jan-36	0	564,761
31-Dec-36	1-Jan-37	0	564,761
31-Dec-37	1-Jan-38	0	564,761
31-Dec-38	1-Jan-39	0	564,761
31-Dec-39	1-Jan-40	0	564,761
31-Dec-40	1-Jan-41	0	564,761
31-Dec-41	1-Jan-42	0	564,761
31-Dec-42	1-Jan-43	0	564,761
31-Dec-43	1-Jan-44	0	564,761
31-Dec-44	1-Jan-45	0	564,761
31-Dec-45	1-Jan-46	0	564,761
31-Dec-46	1-Jan-47	0	564,761
31-Dec-47	1-Jan-48	0	564,761
31-Dec-48	1-Jan-49	0	564,761
31-Dec-49	1-Jan-50	0	564,761
31-Dec-50	1-Jan-51	0	564,761
31-Dec-51	1-Jan-52	0	564,761
31-Dec-52	1-Jan-53	0	564,761
31-Dec-53	1-Jan-54	0	564,761
31-Dec-54	1-Jan-55	0	564,761
31-Dec-55	1-Jan-56	0	564,761
31-Dec-56	1-Jan-57	0	564,761
31-Dec-57	1-Jan-58	0	564,761
31-Dec-58	1-Jan-59	0	564,761
31-Dec-59	1-Jan-60	0	564,761
31-Dec-60	1-Jan-61	0	564,761
31-Dec-61	1-Jan-62	0	564,761
31-Dec-62	1-Jan-63	0	564,761
31-Dec-63	1-Jan-64	0	564,761
31-Dec-64	1-Jan-65	0	564,761
31-Dec-65	1-Jan-66	0	564,761
31-Dec-66	1-Jan-67	0	564,761
31-Dec-67	1-Jan-68	0	564,761
31-Dec-68	1-Jan-69	0	564,761
31-Dec-69	1-Jan-70	0	564,761
31-Dec-70	1-Jan-71	0	564,761
31-Dec-71	1-Jan-72	0	564,761
31-Dec-72	1-Jan-73	0	564,761
31-Dec-73	1-Jan-74	0	564,761
31-Dec-74	1-Jan-75	0	564,761
31-Dec-75	1-Jan-76	0	564,761
31-Dec-76	1-Jan-77	0	564,761
31-Dec-77	1-Jan-78	0	564,761
31-Dec-78	1-Jan-79	0	564,761
31-Dec-79	1-Jan-80	0	564,761
31-Dec-80	1-Jan-81	0	564,761
31-Dec-81	1-Jan-82	0	564,761
31-Dec-82	1-Jan-83	0	564,761
31-Dec-83	1-Jan-84	0	564,761
31-Dec-84	1-Jan-85	0	564,761
31-Dec-85	1-Jan-86	0	564,761
31-Dec-86	1-Jan-87	0	564,761
31-Dec-87	1-Jan-88	0	564,761
31-Dec-88	1-Jan-89	0	564,761
31-Dec-89	1-Jan-90	0	564,761
31-Dec-90	1-Jan-91	0	564,761
31-Dec-91	1-Jan-92	0	564,761
31-Dec-92	1-Jan-93	0	564,761
31-Dec-93	1-Jan-94	0	564,761
31-Dec-94	1-Jan-95	0	564,761
31-Dec-95	1-Jan-96	0	564,761
31-Dec-96	1-Jan-97	0	564,761
31-Dec-97	1-Jan-98	0	564,761
31-Dec-98	1-Jan-99	0	564,761
31-Dec-99	1-Jan-00	0	564,761
31-Dec-00	1-Jan-01	0	564,761
31-Dec-01	1-Jan-02	0	564,761
31-Dec-02	1-Jan-03	0	564,761
31-Dec-03	1-Jan-04	0	564,761
31-Dec-04	1-Jan-05	0	564,761
31-Dec-05	1-Jan-06	0	564,761
31-Dec-06	1-Jan-07	0	564,761
31-Dec-07	1-Jan-08	0	564,761
Total		564,761	

MuniCap, Inc. Z Projections - v1.0 A (2025-2035 Development) v2.0.xlsx\IV-A.4.3
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

Exhibit C-1.5.1: Projected Absorption - 2029 Development¹ - Parker County

Municipal, Inc. [https://municipal.sharepoint.com/sites/ALLSTATE/TEXAS/texasFortWorthWalshRanchTIRZ/CONSULTING/Projections/WalshRanchTIRZ/Projections-v1.0A\(2025-2050Development\)v2.0.xlsx](https://municipal.sharepoint.com/sites/ALLSTATE/TEXAS/texasFortWorthWalshRanchTIRZ/CONSULTING/Projections/WalshRanchTIRZ/Projections-v1.0A(2025-2050Development)v2.0.xlsx) V4.5.2
22-Feb-26

¹Provided by Developer

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

**Exhibit C-1.5.2: Projected Absorption - 2029 Development¹ - Tarrant
County**

Development Year Ending	Assessed As Of ²	Commercial			
		Industrial		Retail Pad Type 3	
		Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0
31-Dec-29	1-Jan-30	564,761	564,761	50,000	50,000
31-Dec-30	1-Jan-31	0	564,761	0	50,000
31-Dec-31	1-Jan-32	0	564,761	0	50,000
31-Dec-32	1-Jan-33	0	564,761	0	50,000
31-Dec-33	1-Jan-34	0	564,761	0	50,000
31-Dec-34	1-Jan-35	0	564,761	0	50,000
31-Dec-35	1-Jan-36	0	564,761	0	50,000
31-Dec-36	1-Jan-37	0	564,761	0	50,000
31-Dec-37	1-Jan-38	0	564,761	0	50,000
31-Dec-38	1-Jan-39	0	564,761	0	50,000
31-Dec-39	1-Jan-40	0	564,761	0	50,000
31-Dec-40	1-Jan-41	0	564,761	0	50,000
31-Dec-41	1-Jan-42	0	564,761	0	50,000
31-Dec-42	1-Jan-43	0	564,761	0	50,000
31-Dec-43	1-Jan-44	0	564,761	0	50,000
31-Dec-44	1-Jan-45	0	564,761	0	50,000
31-Dec-45	1-Jan-46	0	564,761	0	50,000
31-Dec-46	1-Jan-47	0	564,761	0	50,000
31-Dec-47	1-Jan-48	0	564,761	0	50,000
31-Dec-48	1-Jan-49	0	564,761	0	50,000
31-Dec-49	1-Jan-50	0	564,761	0	50,000
31-Dec-50	1-Jan-51	0	564,761	0	50,000
31-Dec-51	1-Jan-52	0	564,761	0	50,000
31-Dec-52	1-Jan-53	0	564,761	0	50,000
31-Dec-53	1-Jan-54	0	564,761	0	50,000
31-Dec-54	1-Jan-55	0	564,761	0	50,000
31-Dec-55	1-Jan-56	0	564,761	0	50,000
31-Dec-56	1-Jan-57	0	564,761	0	50,000
31-Dec-57	1-Jan-58	0	564,761	0	50,000
31-Dec-58	1-Jan-59	0	564,761	0	50,000
31-Dec-59	1-Jan-60	0	564,761	0	50,000
31-Dec-60	1-Jan-61	0	564,761	0	50,000
31-Dec-61	1-Jan-62	0	564,761	0	50,000
31-Dec-62	1-Jan-63	0	564,761	0	50,000
31-Dec-63	1-Jan-64	0	564,761	0	50,000
31-Dec-64	1-Jan-65	0	564,761	0	50,000
31-Dec-65	1-Jan-66	0	564,761	0	50,000
31-Dec-66	1-Jan-67	0	564,761	0	50,000
31-Dec-67	1-Jan-68	0	564,761	0	50,000
31-Dec-68	1-Jan-69	0	564,761	0	50,000
31-Dec-69	1-Jan-70	0	564,761	0	50,000
31-Dec-70	1-Jan-71	0	564,761	0	50,000
31-Dec-71	1-Jan-72	0	564,761	0	50,000
31-Dec-72	1-Jan-73	0	564,761	0	50,000
31-Dec-73	1-Jan-74	0	564,761	0	50,000
31-Dec-74	1-Jan-75	0	564,761	0	50,000
31-Dec-75	1-Jan-76	0	564,761	0	50,000
31-Dec-76	1-Jan-77	0	564,761	0	50,000
31-Dec-77	1-Jan-78	0	564,761	0	50,000
31-Dec-78	1-Jan-79	0	564,761	0	50,000
31-Dec-79	1-Jan-80	0	564,761	0	50,000
31-Dec-80	1-Jan-81	0	564,761	0	50,000
31-Dec-81	1-Jan-82	0	564,761	0	50,000
31-Dec-82	1-Jan-83	0	564,761	0	50,000
31-Dec-83	1-Jan-84	0	564,761	0	50,000
31-Dec-84	1-Jan-85	0	564,761	0	50,000
31-Dec-85	1-Jan-86	0	564,761	0	50,000
31-Dec-86	1-Jan-87	0	564,761	0	50,000
31-Dec-87	1-Jan-88	0	564,761	0	50,000
31-Dec-88	1-Jan-89	0	564,761	0	50,000
31-Dec-89	1-Jan-90	0	564,761	0	50,000
31-Dec-90	1-Jan-91	0	564,761	0	50,000
31-Dec-91	1-Jan-92	0	564,761	0	50,000
31-Dec-92	1-Jan-93	0	564,761	0	50,000
31-Dec-93	1-Jan-94	0	564,761	0	50,000
31-Dec-94	1-Jan-95	0	564,761	0	50,000
31-Dec-95	1-Jan-96	0	564,761	0	50,000
31-Dec-96	1-Jan-97	0	564,761	0	50,000
31-Dec-97	1-Jan-98	0	564,761	0	50,000
31-Dec-98	1-Jan-99	0	564,761	0	50,000
31-Dec-99	1-Jan-00	0	564,761	0	50,000
31-Dec-00	1-Jan-01	0	564,761	0	50,000
31-Dec-01	1-Jan-02	0	564,761	0	50,000
31-Dec-02	1-Jan-03	0	564,761	0	50,000
31-Dec-03	1-Jan-04	0	564,761	0	50,000
31-Dec-04	1-Jan-05	0	564,761	0	50,000
31-Dec-05	1-Jan-06	0	564,761	0	50,000
31-Dec-06	1-Jan-07	0	564,761	0	50,000
31-Dec-07	1-Jan-08	0	564,761	0	50,000
Total		564,761		50,000	

MuniCap, Inc. [Walsh Ranch THRX Projections - v1.0 A (2025-2035 Development) v2.0.xlsx]V-A.5.3
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

Exhibit C-1.6.1: Projected Absorption - 2030 Development¹ - Parker County

MuniCap, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/FWalsh Ranch TIRZ Projections - v1.0.4 \(2025-2035 Development\) v2.0.xlsx](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/FWalsh Ranch TIRZ Projections - v1.0.4 (2025-2035 Development) v2.0.xlsx) IV-4.6.2
22-Feb-26

¹ Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.6.2: Projected Absorption - 2030 Development¹ - Tarrant County

Development Year	Assessed As Of ²	Commercial			
		Industrial		Retail Pad Type 3	
		Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0
31-Dec-30	1-Jan-31	564,761	564,761	50,000	50,000
31-Dec-31	1-Jan-32	0	564,761	0	50,000
31-Dec-32	1-Jan-33	0	564,761	0	50,000
31-Dec-33	1-Jan-34	0	564,761	0	50,000
31-Dec-34	1-Jan-35	0	564,761	0	50,000
31-Dec-35	1-Jan-36	0	564,761	0	50,000
31-Dec-36	1-Jan-37	0	564,761	0	50,000
31-Dec-37	1-Jan-38	0	564,761	0	50,000
31-Dec-38	1-Jan-39	0	564,761	0	50,000
31-Dec-39	1-Jan-40	0	564,761	0	50,000
31-Dec-40	1-Jan-41	0	564,761	0	50,000
31-Dec-41	1-Jan-42	0	564,761	0	50,000
31-Dec-42	1-Jan-43	0	564,761	0	50,000
31-Dec-43	1-Jan-44	0	564,761	0	50,000
31-Dec-44	1-Jan-45	0	564,761	0	50,000
31-Dec-45	1-Jan-46	0	564,761	0	50,000
31-Dec-46	1-Jan-47	0	564,761	0	50,000
31-Dec-47	1-Jan-48	0	564,761	0	50,000
31-Dec-48	1-Jan-49	0	564,761	0	50,000
31-Dec-49	1-Jan-50	0	564,761	0	50,000
31-Dec-50	1-Jan-51	0	564,761	0	50,000
31-Dec-51	1-Jan-52	0	564,761	0	50,000
31-Dec-52	1-Jan-53	0	564,761	0	50,000
31-Dec-53	1-Jan-54	0	564,761	0	50,000
31-Dec-54	1-Jan-55	0	564,761	0	50,000
31-Dec-55	1-Jan-56	0	564,761	0	50,000
31-Dec-56	1-Jan-57	0	564,761	0	50,000
31-Dec-57	1-Jan-58	0	564,761	0	50,000
31-Dec-58	1-Jan-59	0	564,761	0	50,000
31-Dec-59	1-Jan-60	0	564,761	0	50,000
31-Dec-60	1-Jan-61	0	564,761	0	50,000
31-Dec-61	1-Jan-62	0	564,761	0	50,000
31-Dec-62	1-Jan-63	0	564,761	0	50,000
31-Dec-63	1-Jan-64	0	564,761	0	50,000
31-Dec-64	1-Jan-65	0	564,761	0	50,000
31-Dec-65	1-Jan-66	0	564,761	0	50,000
31-Dec-66	1-Jan-67	0	564,761	0	50,000
31-Dec-67	1-Jan-68	0	564,761	0	50,000
31-Dec-68	1-Jan-69	0	564,761	0	50,000
31-Dec-69	1-Jan-70	0	564,761	0	50,000
31-Dec-70	1-Jan-71	0	564,761	0	50,000
31-Dec-71	1-Jan-72	0	564,761	0	50,000
31-Dec-72	1-Jan-73	0	564,761	0	50,000
31-Dec-73	1-Jan-74	0	564,761	0	50,000
31-Dec-74	1-Jan-75	0	564,761	0	50,000
31-Dec-75	1-Jan-76	0	564,761	0	50,000
31-Dec-76	1-Jan-77	0	564,761	0	50,000
31-Dec-77	1-Jan-78	0	564,761	0	50,000
31-Dec-78	1-Jan-79	0	564,761	0	50,000
31-Dec-79	1-Jan-80	0	564,761	0	50,000
31-Dec-80	1-Jan-81	0	564,761	0	50,000
31-Dec-81	1-Jan-82	0	564,761	0	50,000
31-Dec-82	1-Jan-83	0	564,761	0	50,000
31-Dec-83	1-Jan-84	0	564,761	0	50,000
31-Dec-84	1-Jan-85	0	564,761	0	50,000
31-Dec-85	1-Jan-86	0	564,761	0	50,000
31-Dec-86	1-Jan-87	0	564,761	0	50,000
31-Dec-87	1-Jan-88	0	564,761	0	50,000
31-Dec-88	1-Jan-89	0	564,761	0	50,000
31-Dec-89	1-Jan-90	0	564,761	0	50,000
31-Dec-90	1-Jan-91	0	564,761	0	50,000
31-Dec-91	1-Jan-92	0	564,761	0	50,000
31-Dec-92	1-Jan-93	0	564,761	0	50,000
31-Dec-93	1-Jan-94	0	564,761	0	50,000
31-Dec-94	1-Jan-95	0	564,761	0	50,000
31-Dec-95	1-Jan-96	0	564,761	0	50,000
31-Dec-96	1-Jan-97	0	564,761	0	50,000
31-Dec-97	1-Jan-98	0	564,761	0	50,000
31-Dec-98	1-Jan-99	0	564,761	0	50,000
31-Dec-99	1-Jan-00	0	564,761	0	50,000
31-Dec-00	1-Jan-01	0	564,761	0	50,000
31-Dec-01	1-Jan-02	0	564,761	0	50,000
31-Dec-02	1-Jan-03	0	564,761	0	50,000
31-Dec-03	1-Jan-04	0	564,761	0	50,000
31-Dec-04	1-Jan-05	0	564,761	0	50,000
31-Dec-05	1-Jan-06	0	564,761	0	50,000
31-Dec-06	1-Jan-07	0	564,761	0	50,000
31-Dec-07	1-Jan-08	0	564,761	0	50,000
Total		564,761		50,000	

MuniCap, Inc. Walsh Ranch TIRZ Projections - v1.0.1 (2025-2035 Development) v2.0.xlsx\1-A.6.3
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

Exhibit C-1.7.1: Projected Absorption - 2031 Development¹ - Parker County

MuniCup, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/fWalsh Ranch TIRZ Projections - v1.0 A \(2025-2035 Development\).v2.0.xlsx?v=4.7.2](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/fWalsh Ranch TIRZ Projections - v1.0 A (2025-2035 Development).v2.0.xlsx?v=4.7.2)

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.7.2: Projected Absorption - 2031 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	Commercial			
		Industrial		Hotel	
		Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0
31-Dec-31	1-Jan-32	564,761	564,761	220	220
31-Dec-32	1-Jan-33	0	564,761	0	220
31-Dec-33	1-Jan-34	0	564,761	0	220
31-Dec-34	1-Jan-35	0	564,761	0	220
31-Dec-35	1-Jan-36	0	564,761	0	220
31-Dec-36	1-Jan-37	0	564,761	0	220
31-Dec-37	1-Jan-38	0	564,761	0	220
31-Dec-38	1-Jan-39	0	564,761	0	220
31-Dec-39	1-Jan-40	0	564,761	0	220
31-Dec-40	1-Jan-41	0	564,761	0	220
31-Dec-41	1-Jan-42	0	564,761	0	220
31-Dec-42	1-Jan-43	0	564,761	0	220
31-Dec-43	1-Jan-44	0	564,761	0	220
31-Dec-44	1-Jan-45	0	564,761	0	220
31-Dec-45	1-Jan-46	0	564,761	0	220
31-Dec-46	1-Jan-47	0	564,761	0	220
31-Dec-47	1-Jan-48	0	564,761	0	220
31-Dec-48	1-Jan-49	0	564,761	0	220
31-Dec-49	1-Jan-50	0	564,761	0	220
31-Dec-50	1-Jan-51	0	564,761	0	220
31-Dec-51	1-Jan-52	0	564,761	0	220
31-Dec-52	1-Jan-53	0	564,761	0	220
31-Dec-53	1-Jan-54	0	564,761	0	220
31-Dec-54	1-Jan-55	0	564,761	0	220
31-Dec-55	1-Jan-56	0	564,761	0	220
31-Dec-56	1-Jan-57	0	564,761	0	220
31-Dec-57	1-Jan-58	0	564,761	0	220
31-Dec-58	1-Jan-59	0	564,761	0	220
31-Dec-59	1-Jan-60	0	564,761	0	220
31-Dec-60	1-Jan-61	0	564,761	0	220
31-Dec-61	1-Jan-62	0	564,761	0	220
31-Dec-62	1-Jan-63	0	564,761	0	220
31-Dec-63	1-Jan-64	0	564,761	0	220
31-Dec-64	1-Jan-65	0	564,761	0	220
31-Dec-65	1-Jan-66	0	564,761	0	220
31-Dec-66	1-Jan-67	0	564,761	0	220
31-Dec-67	1-Jan-68	0	564,761	0	220
31-Dec-68	1-Jan-69	0	564,761	0	220
31-Dec-69	1-Jan-70	0	564,761	0	220
31-Dec-70	1-Jan-71	0	564,761	0	220
31-Dec-71	1-Jan-72	0	564,761	0	220
31-Dec-72	1-Jan-73	0	564,761	0	220
31-Dec-73	1-Jan-74	0	564,761	0	220
31-Dec-74	1-Jan-75	0	564,761	0	220
31-Dec-75	1-Jan-76	0	564,761	0	220
31-Dec-76	1-Jan-77	0	564,761	0	220
31-Dec-77	1-Jan-78	0	564,761	0	220
31-Dec-78	1-Jan-79	0	564,761	0	220
31-Dec-79	1-Jan-80	0	564,761	0	220
31-Dec-80	1-Jan-81	0	564,761	0	220
31-Dec-81	1-Jan-82	0	564,761	0	220
31-Dec-82	1-Jan-83	0	564,761	0	220
31-Dec-83	1-Jan-84	0	564,761	0	220
31-Dec-84	1-Jan-85	0	564,761	0	220
31-Dec-85	1-Jan-86	0	564,761	0	220
31-Dec-86	1-Jan-87	0	564,761	0	220
31-Dec-87	1-Jan-88	0	564,761	0	220
31-Dec-88	1-Jan-89	0	564,761	0	220
31-Dec-89	1-Jan-90	0	564,761	0	220
31-Dec-90	1-Jan-91	0	564,761	0	220
31-Dec-91	1-Jan-92	0	564,761	0	220
31-Dec-92	1-Jan-93	0	564,761	0	220
31-Dec-93	1-Jan-94	0	564,761	0	220
31-Dec-94	1-Jan-95	0	564,761	0	220
31-Dec-95	1-Jan-96	0	564,761	0	220
31-Dec-96	1-Jan-97	0	564,761	0	220
31-Dec-97	1-Jan-98	0	564,761	0	220
31-Dec-98	1-Jan-99	0	564,761	0	220
31-Dec-99	1-Jan-00	0	564,761	0	220
31-Dec-00	1-Jan-01	0	564,761	0	220
31-Dec-01	1-Jan-02	0	564,761	0	220
31-Dec-02	1-Jan-03	0	564,761	0	220
31-Dec-03	1-Jan-04	0	564,761	0	220
31-Dec-04	1-Jan-05	0	564,761	0	220
31-Dec-05	1-Jan-06	0	564,761	0	220
31-Dec-06	1-Jan-07	0	564,761	0	220
31-Dec-07	1-Jan-08	0	564,761	0	220
Total		564,761		220	

MuniCap, Inc. Walsh Ranch TIRZ Projections - v1.0.1 (2025-2035 Development) v2.0.xlsx\IV-A.7.3
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

Exhibit C-1.8.1: Projected Absorption - 2032 Development¹ - Parker County

MuniCap, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort_Worth/Walsh_Ranch_TIRZ/CONSULTING/Projections/Walsh_Ranch_TIRZ_Projections_-_v1.0_A_\(2025-2035_Development\)_v2.0.xlsx](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort_Worth/Walsh_Ranch_TIRZ/CONSULTING/Projections/Walsh_Ranch_TIRZ_Projections_-_v1.0_A_(2025-2035_Development)_v2.0.xlsx) | V-4.8.2
22-Feb-26

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

**Exhibit C-1.8.2: Projected Absorption - 2032 Development¹ -
Tarrant County**

Development Year Ending	Assessed As Of ²	Commercial	
		Industrial	
		Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	564,761	564,761
31-Dec-33	1-Jan-34	0	564,761
31-Dec-34	1-Jan-35	0	564,761
31-Dec-35	1-Jan-36	0	564,761
31-Dec-36	1-Jan-37	0	564,761
31-Dec-37	1-Jan-38	0	564,761
31-Dec-38	1-Jan-39	0	564,761
31-Dec-39	1-Jan-40	0	564,761
31-Dec-40	1-Jan-41	0	564,761
31-Dec-41	1-Jan-42	0	564,761
31-Dec-42	1-Jan-43	0	564,761
31-Dec-43	1-Jan-44	0	564,761
31-Dec-44	1-Jan-45	0	564,761
31-Dec-45	1-Jan-46	0	564,761
31-Dec-46	1-Jan-47	0	564,761
31-Dec-47	1-Jan-48	0	564,761
31-Dec-48	1-Jan-49	0	564,761
31-Dec-49	1-Jan-50	0	564,761
31-Dec-50	1-Jan-51	0	564,761
31-Dec-51	1-Jan-52	0	564,761
31-Dec-52	1-Jan-53	0	564,761
31-Dec-53	1-Jan-54	0	564,761
31-Dec-54	1-Jan-55	0	564,761
31-Dec-55	1-Jan-56	0	564,761
31-Dec-56	1-Jan-57	0	564,761
31-Dec-57	1-Jan-58	0	564,761
31-Dec-58	1-Jan-59	0	564,761
31-Dec-59	1-Jan-60	0	564,761
31-Dec-60	1-Jan-61	0	564,761
31-Dec-61	1-Jan-62	0	564,761
31-Dec-62	1-Jan-63	0	564,761
31-Dec-63	1-Jan-64	0	564,761
31-Dec-64	1-Jan-65	0	564,761
31-Dec-65	1-Jan-66	0	564,761
31-Dec-66	1-Jan-67	0	564,761
31-Dec-67	1-Jan-68	0	564,761
31-Dec-68	1-Jan-69	0	564,761
31-Dec-69	1-Jan-70	0	564,761
31-Dec-70	1-Jan-71	0	564,761
31-Dec-71	1-Jan-72	0	564,761
31-Dec-72	1-Jan-73	0	564,761
31-Dec-73	1-Jan-74	0	564,761
31-Dec-74	1-Jan-75	0	564,761
31-Dec-75	1-Jan-76	0	564,761
31-Dec-76	1-Jan-77	0	564,761
31-Dec-77	1-Jan-78	0	564,761
31-Dec-78	1-Jan-79	0	564,761
31-Dec-79	1-Jan-80	0	564,761
31-Dec-80	1-Jan-81	0	564,761
31-Dec-81	1-Jan-82	0	564,761
31-Dec-82	1-Jan-83	0	564,761
31-Dec-83	1-Jan-84	0	564,761
31-Dec-84	1-Jan-85	0	564,761
31-Dec-85	1-Jan-86	0	564,761
31-Dec-86	1-Jan-87	0	564,761
31-Dec-87	1-Jan-88	0	564,761
31-Dec-88	1-Jan-89	0	564,761
31-Dec-89	1-Jan-90	0	564,761
31-Dec-90	1-Jan-91	0	564,761
31-Dec-91	1-Jan-92	0	564,761
31-Dec-92	1-Jan-93	0	564,761
31-Dec-93	1-Jan-94	0	564,761
31-Dec-94	1-Jan-95	0	564,761
31-Dec-95	1-Jan-96	0	564,761
31-Dec-96	1-Jan-97	0	564,761
31-Dec-97	1-Jan-98	0	564,761
31-Dec-98	1-Jan-99	0	564,761
31-Dec-99	1-Jan-00	0	564,761
31-Dec-00	1-Jan-01	0	564,761
31-Dec-01	1-Jan-02	0	564,761
31-Dec-02	1-Jan-03	0	564,761
31-Dec-03	1-Jan-04	0	564,761
31-Dec-04	1-Jan-05	0	564,761
31-Dec-05	1-Jan-06	0	564,761
31-Dec-06	1-Jan-07	0	564,761
31-Dec-07	1-Jan-08	0	564,761
Total		564,761	

MuniCap, Inc. RZ Projections - v1.0 A (2025-2035 Development) v2.0.xlsx\I-A.8.3

22-Feb-26

¹ Provided by Developer.

² According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

Exhibit C-1.9.1: Projected Absorption - 2033 Development¹ - Parker County

³ Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.9.2: Projected Absorption - 2033 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	Residential		Commercial	
		Single Family - Custom Type		Industrial	
		Units	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0
31-Dec-33	1-Jan-34	41	41	564,761	564,761
31-Dec-34	1-Jan-35	0	41	0	564,761
31-Dec-35	1-Jan-36	0	41	0	564,761
31-Dec-36	1-Jan-37	0	41	0	564,761
31-Dec-37	1-Jan-38	0	41	0	564,761
31-Dec-38	1-Jan-39	0	41	0	564,761
31-Dec-39	1-Jan-40	0	41	0	564,761
31-Dec-40	1-Jan-41	0	41	0	564,761
31-Dec-41	1-Jan-42	0	41	0	564,761
31-Dec-42	1-Jan-43	0	41	0	564,761
31-Dec-43	1-Jan-44	0	41	0	564,761
31-Dec-44	1-Jan-45	0	41	0	564,761
31-Dec-45	1-Jan-46	0	41	0	564,761
31-Dec-46	1-Jan-47	0	41	0	564,761
31-Dec-47	1-Jan-48	0	41	0	564,761
31-Dec-48	1-Jan-49	0	41	0	564,761
31-Dec-49	1-Jan-50	0	41	0	564,761
31-Dec-50	1-Jan-51	0	41	0	564,761
31-Dec-51	1-Jan-52	0	41	0	564,761
31-Dec-52	1-Jan-53	0	41	0	564,761
31-Dec-53	1-Jan-54	0	41	0	564,761
31-Dec-54	1-Jan-55	0	41	0	564,761
31-Dec-55	1-Jan-56	0	41	0	564,761
31-Dec-56	1-Jan-57	0	41	0	564,761
31-Dec-57	1-Jan-58	0	41	0	564,761
31-Dec-58	1-Jan-59	0	41	0	564,761
31-Dec-59	1-Jan-60	0	41	0	564,761
31-Dec-60	1-Jan-61	0	41	0	564,761
31-Dec-61	1-Jan-62	0	41	0	564,761
31-Dec-62	1-Jan-63	0	41	0	564,761
31-Dec-63	1-Jan-64	0	41	0	564,761
31-Dec-64	1-Jan-65	0	41	0	564,761
31-Dec-65	1-Jan-66	0	41	0	564,761
31-Dec-66	1-Jan-67	0	41	0	564,761
31-Dec-67	1-Jan-68	0	41	0	564,761
31-Dec-68	1-Jan-69	0	41	0	564,761
31-Dec-69	1-Jan-70	0	41	0	564,761
31-Dec-70	1-Jan-71	0	41	0	564,761
31-Dec-71	1-Jan-72	0	41	0	564,761
31-Dec-72	1-Jan-73	0	41	0	564,761
31-Dec-73	1-Jan-74	0	41	0	564,761
31-Dec-74	1-Jan-75	0	41	0	564,761
31-Dec-75	1-Jan-76	0	41	0	564,761
31-Dec-76	1-Jan-77	0	41	0	564,761
31-Dec-77	1-Jan-78	0	41	0	564,761
31-Dec-78	1-Jan-79	0	41	0	564,761
31-Dec-79	1-Jan-80	0	41	0	564,761
31-Dec-80	1-Jan-81	0	41	0	564,761
31-Dec-81	1-Jan-82	0	41	0	564,761
31-Dec-82	1-Jan-83	0	41	0	564,761
31-Dec-83	1-Jan-84	0	41	0	564,761
31-Dec-84	1-Jan-85	0	41	0	564,761
31-Dec-85	1-Jan-86	0	41	0	564,761
31-Dec-86	1-Jan-87	0	41	0	564,761
31-Dec-87	1-Jan-88	0	41	0	564,761
31-Dec-88	1-Jan-89	0	41	0	564,761
31-Dec-89	1-Jan-90	0	41	0	564,761
31-Dec-90	1-Jan-91	0	41	0	564,761
31-Dec-91	1-Jan-92	0	41	0	564,761
31-Dec-92	1-Jan-93	0	41	0	564,761
31-Dec-93	1-Jan-94	0	41	0	564,761
31-Dec-94	1-Jan-95	0	41	0	564,761
31-Dec-95	1-Jan-96	0	41	0	564,761
31-Dec-96	1-Jan-97	0	41	0	564,761
31-Dec-97	1-Jan-98	0	41	0	564,761
31-Dec-98	1-Jan-99	0	41	0	564,761
31-Dec-99	1-Jan-00	0	41	0	564,761
31-Dec-00	1-Jan-01	0	41	0	564,761
31-Dec-01	1-Jan-02	0	41	0	564,761
31-Dec-02	1-Jan-03	0	41	0	564,761
31-Dec-03	1-Jan-04	0	41	0	564,761
31-Dec-04	1-Jan-05	0	41	0	564,761
31-Dec-05	1-Jan-06	0	41	0	564,761
31-Dec-06	1-Jan-07	0	41	0	564,761
31-Dec-07	1-Jan-08	0	41	0	564,761
Total		41		564,761	

MuniCap, Inc. Walsh Ranch TIRZ Projections - v1.0.4 (2025-2035 Development) v2.0.xlsx|V-A.9.3
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

Exhibit C-1.10.1: Projected Absorption - 2034 Development¹ - Parker County

MuniCap, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/\[Walsh Ranch TIRZ Projections - v1.0 \(2025-2035 Development\) v2.0.xlsx\]](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort%20Worth/Walsh%20Ranch%20TIRZ/CONSULTING/Projections/[Walsh%20Ranch%20TIRZ%20Projections%20-%20v1.0%20(2025-2035%20Development).xlsx]) 1-A.10.2
22-Feb-26

¹Provided by Developer

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.10.2: Projected Absorption - 2034 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	Residential		Commercial	
		Single Family - Custom Type		Industrial	
		Units	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0
31-Dec-34	1-Jan-35	41	41	564,761	564,761
31-Dec-35	1-Jan-36	0	41	0	564,761
31-Dec-36	1-Jan-37	0	41	0	564,761
31-Dec-37	1-Jan-38	0	41	0	564,761
31-Dec-38	1-Jan-39	0	41	0	564,761
31-Dec-39	1-Jan-40	0	41	0	564,761
31-Dec-40	1-Jan-41	0	41	0	564,761
31-Dec-41	1-Jan-42	0	41	0	564,761
31-Dec-42	1-Jan-43	0	41	0	564,761
31-Dec-43	1-Jan-44	0	41	0	564,761
31-Dec-44	1-Jan-45	0	41	0	564,761
31-Dec-45	1-Jan-46	0	41	0	564,761
31-Dec-46	1-Jan-47	0	41	0	564,761
31-Dec-47	1-Jan-48	0	41	0	564,761
31-Dec-48	1-Jan-49	0	41	0	564,761
31-Dec-49	1-Jan-50	0	41	0	564,761
31-Dec-50	1-Jan-51	0	41	0	564,761
31-Dec-51	1-Jan-52	0	41	0	564,761
31-Dec-52	1-Jan-53	0	41	0	564,761
31-Dec-53	1-Jan-54	0	41	0	564,761
31-Dec-54	1-Jan-55	0	41	0	564,761
31-Dec-55	1-Jan-56	0	41	0	564,761
31-Dec-56	1-Jan-57	0	41	0	564,761
31-Dec-57	1-Jan-58	0	41	0	564,761
31-Dec-58	1-Jan-59	0	41	0	564,761
31-Dec-59	1-Jan-60	0	41	0	564,761
31-Dec-60	1-Jan-61	0	41	0	564,761
31-Dec-61	1-Jan-62	0	41	0	564,761
31-Dec-62	1-Jan-63	0	41	0	564,761
31-Dec-63	1-Jan-64	0	41	0	564,761
31-Dec-64	1-Jan-65	0	41	0	564,761
31-Dec-65	1-Jan-66	0	41	0	564,761
31-Dec-66	1-Jan-67	0	41	0	564,761
31-Dec-67	1-Jan-68	0	41	0	564,761
31-Dec-68	1-Jan-69	0	41	0	564,761
31-Dec-69	1-Jan-70	0	41	0	564,761
31-Dec-70	1-Jan-71	0	41	0	564,761
31-Dec-71	1-Jan-72	0	41	0	564,761
31-Dec-72	1-Jan-73	0	41	0	564,761
31-Dec-73	1-Jan-74	0	41	0	564,761
31-Dec-74	1-Jan-75	0	41	0	564,761
31-Dec-75	1-Jan-76	0	41	0	564,761
31-Dec-76	1-Jan-77	0	41	0	564,761
31-Dec-77	1-Jan-78	0	41	0	564,761
31-Dec-78	1-Jan-79	0	41	0	564,761
31-Dec-79	1-Jan-80	0	41	0	564,761
31-Dec-80	1-Jan-81	0	41	0	564,761
31-Dec-81	1-Jan-82	0	41	0	564,761
31-Dec-82	1-Jan-83	0	41	0	564,761
31-Dec-83	1-Jan-84	0	41	0	564,761
31-Dec-84	1-Jan-85	0	41	0	564,761
31-Dec-85	1-Jan-86	0	41	0	564,761
31-Dec-86	1-Jan-87	0	41	0	564,761
31-Dec-87	1-Jan-88	0	41	0	564,761
31-Dec-88	1-Jan-89	0	41	0	564,761
31-Dec-89	1-Jan-90	0	41	0	564,761
31-Dec-90	1-Jan-91	0	41	0	564,761
31-Dec-91	1-Jan-92	0	41	0	564,761
31-Dec-92	1-Jan-93	0	41	0	564,761
31-Dec-93	1-Jan-94	0	41	0	564,761
31-Dec-94	1-Jan-95	0	41	0	564,761
31-Dec-95	1-Jan-96	0	41	0	564,761
31-Dec-96	1-Jan-97	0	41	0	564,761
31-Dec-97	1-Jan-98	0	41	0	564,761
31-Dec-98	1-Jan-99	0	41	0	564,761
31-Dec-99	1-Jan-00	0	41	0	564,761
31-Dec-00	1-Jan-01	0	41	0	564,761
31-Dec-01	1-Jan-02	0	41	0	564,761
31-Dec-02	1-Jan-03	0	41	0	564,761
31-Dec-03	1-Jan-04	0	41	0	564,761
31-Dec-04	1-Jan-05	0	41	0	564,761
31-Dec-05	1-Jan-06	0	41	0	564,761
31-Dec-06	1-Jan-07	0	41	0	564,761
31-Dec-07	1-Jan-08	0	41	0	564,761
Total		41		564,761	

MuniCap, Inc. Walsh Ranch TIRZ Projections - v1.0.A (2025-2035 Development) v2.0.xlsx\F-A.10.3
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.11.1: Projected Absorption - 2035 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential										Commercial			
		Single Family - Custom Type		Single Family - Age Restricted		Single Family - Production Type		Single Family - Production Type		Multi-Family		Industrial		Office Type 1	
		Units	Cumulative	Units	Cumulative	Units	Cumulative	Units	Cumulative	Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-35	1-Jan-36	18	18	39	39	168	168	185	185	380	380	1,589,319	1,589,319	17,667	17,667
31-Dec-36	1-Jan-37	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-37	1-Jan-38	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-38	1-Jan-39	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-39	1-Jan-40	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-40	1-Jan-41	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-41	1-Jan-42	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-42	1-Jan-43	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-43	1-Jan-44	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-44	1-Jan-45	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-45	1-Jan-46	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-46	1-Jan-47	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-47	1-Jan-48	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-48	1-Jan-49	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-49	1-Jan-50	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-50	1-Jan-51	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-51	1-Jan-52	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-52	1-Jan-53	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-53	1-Jan-54	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-54	1-Jan-55	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-55	1-Jan-56	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-56	1-Jan-57	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-57	1-Jan-58	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-58	1-Jan-59	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-59	1-Jan-60	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-60	1-Jan-61	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-61	1-Jan-62	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-62	1-Jan-63	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-63	1-Jan-64	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-64	1-Jan-65	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-65	1-Jan-66	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-66	1-Jan-67	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-67	1-Jan-68	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-68	1-Jan-69	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-69	1-Jan-70	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-70	1-Jan-71	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-71	1-Jan-72	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-72	1-Jan-73	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-73	1-Jan-74	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-74	1-Jan-75	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-75	1-Jan-76	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-76	1-Jan-77	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-77	1-Jan-78	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-78	1-Jan-79	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-79	1-Jan-80	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-80	1-Jan-81	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-81	1-Jan-82	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-82	1-Jan-83	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-83	1-Jan-84	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-84	1-Jan-85	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-85	1-Jan-86	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-86	1-Jan-87	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-87	1-Jan-88	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-88	1-Jan-89	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-89	1-Jan-90	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-90	1-Jan-91	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-91	1-Jan-92	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-92	1-Jan-93	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-93	1-Jan-94	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-94	1-Jan-95	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-95	1-Jan-96	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-96	1-Jan-97	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-97	1-Jan-98	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-98	1-Jan-99	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-99	1-Jan-00	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-00	1-Jan-01	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-01	1-Jan-02	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-02	1-Jan-03	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-03	1-Jan-04	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-04	1-Jan-05	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-05	1-Jan-06	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-06	1-Jan-07	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
31-Dec-07	1-Jan-08	0	18	0	39	0	168	0	185	0	380	0	1,589,319	0	17,667
Total		18	39	168	185	380	1,589,319	17,667	529,667						

MuniCap, Inc.

[https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/Walsh Ranch](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort%20Worth/Walsh%20Ranch%20TIRZ/CONSULTING/Projections/Walsh%20Ranch%20TIRZ%20Projections%202035%20Development%201%20-%20Parker%20County.xlsx)

² Provided by Developer.

¹ According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.11.2: Projected Absorption - 2035 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	Residential				Commercial	
		Single Family - Custom Type		Multi-Family		Industrial	
		Units	Cumulative	Units	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0
31-Dec-35	1-Jan-36	41	41	400	400	564,761	564,761
31-Dec-36	1-Jan-37	0	41	0	400	0	564,761
31-Dec-37	1-Jan-38	0	41	0	400	0	564,761
31-Dec-38	1-Jan-39	0	41	0	400	0	564,761
31-Dec-39	1-Jan-40	0	41	0	400	0	564,761
31-Dec-40	1-Jan-41	0	41	0	400	0	564,761
31-Dec-41	1-Jan-42	0	41	0	400	0	564,761
31-Dec-42	1-Jan-43	0	41	0	400	0	564,761
31-Dec-43	1-Jan-44	0	41	0	400	0	564,761
31-Dec-44	1-Jan-45	0	41	0	400	0	564,761
31-Dec-45	1-Jan-46	0	41	0	400	0	564,761
31-Dec-46	1-Jan-47	0	41	0	400	0	564,761
31-Dec-47	1-Jan-48	0	41	0	400	0	564,761
31-Dec-48	1-Jan-49	0	41	0	400	0	564,761
31-Dec-49	1-Jan-50	0	41	0	400	0	564,761
31-Dec-50	1-Jan-51	0	41	0	400	0	564,761
31-Dec-51	1-Jan-52	0	41	0	400	0	564,761
31-Dec-52	1-Jan-53	0	41	0	400	0	564,761
31-Dec-53	1-Jan-54	0	41	0	400	0	564,761
31-Dec-54	1-Jan-55	0	41	0	400	0	564,761
31-Dec-55	1-Jan-56	0	41	0	400	0	564,761
31-Dec-56	1-Jan-57	0	41	0	400	0	564,761
31-Dec-57	1-Jan-58	0	41	0	400	0	564,761
31-Dec-58	1-Jan-59	0	41	0	400	0	564,761
31-Dec-59	1-Jan-60	0	41	0	400	0	564,761
31-Dec-60	1-Jan-61	0	41	0	400	0	564,761
31-Dec-61	1-Jan-62	0	41	0	400	0	564,761
31-Dec-62	1-Jan-63	0	41	0	400	0	564,761
31-Dec-63	1-Jan-64	0	41	0	400	0	564,761
31-Dec-64	1-Jan-65	0	41	0	400	0	564,761
31-Dec-65	1-Jan-66	0	41	0	400	0	564,761
31-Dec-66	1-Jan-67	0	41	0	400	0	564,761
31-Dec-67	1-Jan-68	0	41	0	400	0	564,761
31-Dec-68	1-Jan-69	0	41	0	400	0	564,761
31-Dec-69	1-Jan-70	0	41	0	400	0	564,761
31-Dec-70	1-Jan-71	0	41	0	400	0	564,761
31-Dec-71	1-Jan-72	0	41	0	400	0	564,761
31-Dec-72	1-Jan-73	0	41	0	400	0	564,761
31-Dec-73	1-Jan-74	0	41	0	400	0	564,761
31-Dec-74	1-Jan-75	0	41	0	400	0	564,761
31-Dec-75	1-Jan-76	0	41	0	400	0	564,761
31-Dec-76	1-Jan-77	0	41	0	400	0	564,761
31-Dec-77	1-Jan-78	0	41	0	400	0	564,761
31-Dec-78	1-Jan-79	0	41	0	400	0	564,761
31-Dec-79	1-Jan-80	0	41	0	400	0	564,761
31-Dec-80	1-Jan-81	0	41	0	400	0	564,761
31-Dec-81	1-Jan-82	0	41	0	400	0	564,761
31-Dec-82	1-Jan-83	0	41	0	400	0	564,761
31-Dec-83	1-Jan-84	0	41	0	400	0	564,761
31-Dec-84	1-Jan-85	0	41	0	400	0	564,761
31-Dec-85	1-Jan-86	0	41	0	400	0	564,761
31-Dec-86	1-Jan-87	0	41	0	400	0	564,761
31-Dec-87	1-Jan-88	0	41	0	400	0	564,761
31-Dec-88	1-Jan-89	0	41	0	400	0	564,761
31-Dec-89	1-Jan-90	0	41	0	400	0	564,761
31-Dec-90	1-Jan-91	0	41	0	400	0	564,761
31-Dec-91	1-Jan-92	0	41	0	400	0	564,761
31-Dec-92	1-Jan-93	0	41	0	400	0	564,761
31-Dec-93	1-Jan-94	0	41	0	400	0	564,761
31-Dec-94	1-Jan-95	0	41	0	400	0	564,761
31-Dec-95	1-Jan-96	0	41	0	400	0	564,761
31-Dec-96	1-Jan-97	0	41	0	400	0	564,761
31-Dec-97	1-Jan-98	0	41	0	400	0	564,761
31-Dec-98	1-Jan-99	0	41	0	400	0	564,761
31-Dec-99	1-Jan-00	0	41	0	400	0	564,761
31-Dec-00	1-Jan-01	0	41	0	400	0	564,761
31-Dec-01	1-Jan-02	0	41	0	400	0	564,761
31-Dec-02	1-Jan-03	0	41	0	400	0	564,761
31-Dec-03	1-Jan-04	0	41	0	400	0	564,761
31-Dec-04	1-Jan-05	0	41	0	400	0	564,761
31-Dec-05	1-Jan-06	0	41	0	400	0	564,761
31-Dec-06	1-Jan-07	0	41	0	400	0	564,761
31-Dec-07	1-Jan-08	0	41	0	400	0	564,761
Total		41		400		564,761	

MuniCap, Inc. TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 A (2025-2035 Development) v2.0.xlsx]/V-A.11.3
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.12.1: Projected Absorption - 2036 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential				Commercial									
		Single Family - Production Type		Multi-Family		Industrial		Office Type 1		Office Type 2		Retail Pad Type 2		Retail Big Box Type 2	
		Units	Cumulative	Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-36	1-Jan-37	58	58	207	207	1,589,319	1,589,319	17,667	17,667	529,667	529,667	10,000	10,000	27,333	27,333
31-Dec-37	1-Jan-38	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-38	1-Jan-39	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-39	1-Jan-40	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-40	1-Jan-41	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-41	1-Jan-42	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-42	1-Jan-43	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-43	1-Jan-44	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-44	1-Jan-45	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-45	1-Jan-46	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-46	1-Jan-47	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-47	1-Jan-48	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-48	1-Jan-49	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-49	1-Jan-50	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-50	1-Jan-51	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-51	1-Jan-52	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-52	1-Jan-53	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-53	1-Jan-54	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-54	1-Jan-55	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-55	1-Jan-56	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-56	1-Jan-57	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-57	1-Jan-58	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-58	1-Jan-59	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-59	1-Jan-60	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-60	1-Jan-61	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-61	1-Jan-62	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-62	1-Jan-63	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-63	1-Jan-64	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-64	1-Jan-65	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-65	1-Jan-66	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-66	1-Jan-67	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-67	1-Jan-68	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-68	1-Jan-69	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-69	1-Jan-70	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-70	1-Jan-71	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-71	1-Jan-72	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-72	1-Jan-73	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-73	1-Jan-74	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-74	1-Jan-75	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-75	1-Jan-76	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-76	1-Jan-77	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-77	1-Jan-78	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-78	1-Jan-79	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-79	1-Jan-80	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-80	1-Jan-81	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-81	1-Jan-82	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-82	1-Jan-83	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-83	1-Jan-84	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-84	1-Jan-85	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-85	1-Jan-86	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-86	1-Jan-87	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-87	1-Jan-88	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-88	1-Jan-89	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-89	1-Jan-90	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-90	1-Jan-91	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-91	1-Jan-92	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-92	1-Jan-93	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-93	1-Jan-94	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-94	1-Jan-95	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-95	1-Jan-96	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-96	1-Jan-97	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-97	1-Jan-98	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-98	1-Jan-99	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-99	1-Jan-00	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-00	1-Jan-01	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-01	1-Jan-02	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-02	1-Jan-03	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-03	1-Jan-04	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-04	1-Jan-05	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-05	1-Jan-06	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-06	1-Jan-07	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-07	1-Jan-08	0	58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
Total		58		207		1,589,319		17,667		529,667		10,000		27,333	

MuniCap, Inc.

[https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/FortWorth/WalshRanch/TIRZ/CONSULTING/Projections/WalshRanchTIRZProjections-v1.2B\(2036-2046Development\)v3.0.xlsx](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/FortWorth/WalshRanch/TIRZ/CONSULTING/Projections/WalshRanchTIRZProjections-v1.2B(2036-2046Development)v3.0.xlsx) V-A.1.2

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.12.2: Projected Absorption - 2036 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	Residential		Commercial	
		Single Family - Custom		Industrial	
		Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0
31-Dec-36	1-Jan-37	41	41	564,761	564,761
31-Dec-37	1-Jan-38	0	41	0	564,761
31-Dec-38	1-Jan-39	0	41	0	564,761
31-Dec-39	1-Jan-40	0	41	0	564,761
31-Dec-40	1-Jan-41	0	41	0	564,761
31-Dec-41	1-Jan-42	0	41	0	564,761
31-Dec-42	1-Jan-43	0	41	0	564,761
31-Dec-43	1-Jan-44	0	41	0	564,761
31-Dec-44	1-Jan-45	0	41	0	564,761
31-Dec-45	1-Jan-46	0	41	0	564,761
31-Dec-46	1-Jan-47	0	41	0	564,761
31-Dec-47	1-Jan-48	0	41	0	564,761
31-Dec-48	1-Jan-49	0	41	0	564,761
31-Dec-49	1-Jan-50	0	41	0	564,761
31-Dec-50	1-Jan-51	0	41	0	564,761
31-Dec-51	1-Jan-52	0	41	0	564,761
31-Dec-52	1-Jan-53	0	41	0	564,761
31-Dec-53	1-Jan-54	0	41	0	564,761
31-Dec-54	1-Jan-55	0	41	0	564,761
31-Dec-55	1-Jan-56	0	41	0	564,761
31-Dec-56	1-Jan-57	0	41	0	564,761
31-Dec-57	1-Jan-58	0	41	0	564,761
31-Dec-58	1-Jan-59	0	41	0	564,761
31-Dec-59	1-Jan-60	0	41	0	564,761
31-Dec-60	1-Jan-61	0	41	0	564,761
31-Dec-61	1-Jan-62	0	41	0	564,761
31-Dec-62	1-Jan-63	0	41	0	564,761
31-Dec-63	1-Jan-64	0	41	0	564,761
31-Dec-64	1-Jan-65	0	41	0	564,761
31-Dec-65	1-Jan-66	0	41	0	564,761
31-Dec-66	1-Jan-67	0	41	0	564,761
31-Dec-67	1-Jan-68	0	41	0	564,761
31-Dec-68	1-Jan-69	0	41	0	564,761
31-Dec-69	1-Jan-70	0	41	0	564,761
31-Dec-70	1-Jan-71	0	41	0	564,761
31-Dec-71	1-Jan-72	0	41	0	564,761
31-Dec-72	1-Jan-73	0	41	0	564,761
31-Dec-73	1-Jan-74	0	41	0	564,761
31-Dec-74	1-Jan-75	0	41	0	564,761
31-Dec-75	1-Jan-76	0	41	0	564,761
31-Dec-76	1-Jan-77	0	41	0	564,761
31-Dec-77	1-Jan-78	0	41	0	564,761
31-Dec-78	1-Jan-79	0	41	0	564,761
31-Dec-79	1-Jan-80	0	41	0	564,761
31-Dec-80	1-Jan-81	0	41	0	564,761
31-Dec-81	1-Jan-82	0	41	0	564,761
31-Dec-82	1-Jan-83	0	41	0	564,761
31-Dec-83	1-Jan-84	0	41	0	564,761
31-Dec-84	1-Jan-85	0	41	0	564,761
31-Dec-85	1-Jan-86	0	41	0	564,761
31-Dec-86	1-Jan-87	0	41	0	564,761
31-Dec-87	1-Jan-88	0	41	0	564,761
31-Dec-88	1-Jan-89	0	41	0	564,761
31-Dec-89	1-Jan-90	0	41	0	564,761
31-Dec-90	1-Jan-91	0	41	0	564,761
31-Dec-91	1-Jan-92	0	41	0	564,761
31-Dec-92	1-Jan-93	0	41	0	564,761
31-Dec-93	1-Jan-94	0	41	0	564,761
31-Dec-94	1-Jan-95	0	41	0	564,761
31-Dec-95	1-Jan-96	0	41	0	564,761
31-Dec-96	1-Jan-97	0	41	0	564,761
31-Dec-97	1-Jan-98	0	41	0	564,761
31-Dec-98	1-Jan-99	0	41	0	564,761
31-Dec-99	1-Jan-00	0	41	0	564,761
31-Dec-00	1-Jan-01	0	41	0	564,761
31-Dec-01	1-Jan-02	0	41	0	564,761
31-Dec-02	1-Jan-03	0	41	0	564,761
31-Dec-03	1-Jan-04	0	41	0	564,761
31-Dec-04	1-Jan-05	0	41	0	564,761
31-Dec-05	1-Jan-06	0	41	0	564,761
31-Dec-06	1-Jan-07	0	41	0	564,761
31-Dec-07	1-Jan-08	0	41	0	564,761
Total		41		564,761	

MuniCap, Inc. Projections/[Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v2.0.xlsx]/V-A.1.3
22-Feb-26

¹ Provided by Developer.

² According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.13.1: Projected Absorption - 2037 Development¹ - Parker County

Development Year Ending	Assessed As Of	Residential		Industrial		Office Type 1		Commercial		Retail Pad Type 2		Retail Big Box Type 2	
		Multi-Family											
		Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-37	1-Jan-38	207	207	1,589,319	1,589,319	17,667	17,667	529,667	529,667	10,000	10,000	27,333	27,333
31-Dec-38	1-Jan-39	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-39	1-Jan-40	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-40	1-Jan-41	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-41	1-Jan-42	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-42	1-Jan-43	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-43	1-Jan-44	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-44	1-Jan-45	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-45	1-Jan-46	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-46	1-Jan-47	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-47	1-Jan-48	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-48	1-Jan-49	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-49	1-Jan-50	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-50	1-Jan-51	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-51	1-Jan-52	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-52	1-Jan-53	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-53	1-Jan-54	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-54	1-Jan-55	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-55	1-Jan-56	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-56	1-Jan-57	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-57	1-Jan-58	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-58	1-Jan-59	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-59	1-Jan-60	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-60	1-Jan-61	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-61	1-Jan-62	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-62	1-Jan-63	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-63	1-Jan-64	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-64	1-Jan-65	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-65	1-Jan-66	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-66	1-Jan-67	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-67	1-Jan-68	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-68	1-Jan-69	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-69	1-Jan-70	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-70	1-Jan-71	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-71	1-Jan-72	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-72	1-Jan-73	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-73	1-Jan-74	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-74	1-Jan-75	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-75	1-Jan-76	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-76	1-Jan-77	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-77	1-Jan-78	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-78	1-Jan-79	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-79	1-Jan-80	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-80	1-Jan-81	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-81	1-Jan-82	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-82	1-Jan-83	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-83	1-Jan-84	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-84	1-Jan-85	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-85	1-Jan-86	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-86	1-Jan-87	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-87	1-Jan-88	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-88	1-Jan-89	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-89	1-Jan-90	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-90	1-Jan-91	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-91	1-Jan-92	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-92	1-Jan-93	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-93	1-Jan-94	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-94	1-Jan-95	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-95	1-Jan-96	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-96	1-Jan-97	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-97	1-Jan-98	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-98	1-Jan-99	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-99	1-Jan-00	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-00	1-Jan-01	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-01	1-Jan-02	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-02	1-Jan-03	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-03	1-Jan-04	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-04	1-Jan-05	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-05	1-Jan-06	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-06	1-Jan-07	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
31-Dec-07	1-Jan-08	0	207	0	1,589,319	0	17,667	0	529,667	0	10,000	0	27,333
Total		207		1,589,319		17,667		529,667		10,000		27,333	

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[https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/\(Walsh Ranch TIRZ Projections - v1.2 B \(2036-2046 Development\) v3.0.xlsx\)/V1-4.2.2](https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/(Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v3.0.xlsx)/V1-4.2.2)

26-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.13.2: Projected Absorption - 2037 Development¹ - Tarrant County

Development Year	Assessed As Of ²	Residential		Commercial	
		Single Family - Custom Type 1		Industrial	
		Units	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0
31-Dec-37	1-Jan-38	41	41	564,761	564,761
31-Dec-38	1-Jan-39	0	41	0	564,761
31-Dec-39	1-Jan-40	0	41	0	564,761
31-Dec-40	1-Jan-41	0	41	0	564,761
31-Dec-41	1-Jan-42	0	41	0	564,761
31-Dec-42	1-Jan-43	0	41	0	564,761
31-Dec-43	1-Jan-44	0	41	0	564,761
31-Dec-44	1-Jan-45	0	41	0	564,761
31-Dec-45	1-Jan-46	0	41	0	564,761
31-Dec-46	1-Jan-47	0	41	0	564,761
31-Dec-47	1-Jan-48	0	41	0	564,761
31-Dec-48	1-Jan-49	0	41	0	564,761
31-Dec-49	1-Jan-50	0	41	0	564,761
31-Dec-50	1-Jan-51	0	41	0	564,761
31-Dec-51	1-Jan-52	0	41	0	564,761
31-Dec-52	1-Jan-53	0	41	0	564,761
31-Dec-53	1-Jan-54	0	41	0	564,761
31-Dec-54	1-Jan-55	0	41	0	564,761
31-Dec-55	1-Jan-56	0	41	0	564,761
31-Dec-56	1-Jan-57	0	41	0	564,761
31-Dec-57	1-Jan-58	0	41	0	564,761
31-Dec-58	1-Jan-59	0	41	0	564,761
31-Dec-59	1-Jan-60	0	41	0	564,761
31-Dec-60	1-Jan-61	0	41	0	564,761
31-Dec-61	1-Jan-62	0	41	0	564,761
31-Dec-62	1-Jan-63	0	41	0	564,761
31-Dec-63	1-Jan-64	0	41	0	564,761
31-Dec-64	1-Jan-65	0	41	0	564,761
31-Dec-65	1-Jan-66	0	41	0	564,761
31-Dec-66	1-Jan-67	0	41	0	564,761
31-Dec-67	1-Jan-68	0	41	0	564,761
31-Dec-68	1-Jan-69	0	41	0	564,761
31-Dec-69	1-Jan-70	0	41	0	564,761
31-Dec-70	1-Jan-71	0	41	0	564,761
31-Dec-71	1-Jan-72	0	41	0	564,761
31-Dec-72	1-Jan-73	0	41	0	564,761
31-Dec-73	1-Jan-74	0	41	0	564,761
31-Dec-74	1-Jan-75	0	41	0	564,761
31-Dec-75	1-Jan-76	0	41	0	564,761
31-Dec-76	1-Jan-77	0	41	0	564,761
31-Dec-77	1-Jan-78	0	41	0	564,761
31-Dec-78	1-Jan-79	0	41	0	564,761
31-Dec-79	1-Jan-80	0	41	0	564,761
31-Dec-80	1-Jan-81	0	41	0	564,761
31-Dec-81	1-Jan-82	0	41	0	564,761
31-Dec-82	1-Jan-83	0	41	0	564,761
31-Dec-83	1-Jan-84	0	41	0	564,761
31-Dec-84	1-Jan-85	0	41	0	564,761
31-Dec-85	1-Jan-86	0	41	0	564,761
31-Dec-86	1-Jan-87	0	41	0	564,761
31-Dec-87	1-Jan-88	0	41	0	564,761
31-Dec-88	1-Jan-89	0	41	0	564,761
31-Dec-89	1-Jan-90	0	41	0	564,761
31-Dec-90	1-Jan-91	0	41	0	564,761
31-Dec-91	1-Jan-92	0	41	0	564,761
31-Dec-92	1-Jan-93	0	41	0	564,761
31-Dec-93	1-Jan-94	0	41	0	564,761
31-Dec-94	1-Jan-95	0	41	0	564,761
31-Dec-95	1-Jan-96	0	41	0	564,761
31-Dec-96	1-Jan-97	0	41	0	564,761
31-Dec-97	1-Jan-98	0	41	0	564,761
31-Dec-98	1-Jan-99	0	41	0	564,761
31-Dec-99	1-Jan-00	0	41	0	564,761
31-Dec-00	1-Jan-01	0	41	0	564,761
31-Dec-01	1-Jan-02	0	41	0	564,761
31-Dec-02	1-Jan-03	0	41	0	564,761
31-Dec-03	1-Jan-04	0	41	0	564,761
31-Dec-04	1-Jan-05	0	41	0	564,761
31-Dec-05	1-Jan-06	0	41	0	564,761
31-Dec-06	1-Jan-07	0	41	0	564,761
31-Dec-07	1-Jan-08	0	41	0	564,761
Total		41		564,761	

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22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.14.1: Projected Absorption - 2038 Development¹ - Parker County

Development Year Ending	Assessed As Of	Residential		Industrial		Office Type 1		Commercial		Retail Pad Type 2		Retail Big Box Type 2	
		Multi-Family											
		Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-38	1-Jan-39	207	207	691,986	691,986	17,667	17,667	529,667	529,667	43,333	43,333	10,000	10,000
31-Dec-39	1-Jan-40	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-40	1-Jan-41	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-41	1-Jan-42	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-42	1-Jan-43	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-43	1-Jan-44	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-44	1-Jan-45	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-45	1-Jan-46	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-46	1-Jan-47	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-47	1-Jan-48	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-48	1-Jan-49	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-49	1-Jan-50	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-50	1-Jan-51	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-51	1-Jan-52	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-52	1-Jan-53	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-53	1-Jan-54	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-54	1-Jan-55	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-55	1-Jan-56	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-56	1-Jan-57	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-57	1-Jan-58	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-58	1-Jan-59	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-59	1-Jan-60	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-60	1-Jan-61	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-61	1-Jan-62	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-62	1-Jan-63	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-63	1-Jan-64	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-64	1-Jan-65	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-65	1-Jan-66	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-66	1-Jan-67	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-67	1-Jan-68	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-68	1-Jan-69	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-69	1-Jan-70	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-70	1-Jan-71	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-71	1-Jan-72	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-72	1-Jan-73	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-73	1-Jan-74	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-74	1-Jan-75	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-75	1-Jan-76	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-76	1-Jan-77	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-77	1-Jan-78	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-78	1-Jan-79	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-79	1-Jan-80	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-80	1-Jan-81	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-81	1-Jan-82	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-82	1-Jan-83	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-83	1-Jan-84	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-84	1-Jan-85	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-85	1-Jan-86	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-86	1-Jan-87	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-87	1-Jan-88	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-88	1-Jan-89	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-89	1-Jan-90	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-90	1-Jan-91	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-91	1-Jan-92	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-92	1-Jan-93	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-93	1-Jan-94	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-94	1-Jan-95	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-95	1-Jan-96	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-96	1-Jan-97	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-97	1-Jan-98	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-98	1-Jan-99	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-99	1-Jan-00	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-00	1-Jan-01	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-01	1-Jan-02	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-02	1-Jan-03	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-03	1-Jan-04	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-04	1-Jan-05	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-05	1-Jan-06	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-06	1-Jan-07	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-07	1-Jan-08	0	207	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
Total		207,000		691,986		17,667		529,667		43,333		10,000	

MuniCap, Inc. [https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/\(Walsh Ranch TIRZ Projections - v1.2 B \(2036-2046 Development\) v3.0.xlsx\)/V-4.3.2](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/(Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v3.0.xlsx)/V-4.3.2)

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

26-Feb-26

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.14.2: Projected Absorption - 2038 Development¹ - Tarrant County

Development Year	Assessed As Of ²	Residential		Commercial	
		Single Family - Custom Type 1		Industrial	
		Units	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0
31-Dec-38	1-Jan-39	41	41	564,761	564,761
31-Dec-39	1-Jan-40	0	41	0	564,761
31-Dec-40	1-Jan-41	0	41	0	564,761
31-Dec-41	1-Jan-42	0	41	0	564,761
31-Dec-42	1-Jan-43	0	41	0	564,761
31-Dec-43	1-Jan-44	0	41	0	564,761
31-Dec-44	1-Jan-45	0	41	0	564,761
31-Dec-45	1-Jan-46	0	41	0	564,761
31-Dec-46	1-Jan-47	0	41	0	564,761
31-Dec-47	1-Jan-48	0	41	0	564,761
31-Dec-48	1-Jan-49	0	41	0	564,761
31-Dec-49	1-Jan-50	0	41	0	564,761
31-Dec-50	1-Jan-51	0	41	0	564,761
31-Dec-51	1-Jan-52	0	41	0	564,761
31-Dec-52	1-Jan-53	0	41	0	564,761
31-Dec-53	1-Jan-54	0	41	0	564,761
31-Dec-54	1-Jan-55	0	41	0	564,761
31-Dec-55	1-Jan-56	0	41	0	564,761
31-Dec-56	1-Jan-57	0	41	0	564,761
31-Dec-57	1-Jan-58	0	41	0	564,761
31-Dec-58	1-Jan-59	0	41	0	564,761
31-Dec-59	1-Jan-60	0	41	0	564,761
31-Dec-60	1-Jan-61	0	41	0	564,761
31-Dec-61	1-Jan-62	0	41	0	564,761
31-Dec-62	1-Jan-63	0	41	0	564,761
31-Dec-63	1-Jan-64	0	41	0	564,761
31-Dec-64	1-Jan-65	0	41	0	564,761
31-Dec-65	1-Jan-66	0	41	0	564,761
31-Dec-66	1-Jan-67	0	41	0	564,761
31-Dec-67	1-Jan-68	0	41	0	564,761
31-Dec-68	1-Jan-69	0	41	0	564,761
31-Dec-69	1-Jan-70	0	41	0	564,761
31-Dec-70	1-Jan-71	0	41	0	564,761
31-Dec-71	1-Jan-72	0	41	0	564,761
31-Dec-72	1-Jan-73	0	41	0	564,761
31-Dec-73	1-Jan-74	0	41	0	564,761
31-Dec-74	1-Jan-75	0	41	0	564,761
31-Dec-75	1-Jan-76	0	41	0	564,761
31-Dec-76	1-Jan-77	0	41	0	564,761
31-Dec-77	1-Jan-78	0	41	0	564,761
31-Dec-78	1-Jan-79	0	41	0	564,761
31-Dec-79	1-Jan-80	0	41	0	564,761
31-Dec-80	1-Jan-81	0	41	0	564,761
31-Dec-81	1-Jan-82	0	41	0	564,761
31-Dec-82	1-Jan-83	0	41	0	564,761
31-Dec-83	1-Jan-84	0	41	0	564,761
31-Dec-84	1-Jan-85	0	41	0	564,761
31-Dec-85	1-Jan-86	0	41	0	564,761
31-Dec-86	1-Jan-87	0	41	0	564,761
31-Dec-87	1-Jan-88	0	41	0	564,761
31-Dec-88	1-Jan-89	0	41	0	564,761
31-Dec-89	1-Jan-90	0	41	0	564,761
31-Dec-90	1-Jan-91	0	41	0	564,761
31-Dec-91	1-Jan-92	0	41	0	564,761
31-Dec-92	1-Jan-93	0	41	0	564,761
31-Dec-93	1-Jan-94	0	41	0	564,761
31-Dec-94	1-Jan-95	0	41	0	564,761
31-Dec-95	1-Jan-96	0	41	0	564,761
31-Dec-96	1-Jan-97	0	41	0	564,761
31-Dec-97	1-Jan-98	0	41	0	564,761
31-Dec-98	1-Jan-99	0	41	0	564,761
31-Dec-99	1-Jan-00	0	41	0	564,761
31-Dec-00	1-Jan-01	0	41	0	564,761
31-Dec-01	1-Jan-02	0	41	0	564,761
31-Dec-02	1-Jan-03	0	41	0	564,761
31-Dec-03	1-Jan-04	0	41	0	564,761
31-Dec-04	1-Jan-05	0	41	0	564,761
31-Dec-05	1-Jan-06	0	41	0	564,761
31-Dec-06	1-Jan-07	0	41	0	564,761
31-Dec-07	1-Jan-08	0	41	0	564,761
Total		41,000		564,761	

MuniCap, Inc. \\G:\Projections\Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v2.0.xlsx\F-A.3.3
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.15.1: Projected Absorption - 2039 Development¹ - Parker County

Development Year Ending	Assessed As Of	Residential		Industrial		Office Type 1		Commercial		Retail Pad Type 2		Retail Big Box Type 2	
		Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-39	1-Jan-40	591	591	691,986	691,986	17,667	17,667	529,667	529,667	43,333	43,333	10,000	10,000
31-Dec-40	1-Jan-41	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-41	1-Jan-42	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-42	1-Jan-43	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-43	1-Jan-44	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-44	1-Jan-45	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-45	1-Jan-46	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-46	1-Jan-47	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-47	1-Jan-48	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-48	1-Jan-49	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-49	1-Jan-50	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-50	1-Jan-51	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-51	1-Jan-52	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-52	1-Jan-53	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-53	1-Jan-54	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-54	1-Jan-55	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-55	1-Jan-56	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-56	1-Jan-57	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-57	1-Jan-58	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-58	1-Jan-59	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-59	1-Jan-60	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-60	1-Jan-61	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-61	1-Jan-62	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-62	1-Jan-63	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-63	1-Jan-64	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-64	1-Jan-65	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-65	1-Jan-66	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-66	1-Jan-67	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-67	1-Jan-68	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-68	1-Jan-69	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-69	1-Jan-70	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-70	1-Jan-71	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-71	1-Jan-72	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-72	1-Jan-73	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-73	1-Jan-74	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-74	1-Jan-75	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-75	1-Jan-76	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-76	1-Jan-77	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-77	1-Jan-78	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-78	1-Jan-79	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-79	1-Jan-80	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-80	1-Jan-81	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-81	1-Jan-82	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-82	1-Jan-83	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-83	1-Jan-84	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-84	1-Jan-85	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-85	1-Jan-86	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-86	1-Jan-87	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-87	1-Jan-88	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-88	1-Jan-89	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-89	1-Jan-90	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-90	1-Jan-91	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-91	1-Jan-92	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-92	1-Jan-93	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-93	1-Jan-94	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-94	1-Jan-95	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-95	1-Jan-96	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-96	1-Jan-97	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-97	1-Jan-98	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-98	1-Jan-99	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-99	1-Jan-00	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-00	1-Jan-01	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-01	1-Jan-02	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-02	1-Jan-03	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-03	1-Jan-04	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-04	1-Jan-05	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-05	1-Jan-06	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-06	1-Jan-07	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
31-Dec-07	1-Jan-08	0	591	0	691,986	0	17,667	0	529,667	0	43,333	0	10,000
Total		591		691,986		17,667		529,667		43,333		10,000	

MuniCap, Inc. [https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/\(Walsh Ranch TIRZ Projections - v1.2 B \(2036-2046 Development\) v3.0.xlsx\)?v=4.4.2](https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/(Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v3.0.xlsx)?v=4.4.2)
26-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.15.2: Projected Absorption - 2039 Development¹ - Tarrant County

Development Year	Assessed As Of ²	Residential		Commercial	
		Single Family - Custom Type 1		Industrial	
Ending		Units	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0
31-Dec-39	1-Jan-40	41	41	564,761	564,761
31-Dec-40	1-Jan-41	0	41	0	564,761
31-Dec-41	1-Jan-42	0	41	0	564,761
31-Dec-42	1-Jan-43	0	41	0	564,761
31-Dec-43	1-Jan-44	0	41	0	564,761
31-Dec-44	1-Jan-45	0	41	0	564,761
31-Dec-45	1-Jan-46	0	41	0	564,761
31-Dec-46	1-Jan-47	0	41	0	564,761
31-Dec-47	1-Jan-48	0	41	0	564,761
31-Dec-48	1-Jan-49	0	41	0	564,761
31-Dec-49	1-Jan-50	0	41	0	564,761
31-Dec-50	1-Jan-51	0	41	0	564,761
31-Dec-51	1-Jan-52	0	41	0	564,761
31-Dec-52	1-Jan-53	0	41	0	564,761
31-Dec-53	1-Jan-54	0	41	0	564,761
31-Dec-54	1-Jan-55	0	41	0	564,761
31-Dec-55	1-Jan-56	0	41	0	564,761
31-Dec-56	1-Jan-57	0	41	0	564,761
31-Dec-57	1-Jan-58	0	41	0	564,761
31-Dec-58	1-Jan-59	0	41	0	564,761
31-Dec-59	1-Jan-60	0	41	0	564,761
31-Dec-60	1-Jan-61	0	41	0	564,761
31-Dec-61	1-Jan-62	0	41	0	564,761
31-Dec-62	1-Jan-63	0	41	0	564,761
31-Dec-63	1-Jan-64	0	41	0	564,761
31-Dec-64	1-Jan-65	0	41	0	564,761
31-Dec-65	1-Jan-66	0	41	0	564,761
31-Dec-66	1-Jan-67	0	41	0	564,761
31-Dec-67	1-Jan-68	0	41	0	564,761
31-Dec-68	1-Jan-69	0	41	0	564,761
31-Dec-69	1-Jan-70	0	41	0	564,761
31-Dec-70	1-Jan-71	0	41	0	564,761
31-Dec-71	1-Jan-72	0	41	0	564,761
31-Dec-72	1-Jan-73	0	41	0	564,761
31-Dec-73	1-Jan-74	0	41	0	564,761
31-Dec-74	1-Jan-75	0	41	0	564,761
31-Dec-75	1-Jan-76	0	41	0	564,761
31-Dec-76	1-Jan-77	0	41	0	564,761
31-Dec-77	1-Jan-78	0	41	0	564,761
31-Dec-78	1-Jan-79	0	41	0	564,761
31-Dec-79	1-Jan-80	0	41	0	564,761
31-Dec-80	1-Jan-81	0	41	0	564,761
31-Dec-81	1-Jan-82	0	41	0	564,761
31-Dec-82	1-Jan-83	0	41	0	564,761
31-Dec-83	1-Jan-84	0	41	0	564,761
31-Dec-84	1-Jan-85	0	41	0	564,761
31-Dec-85	1-Jan-86	0	41	0	564,761
31-Dec-86	1-Jan-87	0	41	0	564,761
31-Dec-87	1-Jan-88	0	41	0	564,761
31-Dec-88	1-Jan-89	0	41	0	564,761
31-Dec-89	1-Jan-90	0	41	0	564,761
31-Dec-90	1-Jan-91	0	41	0	564,761
31-Dec-91	1-Jan-92	0	41	0	564,761
31-Dec-92	1-Jan-93	0	41	0	564,761
31-Dec-93	1-Jan-94	0	41	0	564,761
31-Dec-94	1-Jan-95	0	41	0	564,761
31-Dec-95	1-Jan-96	0	41	0	564,761
31-Dec-96	1-Jan-97	0	41	0	564,761
31-Dec-97	1-Jan-98	0	41	0	564,761
31-Dec-98	1-Jan-99	0	41	0	564,761
31-Dec-99	1-Jan-00	0	41	0	564,761
31-Dec-00	1-Jan-01	0	41	0	564,761
31-Dec-01	1-Jan-02	0	41	0	564,761
31-Dec-02	1-Jan-03	0	41	0	564,761
31-Dec-03	1-Jan-04	0	41	0	564,761
31-Dec-04	1-Jan-05	0	41	0	564,761
31-Dec-05	1-Jan-06	0	41	0	564,761
31-Dec-06	1-Jan-07	0	41	0	564,761
31-Dec-07	1-Jan-08	0	41	0	564,761
Total		41		564,761	

MuniCap, Inc. I:\G\Projections\Walsh Ranch TIR2 Projections - v1.2 B (2036-2046 Development) v2.0.xlsx\F-1.4.3

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.16.1: Projected Absorption - 2040 Development¹ - Parker County

Development Year	Assessed As Of ²	Commercial													
		Residential		Industrial		Office Type 1		Office Type 2		Hotel		Retail Pad Type 3		Retail Big Box Type 2	
		Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-39	1-Jan-40	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-40	1-Jan-41	384	384	691,986	691,986	17,667	17,667	529,667	529,667	130	130	48,554	48,554	204,215	204,215
31-Dec-41	1-Jan-42	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-42	1-Jan-43	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-43	1-Jan-44	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-44	1-Jan-45	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-45	1-Jan-46	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-46	1-Jan-47	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-47	1-Jan-48	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-48	1-Jan-49	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-49	1-Jan-50	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-50	1-Jan-51	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-51	1-Jan-52	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-52	1-Jan-53	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-53	1-Jan-54	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-54	1-Jan-55	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-55	1-Jan-56	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-56	1-Jan-57	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-57	1-Jan-58	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-58	1-Jan-59	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-59	1-Jan-60	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-60	1-Jan-61	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-61	1-Jan-62	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-62	1-Jan-63	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-63	1-Jan-64	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-64	1-Jan-65	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-65	1-Jan-66	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-66	1-Jan-67	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-67	1-Jan-68	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-68	1-Jan-69	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-69	1-Jan-70	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-70	1-Jan-71	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-71	1-Jan-72	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-72	1-Jan-73	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-73	1-Jan-74	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-74	1-Jan-75	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-75	1-Jan-76	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-76	1-Jan-77	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-77	1-Jan-78	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-78	1-Jan-79	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-79	1-Jan-80	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-80	1-Jan-81	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-81	1-Jan-82	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-82	1-Jan-83	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-83	1-Jan-84	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-84	1-Jan-85	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-85	1-Jan-86	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-86	1-Jan-87	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-87	1-Jan-88	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-88	1-Jan-89	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-89	1-Jan-90	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-90	1-Jan-91	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-91	1-Jan-92	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-92	1-Jan-93	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-93	1-Jan-94	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-94	1-Jan-95	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-95	1-Jan-96	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-96	1-Jan-97	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-97	1-Jan-98	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-98	1-Jan-99	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-99	1-Jan-00	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-00	1-Jan-01	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-01	1-Jan-02	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-02	1-Jan-03	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-03	1-Jan-04	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-04	1-Jan-05	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-05	1-Jan-06	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-06	1-Jan-07	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
31-Dec-07	1-Jan-08	0	384	0	691,986	0	17,667	0	529,667	0	130	0	48,554	0	204,215
Total		384		691,986		17,667		529,667		130		48,554		204,215	

MuniCap, Inc.

[https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/FortWorth/WalshRanch/TIRZ/CONSULTING/Projections/WalshRanchTIRZProjections-v1.2 B \(2036-2046 Development\) v2.0.xlsx](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/FortWorth/WalshRanch/TIRZ/CONSULTING/Projections/WalshRanchTIRZProjections-v1.2B(2036-2046Development)v2.0.xlsx) | V-4.5.2

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.16.2: Projected Absorption - 2040 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	Residential				Commercial			
		Single Family - Custom Type 1		Industrial		Retail Pad Type 1		Retail Big Box Type 1	
		Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0	0	0	0	0
31-Dec-39	1-Jan-40	0	0	0	0	0	0	0	0
31-Dec-40	1-Jan-41	41	41	564,761	564,761	8,000	8,000	75,600	75,600
31-Dec-41	1-Jan-42	0	41	0	564,761	0	8,000	0	75,600
31-Dec-42	1-Jan-43	0	41	0	564,761	0	8,000	0	75,600
31-Dec-43	1-Jan-44	0	41	0	564,761	0	8,000	0	75,600
31-Dec-44	1-Jan-45	0	41	0	564,761	0	8,000	0	75,600
31-Dec-45	1-Jan-46	0	41	0	564,761	0	8,000	0	75,600
31-Dec-46	1-Jan-47	0	41	0	564,761	0	8,000	0	75,600
31-Dec-47	1-Jan-48	0	41	0	564,761	0	8,000	0	75,600
31-Dec-48	1-Jan-49	0	41	0	564,761	0	8,000	0	75,600
31-Dec-49	1-Jan-50	0	41	0	564,761	0	8,000	0	75,600
31-Dec-50	1-Jan-51	0	41	0	564,761	0	8,000	0	75,600
31-Dec-51	1-Jan-52	0	41	0	564,761	0	8,000	0	75,600
31-Dec-52	1-Jan-53	0	41	0	564,761	0	8,000	0	75,600
31-Dec-53	1-Jan-54	0	41	0	564,761	0	8,000	0	75,600
31-Dec-54	1-Jan-55	0	41	0	564,761	0	8,000	0	75,600
31-Dec-55	1-Jan-56	0	41	0	564,761	0	8,000	0	75,600
31-Dec-56	1-Jan-57	0	41	0	564,761	0	8,000	0	75,600
31-Dec-57	1-Jan-58	0	41	0	564,761	0	8,000	0	75,600
31-Dec-58	1-Jan-59	0	41	0	564,761	0	8,000	0	75,600
31-Dec-59	1-Jan-60	0	41	0	564,761	0	8,000	0	75,600
31-Dec-60	1-Jan-61	0	41	0	564,761	0	8,000	0	75,600
31-Dec-61	1-Jan-62	0	41	0	564,761	0	8,000	0	75,600
31-Dec-62	1-Jan-63	0	41	0	564,761	0	8,000	0	75,600
31-Dec-63	1-Jan-64	0	41	0	564,761	0	8,000	0	75,600
31-Dec-64	1-Jan-65	0	41	0	564,761	0	8,000	0	75,600
31-Dec-65	1-Jan-66	0	41	0	564,761	0	8,000	0	75,600
31-Dec-66	1-Jan-67	0	41	0	564,761	0	8,000	0	75,600
31-Dec-67	1-Jan-68	0	41	0	564,761	0	8,000	0	75,600
31-Dec-68	1-Jan-69	0	41	0	564,761	0	8,000	0	75,600
31-Dec-69	1-Jan-70	0	41	0	564,761	0	8,000	0	75,600
31-Dec-70	1-Jan-71	0	41	0	564,761	0	8,000	0	75,600
31-Dec-71	1-Jan-72	0	41	0	564,761	0	8,000	0	75,600
31-Dec-72	1-Jan-73	0	41	0	564,761	0	8,000	0	75,600
31-Dec-73	1-Jan-74	0	41	0	564,761	0	8,000	0	75,600
31-Dec-74	1-Jan-75	0	41	0	564,761	0	8,000	0	75,600
31-Dec-75	1-Jan-76	0	41	0	564,761	0	8,000	0	75,600
31-Dec-76	1-Jan-77	0	41	0	564,761	0	8,000	0	75,600
31-Dec-77	1-Jan-78	0	41	0	564,761	0	8,000	0	75,600
31-Dec-78	1-Jan-79	0	41	0	564,761	0	8,000	0	75,600
31-Dec-79	1-Jan-80	0	41	0	564,761	0	8,000	0	75,600
31-Dec-80	1-Jan-81	0	41	0	564,761	0	8,000	0	75,600
31-Dec-81	1-Jan-82	0	41	0	564,761	0	8,000	0	75,600
31-Dec-82	1-Jan-83	0	41	0	564,761	0	8,000	0	75,600
31-Dec-83	1-Jan-84	0	41	0	564,761	0	8,000	0	75,600
31-Dec-84	1-Jan-85	0	41	0	564,761	0	8,000	0	75,600
31-Dec-85	1-Jan-86	0	41	0	564,761	0	8,000	0	75,600
31-Dec-86	1-Jan-87	0	41	0	564,761	0	8,000	0	75,600
31-Dec-87	1-Jan-88	0	41	0	564,761	0	8,000	0	75,600
31-Dec-88	1-Jan-89	0	41	0	564,761	0	8,000	0	75,600
31-Dec-89	1-Jan-90	0	41	0	564,761	0	8,000	0	75,600
31-Dec-90	1-Jan-91	0	41	0	564,761	0	8,000	0	75,600
31-Dec-91	1-Jan-92	0	41	0	564,761	0	8,000	0	75,600
31-Dec-92	1-Jan-93	0	41	0	564,761	0	8,000	0	75,600
31-Dec-93	1-Jan-94	0	41	0	564,761	0	8,000	0	75,600
31-Dec-94	1-Jan-95	0	41	0	564,761	0	8,000	0	75,600
31-Dec-95	1-Jan-96	0	41	0	564,761	0	8,000	0	75,600
31-Dec-96	1-Jan-97	0	41	0	564,761	0	8,000	0	75,600
31-Dec-97	1-Jan-98	0	41	0	564,761	0	8,000	0	75,600
31-Dec-98	1-Jan-99	0	41	0	564,761	0	8,000	0	75,600
31-Dec-99	1-Jan-00	0	41	0	564,761	0	8,000	0	75,600
31-Dec-00	1-Jan-01	0	41	0	564,761	0	8,000	0	75,600
31-Dec-01	1-Jan-02	0	41	0	564,761	0	8,000	0	75,600
31-Dec-02	1-Jan-03	0	41	0	564,761	0	8,000	0	75,600
31-Dec-03	1-Jan-04	0	41	0	564,761	0	8,000	0	75,600
31-Dec-04	1-Jan-05	0	41	0	564,761	0	8,000	0	75,600
31-Dec-05	1-Jan-06	0	41	0	564,761	0	8,000	0	75,600
31-Dec-06	1-Jan-07	0	41	0	564,761	0	8,000	0	75,600
31-Dec-07	1-Jan-08	0	41	0	564,761	0	8,000	0	75,600
Total		41		564,761		8,000		75,600	

MuniCap, Inc. FF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v2.0.xlsx]17-A.5.3
22-Feb-26

¹ Provided by Developer.

² According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.17.1: Projected Absorption - 2041 Development¹ - Parker County

Development Year Ending	Assessed As Of	Residential		Industrial		Office Type 1		Commercial		Retail Pad Type 3		Retail Big Box Type 2	
		Multi-Family											
		Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-39	1-Jan-40	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-40	1-Jan-41	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-41	1-Jan-42	384	384	691,986	691,986	17,667	17,667	529,667	529,667	48,554	48,554	194,215	194,215
31-Dec-42	1-Jan-43	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-43	1-Jan-44	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-44	1-Jan-45	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-45	1-Jan-46	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-46	1-Jan-47	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-47	1-Jan-48	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-48	1-Jan-49	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-49	1-Jan-50	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-50	1-Jan-51	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-51	1-Jan-52	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-52	1-Jan-53	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-53	1-Jan-54	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-54	1-Jan-55	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-55	1-Jan-56	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-56	1-Jan-57	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-57	1-Jan-58	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-58	1-Jan-59	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-59	1-Jan-60	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-60	1-Jan-61	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-61	1-Jan-62	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-62	1-Jan-63	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-63	1-Jan-64	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-64	1-Jan-65	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-65	1-Jan-66	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-66	1-Jan-67	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-67	1-Jan-68	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-68	1-Jan-69	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-69	1-Jan-70	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-70	1-Jan-71	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-71	1-Jan-72	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-72	1-Jan-73	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-73	1-Jan-74	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-74	1-Jan-75	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-75	1-Jan-76	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-76	1-Jan-77	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-77	1-Jan-78	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-78	1-Jan-79	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-79	1-Jan-80	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-80	1-Jan-81	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-81	1-Jan-82	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-82	1-Jan-83	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-83	1-Jan-84	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-84	1-Jan-85	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-85	1-Jan-86	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-86	1-Jan-87	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-87	1-Jan-88	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-88	1-Jan-89	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-89	1-Jan-90	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-90	1-Jan-91	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-91	1-Jan-92	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-92	1-Jan-93	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-93	1-Jan-94	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-94	1-Jan-95	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-95	1-Jan-96	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-96	1-Jan-97	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-97	1-Jan-98	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-98	1-Jan-99	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-99	1-Jan-00	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-00	1-Jan-01	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-01	1-Jan-02	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-02	1-Jan-03	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-03	1-Jan-04	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-04	1-Jan-05	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-05	1-Jan-06	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-06	1-Jan-07	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
31-Dec-07	1-Jan-08	0	384	0	691,986	0	17,667	0	529,667	0	48,554	0	194,215
Total		384		691,986		17,667		529,667		48,554		194,215	

MuniCap, Inc. [https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/\(Walsh Ranch TIRZ Projections - v1.2 B \(2036-2046 Development\) v2.0.xlsx\)/V1-4.6.2](https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/(Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v2.0.xlsx)/V1-4.6.2)

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

22-Feb-26

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.17.2 Projected Absorption - 2041 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	Residential				Commercial			
		Single Family - Custom Type 1		Industrial		Retail Pad Type 1		Retail Big Box Type 1	
		Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0	0	0	0	0
31-Dec-39	1-Jan-40	0	0	0	0	0	0	0	0
31-Dec-40	1-Jan-41	0	0	0	0	0	0	0	0
31-Dec-41	1-Jan-42	41	41	564,761	564,761	8,000	8,000	75,600	75,600
31-Dec-42	1-Jan-43	0	41	0	564,761	0	8,000	0	75,600
31-Dec-43	1-Jan-44	0	41	0	564,761	0	8,000	0	75,600
31-Dec-44	1-Jan-45	0	41	0	564,761	0	8,000	0	75,600
31-Dec-45	1-Jan-46	0	41	0	564,761	0	8,000	0	75,600
31-Dec-46	1-Jan-47	0	41	0	564,761	0	8,000	0	75,600
31-Dec-47	1-Jan-48	0	41	0	564,761	0	8,000	0	75,600
31-Dec-48	1-Jan-49	0	41	0	564,761	0	8,000	0	75,600
31-Dec-49	1-Jan-50	0	41	0	564,761	0	8,000	0	75,600
31-Dec-50	1-Jan-51	0	41	0	564,761	0	8,000	0	75,600
31-Dec-51	1-Jan-52	0	41	0	564,761	0	8,000	0	75,600
31-Dec-52	1-Jan-53	0	41	0	564,761	0	8,000	0	75,600
31-Dec-53	1-Jan-54	0	41	0	564,761	0	8,000	0	75,600
31-Dec-54	1-Jan-55	0	41	0	564,761	0	8,000	0	75,600
31-Dec-55	1-Jan-56	0	41	0	564,761	0	8,000	0	75,600
31-Dec-56	1-Jan-57	0	41	0	564,761	0	8,000	0	75,600
31-Dec-57	1-Jan-58	0	41	0	564,761	0	8,000	0	75,600
31-Dec-58	1-Jan-59	0	41	0	564,761	0	8,000	0	75,600
31-Dec-59	1-Jan-60	0	41	0	564,761	0	8,000	0	75,600
31-Dec-60	1-Jan-61	0	41	0	564,761	0	8,000	0	75,600
31-Dec-61	1-Jan-62	0	41	0	564,761	0	8,000	0	75,600
31-Dec-62	1-Jan-63	0	41	0	564,761	0	8,000	0	75,600
31-Dec-63	1-Jan-64	0	41	0	564,761	0	8,000	0	75,600
31-Dec-64	1-Jan-65	0	41	0	564,761	0	8,000	0	75,600
31-Dec-65	1-Jan-66	0	41	0	564,761	0	8,000	0	75,600
31-Dec-66	1-Jan-67	0	41	0	564,761	0	8,000	0	75,600
31-Dec-67	1-Jan-68	0	41	0	564,761	0	8,000	0	75,600
31-Dec-68	1-Jan-69	0	41	0	564,761	0	8,000	0	75,600
31-Dec-69	1-Jan-70	0	41	0	564,761	0	8,000	0	75,600
31-Dec-70	1-Jan-71	0	41	0	564,761	0	8,000	0	75,600
31-Dec-71	1-Jan-72	0	41	0	564,761	0	8,000	0	75,600
31-Dec-72	1-Jan-73	0	41	0	564,761	0	8,000	0	75,600
31-Dec-73	1-Jan-74	0	41	0	564,761	0	8,000	0	75,600
31-Dec-74	1-Jan-75	0	41	0	564,761	0	8,000	0	75,600
31-Dec-75	1-Jan-76	0	41	0	564,761	0	8,000	0	75,600
31-Dec-76	1-Jan-77	0	41	0	564,761	0	8,000	0	75,600
31-Dec-77	1-Jan-78	0	41	0	564,761	0	8,000	0	75,600
31-Dec-78	1-Jan-79	0	41	0	564,761	0	8,000	0	75,600
31-Dec-79	1-Jan-80	0	41	0	564,761	0	8,000	0	75,600
31-Dec-80	1-Jan-81	0	41	0	564,761	0	8,000	0	75,600
31-Dec-81	1-Jan-82	0	41	0	564,761	0	8,000	0	75,600
31-Dec-82	1-Jan-83	0	41	0	564,761	0	8,000	0	75,600
31-Dec-83	1-Jan-84	0	41	0	564,761	0	8,000	0	75,600
31-Dec-84	1-Jan-85	0	41	0	564,761	0	8,000	0	75,600
31-Dec-85	1-Jan-86	0	41	0	564,761	0	8,000	0	75,600
31-Dec-86	1-Jan-87	0	41	0	564,761	0	8,000	0	75,600
31-Dec-87	1-Jan-88	0	41	0	564,761	0	8,000	0	75,600
31-Dec-88	1-Jan-89	0	41	0	564,761	0	8,000	0	75,600
31-Dec-89	1-Jan-90	0	41	0	564,761	0	8,000	0	75,600
31-Dec-90	1-Jan-91	0	41	0	564,761	0	8,000	0	75,600
31-Dec-91	1-Jan-92	0	41	0	564,761	0	8,000	0	75,600
31-Dec-92	1-Jan-93	0	41	0	564,761	0	8,000	0	75,600
31-Dec-93	1-Jan-94	0	41	0	564,761	0	8,000	0	75,600
31-Dec-94	1-Jan-95	0	41	0	564,761	0	8,000	0	75,600
31-Dec-95	1-Jan-96	0	41	0	564,761	0	8,000	0	75,600
31-Dec-96	1-Jan-97	0	41	0	564,761	0	8,000	0	75,600
31-Dec-97	1-Jan-98	0	41	0	564,761	0	8,000	0	75,600
31-Dec-98	1-Jan-99	0	41	0	564,761	0	8,000	0	75,600
31-Dec-99	1-Jan-00	0	41	0	564,761	0	8,000	0	75,600
31-Dec-00	1-Jan-01	0	41	0	564,761	0	8,000	0	75,600
31-Dec-01	1-Jan-02	0	41	0	564,761	0	8,000	0	75,600
31-Dec-02	1-Jan-03	0	41	0	564,761	0	8,000	0	75,600
31-Dec-03	1-Jan-04	0	41	0	564,761	0	8,000	0	75,600
31-Dec-04	1-Jan-05	0	41	0	564,761	0	8,000	0	75,600
31-Dec-05	1-Jan-06	0	41	0	564,761	0	8,000	0	75,600
31-Dec-06	1-Jan-07	0	41	0	564,761	0	8,000	0	75,600
31-Dec-07	1-Jan-08	0	41	0	564,761	0	8,000	0	75,600
Total		41		564,761		8,000		75,600	

MuniCap, Inc. EXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v2.0.xlsx]/V-A.6.3
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.18.1: Projected Absorption - 2042 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential		Office Type 2		Commercial		Retail Big Box Type 2	
		Multi-Family				Retail Pad Type 3			
		Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0	0	0	0	0
31-Dec-39	1-Jan-40	0	0	0	0	0	0	0	0
31-Dec-40	1-Jan-41	0	0	0	0	0	0	0	0
31-Dec-41	1-Jan-42	0	0	0	0	0	0	0	0
31-Dec-42	1-Jan-43	384	384	500,000	500,000	48,554	48,554	194,215	194,215
31-Dec-43	1-Jan-44	0	384	0	500,000	0	48,554	0	194,215
31-Dec-44	1-Jan-45	0	384	0	500,000	0	48,554	0	194,215
31-Dec-45	1-Jan-46	0	384	0	500,000	0	48,554	0	194,215
31-Dec-46	1-Jan-47	0	384	0	500,000	0	48,554	0	194,215
31-Dec-47	1-Jan-48	0	384	0	500,000	0	48,554	0	194,215
31-Dec-48	1-Jan-49	0	384	0	500,000	0	48,554	0	194,215
31-Dec-49	1-Jan-50	0	384	0	500,000	0	48,554	0	194,215
31-Dec-50	1-Jan-51	0	384	0	500,000	0	48,554	0	194,215
31-Dec-51	1-Jan-52	0	384	0	500,000	0	48,554	0	194,215
31-Dec-52	1-Jan-53	0	384	0	500,000	0	48,554	0	194,215
31-Dec-53	1-Jan-54	0	384	0	500,000	0	48,554	0	194,215
31-Dec-54	1-Jan-55	0	384	0	500,000	0	48,554	0	194,215
31-Dec-55	1-Jan-56	0	384	0	500,000	0	48,554	0	194,215
31-Dec-56	1-Jan-57	0	384	0	500,000	0	48,554	0	194,215
31-Dec-57	1-Jan-58	0	384	0	500,000	0	48,554	0	194,215
31-Dec-58	1-Jan-59	0	384	0	500,000	0	48,554	0	194,215
31-Dec-59	1-Jan-60	0	384	0	500,000	0	48,554	0	194,215
31-Dec-60	1-Jan-61	0	384	0	500,000	0	48,554	0	194,215
31-Dec-61	1-Jan-62	0	384	0	500,000	0	48,554	0	194,215
31-Dec-62	1-Jan-63	0	384	0	500,000	0	48,554	0	194,215
31-Dec-63	1-Jan-64	0	384	0	500,000	0	48,554	0	194,215
31-Dec-64	1-Jan-65	0	384	0	500,000	0	48,554	0	194,215
31-Dec-65	1-Jan-66	0	384	0	500,000	0	48,554	0	194,215
31-Dec-66	1-Jan-67	0	384	0	500,000	0	48,554	0	194,215
31-Dec-67	1-Jan-68	0	384	0	500,000	0	48,554	0	194,215
31-Dec-68	1-Jan-69	0	384	0	500,000	0	48,554	0	194,215
31-Dec-69	1-Jan-70	0	384	0	500,000	0	48,554	0	194,215
31-Dec-70	1-Jan-71	0	384	0	500,000	0	48,554	0	194,215
31-Dec-71	1-Jan-72	0	384	0	500,000	0	48,554	0	194,215
31-Dec-72	1-Jan-73	0	384	0	500,000	0	48,554	0	194,215
31-Dec-73	1-Jan-74	0	384	0	500,000	0	48,554	0	194,215
31-Dec-74	1-Jan-75	0	384	0	500,000	0	48,554	0	194,215
31-Dec-75	1-Jan-76	0	384	0	500,000	0	48,554	0	194,215
31-Dec-76	1-Jan-77	0	384	0	500,000	0	48,554	0	194,215
31-Dec-77	1-Jan-78	0	384	0	500,000	0	48,554	0	194,215
31-Dec-78	1-Jan-79	0	384	0	500,000	0	48,554	0	194,215
31-Dec-79	1-Jan-80	0	384	0	500,000	0	48,554	0	194,215
31-Dec-80	1-Jan-81	0	384	0	500,000	0	48,554	0	194,215
31-Dec-81	1-Jan-82	0	384	0	500,000	0	48,554	0	194,215
31-Dec-82	1-Jan-83	0	384	0	500,000	0	48,554	0	194,215
31-Dec-83	1-Jan-84	0	384	0	500,000	0	48,554	0	194,215
31-Dec-84	1-Jan-85	0	384	0	500,000	0	48,554	0	194,215
31-Dec-85	1-Jan-86	0	384	0	500,000	0	48,554	0	194,215
31-Dec-86	1-Jan-87	0	384	0	500,000	0	48,554	0	194,215
31-Dec-87	1-Jan-88	0	384	0	500,000	0	48,554	0	194,215
31-Dec-88	1-Jan-89	0	384	0	500,000	0	48,554	0	194,215
31-Dec-89	1-Jan-90	0	384	0	500,000	0	48,554	0	194,215
31-Dec-90	1-Jan-91	0	384	0	500,000	0	48,554	0	194,215
31-Dec-91	1-Jan-92	0	384	0	500,000	0	48,554	0	194,215
31-Dec-92	1-Jan-93	0	384	0	500,000	0	48,554	0	194,215
31-Dec-93	1-Jan-94	0	384	0	500,000	0	48,554	0	194,215
31-Dec-94	1-Jan-95	0	384	0	500,000	0	48,554	0	194,215
31-Dec-95	1-Jan-96	0	384	0	500,000	0	48,554	0	194,215
31-Dec-96	1-Jan-97	0	384	0	500,000	0	48,554	0	194,215
31-Dec-97	1-Jan-98	0	384	0	500,000	0	48,554	0	194,215
31-Dec-98	1-Jan-99	0	384	0	500,000	0	48,554	0	194,215
31-Dec-99	1-Jan-00	0	384	0	500,000	0	48,554	0	194,215
31-Dec-00	1-Jan-01	0	384	0	500,000	0	48,554	0	194,215
31-Dec-01	1-Jan-02	0	384	0	500,000	0	48,554	0	194,215
31-Dec-02	1-Jan-03	0	384	0	500,000	0	48,554	0	194,215
31-Dec-03	1-Jan-04	0	384	0	500,000	0	48,554	0	194,215
31-Dec-04	1-Jan-05	0	384	0	500,000	0	48,554	0	194,215
31-Dec-05	1-Jan-06	0	384	0	500,000	0	48,554	0	194,215
31-Dec-06	1-Jan-07	0	384	0	500,000	0	48,554	0	194,215
31-Dec-07	1-Jan-08	0	384	0	500,000	0	48,554	0	194,215
Total		384		500,000		48,554		194,215	

MuniCap, Inc. AS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v2.0.xlsx]/V-A.7.2
22-Feb-26

¹ Provided by Developer.

² According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.18.2: Projected Absorption - 2042 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	Residential		Commercial			
		Single Family - Custom Type		Retail Pad Type 1		Retail Big Box Type 1	
		Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0	0	0
31-Dec-39	1-Jan-40	0	0	0	0	0	0
31-Dec-40	1-Jan-41	0	0	0	0	0	0
31-Dec-41	1-Jan-42	0	0	0	0	0	0
31-Dec-42	1-Jan-43	41	41	8,000	8,000	75,600	75,600
31-Dec-43	1-Jan-44	0	41	0	8,000	0	75,600
31-Dec-44	1-Jan-45	0	41	0	8,000	0	75,600
31-Dec-45	1-Jan-46	0	41	0	8,000	0	75,600
31-Dec-46	1-Jan-47	0	41	0	8,000	0	75,600
31-Dec-47	1-Jan-48	0	41	0	8,000	0	75,600
31-Dec-48	1-Jan-49	0	41	0	8,000	0	75,600
31-Dec-49	1-Jan-50	0	41	0	8,000	0	75,600
31-Dec-50	1-Jan-51	0	41	0	8,000	0	75,600
31-Dec-51	1-Jan-52	0	41	0	8,000	0	75,600
31-Dec-52	1-Jan-53	0	41	0	8,000	0	75,600
31-Dec-53	1-Jan-54	0	41	0	8,000	0	75,600
31-Dec-54	1-Jan-55	0	41	0	8,000	0	75,600
31-Dec-55	1-Jan-56	0	41	0	8,000	0	75,600
31-Dec-56	1-Jan-57	0	41	0	8,000	0	75,600
31-Dec-57	1-Jan-58	0	41	0	8,000	0	75,600
31-Dec-58	1-Jan-59	0	41	0	8,000	0	75,600
31-Dec-59	1-Jan-60	0	41	0	8,000	0	75,600
31-Dec-60	1-Jan-61	0	41	0	8,000	0	75,600
31-Dec-61	1-Jan-62	0	41	0	8,000	0	75,600
31-Dec-62	1-Jan-63	0	41	0	8,000	0	75,600
31-Dec-63	1-Jan-64	0	41	0	8,000	0	75,600
31-Dec-64	1-Jan-65	0	41	0	8,000	0	75,600
31-Dec-65	1-Jan-66	0	41	0	8,000	0	75,600
31-Dec-66	1-Jan-67	0	41	0	8,000	0	75,600
31-Dec-67	1-Jan-68	0	41	0	8,000	0	75,600
31-Dec-68	1-Jan-69	0	41	0	8,000	0	75,600
31-Dec-69	1-Jan-70	0	41	0	8,000	0	75,600
31-Dec-70	1-Jan-71	0	41	0	8,000	0	75,600
31-Dec-71	1-Jan-72	0	41	0	8,000	0	75,600
31-Dec-72	1-Jan-73	0	41	0	8,000	0	75,600
31-Dec-73	1-Jan-74	0	41	0	8,000	0	75,600
31-Dec-74	1-Jan-75	0	41	0	8,000	0	75,600
31-Dec-75	1-Jan-76	0	41	0	8,000	0	75,600
31-Dec-76	1-Jan-77	0	41	0	8,000	0	75,600
31-Dec-77	1-Jan-78	0	41	0	8,000	0	75,600
31-Dec-78	1-Jan-79	0	41	0	8,000	0	75,600
31-Dec-79	1-Jan-80	0	41	0	8,000	0	75,600
31-Dec-80	1-Jan-81	0	41	0	8,000	0	75,600
31-Dec-81	1-Jan-82	0	41	0	8,000	0	75,600
31-Dec-82	1-Jan-83	0	41	0	8,000	0	75,600
31-Dec-83	1-Jan-84	0	41	0	8,000	0	75,600
31-Dec-84	1-Jan-85	0	41	0	8,000	0	75,600
31-Dec-85	1-Jan-86	0	41	0	8,000	0	75,600
31-Dec-86	1-Jan-87	0	41	0	8,000	0	75,600
31-Dec-87	1-Jan-88	0	41	0	8,000	0	75,600
31-Dec-88	1-Jan-89	0	41	0	8,000	0	75,600
31-Dec-89	1-Jan-90	0	41	0	8,000	0	75,600
31-Dec-90	1-Jan-91	0	41	0	8,000	0	75,600
31-Dec-91	1-Jan-92	0	41	0	8,000	0	75,600
31-Dec-92	1-Jan-93	0	41	0	8,000	0	75,600
31-Dec-93	1-Jan-94	0	41	0	8,000	0	75,600
31-Dec-94	1-Jan-95	0	41	0	8,000	0	75,600
31-Dec-95	1-Jan-96	0	41	0	8,000	0	75,600
31-Dec-96	1-Jan-97	0	41	0	8,000	0	75,600
31-Dec-97	1-Jan-98	0	41	0	8,000	0	75,600
31-Dec-98	1-Jan-99	0	41	0	8,000	0	75,600
31-Dec-99	1-Jan-00	0	41	0	8,000	0	75,600
31-Dec-00	1-Jan-01	0	41	0	8,000	0	75,600
31-Dec-01	1-Jan-02	0	41	0	8,000	0	75,600
31-Dec-02	1-Jan-03	0	41	0	8,000	0	75,600
31-Dec-03	1-Jan-04	0	41	0	8,000	0	75,600
31-Dec-04	1-Jan-05	0	41	0	8,000	0	75,600
31-Dec-05	1-Jan-06	0	41	0	8,000	0	75,600
31-Dec-06	1-Jan-07	0	41	0	8,000	0	75,600
31-Dec-07	1-Jan-08	0	41	0	8,000	0	75,600
Total		41		8,000		75,600	

MuniCap, Inc. TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v2.0.xlsx]T-A.7.3
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.19.1: Projected Absorption - 2043 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential				Commercial					
		Single Family - Custom Type		Multi-Family		Office Type 2		Retail Pad Type 3		Retail Big Box Type 2	
		Units	Cumulative	Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0	0	0	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0	0	0	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0	0	0	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0	0	0	0	0	0	0
31-Dec-39	1-Jan-40	0	0	0	0	0	0	0	0	0	0
31-Dec-40	1-Jan-41	0	0	0	0	0	0	0	0	0	0
31-Dec-41	1-Jan-42	0	0	0	0	0	0	0	0	0	0
31-Dec-42	1-Jan-43	0	0	0	0	0	0	0	0	0	0
31-Dec-43	1-Jan-44	15	15	384	384	500,000	500,000	48,554	48,554	194,215	194,215
31-Dec-44	1-Jan-45	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-45	1-Jan-46	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-46	1-Jan-47	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-47	1-Jan-48	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-48	1-Jan-49	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-49	1-Jan-50	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-50	1-Jan-51	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-51	1-Jan-52	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-52	1-Jan-53	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-53	1-Jan-54	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-54	1-Jan-55	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-55	1-Jan-56	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-56	1-Jan-57	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-57	1-Jan-58	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-58	1-Jan-59	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-59	1-Jan-60	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-60	1-Jan-61	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-61	1-Jan-62	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-62	1-Jan-63	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-63	1-Jan-64	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-64	1-Jan-65	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-65	1-Jan-66	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-66	1-Jan-67	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-67	1-Jan-68	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-68	1-Jan-69	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-69	1-Jan-70	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-70	1-Jan-71	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-71	1-Jan-72	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-72	1-Jan-73	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-73	1-Jan-74	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-74	1-Jan-75	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-75	1-Jan-76	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-76	1-Jan-77	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-77	1-Jan-78	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-78	1-Jan-79	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-79	1-Jan-80	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-80	1-Jan-81	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-81	1-Jan-82	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-82	1-Jan-83	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-83	1-Jan-84	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-84	1-Jan-85	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-85	1-Jan-86	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-86	1-Jan-87	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-87	1-Jan-88	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-88	1-Jan-89	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-89	1-Jan-90	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-90	1-Jan-91	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-91	1-Jan-92	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-92	1-Jan-93	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-93	1-Jan-94	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-94	1-Jan-95	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-95	1-Jan-96	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-96	1-Jan-97	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-97	1-Jan-98	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-98	1-Jan-99	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-99	1-Jan-00	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-00	1-Jan-01	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-01	1-Jan-02	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-02	1-Jan-03	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-03	1-Jan-04	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-04	1-Jan-05	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-05	1-Jan-06	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-06	1-Jan-07	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-07	1-Jan-08	0	15	0	384	0	500,000	0	48,554	0	194,215
Total		15		384		500,000		48,554		194,215	

MuniCap, Inc. t:\report.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v2.0.xlsx]V-A.8.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)

Exhibit C-1.19.2: Projected Absorption - 2043 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	Commercial			
		Retail Pad Type 1		Retail Big Box Type 1	
		Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0
31-Dec-39	1-Jan-40	0	0	0	0
31-Dec-40	1-Jan-41	0	0	0	0
31-Dec-41	1-Jan-42	0	0	0	0
31-Dec-42	1-Jan-43	0	0	0	0
31-Dec-43	1-Jan-44	8,000	8,000	75,600	75,600
31-Dec-44	1-Jan-45	0	8,000	0	75,600
31-Dec-45	1-Jan-46	0	8,000	0	75,600
31-Dec-46	1-Jan-47	0	8,000	0	75,600
31-Dec-47	1-Jan-48	0	8,000	0	75,600
31-Dec-48	1-Jan-49	0	8,000	0	75,600
31-Dec-49	1-Jan-50	0	8,000	0	75,600
31-Dec-50	1-Jan-51	0	8,000	0	75,600
31-Dec-51	1-Jan-52	0	8,000	0	75,600
31-Dec-52	1-Jan-53	0	8,000	0	75,600
31-Dec-53	1-Jan-54	0	8,000	0	75,600
31-Dec-54	1-Jan-55	0	8,000	0	75,600
31-Dec-55	1-Jan-56	0	8,000	0	75,600
31-Dec-56	1-Jan-57	0	8,000	0	75,600
31-Dec-57	1-Jan-58	0	8,000	0	75,600
31-Dec-58	1-Jan-59	0	8,000	0	75,600
31-Dec-59	1-Jan-60	0	8,000	0	75,600
31-Dec-60	1-Jan-61	0	8,000	0	75,600
31-Dec-61	1-Jan-62	0	8,000	0	75,600
31-Dec-62	1-Jan-63	0	8,000	0	75,600
31-Dec-63	1-Jan-64	0	8,000	0	75,600
31-Dec-64	1-Jan-65	0	8,000	0	75,600
31-Dec-65	1-Jan-66	0	8,000	0	75,600
31-Dec-66	1-Jan-67	0	8,000	0	75,600
31-Dec-67	1-Jan-68	0	8,000	0	75,600
31-Dec-68	1-Jan-69	0	8,000	0	75,600
31-Dec-69	1-Jan-70	0	8,000	0	75,600
31-Dec-70	1-Jan-71	0	8,000	0	75,600
31-Dec-71	1-Jan-72	0	8,000	0	75,600
31-Dec-72	1-Jan-73	0	8,000	0	75,600
31-Dec-73	1-Jan-74	0	8,000	0	75,600
31-Dec-74	1-Jan-75	0	8,000	0	75,600
31-Dec-75	1-Jan-76	0	8,000	0	75,600
31-Dec-76	1-Jan-77	0	8,000	0	75,600
31-Dec-77	1-Jan-78	0	8,000	0	75,600
31-Dec-78	1-Jan-79	0	8,000	0	75,600
31-Dec-79	1-Jan-80	0	8,000	0	75,600
31-Dec-80	1-Jan-81	0	8,000	0	75,600
31-Dec-81	1-Jan-82	0	8,000	0	75,600
31-Dec-82	1-Jan-83	0	8,000	0	75,600
31-Dec-83	1-Jan-84	0	8,000	0	75,600
31-Dec-84	1-Jan-85	0	8,000	0	75,600
31-Dec-85	1-Jan-86	0	8,000	0	75,600
31-Dec-86	1-Jan-87	0	8,000	0	75,600
31-Dec-87	1-Jan-88	0	8,000	0	75,600
31-Dec-88	1-Jan-89	0	8,000	0	75,600
31-Dec-89	1-Jan-90	0	8,000	0	75,600
31-Dec-90	1-Jan-91	0	8,000	0	75,600
31-Dec-91	1-Jan-92	0	8,000	0	75,600
31-Dec-92	1-Jan-93	0	8,000	0	75,600
31-Dec-93	1-Jan-94	0	8,000	0	75,600
31-Dec-94	1-Jan-95	0	8,000	0	75,600
31-Dec-95	1-Jan-96	0	8,000	0	75,600
31-Dec-96	1-Jan-97	0	8,000	0	75,600
31-Dec-97	1-Jan-98	0	8,000	0	75,600
31-Dec-98	1-Jan-99	0	8,000	0	75,600
31-Dec-99	1-Jan-00	0	8,000	0	75,600
31-Dec-00	1-Jan-01	0	8,000	0	75,600
31-Dec-01	1-Jan-02	0	8,000	0	75,600
31-Dec-02	1-Jan-03	0	8,000	0	75,600
31-Dec-03	1-Jan-04	0	8,000	0	75,600
31-Dec-04	1-Jan-05	0	8,000	0	75,600
31-Dec-05	1-Jan-06	0	8,000	0	75,600
31-Dec-06	1-Jan-07	0	8,000	0	75,600
31-Dec-07	1-Jan-08	0	8,000	0	75,600
Total		8,000		75,600	

MuniCap, Inc. I:\G\Projections\Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v2.0.xlsx\1V-A.8.3
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.20.1: Projected Absorption - 2044 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential				Office Type 2		Retail Pad Type 3		Retail Big Box Type 2	
		Single Family - Custom Type		Multi-Family		Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative
		Units	Cumulative	Units	Cumulative						
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0	0	0	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0	0	0	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0	0	0	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0	0	0	0	0	0	0
31-Dec-39	1-Jan-40	0	0	0	0	0	0	0	0	0	0
31-Dec-40	1-Jan-41	0	0	0	0	0	0	0	0	0	0
31-Dec-41	1-Jan-42	0	0	0	0	0	0	0	0	0	0
31-Dec-42	1-Jan-43	0	0	0	0	0	0	0	0	0	0
31-Dec-43	1-Jan-44	0	0	0	0	0	0	0	0	0	0
31-Dec-44	1-Jan-45	15	15	384	384	500,000	500,000	48,554	48,554	194,215	194,215
31-Dec-45	1-Jan-46	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-46	1-Jan-47	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-47	1-Jan-48	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-48	1-Jan-49	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-49	1-Jan-50	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-50	1-Jan-51	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-51	1-Jan-52	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-52	1-Jan-53	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-53	1-Jan-54	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-54	1-Jan-55	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-55	1-Jan-56	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-56	1-Jan-57	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-57	1-Jan-58	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-58	1-Jan-59	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-59	1-Jan-60	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-60	1-Jan-61	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-61	1-Jan-62	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-62	1-Jan-63	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-63	1-Jan-64	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-64	1-Jan-65	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-65	1-Jan-66	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-66	1-Jan-67	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-67	1-Jan-68	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-68	1-Jan-69	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-69	1-Jan-70	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-70	1-Jan-71	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-71	1-Jan-72	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-72	1-Jan-73	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-73	1-Jan-74	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-74	1-Jan-75	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-75	1-Jan-76	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-76	1-Jan-77	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-77	1-Jan-78	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-78	1-Jan-79	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-79	1-Jan-80	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-80	1-Jan-81	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-81	1-Jan-82	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-82	1-Jan-83	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-83	1-Jan-84	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-84	1-Jan-85	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-85	1-Jan-86	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-86	1-Jan-87	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-87	1-Jan-88	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-88	1-Jan-89	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-89	1-Jan-90	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-90	1-Jan-91	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-91	1-Jan-92	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-92	1-Jan-93	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-93	1-Jan-94	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-94	1-Jan-95	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-95	1-Jan-96	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-96	1-Jan-97	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-97	1-Jan-98	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-98	1-Jan-99	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-99	1-Jan-00	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-00	1-Jan-01	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-01	1-Jan-02	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-02	1-Jan-03	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-03	1-Jan-04	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-04	1-Jan-05	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-05	1-Jan-06	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-06	1-Jan-07	0	15	0	384	0	500,000	0	48,554	0	194,215
31-Dec-07	1-Jan-08	0	15	0	384	0	500,000	0	48,554	0	194,215
Total		15		384		500,000		48,554		194,215	

MuniCap, Inc. [trepaint.com/sites/ALLSTAFF/TEXAS/texas/Fort_Worth/Walsh_Ranch_TIRZ/CONSULTING/Projections/\(Walsh_Ranch_TIRZ_Projections_v1.2_B_\(2036-2046_Development\)\)v2.0.xlsx/V-A.9.2](http://trepaint.com/sites/ALLSTAFF/TEXAS/texas/Fort_Worth/Walsh_Ranch_TIRZ/CONSULTING/Projections/(Walsh_Ranch_TIRZ_Projections_v1.2_B_(2036-2046_Development))v2.0.xlsx/V-A.9.2)
22-Feb-26

¹ Provided by Developer.

² According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.20.2: Projected Absorption - 2044 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	Commercial			
		Retail Pad Type 1		Retail Big Box Type 1	
		Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0
31-Dec-39	1-Jan-40	0	0	0	0
31-Dec-40	1-Jan-41	0	0	0	0
31-Dec-41	1-Jan-42	0	0	0	0
31-Dec-42	1-Jan-43	0	0	0	0
31-Dec-43	1-Jan-44	0	0	0	0
31-Dec-44	1-Jan-45	8,000	8,000	75,600	75,600
31-Dec-45	1-Jan-46	0	8,000	0	75,600
31-Dec-46	1-Jan-47	0	8,000	0	75,600
31-Dec-47	1-Jan-48	0	8,000	0	75,600
31-Dec-48	1-Jan-49	0	8,000	0	75,600
31-Dec-49	1-Jan-50	0	8,000	0	75,600
31-Dec-50	1-Jan-51	0	8,000	0	75,600
31-Dec-51	1-Jan-52	0	8,000	0	75,600
31-Dec-52	1-Jan-53	0	8,000	0	75,600
31-Dec-53	1-Jan-54	0	8,000	0	75,600
31-Dec-54	1-Jan-55	0	8,000	0	75,600
31-Dec-55	1-Jan-56	0	8,000	0	75,600
31-Dec-56	1-Jan-57	0	8,000	0	75,600
31-Dec-57	1-Jan-58	0	8,000	0	75,600
31-Dec-58	1-Jan-59	0	8,000	0	75,600
31-Dec-59	1-Jan-60	0	8,000	0	75,600
31-Dec-60	1-Jan-61	0	8,000	0	75,600
31-Dec-61	1-Jan-62	0	8,000	0	75,600
31-Dec-62	1-Jan-63	0	8,000	0	75,600
31-Dec-63	1-Jan-64	0	8,000	0	75,600
31-Dec-64	1-Jan-65	0	8,000	0	75,600
31-Dec-65	1-Jan-66	0	8,000	0	75,600
31-Dec-66	1-Jan-67	0	8,000	0	75,600
31-Dec-67	1-Jan-68	0	8,000	0	75,600
31-Dec-68	1-Jan-69	0	8,000	0	75,600
31-Dec-69	1-Jan-70	0	8,000	0	75,600
31-Dec-70	1-Jan-71	0	8,000	0	75,600
31-Dec-71	1-Jan-72	0	8,000	0	75,600
31-Dec-72	1-Jan-73	0	8,000	0	75,600
31-Dec-73	1-Jan-74	0	8,000	0	75,600
31-Dec-74	1-Jan-75	0	8,000	0	75,600
31-Dec-75	1-Jan-76	0	8,000	0	75,600
31-Dec-76	1-Jan-77	0	8,000	0	75,600
31-Dec-77	1-Jan-78	0	8,000	0	75,600
31-Dec-78	1-Jan-79	0	8,000	0	75,600
31-Dec-79	1-Jan-80	0	8,000	0	75,600
31-Dec-80	1-Jan-81	0	8,000	0	75,600
31-Dec-81	1-Jan-82	0	8,000	0	75,600
31-Dec-82	1-Jan-83	0	8,000	0	75,600
31-Dec-83	1-Jan-84	0	8,000	0	75,600
31-Dec-84	1-Jan-85	0	8,000	0	75,600
31-Dec-85	1-Jan-86	0	8,000	0	75,600
31-Dec-86	1-Jan-87	0	8,000	0	75,600
31-Dec-87	1-Jan-88	0	8,000	0	75,600
31-Dec-88	1-Jan-89	0	8,000	0	75,600
31-Dec-89	1-Jan-90	0	8,000	0	75,600
31-Dec-90	1-Jan-91	0	8,000	0	75,600
31-Dec-91	1-Jan-92	0	8,000	0	75,600
31-Dec-92	1-Jan-93	0	8,000	0	75,600
31-Dec-93	1-Jan-94	0	8,000	0	75,600
31-Dec-94	1-Jan-95	0	8,000	0	75,600
31-Dec-95	1-Jan-96	0	8,000	0	75,600
31-Dec-96	1-Jan-97	0	8,000	0	75,600
31-Dec-97	1-Jan-98	0	8,000	0	75,600
31-Dec-98	1-Jan-99	0	8,000	0	75,600
31-Dec-99	1-Jan-00	0	8,000	0	75,600
31-Dec-00	1-Jan-01	0	8,000	0	75,600
31-Dec-01	1-Jan-02	0	8,000	0	75,600
31-Dec-02	1-Jan-03	0	8,000	0	75,600
31-Dec-03	1-Jan-04	0	8,000	0	75,600
31-Dec-04	1-Jan-05	0	8,000	0	75,600
31-Dec-05	1-Jan-06	0	8,000	0	75,600
31-Dec-06	1-Jan-07	0	8,000	0	75,600
31-Dec-07	1-Jan-08	0	8,000	0	75,600
Total		8,000		75,600	

MuniCap, Inc. \\G:\Projections\Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v2.0.xlsx\F-A.9.3
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.21.1: Projected Absorption - 2045 Development¹ - Parker County

Year Ending	Assessed As Of ²	Residential				Commercial									
		Single Family - Custom Type 2		Multi-Family		Office Type 2		Hotel		Retail Pad Type 1		Retail Pad Type 3		Retail Big Box Type 2	
		Units	Cumulative	Units	Cumulative	Sq Ft	Cumulative	Units	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-39	1-Jan-40	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-40	1-Jan-41	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-41	1-Jan-42	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-42	1-Jan-43	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-43	1-Jan-44	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-44	1-Jan-45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
31-Dec-45	1-Jan-46	15	15	384	384	500,000	500,000	120	120	25,000	25,000	48,554	48,554	194,215	194,215
31-Dec-46	1-Jan-47	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-47	1-Jan-48	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-48	1-Jan-49	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-49	1-Jan-50	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-50	1-Jan-51	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-51	1-Jan-52	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-52	1-Jan-53	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-53	1-Jan-54	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-54	1-Jan-55	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-55	1-Jan-56	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-56	1-Jan-57	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-57	1-Jan-58	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-58	1-Jan-59	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-59	1-Jan-60	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-60	1-Jan-61	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-61	1-Jan-62	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-62	1-Jan-63	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-63	1-Jan-64	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-64	1-Jan-65	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-65	1-Jan-66	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-66	1-Jan-67	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-67	1-Jan-68	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-68	1-Jan-69	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-69	1-Jan-70	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-70	1-Jan-71	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-71	1-Jan-72	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-72	1-Jan-73	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-73	1-Jan-74	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-74	1-Jan-75	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-75	1-Jan-76	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-76	1-Jan-77	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-77	1-Jan-78	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-78	1-Jan-79	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-79	1-Jan-80	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-80	1-Jan-81	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-81	1-Jan-82	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-82	1-Jan-83	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-83	1-Jan-84	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-84	1-Jan-85	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-85	1-Jan-86	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-86	1-Jan-87	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-87	1-Jan-88	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-88	1-Jan-89	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-89	1-Jan-90	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-90	1-Jan-91	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-91	1-Jan-92	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-92	1-Jan-93	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-93	1-Jan-94	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-94	1-Jan-95	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-95	1-Jan-96	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-96	1-Jan-97	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-97	1-Jan-98	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-98	1-Jan-99	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-99	1-Jan-00	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-00	1-Jan-01	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-01	1-Jan-02	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-02	1-Jan-03	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-03	1-Jan-04	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-04	1-Jan-05	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-05	1-Jan-06	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-06	1-Jan-07	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
31-Dec-07	1-Jan-08	0	15	0	384	0	500,000	0	120	0	25,000	0	48,554	0	194,215
Total		15		384		500,000		120		25,000		48,554		194,215	

MuniCap, Inc. [https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections - v1.2 B \(2036-2046 Development\) v2.0.xlsx](https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v2.0.xlsx) V-A.10.2

¹ Provided by Developer.

² According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

22-Feb-26

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.22.1: Projected Absorption - 2046 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential				Commercial			
		Single Family - Custom Type		Multi-Family		Office Type 2		Retail Pad Type 1	
		Units	Cumulative	Units	Cumulative	Units	Cumulative	Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0	0	0	0	0
31-Dec-39	1-Jan-40	0	0	0	0	0	0	0	0
31-Dec-40	1-Jan-41	0	0	0	0	0	0	0	0
31-Dec-41	1-Jan-42	0	0	0	0	0	0	0	0
31-Dec-42	1-Jan-43	0	0	0	0	0	0	0	0
31-Dec-43	1-Jan-44	0	0	0	0	0	0	0	0
31-Dec-44	1-Jan-45	0	0	0	0	0	0	0	0
31-Dec-45	1-Jan-46	0	0	0	0	0	0	0	0
31-Dec-46	1-Jan-47	15	15	384	384	500,000	500,000	25,000	25,000
31-Dec-47	1-Jan-48	0	15	0	384	0	500,000	0	25,000
31-Dec-48	1-Jan-49	0	15	0	384	0	500,000	0	25,000
31-Dec-49	1-Jan-50	0	15	0	384	0	500,000	0	25,000
31-Dec-50	1-Jan-51	0	15	0	384	0	500,000	0	25,000
31-Dec-51	1-Jan-52	0	15	0	384	0	500,000	0	25,000
31-Dec-52	1-Jan-53	0	15	0	384	0	500,000	0	25,000
31-Dec-53	1-Jan-54	0	15	0	384	0	500,000	0	25,000
31-Dec-54	1-Jan-55	0	15	0	384	0	500,000	0	25,000
31-Dec-55	1-Jan-56	0	15	0	384	0	500,000	0	25,000
31-Dec-56	1-Jan-57	0	15	0	384	0	500,000	0	25,000
31-Dec-57	1-Jan-58	0	15	0	384	0	500,000	0	25,000
31-Dec-58	1-Jan-59	0	15	0	384	0	500,000	0	25,000
31-Dec-59	1-Jan-60	0	15	0	384	0	500,000	0	25,000
31-Dec-60	1-Jan-61	0	15	0	384	0	500,000	0	25,000
31-Dec-61	1-Jan-62	0	15	0	384	0	500,000	0	25,000
31-Dec-62	1-Jan-63	0	15	0	384	0	500,000	0	25,000
31-Dec-63	1-Jan-64	0	15	0	384	0	500,000	0	25,000
31-Dec-64	1-Jan-65	0	15	0	384	0	500,000	0	25,000
31-Dec-65	1-Jan-66	0	15	0	384	0	500,000	0	25,000
31-Dec-66	1-Jan-67	0	15	0	384	0	500,000	0	25,000
31-Dec-67	1-Jan-68	0	15	0	384	0	500,000	0	25,000
31-Dec-68	1-Jan-69	0	15	0	384	0	500,000	0	25,000
31-Dec-69	1-Jan-70	0	15	0	384	0	500,000	0	25,000
31-Dec-70	1-Jan-71	0	15	0	384	0	500,000	0	25,000
31-Dec-71	1-Jan-72	0	15	0	384	0	500,000	0	25,000
31-Dec-72	1-Jan-73	0	15	0	384	0	500,000	0	25,000
31-Dec-73	1-Jan-74	0	15	0	384	0	500,000	0	25,000
31-Dec-74	1-Jan-75	0	15	0	384	0	500,000	0	25,000
31-Dec-75	1-Jan-76	0	15	0	384	0	500,000	0	25,000
31-Dec-76	1-Jan-77	0	15	0	384	0	500,000	0	25,000
31-Dec-77	1-Jan-78	0	15	0	384	0	500,000	0	25,000
31-Dec-78	1-Jan-79	0	15	0	384	0	500,000	0	25,000
31-Dec-79	1-Jan-80	0	15	0	384	0	500,000	0	25,000
31-Dec-80	1-Jan-81	0	15	0	384	0	500,000	0	25,000
31-Dec-81	1-Jan-82	0	15	0	384	0	500,000	0	25,000
31-Dec-82	1-Jan-83	0	15	0	384	0	500,000	0	25,000
31-Dec-83	1-Jan-84	0	15	0	384	0	500,000	0	25,000
31-Dec-84	1-Jan-85	0	15	0	384	0	500,000	0	25,000
31-Dec-85	1-Jan-86	0	15	0	384	0	500,000	0	25,000
31-Dec-86	1-Jan-87	0	15	0	384	0	500,000	0	25,000
31-Dec-87	1-Jan-88	0	15	0	384	0	500,000	0	25,000
31-Dec-88	1-Jan-89	0	15	0	384	0	500,000	0	25,000
31-Dec-89	1-Jan-90	0	15	0	384	0	500,000	0	25,000
31-Dec-90	1-Jan-91	0	15	0	384	0	500,000	0	25,000
31-Dec-91	1-Jan-92	0	15	0	384	0	500,000	0	25,000
31-Dec-92	1-Jan-93	0	15	0	384	0	500,000	0	25,000
31-Dec-93	1-Jan-94	0	15	0	384	0	500,000	0	25,000
31-Dec-94	1-Jan-95	0	15	0	384	0	500,000	0	25,000
31-Dec-95	1-Jan-96	0	15	0	384	0	500,000	0	25,000
31-Dec-96	1-Jan-97	0	15	0	384	0	500,000	0	25,000
31-Dec-97	1-Jan-98	0	15	0	384	0	500,000	0	25,000
31-Dec-98	1-Jan-99	0	15	0	384	0	500,000	0	25,000
31-Dec-99	1-Jan-00	0	15	0	384	0	500,000	0	25,000
31-Dec-00	1-Jan-01	0	15	0	384	0	500,000	0	25,000
31-Dec-01	1-Jan-02	0	15	0	384	0	500,000	0	25,000
31-Dec-02	1-Jan-03	0	15	0	384	0	500,000	0	25,000
31-Dec-03	1-Jan-04	0	15	0	384	0	500,000	0	25,000
31-Dec-04	1-Jan-05	0	15	0	384	0	500,000	0	25,000
31-Dec-05	1-Jan-06	0	15	0	384	0	500,000	0	25,000
31-Dec-06	1-Jan-07	0	15	0	384	0	500,000	0	25,000
31-Dec-07	1-Jan-08	0	15	0	384	0	500,000	0	25,000
Total		15		384		500,000		25,000	

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22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.23.1: Projected Absorption - 2047 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential			
		Single Family - Custom Type 2		Multi-Family	
		Units	Cumulative	Units	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0
31-Dec-39	1-Jan-40	0	0	0	0
31-Dec-40	1-Jan-41	0	0	0	0
31-Dec-41	1-Jan-42	0	0	0	0
31-Dec-42	1-Jan-43	0	0	0	0
31-Dec-43	1-Jan-44	0	0	0	0
31-Dec-44	1-Jan-45	0	0	0	0
31-Dec-45	1-Jan-46	0	0	0	0
31-Dec-46	1-Jan-47	0	0	0	0
31-Dec-47	1-Jan-48	15	15	384	384
31-Dec-48	1-Jan-49	0	15	0	384
31-Dec-49	1-Jan-50	0	15	0	384
31-Dec-50	1-Jan-51	0	15	0	384
31-Dec-51	1-Jan-52	0	15	0	384
31-Dec-52	1-Jan-53	0	15	0	384
31-Dec-53	1-Jan-54	0	15	0	384
31-Dec-54	1-Jan-55	0	15	0	384
31-Dec-55	1-Jan-56	0	15	0	384
31-Dec-56	1-Jan-57	0	15	0	384
31-Dec-57	1-Jan-58	0	15	0	384
31-Dec-58	1-Jan-59	0	15	0	384
31-Dec-59	1-Jan-60	0	15	0	384
31-Dec-60	1-Jan-61	0	15	0	384
31-Dec-61	1-Jan-62	0	15	0	384
31-Dec-62	1-Jan-63	0	15	0	384
31-Dec-63	1-Jan-64	0	15	0	384
31-Dec-64	1-Jan-65	0	15	0	384
31-Dec-65	1-Jan-66	0	15	0	384
31-Dec-66	1-Jan-67	0	15	0	384
31-Dec-67	1-Jan-68	0	15	0	384
31-Dec-68	1-Jan-69	0	15	0	384
31-Dec-69	1-Jan-70	0	15	0	384
31-Dec-70	1-Jan-71	0	15	0	384
31-Dec-71	1-Jan-72	0	15	0	384
31-Dec-72	1-Jan-73	0	15	0	384
31-Dec-73	1-Jan-74	0	15	0	384
31-Dec-74	1-Jan-75	0	15	0	384
31-Dec-75	1-Jan-76	0	15	0	384
31-Dec-76	1-Jan-77	0	15	0	384
31-Dec-77	1-Jan-78	0	15	0	384
31-Dec-78	1-Jan-79	0	15	0	384
31-Dec-79	1-Jan-80	0	15	0	384
31-Dec-80	1-Jan-81	0	15	0	384
31-Dec-81	1-Jan-82	0	15	0	384
31-Dec-82	1-Jan-83	0	15	0	384
31-Dec-83	1-Jan-84	0	15	0	384
31-Dec-84	1-Jan-85	0	15	0	384
31-Dec-85	1-Jan-86	0	15	0	384
31-Dec-86	1-Jan-87	0	15	0	384
31-Dec-87	1-Jan-88	0	15	0	384
31-Dec-88	1-Jan-89	0	15	0	384
31-Dec-89	1-Jan-90	0	15	0	384
31-Dec-90	1-Jan-91	0	15	0	384
31-Dec-91	1-Jan-92	0	15	0	384
31-Dec-92	1-Jan-93	0	15	0	384
31-Dec-93	1-Jan-94	0	15	0	384
31-Dec-94	1-Jan-95	0	15	0	384
31-Dec-95	1-Jan-96	0	15	0	384
31-Dec-96	1-Jan-97	0	15	0	384
31-Dec-97	1-Jan-98	0	15	0	384
31-Dec-98	1-Jan-99	0	15	0	384
31-Dec-99	1-Jan-00	0	15	0	384
31-Dec-00	1-Jan-01	0	15	0	384
31-Dec-01	1-Jan-02	0	15	0	384
31-Dec-02	1-Jan-03	0	15	0	384
31-Dec-03	1-Jan-04	0	15	0	384
31-Dec-04	1-Jan-05	0	15	0	384
31-Dec-05	1-Jan-06	0	15	0	384
31-Dec-06	1-Jan-07	0	15	0	384
31-Dec-07	1-Jan-08	0	15	0	384
Total		15		384	

MuniCap, Inc. L:\TING\Projections\Walsh Ranch TIRZ Projections - v1.0 C (2047-2057 Development).xlsx\11-A.1.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.24.1: Projected Absorption - 2048 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential			
		Single Family - Custom Type 2		Multi-Family	
		Units	Cumulative	Units	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0
31-Dec-39	1-Jan-40	0	0	0	0
31-Dec-40	1-Jan-41	0	0	0	0
31-Dec-41	1-Jan-42	0	0	0	0
31-Dec-42	1-Jan-43	0	0	0	0
31-Dec-43	1-Jan-44	0	0	0	0
31-Dec-44	1-Jan-45	0	0	0	0
31-Dec-45	1-Jan-46	0	0	0	0
31-Dec-46	1-Jan-47	0	0	0	0
31-Dec-47	1-Jan-48	0	0	0	0
31-Dec-48	1-Jan-49	15	15	384	384
31-Dec-49	1-Jan-50	0	15	0	384
31-Dec-50	1-Jan-51	0	15	0	384
31-Dec-51	1-Jan-52	0	15	0	384
31-Dec-52	1-Jan-53	0	15	0	384
31-Dec-53	1-Jan-54	0	15	0	384
31-Dec-54	1-Jan-55	0	15	0	384
31-Dec-55	1-Jan-56	0	15	0	384
31-Dec-56	1-Jan-57	0	15	0	384
31-Dec-57	1-Jan-58	0	15	0	384
31-Dec-58	1-Jan-59	0	15	0	384
31-Dec-59	1-Jan-60	0	15	0	384
31-Dec-60	1-Jan-61	0	15	0	384
31-Dec-61	1-Jan-62	0	15	0	384
31-Dec-62	1-Jan-63	0	15	0	384
31-Dec-63	1-Jan-64	0	15	0	384
31-Dec-64	1-Jan-65	0	15	0	384
31-Dec-65	1-Jan-66	0	15	0	384
31-Dec-66	1-Jan-67	0	15	0	384
31-Dec-67	1-Jan-68	0	15	0	384
31-Dec-68	1-Jan-69	0	15	0	384
31-Dec-69	1-Jan-70	0	15	0	384
31-Dec-70	1-Jan-71	0	15	0	384
31-Dec-71	1-Jan-72	0	15	0	384
31-Dec-72	1-Jan-73	0	15	0	384
31-Dec-73	1-Jan-74	0	15	0	384
31-Dec-74	1-Jan-75	0	15	0	384
31-Dec-75	1-Jan-76	0	15	0	384
31-Dec-76	1-Jan-77	0	15	0	384
31-Dec-77	1-Jan-78	0	15	0	384
31-Dec-78	1-Jan-79	0	15	0	384
31-Dec-79	1-Jan-80	0	15	0	384
31-Dec-80	1-Jan-81	0	15	0	384
31-Dec-81	1-Jan-82	0	15	0	384
31-Dec-82	1-Jan-83	0	15	0	384
31-Dec-83	1-Jan-84	0	15	0	384
31-Dec-84	1-Jan-85	0	15	0	384
31-Dec-85	1-Jan-86	0	15	0	384
31-Dec-86	1-Jan-87	0	15	0	384
31-Dec-87	1-Jan-88	0	15	0	384
31-Dec-88	1-Jan-89	0	15	0	384
31-Dec-89	1-Jan-90	0	15	0	384
31-Dec-90	1-Jan-91	0	15	0	384
31-Dec-91	1-Jan-92	0	15	0	384
31-Dec-92	1-Jan-93	0	15	0	384
31-Dec-93	1-Jan-94	0	15	0	384
31-Dec-94	1-Jan-95	0	15	0	384
31-Dec-95	1-Jan-96	0	15	0	384
31-Dec-96	1-Jan-97	0	15	0	384
31-Dec-97	1-Jan-98	0	15	0	384
31-Dec-98	1-Jan-99	0	15	0	384
31-Dec-99	1-Jan-00	0	15	0	384
31-Dec-00	1-Jan-01	0	15	0	384
31-Dec-01	1-Jan-02	0	15	0	384
31-Dec-02	1-Jan-03	0	15	0	384
31-Dec-03	1-Jan-04	0	15	0	384
31-Dec-04	1-Jan-05	0	15	0	384
31-Dec-05	1-Jan-06	0	15	0	384
31-Dec-06	1-Jan-07	0	15	0	384
31-Dec-07	1-Jan-08	0	15	0	384
Total		15		384	

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22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.25.1: Projected Absorption - 2049

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	15	15
31-Dec-50	1-Jan-51	0	15
31-Dec-51	1-Jan-52	0	15
31-Dec-52	1-Jan-53	0	15
31-Dec-53	1-Jan-54	0	15
31-Dec-54	1-Jan-55	0	15
31-Dec-55	1-Jan-56	0	15
31-Dec-56	1-Jan-57	0	15
31-Dec-57	1-Jan-58	0	15
31-Dec-58	1-Jan-59	0	15
31-Dec-59	1-Jan-60	0	15
31-Dec-60	1-Jan-61	0	15
31-Dec-61	1-Jan-62	0	15
31-Dec-62	1-Jan-63	0	15
31-Dec-63	1-Jan-64	0	15
31-Dec-64	1-Jan-65	0	15
31-Dec-65	1-Jan-66	0	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

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22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.26.1: Projected Absorption - 2050

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	15	15
31-Dec-51	1-Jan-52	0	15
31-Dec-52	1-Jan-53	0	15
31-Dec-53	1-Jan-54	0	15
31-Dec-54	1-Jan-55	0	15
31-Dec-55	1-Jan-56	0	15
31-Dec-56	1-Jan-57	0	15
31-Dec-57	1-Jan-58	0	15
31-Dec-58	1-Jan-59	0	15
31-Dec-59	1-Jan-60	0	15
31-Dec-60	1-Jan-61	0	15
31-Dec-61	1-Jan-62	0	15
31-Dec-62	1-Jan-63	0	15
31-Dec-63	1-Jan-64	0	15
31-Dec-64	1-Jan-65	0	15
31-Dec-65	1-Jan-66	0	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

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22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.27.1: Projected Absorption - 2051

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	15	15
31-Dec-52	1-Jan-53	0	15
31-Dec-53	1-Jan-54	0	15
31-Dec-54	1-Jan-55	0	15
31-Dec-55	1-Jan-56	0	15
31-Dec-56	1-Jan-57	0	15
31-Dec-57	1-Jan-58	0	15
31-Dec-58	1-Jan-59	0	15
31-Dec-59	1-Jan-60	0	15
31-Dec-60	1-Jan-61	0	15
31-Dec-61	1-Jan-62	0	15
31-Dec-62	1-Jan-63	0	15
31-Dec-63	1-Jan-64	0	15
31-Dec-64	1-Jan-65	0	15
31-Dec-65	1-Jan-66	0	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

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22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.28.1: Projected Absorption - 2052 Development¹ - Parker County

Development Year	Assessed As Of ²	Residential		Commercial	
		Single Family - Custom Type 2		Hotel	
		Units	Cumulative	Units	Cumulative
31-Dec-25	1-Jan-26	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0
31-Dec-27	1-Jan-28	0	0	0	0
31-Dec-28	1-Jan-29	0	0	0	0
31-Dec-29	1-Jan-30	0	0	0	0
31-Dec-30	1-Jan-31	0	0	0	0
31-Dec-31	1-Jan-32	0	0	0	0
31-Dec-32	1-Jan-33	0	0	0	0
31-Dec-33	1-Jan-34	0	0	0	0
31-Dec-34	1-Jan-35	0	0	0	0
31-Dec-35	1-Jan-36	0	0	0	0
31-Dec-36	1-Jan-37	0	0	0	0
31-Dec-37	1-Jan-38	0	0	0	0
31-Dec-38	1-Jan-39	0	0	0	0
31-Dec-39	1-Jan-40	0	0	0	0
31-Dec-40	1-Jan-41	0	0	0	0
31-Dec-41	1-Jan-42	0	0	0	0
31-Dec-42	1-Jan-43	0	0	0	0
31-Dec-43	1-Jan-44	0	0	0	0
31-Dec-44	1-Jan-45	0	0	0	0
31-Dec-45	1-Jan-46	0	0	0	0
31-Dec-46	1-Jan-47	0	0	0	0
31-Dec-47	1-Jan-48	0	0	0	0
31-Dec-48	1-Jan-49	0	0	0	0
31-Dec-49	1-Jan-50	0	0	0	0
31-Dec-50	1-Jan-51	0	0	0	0
31-Dec-51	1-Jan-52	0	0	0	0
31-Dec-52	1-Jan-53	15	15	200	200
31-Dec-53	1-Jan-54	0	15	0	200
31-Dec-54	1-Jan-55	0	15	0	200
31-Dec-55	1-Jan-56	0	15	0	200
31-Dec-56	1-Jan-57	0	15	0	200
31-Dec-57	1-Jan-58	0	15	0	200
31-Dec-58	1-Jan-59	0	15	0	200
31-Dec-59	1-Jan-60	0	15	0	200
31-Dec-60	1-Jan-61	0	15	0	200
31-Dec-61	1-Jan-62	0	15	0	200
31-Dec-62	1-Jan-63	0	15	0	200
31-Dec-63	1-Jan-64	0	15	0	200
31-Dec-64	1-Jan-65	0	15	0	200
31-Dec-65	1-Jan-66	0	15	0	200
31-Dec-66	1-Jan-67	0	15	0	200
31-Dec-67	1-Jan-68	0	15	0	200
31-Dec-68	1-Jan-69	0	15	0	200
31-Dec-69	1-Jan-70	0	15	0	200
31-Dec-70	1-Jan-71	0	15	0	200
31-Dec-71	1-Jan-72	0	15	0	200
31-Dec-72	1-Jan-73	0	15	0	200
31-Dec-73	1-Jan-74	0	15	0	200
31-Dec-74	1-Jan-75	0	15	0	200
31-Dec-75	1-Jan-76	0	15	0	200
31-Dec-76	1-Jan-77	0	15	0	200
31-Dec-77	1-Jan-78	0	15	0	200
31-Dec-78	1-Jan-79	0	15	0	200
31-Dec-79	1-Jan-80	0	15	0	200
31-Dec-80	1-Jan-81	0	15	0	200
31-Dec-81	1-Jan-82	0	15	0	200
31-Dec-82	1-Jan-83	0	15	0	200
31-Dec-83	1-Jan-84	0	15	0	200
31-Dec-84	1-Jan-85	0	15	0	200
31-Dec-85	1-Jan-86	0	15	0	200
31-Dec-86	1-Jan-87	0	15	0	200
31-Dec-87	1-Jan-88	0	15	0	200
31-Dec-88	1-Jan-89	0	15	0	200
31-Dec-89	1-Jan-90	0	15	0	200
31-Dec-90	1-Jan-91	0	15	0	200
31-Dec-91	1-Jan-92	0	15	0	200
31-Dec-92	1-Jan-93	0	15	0	200
31-Dec-93	1-Jan-94	0	15	0	200
31-Dec-94	1-Jan-95	0	15	0	200
31-Dec-95	1-Jan-96	0	15	0	200
31-Dec-96	1-Jan-97	0	15	0	200
31-Dec-97	1-Jan-98	0	15	0	200
31-Dec-98	1-Jan-99	0	15	0	200
31-Dec-99	1-Jan-00	0	15	0	200
31-Dec-00	1-Jan-01	0	15	0	200
31-Dec-01	1-Jan-02	0	15	0	200
31-Dec-02	1-Jan-03	0	15	0	200
31-Dec-03	1-Jan-04	0	15	0	200
31-Dec-04	1-Jan-05	0	15	0	200
31-Dec-05	1-Jan-06	0	15	0	200
31-Dec-06	1-Jan-07	0	15	0	200
31-Dec-07	1-Jan-08	0	15	0	200
Total		15		200	

MuniCap, Inc. ections/[Walsh Ranch TIRZ Projections - v1.0 C (2047-2057 Development) v2.0.xlsx]/1-A.6.2
26-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.29.1: Projected Absorption - 2053

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	15	15
31-Dec-54	1-Jan-55	0	15
31-Dec-55	1-Jan-56	0	15
31-Dec-56	1-Jan-57	0	15
31-Dec-57	1-Jan-58	0	15
31-Dec-58	1-Jan-59	0	15
31-Dec-59	1-Jan-60	0	15
31-Dec-60	1-Jan-61	0	15
31-Dec-61	1-Jan-62	0	15
31-Dec-62	1-Jan-63	0	15
31-Dec-63	1-Jan-64	0	15
31-Dec-64	1-Jan-65	0	15
31-Dec-65	1-Jan-66	0	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

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22-Feb-26

¹ Provided by Developer.

² According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.30.1: Projected Absorption - 2054

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Retail Big Box Type 2	
		Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	15	15
31-Dec-55	1-Jan-56	0	15
31-Dec-56	1-Jan-57	0	15
31-Dec-57	1-Jan-58	0	15
31-Dec-58	1-Jan-59	0	15
31-Dec-59	1-Jan-60	0	15
31-Dec-60	1-Jan-61	0	15
31-Dec-61	1-Jan-62	0	15
31-Dec-62	1-Jan-63	0	15
31-Dec-63	1-Jan-64	0	15
31-Dec-64	1-Jan-65	0	15
31-Dec-65	1-Jan-66	0	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

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22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.31.1: Projected Absorption - 2055

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	15	15
31-Dec-56	1-Jan-57	0	15
31-Dec-57	1-Jan-58	0	15
31-Dec-58	1-Jan-59	0	15
31-Dec-59	1-Jan-60	0	15
31-Dec-60	1-Jan-61	0	15
31-Dec-61	1-Jan-62	0	15
31-Dec-62	1-Jan-63	0	15
31-Dec-63	1-Jan-64	0	15
31-Dec-64	1-Jan-65	0	15
31-Dec-65	1-Jan-66	0	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. TIRZ Projections - v1.0 C (2047-2057 Development).xlsx|V-A.9.2

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.32.1: Projected Absorption - 2056
Development¹ - Parker County

Development Year	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
Ending		Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	15	15
31-Dec-57	1-Jan-58	0	15
31-Dec-58	1-Jan-59	0	15
31-Dec-59	1-Jan-60	0	15
31-Dec-60	1-Jan-61	0	15
31-Dec-61	1-Jan-62	0	15
31-Dec-62	1-Jan-63	0	15
31-Dec-63	1-Jan-64	0	15
31-Dec-64	1-Jan-65	0	15
31-Dec-65	1-Jan-66	0	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. TRZ Projections - v1.0 C (2047-2057 Development).xlsx|V-A.10.2
22-Feb-26

¹ Provided by Developer.

² According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.33.1: Projected Absorption - 2057

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	15	15
31-Dec-58	1-Jan-59	0	15
31-Dec-59	1-Jan-60	0	15
31-Dec-60	1-Jan-61	0	15
31-Dec-61	1-Jan-62	0	15
31-Dec-62	1-Jan-63	0	15
31-Dec-63	1-Jan-64	0	15
31-Dec-64	1-Jan-65	0	15
31-Dec-65	1-Jan-66	0	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. IRZ Projections - v1.0 C (2047-2057 Development).xlsx|V-A.11.2

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.34.1: Projected Absorption - 2058

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	15	15
31-Dec-59	1-Jan-60	0	15
31-Dec-60	1-Jan-61	0	15
31-Dec-61	1-Jan-62	0	15
31-Dec-62	1-Jan-63	0	15
31-Dec-63	1-Jan-64	0	15
31-Dec-64	1-Jan-65	0	15
31-Dec-65	1-Jan-66	0	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. TIRZ Projections - v1.0.D (2058-2068 Development).xlsx|V-A.1.2

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.35.1: Projected Absorption - 2059

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	15	15
31-Dec-60	1-Jan-61	0	15
31-Dec-61	1-Jan-62	0	15
31-Dec-62	1-Jan-63	0	15
31-Dec-63	1-Jan-64	0	15
31-Dec-64	1-Jan-65	0	15
31-Dec-65	1-Jan-66	0	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. TIRZ Projections - v1.0.D (2058-2068 Development).xlsx|V-A.2.2

22-Feb-26

¹ Provided by Developer.
According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

**Exhibit C-1.36.1: Projected Absorption - 2060
Development¹ - Parker County**

Development Year Ending	Assessed As Of ²	Residential Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	15	15
31-Dec-61	1-Jan-62	0	15
31-Dec-62	1-Jan-63	0	15
31-Dec-63	1-Jan-64	0	15
31-Dec-64	1-Jan-65	0	15
31-Dec-65	1-Jan-66	0	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. TIRZ Projections - v1.0 D (2058-2068 Development).xlsx|V-A.3.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.37.1: Projected Absorption - 2061

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	15	15
31-Dec-62	1-Jan-63	0	15
31-Dec-63	1-Jan-64	0	15
31-Dec-64	1-Jan-65	0	15
31-Dec-65	1-Jan-66	0	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. TIRZ Projections - v1.0.D (2058-2068 Development).xlsx|V-A.4.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.38.1: Projected Absorption - 2062
Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	15	15
31-Dec-63	1-Jan-64	0	15
31-Dec-64	1-Jan-65	0	15
31-Dec-65	1-Jan-66	0	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. TIRZ Projections - v1.0 D (2058-2068 Development).xlsx|V-A.5.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.39.1: Projected Absorption - 2063

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	15	15
31-Dec-64	1-Jan-65	0	15
31-Dec-65	1-Jan-66	0	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. TIRZ Projections - v1.0.D (2058-2068 Development).xlsx|V-A.6.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.40.1: Projected Absorption - 2064

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	15	15
31-Dec-65	1-Jan-66	0	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. TIRZ Projections - v1.0.D (2058-2068 Development).xlsx|V-A.7.2

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.41.1: Projected Absorption - 2065

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Retail Big Box Type 2	
		Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	15	15
31-Dec-66	1-Jan-67	0	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. TIRZ Projections - v1.0.D (2058-2068 Development).xlsx|V-A.8.2

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.42.1: Projected Absorption - 2066

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	15	15
31-Dec-67	1-Jan-68	0	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. TIRZ Projections - v1.0 D (2058-2068 Development).xlsx|V-A.9.22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.43.1: Projected Absorption - 2067
Development¹ - Parker County

Development Year	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
Ending		Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	15	15
31-Dec-68	1-Jan-69	0	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. TRZ Projections - v1.0.D (2058-2068 Development).xlsx|V-A.10.2
22-Feb-26

¹ Provided by Developer.

² According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.44.1: Projected Absorption - 2068

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	15	15
31-Dec-69	1-Jan-70	0	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. TRZ Projections - v1.0 D (2058-2068 Development).xlsx|V-A.11.2

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.45.1: Projected Absorption - 2069

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	15	15
31-Dec-70	1-Jan-71	0	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. Z Projections - v1.0 E (2069-2079 Development) v2.0.xlsx IV-A.1.2

22-Feb-26

¹ Provided by Developer.

² According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.46.1: Projected Absorption - 2070

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	15	15
31-Dec-71	1-Jan-72	0	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. Z Projections - v1.0 E (2069-2079 Development)v2.0.xlsx|V-A.2.2

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.47.1: Projected Absorption - 2071
Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	15	15
31-Dec-72	1-Jan-73	0	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. \Z Projections - v1.0 E (2069-2079 Development)v2.0.xlsx\1-A.3.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.48.1: Projected Absorption - 2072

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	15	15
31-Dec-73	1-Jan-74	0	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. - Z Projections - v1.0 E (2069-2079 Development)vc2.0.xlsx|V-A.4.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

**Exhibit C-1.49.1: Projected Absorption - 2073
Development¹ - Parker County**

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	0	0
31-Dec-73	1-Jan-74	15	15
31-Dec-74	1-Jan-75	0	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. 2 Projections - v1.0 E (2069-2079 Development)v2.0.xlsx\IV-A.5.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.50.1: Projected Absorption - 2074

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	0	0
31-Dec-73	1-Jan-74	0	0
31-Dec-74	1-Jan-75	15	15
31-Dec-75	1-Jan-76	0	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. 2 Projections - v1.0 E (2069-2079 Development)v2.0.xlsx|V-A.6.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.51.1: Projected Absorption - 2075

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	0	0
31-Dec-73	1-Jan-74	0	0
31-Dec-74	1-Jan-75	0	0
31-Dec-75	1-Jan-76	15	15
31-Dec-76	1-Jan-77	0	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. Z Projections - v1.0 E (2069-2079 Development) v2.0.xlsx | V-A.7.2
22-Feb-26

¹ Provided by Developer.

² According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.52.1: Projected Absorption - 2076

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Retail Big Box Type 2	
		Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	0	0
31-Dec-73	1-Jan-74	0	0
31-Dec-74	1-Jan-75	0	0
31-Dec-75	1-Jan-76	0	0
31-Dec-76	1-Jan-77	15	15
31-Dec-77	1-Jan-78	0	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. Z Projections - v1.0 E (2069-2079 Development) v2.0.xlsx | V-A.8.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.53.1: Projected Absorption - 2077

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	0	0
31-Dec-73	1-Jan-74	0	0
31-Dec-74	1-Jan-75	0	0
31-Dec-75	1-Jan-76	0	0
31-Dec-76	1-Jan-77	0	0
31-Dec-77	1-Jan-78	15	15
31-Dec-78	1-Jan-79	0	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. Z Projections - v1.0 E (2069-2079 Development) v2.0.xlsx | V-A.9.2

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.54.1: Projected Absorption - 2078
Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	0	0
31-Dec-73	1-Jan-74	0	0
31-Dec-74	1-Jan-75	0	0
31-Dec-75	1-Jan-76	0	0
31-Dec-76	1-Jan-77	0	0
31-Dec-77	1-Jan-78	0	0
31-Dec-78	1-Jan-79	15	15
31-Dec-79	1-Jan-80	0	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. ? Projections - v1.0 E (2069-2079 Development)v2.0.xlsx[V-A.10.2

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.55.1: Projected Absorption - 2079

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	0	0
31-Dec-73	1-Jan-74	0	0
31-Dec-74	1-Jan-75	0	0
31-Dec-75	1-Jan-76	0	0
31-Dec-76	1-Jan-77	0	0
31-Dec-77	1-Jan-78	0	0
31-Dec-78	1-Jan-79	0	0
31-Dec-79	1-Jan-80	15	15
31-Dec-80	1-Jan-81	0	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. Projections - v1.0 E (2069-2079 Development)v2.0.xlsx|V-A.11.2

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.56.1: Projected Absorption - 2080

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	0	0
31-Dec-73	1-Jan-74	0	0
31-Dec-74	1-Jan-75	0	0
31-Dec-75	1-Jan-76	0	0
31-Dec-76	1-Jan-77	0	0
31-Dec-77	1-Jan-78	0	0
31-Dec-78	1-Jan-79	0	0
31-Dec-79	1-Jan-80	0	0
31-Dec-80	1-Jan-81	15	15
31-Dec-81	1-Jan-82	0	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. 'Projections - v1.0 F (2080-2087 Development) v2.0.xlsx\IV-A.1.2

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.57.1: Projected Absorption - 2081

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	0	0
31-Dec-73	1-Jan-74	0	0
31-Dec-74	1-Jan-75	0	0
31-Dec-75	1-Jan-76	0	0
31-Dec-76	1-Jan-77	0	0
31-Dec-77	1-Jan-78	0	0
31-Dec-78	1-Jan-79	0	0
31-Dec-79	1-Jan-80	0	0
31-Dec-80	1-Jan-81	0	0
31-Dec-81	1-Jan-82	15	15
31-Dec-82	1-Jan-83	0	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. 'Projections - v1.0 F (2080-2087 Development) v2.0.xlsx\IV-A.2.2

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.58.1: Projected Absorption - 2082
Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	0	0
31-Dec-73	1-Jan-74	0	0
31-Dec-74	1-Jan-75	0	0
31-Dec-75	1-Jan-76	0	0
31-Dec-76	1-Jan-77	0	0
31-Dec-77	1-Jan-78	0	0
31-Dec-78	1-Jan-79	0	0
31-Dec-79	1-Jan-80	0	0
31-Dec-80	1-Jan-81	0	0
31-Dec-81	1-Jan-82	0	0
31-Dec-82	1-Jan-83	15	15
31-Dec-83	1-Jan-84	0	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. Z Projections - v1.0 F (2080-2087 Development) v2.0.xlsx\1V-A.3.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.59.1: Projected Absorption - 2083

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	0	0
31-Dec-73	1-Jan-74	0	0
31-Dec-74	1-Jan-75	0	0
31-Dec-75	1-Jan-76	0	0
31-Dec-76	1-Jan-77	0	0
31-Dec-77	1-Jan-78	0	0
31-Dec-78	1-Jan-79	0	0
31-Dec-79	1-Jan-80	0	0
31-Dec-80	1-Jan-81	0	0
31-Dec-81	1-Jan-82	0	0
31-Dec-82	1-Jan-83	0	0
31-Dec-83	1-Jan-84	15	15
31-Dec-84	1-Jan-85	0	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. Projections - v1.0 F (2080-2087 Development) v2.0.xlsx|V-A.4.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.60.1: Projected Absorption - 2084
Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	0	0
31-Dec-73	1-Jan-74	0	0
31-Dec-74	1-Jan-75	0	0
31-Dec-75	1-Jan-76	0	0
31-Dec-76	1-Jan-77	0	0
31-Dec-77	1-Jan-78	0	0
31-Dec-78	1-Jan-79	0	0
31-Dec-79	1-Jan-80	0	0
31-Dec-80	1-Jan-81	0	0
31-Dec-81	1-Jan-82	0	0
31-Dec-82	1-Jan-83	0	0
31-Dec-83	1-Jan-84	0	0
31-Dec-84	1-Jan-85	15	15
31-Dec-85	1-Jan-86	0	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. ¹Projections - v1.0 F (2080-2087 Development) v2.0.xlsx\IV-A.5.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.61.1: Projected Absorption - 2085

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	0	0
31-Dec-73	1-Jan-74	0	0
31-Dec-74	1-Jan-75	0	0
31-Dec-75	1-Jan-76	0	0
31-Dec-76	1-Jan-77	0	0
31-Dec-77	1-Jan-78	0	0
31-Dec-78	1-Jan-79	0	0
31-Dec-79	1-Jan-80	0	0
31-Dec-80	1-Jan-81	0	0
31-Dec-81	1-Jan-82	0	0
31-Dec-82	1-Jan-83	0	0
31-Dec-83	1-Jan-84	0	0
31-Dec-84	1-Jan-85	0	0
31-Dec-85	1-Jan-86	15	15
31-Dec-86	1-Jan-87	0	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. Projections - v1.0 F (2080-2087 Development) v2.0.xlsx\IV-A.6.2
22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.62.1: Projected Absorption - 2086

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Single Family - Custom Type 2	
		Units	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	0	0
31-Dec-73	1-Jan-74	0	0
31-Dec-74	1-Jan-75	0	0
31-Dec-75	1-Jan-76	0	0
31-Dec-76	1-Jan-77	0	0
31-Dec-77	1-Jan-78	0	0
31-Dec-78	1-Jan-79	0	0
31-Dec-79	1-Jan-80	0	0
31-Dec-80	1-Jan-81	0	0
31-Dec-81	1-Jan-82	0	0
31-Dec-82	1-Jan-83	0	0
31-Dec-83	1-Jan-84	0	0
31-Dec-84	1-Jan-85	0	0
31-Dec-85	1-Jan-86	0	0
31-Dec-86	1-Jan-87	15	15
31-Dec-87	1-Jan-88	0	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. 'Projections - v1.0 F (2080-2087 Development) v2.0.xlsx\IV-A.7.2

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.63.1: Projected Absorption - 2087

Development¹ - Parker County

Development Year Ending	Assessed As Of ²	Residential	
		Retail Big Box Type 2	
		Sq Ft	Cumulative
31-Dec-25	1-Jan-26	0	0
31-Dec-26	1-Jan-27	0	0
31-Dec-27	1-Jan-28	0	0
31-Dec-28	1-Jan-29	0	0
31-Dec-29	1-Jan-30	0	0
31-Dec-30	1-Jan-31	0	0
31-Dec-31	1-Jan-32	0	0
31-Dec-32	1-Jan-33	0	0
31-Dec-33	1-Jan-34	0	0
31-Dec-34	1-Jan-35	0	0
31-Dec-35	1-Jan-36	0	0
31-Dec-36	1-Jan-37	0	0
31-Dec-37	1-Jan-38	0	0
31-Dec-38	1-Jan-39	0	0
31-Dec-39	1-Jan-40	0	0
31-Dec-40	1-Jan-41	0	0
31-Dec-41	1-Jan-42	0	0
31-Dec-42	1-Jan-43	0	0
31-Dec-43	1-Jan-44	0	0
31-Dec-44	1-Jan-45	0	0
31-Dec-45	1-Jan-46	0	0
31-Dec-46	1-Jan-47	0	0
31-Dec-47	1-Jan-48	0	0
31-Dec-48	1-Jan-49	0	0
31-Dec-49	1-Jan-50	0	0
31-Dec-50	1-Jan-51	0	0
31-Dec-51	1-Jan-52	0	0
31-Dec-52	1-Jan-53	0	0
31-Dec-53	1-Jan-54	0	0
31-Dec-54	1-Jan-55	0	0
31-Dec-55	1-Jan-56	0	0
31-Dec-56	1-Jan-57	0	0
31-Dec-57	1-Jan-58	0	0
31-Dec-58	1-Jan-59	0	0
31-Dec-59	1-Jan-60	0	0
31-Dec-60	1-Jan-61	0	0
31-Dec-61	1-Jan-62	0	0
31-Dec-62	1-Jan-63	0	0
31-Dec-63	1-Jan-64	0	0
31-Dec-64	1-Jan-65	0	0
31-Dec-65	1-Jan-66	0	0
31-Dec-66	1-Jan-67	0	0
31-Dec-67	1-Jan-68	0	0
31-Dec-68	1-Jan-69	0	0
31-Dec-69	1-Jan-70	0	0
31-Dec-70	1-Jan-71	0	0
31-Dec-71	1-Jan-72	0	0
31-Dec-72	1-Jan-73	0	0
31-Dec-73	1-Jan-74	0	0
31-Dec-74	1-Jan-75	0	0
31-Dec-75	1-Jan-76	0	0
31-Dec-76	1-Jan-77	0	0
31-Dec-77	1-Jan-78	0	0
31-Dec-78	1-Jan-79	0	0
31-Dec-79	1-Jan-80	0	0
31-Dec-80	1-Jan-81	0	0
31-Dec-81	1-Jan-82	0	0
31-Dec-82	1-Jan-83	0	0
31-Dec-83	1-Jan-84	0	0
31-Dec-84	1-Jan-85	0	0
31-Dec-85	1-Jan-86	0	0
31-Dec-86	1-Jan-87	0	0
31-Dec-87	1-Jan-88	15	15
31-Dec-88	1-Jan-89	0	15
31-Dec-89	1-Jan-90	0	15
31-Dec-90	1-Jan-91	0	15
31-Dec-91	1-Jan-92	0	15
31-Dec-92	1-Jan-93	0	15
31-Dec-93	1-Jan-94	0	15
31-Dec-94	1-Jan-95	0	15
31-Dec-95	1-Jan-96	0	15
31-Dec-96	1-Jan-97	0	15
31-Dec-97	1-Jan-98	0	15
31-Dec-98	1-Jan-99	0	15
31-Dec-99	1-Jan-00	0	15
31-Dec-00	1-Jan-01	0	15
31-Dec-01	1-Jan-02	0	15
31-Dec-02	1-Jan-03	0	15
31-Dec-03	1-Jan-04	0	15
31-Dec-04	1-Jan-05	0	15
31-Dec-05	1-Jan-06	0	15
31-Dec-06	1-Jan-07	0	15
31-Dec-07	1-Jan-08	0	15
Total		15	

MuniCap, Inc. 'Projections - v1.0 F (2080-2087 Development) v2.0.xlsx\IV-A.8.2

22-Feb-26

¹Provided by Developer.

²According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.1.1: Projected Assessed Value - 2025 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential Multi-Family			Total Projected Assessed Value
			Units ³	Value Per Units ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	630	\$235,000	\$148,050,000	\$148,050,000
31-Dec-26	1-Jan-27	102%	630	\$239,700	\$151,011,000	\$151,011,000
31-Dec-27	1-Jan-28	104%	630	\$249,384	\$157,111,844	\$157,111,844
31-Dec-28	1-Jan-29	106%	630	\$254,372	\$160,254,081	\$160,254,081
31-Dec-29	1-Jan-30	108%	630	\$259,459	\$163,459,163	\$163,459,163
31-Dec-30	1-Jan-31	110%	630	\$264,648	\$166,728,346	\$166,728,346
31-Dec-31	1-Jan-32	113%	630	\$269,941	\$170,062,913	\$170,062,913
31-Dec-32	1-Jan-33	115%	630	\$275,340	\$173,464,171	\$173,464,171
31-Dec-33	1-Jan-34	117%	630	\$280,847	\$176,933,455	\$176,933,455
31-Dec-34	1-Jan-35	120%	630	\$286,464	\$180,472,124	\$180,472,124
31-Dec-35	1-Jan-36	122%	630	\$292,193	\$184,081,566	\$184,081,566
31-Dec-36	1-Jan-37	124%	630	\$298,037	\$187,763,198	\$187,763,198
31-Dec-37	1-Jan-38	127%	630	\$303,998	\$191,518,462	\$191,518,462
31-Dec-38	1-Jan-39	129%	630	\$310,078	\$195,348,831	\$195,348,831
31-Dec-39	1-Jan-40	132%	630	\$316,279	\$199,255,807	\$199,255,807
31-Dec-40	1-Jan-41	135%	630	\$322,605	\$203,240,924	\$203,240,924
31-Dec-41	1-Jan-42	137%	630	\$329,057	\$207,305,742	\$207,305,742
31-Dec-42	1-Jan-43	140%	630	\$335,638	\$211,451,857	\$211,451,857
31-Dec-43	1-Jan-44	143%	630	\$342,351	\$215,680,894	\$215,680,894
31-Dec-44	1-Jan-45	146%	630	\$349,198	\$219,994,512	\$219,994,512
31-Dec-45	1-Jan-46	149%	630	\$356,182	\$224,394,402	\$224,394,402
31-Dec-46	1-Jan-47	152%	630	\$363,305	\$228,882,290	\$228,882,290
31-Dec-47	1-Jan-48	155%	630	\$370,571	\$233,459,936	\$233,459,936
31-Dec-48	1-Jan-49	158%	630	\$377,983	\$238,129,135	\$238,129,135
31-Dec-49	1-Jan-50	161%	630	\$385,542	\$242,891,717	\$242,891,717
31-Dec-50	1-Jan-51	164%	630	\$393,253	\$247,749,552	\$247,749,552
31-Dec-51	1-Jan-52	167%	630	\$401,118	\$252,704,543	\$252,704,543
31-Dec-52	1-Jan-53	171%	630	\$409,141	\$257,758,634	\$257,758,634
31-Dec-53	1-Jan-54	174%	630	\$417,324	\$262,913,806	\$262,913,806
31-Dec-54	1-Jan-55	178%	630	\$425,670	\$268,172,083	\$268,172,083
31-Dec-55	1-Jan-56	181%	630	\$434,183	\$273,535,524	\$273,535,524
31-Dec-56	1-Jan-57	185%	630	\$442,867	\$279,006,235	\$279,006,235
31-Dec-57	1-Jan-58	188%	630	\$451,724	\$284,586,359	\$284,586,359
31-Dec-58	1-Jan-59	192%	630	\$460,759	\$290,278,087	\$290,278,087
31-Dec-59	1-Jan-60	196%	630	\$469,974	\$296,083,648	\$296,083,648
31-Dec-60	1-Jan-61	200%	630	\$479,374	\$302,005,321	\$302,005,321
31-Dec-61	1-Jan-62	204%	630	\$488,961	\$308,045,428	\$308,045,428
31-Dec-62	1-Jan-63	208%	630	\$498,740	\$314,206,336	\$314,206,336
31-Dec-63	1-Jan-64	212%	630	\$508,715	\$320,490,463	\$320,490,463
31-Dec-64	1-Jan-65	216%	630	\$518,889	\$326,900,272	\$326,900,272
31-Dec-65	1-Jan-66	221%	630	\$529,267	\$333,438,278	\$333,438,278
31-Dec-66	1-Jan-67	225%	630	\$539,852	\$340,107,043	\$340,107,043
31-Dec-67	1-Jan-68	230%	630	\$550,649	\$346,909,184	\$346,909,184
31-Dec-68	1-Jan-69	234%	630	\$561,662	\$353,847,368	\$353,847,368
31-Dec-69	1-Jan-70	239%	630	\$572,896	\$360,924,315	\$360,924,315
31-Dec-70	1-Jan-71	244%	630	\$584,354	\$368,142,801	\$368,142,801
31-Dec-71	1-Jan-72	249%	630	\$596,041	\$375,505,657	\$375,505,657
31-Dec-72	1-Jan-73	254%	630	\$607,962	\$383,015,771	\$383,015,771
31-Dec-73	1-Jan-74	259%	630	\$620,121	\$390,676,086	\$390,676,086
31-Dec-74	1-Jan-75	264%	630	\$632,523	\$398,489,608	\$398,489,608
31-Dec-75	1-Jan-76	269%	630	\$645,174	\$406,459,400	\$406,459,400
31-Dec-76	1-Jan-77	275%	630	\$658,077	\$414,588,588	\$414,588,588
31-Dec-77	1-Jan-78	280%	630	\$671,239	\$422,880,360	\$422,880,360
31-Dec-78	1-Jan-79	286%	630	\$684,663	\$431,337,967	\$431,337,967
31-Dec-79	1-Jan-80	291%	630	\$698,357	\$439,964,726	\$439,964,726
31-Dec-80	1-Jan-81	297%	630	\$712,324	\$448,764,021	\$448,764,021
31-Dec-81	1-Jan-82	303%	630	\$726,570	\$457,739,301	\$457,739,301
31-Dec-82	1-Jan-83	309%	630	\$741,102	\$466,894,087	\$466,894,087
31-Dec-83	1-Jan-84	315%	630	\$755,924	\$476,231,969	\$476,231,969
31-Dec-84	1-Jan-85	322%	630	\$771,042	\$485,756,608	\$485,756,608
31-Dec-85	1-Jan-86	328%	630	\$786,463	\$495,471,740	\$495,471,740
31-Dec-86	1-Jan-87	335%	630	\$802,192	\$505,381,175	\$505,381,175
31-Dec-87	1-Jan-88	341%	630	\$818,236	\$515,488,799	\$515,488,799
31-Dec-88	1-Jan-89	348%	630	\$834,601	\$525,798,575	\$525,798,575
31-Dec-89	1-Jan-90	355%	630	\$851,293	\$536,314,546	\$536,314,546
31-Dec-90	1-Jan-91	362%	630	\$868,319	\$547,040,837	\$547,040,837
31-Dec-91	1-Jan-92	369%	630	\$885,685	\$557,981,654	\$557,981,654
31-Dec-92	1-Jan-93	377%	630	\$903,399	\$569,141,287	\$569,141,287
31-Dec-93	1-Jan-94	384%	630	\$921,467	\$580,524,113	\$580,524,113
31-Dec-94	1-Jan-95	392%	630	\$939,896	\$592,134,595	\$592,134,595
31-Dec-95	1-Jan-96	400%	630	\$958,694	\$603,977,287	\$603,977,287
31-Dec-96	1-Jan-97	408%	630	\$977,868	\$616,056,833	\$616,056,833
31-Dec-97	1-Jan-98	416%	630	\$997,425	\$628,377,969	\$628,377,969
31-Dec-98	1-Jan-99	424%	630	\$1,017,374	\$640,945,529	\$640,945,529
31-Dec-99	1-Jan-00	433%	630	\$1,037,721	\$653,764,439	\$653,764,439
31-Dec-00	1-Jan-01	442%	630	\$1,058,476	\$666,839,728	\$666,839,728
31-Dec-01	1-Jan-02	450%	630	\$1,079,645	\$680,176,522	\$680,176,522
31-Dec-02	1-Jan-03	459%	630	\$1,101,238	\$693,780,053	\$693,780,053
31-Dec-03	1-Jan-04	469%	630	\$1,123,263	\$707,655,654	\$707,655,654
31-Dec-04	1-Jan-05	478%	630	\$1,145,728	\$721,808,767	\$721,808,767
31-Dec-05	1-Jan-06	488%	630	\$1,168,643	\$736,244,942	\$736,244,942
31-Dec-06	1-Jan-07	497%	630	\$1,192,016	\$750,969,841	\$750,969,841
31-Dec-07	1-Jan-08	507%	630	\$1,215,856	\$765,989,238	\$765,989,238

¹ According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

² Assumes an annual inflation factor of 2.0%.

³ See Exhibit C-1.1.1.

⁴ See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.2.1: Projected Assessed Value - 2026 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ²	Residential						Commercial						Total Projected Assessed Value			
			Single Family - Custom Type 1			Single Family - Age Restricted			Single Family - Production Type 1			Retail Pad Type 1		Retail Big Box Type 1				
			Units ³	Value Per Unit ⁴	Projected Assessed Value	Units ³	Value Per Unit ⁴	Projected Assessed Value	Units ³	Value Per Unit ⁴	Projected Assessed Value	Sq Ft ⁵	Value Per Sq Ft ⁵	Projected Assessed Value	Sq Ft ⁵	Value Per Sq Ft ⁵	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,200,000	\$0	0	\$645,000	\$0	0	\$645,000	\$0	0	\$615	\$0	0	\$615	\$0	\$0
31-Dec-26	1-Jan-27	102%	18	\$1,224,000	\$21,420,000	39	\$657,900	\$25,592,310	168	\$657,900	\$110,264,400	51,333	\$627	\$32,201,400	71,111	\$627	\$44,608,000	\$234,085,750
31-Dec-27	1-Jan-28	104%	18	\$1,248,480	\$21,848,400	39	\$671,058	\$26,104,156	168	\$684,479	\$114,718,707	51,333	\$640	\$32,845,428	71,111	\$640	\$45,500,160	\$241,016,851
30-Dec-28	1-Jan-29	106%	18	\$1,273,450	\$22,285,368	39	\$684,479	\$26,626,239	168	\$698,169	\$117,013,081	51,333	\$653	\$33,502,337	71,111	\$653	\$46,410,163	\$245,837,188
30-Dec-29	1-Jan-30	108%	18	\$1,298,919	\$22,731,075	39	\$698,169	\$27,158,764	168	\$712,132	\$119,353,343	51,333	\$666	\$34,172,383	71,111	\$666	\$47,338,366	\$250,753,932
30-Dec-30	1-Jan-31	110%	18	\$1,324,897	\$23,185,697	39	\$712,132	\$27,701,939	168	\$726,375	\$121,740,410	51,333	\$679	\$34,855,831	71,111	\$679	\$48,285,134	\$255,769,911
30-Dec-31	1-Jan-32	113%	18	\$1,351,395	\$23,649,411	39	\$726,375	\$28,255,978	168	\$740,902	\$124,175,218	51,333	\$693	\$35,552,948	71,111	\$693	\$49,250,836	\$260,884,391
29-Dec-32	1-Jan-33	115%	18	\$1,378,423	\$24,122,399	39	\$740,902	\$28,821,098	168	\$755,720	\$126,658,722	51,333	\$706	\$36,264,007	71,111	\$706	\$50,235,853	\$266,102,079
29-Dec-33	1-Jan-34	117%	18	\$1,405,991	\$24,604,847	39	\$755,720	\$29,397,520	168	\$770,835	\$129,191,897	51,333	\$721	\$36,989,287	71,111	\$721	\$51,240,570	\$271,424,120
29-Dec-34	1-Jan-35	120%	18	\$1,434,111	\$25,096,944	39	\$770,835	\$29,985,470	168	\$786,251	\$131,775,735	51,333	\$735	\$37,729,072	71,111	\$735	\$52,265,382	\$276,852,603
29-Dec-35	1-Jan-36	122%	18	\$1,462,793	\$25,598,883	39	\$786,251	\$30,585,179	168	\$801,976	\$134,411,249	51,333	\$750	\$38,483,654	71,111	\$750	\$53,310,689	\$282,389,655
28-Dec-36	1-Jan-37	124%	18	\$1,492,049	\$26,110,860	39	\$801,976	\$31,196,883	168	\$818,016	\$137,099,474	51,333	\$765	\$39,253,327	71,111	\$765	\$54,376,903	\$288,037,448
28-Dec-37	1-Jan-38	127%	18	\$1,521,890	\$26,633,078	39	\$818,016	\$31,820,821	168	\$834,376	\$139,841,464	51,333	\$780	\$40,038,393	71,111	\$780	\$55,464,441	\$293,798,197
28-Dec-38	1-Jan-39	129%	18	\$1,552,328	\$27,165,739	39	\$834,376	\$32,457,237	168	\$851,064	\$142,638,293	51,333	\$796	\$40,839,161	71,111	\$796	\$56,573,730	\$299,674,161
28-Dec-39	1-Jan-40	132%	18	\$1,583,375	\$27,709,054	39	\$851,064	\$33,106,382	168	\$868,085	\$145,491,059	51,333	\$811	\$41,655,945	71,111	\$811	\$57,705,205	\$305,667,644
27-Dec-40	1-Jan-41	135%	18	\$1,615,042	\$28,263,235	39	\$868,085	\$33,768,510	168	\$885,447	\$148,400,880	51,333	\$828	\$42,489,063	71,111	\$828	\$58,859,309	\$311,780,997
27-Dec-41	1-Jan-42	137%	18	\$1,647,343	\$28,828,500	39	\$885,447	\$34,443,880	168	\$903,156	\$151,368,998	51,333	\$844	\$43,338,845	71,111	\$844	\$60,036,495	\$318,016,617
27-Dec-42	1-Jan-43	140%	18	\$1,680,290	\$29,405,070	39	\$903,156	\$35,132,757	168	\$921,219	\$154,396,276	51,333	\$861	\$44,205,622	71,111	\$861	\$61,237,225	\$324,376,949
27-Dec-43	1-Jan-44	143%	18	\$1,713,895	\$29,993,171	39	\$921,219	\$35,835,412	168	\$939,643	\$157,484,201	51,333	\$878	\$45,089,734	71,111	\$878	\$62,461,969	\$330,864,488
26-Dec-44	1-Jan-45	146%	18	\$1,748,173	\$30,593,035	39	\$939,643	\$36,552,121	168	\$958,436	\$160,633,885	51,333	\$896	\$45,991,529	71,111	\$896	\$63,711,209	\$337,481,778
26-Dec-45	1-Jan-46	149%	18	\$1,783,137	\$31,204,895	39	\$958,436	\$37,283,163	168	\$977,605	\$163,846,653	51,333	\$914	\$46,911,359	71,111	\$914	\$64,985,433	\$344,231,414
26-Dec-46	1-Jan-47	152%	18	\$1,818,800	\$31,828,993	39	\$977,605	\$38,028,826	168	\$997,157	\$167,123,494	51,333	\$932	\$47,849,586	71,111	\$932	\$66,285,141	\$351,116,042
26-Dec-47	1-Jan-48	155%	18	\$1,855,176	\$32,465,373	39	\$997,157	\$38,789,403	168	\$1,017,100	\$170,465,964	51,333	\$951	\$48,806,578	71,111	\$951	\$67,610,844	\$358,338,363
25-Dec-48	1-Jan-49	158%	18	\$1,892,279	\$33,114,885	39	\$1,017,100	\$39,565,191	168	\$1,037,442	\$173,875,284	51,333	\$970	\$49,782,710	71,111	\$970	\$68,963,061	\$365,301,130
25-Dec-49	1-Jan-50	161%	18	\$1,930,125	\$33,777,182	39	\$1,037,442	\$40,356,495	168	\$1,058,191	\$177,352,789	51,333	\$989	\$50,778,364	71,111	\$989	\$70,342,322	\$372,607,153
25-Dec-50	1-Jan-51	164%	18	\$1,968,727	\$34,452,726	39	\$1,058,191	\$41,162,625	168	\$1,079,355	\$180,899,845	51,333	\$1,009	\$51,793,931	71,111	\$1,009	\$71,749,169	\$380,059,296
25-Dec-51	1-Jan-52	167%	18	\$2,008,102	\$35,141,780	39	\$1,079,355	\$41,986,897	168	\$1,100,942	\$184,517,842	51,333	\$1,029	\$52,829,810	71,111	\$1,029	\$73,184,152	\$387,660,482
24-Dec-52	1-Jan-53	171%	18	\$2,048,264	\$35,844,616	39	\$1,100,942	\$42,826,635	168	\$1,122,961	\$188,208,199	51,333	\$1,050	\$53,886,406	71,111	\$1,050	\$74,647,835	\$395,413,691
24-Dec-53	1-Jan-54	174%	18	\$2,089,229	\$36,561,508	39	\$1,122,961	\$43,683,168	168	\$1,145,420	\$191,972,363	51,333	\$1,071	\$54,964,134	71,111	\$1,071	\$76,140,792	\$403,321,965
24-Dec-54	1-Jan-55	178%	18	\$2,131,014	\$37,292,738	39	\$1,145,420	\$44,556,831	168	\$1,168,328	\$195,811,810	51,333	\$1,092	\$56,063,417	71,111	\$1,092	\$77,663,608	\$411,388,404
24-Dec-55	1-Jan-56	181%	18	\$2,173,638	\$38,038,993	39	\$1,168,328	\$45,447,908	168	\$1,191,695	\$199,728,046	51,333	\$1,114	\$57,184,085	71,111	\$1,114	\$79,216,880	\$419,616,172
24-Dec-56	1-Jan-57	185%	18	\$2,217,107	\$38,799,365	39	\$1,191,695	\$46,356,927	168	\$1,215,529	\$203,722,607	51,333	\$1,136	\$58,328,379	71,111	\$1,136	\$80,801,218	\$428,008,496
23-Dec-57	1-Jan-58	188%	18	\$2,261,449	\$39,575,352	39	\$1,215,529	\$47,284,066	168	\$1,239,839	\$207,797,059	51,333	\$1,159	\$59,494,946	71,111	\$1,159	\$82,417,242	\$436,568,666
23-Dec-58	1-Jan-59	192%	18	\$2,306,768	\$40,366,859	39	\$1,239,839	\$48,229,747	168	\$1,264,636	\$211,953,000	51,333	\$1,182	\$60,684,845	71,111	\$1,182	\$84,065,587	\$445,300,039
23-Dec-59	1-Jan-60	196%	18	\$2,352,811	\$41,174,197	39	\$1,264,636	\$49,194,342	168	\$1,289,929	\$216,192,660	51,333	\$1,206	\$61,898,542	71,111	\$1,206	\$85,746,898	\$454,206,040
22-Dec-60	1-Jan-61	200%	18	\$2,399,867	\$41,997,681	39	\$1,289,929	\$50,178,229	168	\$1,315,727	\$220,515,902	51,333	\$1,230	\$63,136,513	71,111	\$1,230	\$87,461,836	\$463,290,161
22-Dec-61	1-Jan-62	204%	18	\$2,447,865	\$42,837,634	39	\$1,315,727	\$51,181,793	168	\$1,342,042	\$224,926,220	51,333	\$1,255	\$64,399,243	71,111	\$1,255	\$89,211,073	\$472,555,964
22-Dec-62	1-Jan-63	208%	18	\$2,496,822	\$43,694,387	39	\$1,342,042	\$52,205,429	168	\$1,368,883	\$229,424,744	51,333	\$1,280	\$65,687,228	71,111	\$1,280	\$90,895,295	\$482,007,083
22-Dec-63	1-Jan-64	212%	18	\$2,546,759	\$44,568,275	39	\$1,368,883	\$53,249,538	168	\$1,396,260	\$234,031,239	51,333	\$1,305	\$67,000,923	71,111	\$1,305	\$92,617,225	\$491,647,225
21-Dec-64	1-Jan-65	216%	18	\$2,597,694	\$45,459,640	39	\$1,396,260	\$54,134,529	168	\$1,424,186	\$238,695,504	51,333	\$1,331	\$68,340,992	71,111	\$1,331	\$94,971,505	\$501,480,169
21-Dec-65	1-Jan-66	221%	18	\$2,649,648	\$46,368,833	39	\$1,424,186	\$55,040,819	168	\$1,452,669	\$243,467,374	51,333	\$1,358	\$69,707,812	71,111	\$1,358	\$96,564,955	\$511,509,773
21-Dec-66	1-Jan-67	225%	18	\$2,702,641	\$47,296,210	39	\$1,452,669	\$56,008,366	168	\$1,481,723	\$248,336,721	51,333	\$1,385	\$71,101,968	71,111	\$1,385	\$98,496,233	\$521,739,968
21-Dec-67	1-Jan-68	230%	18	\$2,756,693	\$48,242,134	39	\$1,481,723	\$57,039,012	168	\$1,511,357	\$253,303,456	51,333	\$1,413	\$72,524,008	71,111	\$1,413	\$100,466,158	\$532,174,768
20-Dec-68	1-Jan-69	234%	18	\$2,811,827	\$49,206,976	39	\$1,511,357	\$58,791,793	168	\$1,541,584	\$258,369,525	51,333	\$1,441	\$73,974,488	71,111	\$1,441	\$102,475,481	\$542,818,263
20-Dec-69	1-Jan-70	239%	18	\$2,868,064	\$50,191,116	39	\$1,541,584	\$59,967,628	168	\$1,572,416	\$263,536,915	51,333	\$1,470	\$75,453,978	71,111	\$1,470	\$104,524,991	\$553,674,628
20-Dec-70	1-Jan-71	244%	18	\$2,925,425	\$51,194,938	39	\$1,572,416	\$61,166,981	168	\$1,603,864	\$268,807,654	51,333	\$1,499	\$76,963,057	71,111	\$1,499	\$106,615,491	\$564,748,121
20-Dec-71	1-Jan-72	249%	18	\$2,983,934	\$52,218,837	39	\$1,603,864	\$62,390,321	168	\$1,635,942	\$274,183,807	51,333	\$1,529	\$78,502,318	71,111	\$1,529	\$108,747,800	\$576,043,083

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.3.1: Projected Assessed Value - 2027 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ³	Residential										Commercial										Total Projected Assessed Value														
			Single Family - Custom Type 1					Single Family - Age Restricted					Single Family - Production Type 1					Office Type 1						Office Type 2					Retail Pad Type 1					Retail Big Box Type 1			
			Units ⁴	Value Per Unit ⁴	Projected Assessed Value	Units ⁴	Value Per Unit ⁴	Projected Assessed Value	Units ⁴	Value Per Unit ⁴	Projected Assessed Value	Sq Ft ⁴	Value Per Sq Ft ⁴	Projected Assessed Value	Sq Ft ⁴	Value Per Sq Ft ⁴	Projected Assessed Value	Sq Ft ⁴	Value Per Sq Ft ⁴	Projected Assessed Value	Sq Ft ⁴	Value Per Sq Ft ⁴	Projected Assessed Value	Sq Ft ⁴	Value Per Sq Ft ⁴	Projected Assessed Value	Sq Ft ⁴	Value Per Sq Ft ⁴	Projected Assessed Value	Sq Ft ⁴	Value Per Sq Ft ⁴	Projected Assessed Value					
31-Dec-25	1-Jan-26	100%	0	\$1,200,000	\$0	0	\$645,000	\$0	0	\$645,000	\$0	0	\$600	\$0	0	\$447	\$0	0	\$615	\$0	0	\$615	\$0	0	\$615	\$0	0	\$615	\$0	0	\$0						
31-Dec-26	1-Jan-27	102%	0	\$1,224,000	\$0	0	\$657,900	\$0	0	\$657,900	\$0	0	\$612	\$0	0	\$456	\$0	0	\$627	\$0	0	\$627	\$0	0	\$627	\$0	0	\$627	\$0	0	\$0						
31-Dec-27	1-Jan-28	104%	18	\$1,248,480	\$21,848,400	39	\$684,479	\$26,626,239	168	\$671,058	\$112,469,321	17,667	\$624	\$11,021,426	29,667	\$465	\$13,796,744	65,633	\$640	\$41,995,226	105,961	\$640	\$67,798,793	\$295,556,149													
31-Dec-28	1-Jan-29	106%	18	\$1,273,450	\$22,283,368	39	\$698,169	\$27,158,764	168	\$684,479	\$114,718,707	17,667	\$636	\$11,241,855	29,667	\$474	\$14,072,679	65,633	\$653	\$42,335,120	105,961	\$653	\$69,154,769	\$301,467,272													
31-Dec-29	1-Jan-30	108%	18	\$1,298,919	\$22,731,075	39	\$712,132	\$27,701,939	168	\$698,169	\$117,013,081	17,667	\$649	\$11,466,692	29,667	\$484	\$14,354,133	65,633	\$666	\$43,691,833	105,961	\$666	\$70,537,864	\$307,496,618													
31-Dec-30	1-Jan-31	110%	18	\$1,324,897	\$23,185,697	39	\$726,375	\$28,255,978	168	\$712,132	\$119,353,343	17,667	\$662	\$11,696,025	29,667	\$494	\$14,641,216	65,633	\$679	\$44,565,670	105,961	\$679	\$71,948,622	\$313,646,550													
31-Dec-31	1-Jan-32	113%	18	\$1,351,395	\$23,649,411	39	\$740,902	\$28,821,098	168	\$726,375	\$121,740,410	17,667	\$675	\$11,929,946	29,667	\$503	\$14,924,040	65,633	\$693	\$45,456,983	105,961	\$693	\$73,387,594	\$319,919,481													
31-Dec-32	1-Jan-33	115%	18	\$1,378,423	\$24,122,399	39	\$755,720	\$29,397,520	168	\$740,902	\$124,175,218	17,667	\$689	\$12,168,545	29,667	\$513	\$15,232,721	65,633	\$706	\$46,366,123	105,961	\$706	\$74,855,346	\$326,317,871													
31-Dec-33	1-Jan-34	117%	18	\$1,405,991	\$24,604,847	39	\$770,835	\$29,985,470	168	\$755,720	\$126,658,722	17,667	\$703	\$12,411,916	29,667	\$524	\$15,537,375	65,633	\$721	\$47,293,445	105,961	\$721	\$76,352,453	\$332,844,228													
31-Dec-34	1-Jan-35	120%	18	\$1,434,111	\$25,096,944	39	\$786,251	\$30,585,179	168	\$770,835	\$129,191,897	17,667	\$717	\$12,661,916	29,667	\$534	\$15,848,123	65,633	\$735	\$48,239,314	105,961	\$735	\$77,879,502	\$339,501,113													
31-Dec-35	1-Jan-36	122%	18	\$1,462,793	\$25,598,883	39	\$801,976	\$31,196,883	168	\$786,251	\$131,775,735	17,667	\$731	\$12,913,357	29,667	\$545	\$16,165,085	65,633	\$750	\$49,204,100	105,961	\$750	\$79,437,032	\$346,291,135													
31-Dec-36	1-Jan-37	124%	18	\$1,492,049	\$26,110,860	39	\$818,016	\$31,820,821	168	\$801,976	\$134,411,249	17,667	\$746	\$13,171,624	29,667	\$556	\$16,488,387	65,633	\$765	\$50,188,182	105,961	\$765	\$81,025,834	\$353,216,958													
31-Dec-37	1-Jan-38	127%	18	\$1,521,890	\$26,630,878	39	\$834,376	\$32,457,237	168	\$818,016	\$137,099,474	17,667	\$760	\$13,435,057	29,667	\$567	\$16,818,154	65,633	\$780	\$51,191,946	105,961	\$780	\$82,646,530	\$360,281,927													
31-Dec-38	1-Jan-39	129%	18	\$1,552,328	\$27,165,739	39	\$851,064	\$33,106,382	168	\$834,376	\$139,841,464	17,667	\$776	\$13,703,758	29,667	\$578	\$17,154,518	65,633	\$796	\$52,215,785	105,961	\$796	\$84,299,277	\$367,486,923													
31-Dec-39	1-Jan-40	132%	18	\$1,583,375	\$27,709,054	39	\$868,085	\$33,768,510	168	\$851,064	\$142,638,293	17,667	\$791	\$13,977,833	29,667	\$590	\$17,497,608	65,633	\$811	\$53,260,101	105,961	\$811	\$85,985,263	\$374,836,661													
31-Dec-40	1-Jan-41	135%	18	\$1,615,421	\$28,263,235	39	\$885,447	\$34,443,880	168	\$868,085	\$145,491,059	17,667	\$807	\$14,257,390	29,667	\$602	\$17,847,560	65,633	\$828	\$54,325,303	105,961	\$828	\$87,704,968	\$382,333,395													
31-Dec-41	1-Jan-42	137%	18	\$1,647,343	\$28,828,500	39	\$903,156	\$35,132,757	168	\$885,447	\$148,400,880	17,667	\$823	\$14,542,538	29,667	\$614	\$18,204,511	65,633	\$844	\$55,411,809	105,961	\$844	\$89,459,068	\$389,980,602													
31-Dec-42	1-Jan-43	140%	18	\$1,680,290	\$29,405,070	39	\$921,219	\$35,835,412	168	\$903,156	\$151,368,988	17,667	\$840	\$14,833,388	29,667	\$626	\$18,568,601	65,633	\$861	\$56,520,045	105,961	\$861	\$91,248,249	\$397,779,664													
31-Dec-43	1-Jan-44	143%	18	\$1,713,895	\$29,993,171	39	\$939,643	\$36,552,121	168	\$921,219	\$154,396,276	17,667	\$856	\$15,130,056	29,667	\$638	\$18,939,973	65,633	\$878	\$57,650,446	105,961	\$878	\$93,073,214	\$405,735,257													
31-Dec-44	1-Jan-45	146%	18	\$1,748,173	\$30,593,035	39	\$958,436	\$37,283,163	168	\$939,643	\$157,484,201	17,667	\$874	\$15,432,657	29,667	\$651	\$19,318,773	65,633	\$896	\$58,803,455	105,961	\$896	\$94,934,678	\$413,849,962													
31-Dec-45	1-Jan-46	149%	18	\$1,783,137	\$31,204,895	39	\$977,605	\$38,028,826	168	\$958,436	\$160,633,885	17,667	\$891	\$15,741,310	29,667	\$664	\$19,705,743	65,633	\$914	\$59,979,524	105,961	\$914	\$96,833,372	\$422,126,961													
31-Dec-46	1-Jan-47	152%	18	\$1,818,800	\$31,828,939	39	\$997,157	\$38,789,403	168	\$977,605	\$163,846,563	17,667	\$909	\$16,056,137	29,667	\$678	\$20,099,251	65,633	\$932	\$61,179,114	105,961	\$932	\$98,770,039	\$430,569,501													
31-Dec-47	1-Jan-48	155%	18	\$1,855,176	\$32,465,573	39	\$1,017,100	\$39,565,191	168	\$997,157	\$167,123,494	17,667	\$927	\$16,377,259	29,667	\$691	\$20,501,236	65,633	\$951	\$62,402,696	105,961	\$951	\$100,745,440	\$439,180,891													
31-Dec-48	1-Jan-49	158%	18	\$1,892,279	\$33,114,885	39	\$1,037,442	\$40,356,495	168	\$1,017,100	\$170,465,964	17,667	\$946	\$16,704,804	29,667	\$705	\$20,911,261	65,633	\$970	\$63,650,750	105,961	\$970	\$102,760,349	\$447,964,508													
31-Dec-49	1-Jan-50	161%	18	\$1,930,125	\$33,777,182	39	\$1,058,191	\$41,163,625	168	\$1,037,442	\$173,875,284	17,667	\$964	\$17,038,901	29,667	\$719	\$21,329,486	65,633	\$989	\$64,923,765	105,961	\$989	\$104,815,556	\$456,923,799													
31-Dec-50	1-Jan-51	164%	18	\$1,968,727	\$34,452,726	39	\$1,079,355	\$41,986,897	168	\$1,058,191	\$177,352,789	17,667	\$984	\$17,379,679	29,667	\$733	\$21,756,076	65,633	\$1,009	\$66,222,241	105,961	\$1,009	\$106,911,867	\$466,062,725													
31-Dec-51	1-Jan-52	167%	18	\$2,008,102	\$35,141,780	39	\$1,100,942	\$42,826,635	168	\$1,079,355	\$180,899,845	17,667	\$1,003	\$17,727,272	29,667	\$748	\$22,191,198	65,633	\$1,029	\$67,546,685	105,961	\$1,029	\$109,050,104	\$475,383,520													
31-Dec-52	1-Jan-53	171%	18	\$2,048,264	\$35,844,616	39	\$1,122,961	\$43,683,168	168	\$1,100,942	\$184,811,742	17,667	\$1,023	\$18,081,818	29,667	\$763	\$22,635,022	65,633	\$1,050	\$68,897,619	105,961	\$1,050	\$110,231,106	\$484,891,190													
31-Dec-53	1-Jan-54	174%	18	\$2,089,229	\$36,561,508	39	\$1,145,420	\$44,556,831	168	\$1,122,961	\$188,208,199	17,667	\$1,044	\$18,443,454	29,667	\$778	\$23,087,722	65,633	\$1,071	\$70,275,572	105,961	\$1,071	\$113,455,729	\$494,589,014													
31-Dec-54	1-Jan-55	178%	18	\$2,131,014	\$37,292,738	39	\$1,168,328	\$45,447,968	168	\$1,145,420	\$191,972,363	17,667	\$1,065	\$18,812,323	29,667	\$794	\$23,549,476	65,633	\$1,092	\$71,681,083	105,961	\$1,092	\$115,724,843	\$504,480,795													
31-Dec-55	1-Jan-56	181%	18	\$2,173,634	\$38,038,939	39	\$1,191,695	\$46,356,927	168	\$1,168,328	\$195,811,810	17,667	\$1,086	\$19,188,569	29,667	\$810	\$24,020,466	65,633	\$1,114	\$73,114,705	105,961	\$1,114	\$118,039,340	\$514,570,410													
31-Dec-56	1-Jan-57	185%	18	\$2,217,107	\$38,799,365	39	\$1,215,529	\$47,284,066	168	\$1,191,695	\$199,728,466	17,667	\$1,108	\$19,572,341	29,667	\$826	\$24,500,875	65,633	\$1,136	\$74,576,999	105,961	\$1,136	\$120,400,127	\$524,861,819													
31-Dec-57	1-Jan-58	188%	18	\$2,261,449	\$39,575,532	39	\$1,239,839	\$48,239,747	168	\$1,215,529	\$203,722,607	17,667	\$1,130	\$19,963,788	29,667	\$842	\$24,990,893	65,633	\$1,159	\$76,068,539	105,961	\$1,159	\$122,808,129	\$535,359,055													
31-Dec-58	1-Jan-59	192%	18	\$2,306,678	\$40,366,859	39	\$1,264,63																														

Exhibit C-2.4.1: Projected Assessed Value - 2028 Development¹ - Parker County

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.4.2: Projected Assessed Value - 2028 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Commercial Industrial			Total Projected Assessed Value
			Sq Ft ³	Value Per Sq Ft ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$120	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$122	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$125	\$0	\$0
30-Dec-28	1-Jan-29	106%	564,761	\$127	\$71,919,522	\$71,919,522
30-Dec-29	1-Jan-30	108%	564,761	\$130	\$73,357,912	\$73,357,912
30-Dec-30	1-Jan-31	110%	564,761	\$132	\$74,825,070	\$74,825,070
30-Dec-31	1-Jan-32	113%	564,761	\$135	\$76,321,572	\$76,321,572
29-Dec-32	1-Jan-33	115%	564,761	\$138	\$77,848,003	\$77,848,003
29-Dec-33	1-Jan-34	117%	564,761	\$141	\$79,404,963	\$79,404,963
29-Dec-34	1-Jan-35	120%	564,761	\$143	\$80,993,062	\$80,993,062
29-Dec-35	1-Jan-36	122%	564,761	\$146	\$82,612,924	\$82,612,924
28-Dec-36	1-Jan-37	124%	564,761	\$149	\$84,265,182	\$84,265,182
28-Dec-37	1-Jan-38	127%	564,761	\$152	\$85,950,486	\$85,950,486
28-Dec-38	1-Jan-39	129%	564,761	\$155	\$87,669,495	\$87,669,495
28-Dec-39	1-Jan-40	132%	564,761	\$158	\$89,422,885	\$89,422,885
27-Dec-40	1-Jan-41	135%	564,761	\$162	\$91,211,343	\$91,211,343
27-Dec-41	1-Jan-42	137%	564,761	\$165	\$93,035,570	\$93,035,570
27-Dec-42	1-Jan-43	140%	564,761	\$168	\$94,896,281	\$94,896,281
27-Dec-43	1-Jan-44	143%	564,761	\$171	\$96,794,207	\$96,794,207
26-Dec-44	1-Jan-45	146%	564,761	\$175	\$98,730,091	\$98,730,091
26-Dec-45	1-Jan-46	149%	564,761	\$178	\$100,704,693	\$100,704,693
26-Dec-46	1-Jan-47	152%	564,761	\$182	\$102,718,787	\$102,718,787
26-Dec-47	1-Jan-48	155%	564,761	\$186	\$104,773,162	\$104,773,162
25-Dec-48	1-Jan-49	158%	564,761	\$189	\$106,868,626	\$106,868,626
25-Dec-49	1-Jan-50	161%	564,761	\$193	\$109,005,998	\$109,005,998
25-Dec-50	1-Jan-51	164%	564,761	\$197	\$111,186,118	\$111,186,118
25-Dec-51	1-Jan-52	167%	564,761	\$201	\$113,409,841	\$113,409,841
24-Dec-52	1-Jan-53	171%	564,761	\$205	\$115,678,037	\$115,678,037
24-Dec-53	1-Jan-54	174%	564,761	\$209	\$117,991,598	\$117,991,598
24-Dec-54	1-Jan-55	178%	564,761	\$213	\$120,351,430	\$120,351,430
24-Dec-55	1-Jan-56	181%	564,761	\$217	\$122,758,459	\$122,758,459
23-Dec-56	1-Jan-57	185%	564,761	\$222	\$125,213,628	\$125,213,628
23-Dec-57	1-Jan-58	188%	564,761	\$226	\$127,717,900	\$127,717,900
23-Dec-58	1-Jan-59	192%	564,761	\$231	\$130,272,258	\$130,272,258
23-Dec-59	1-Jan-60	196%	564,761	\$235	\$132,877,704	\$132,877,704
22-Dec-60	1-Jan-61	200%	564,761	\$240	\$135,535,258	\$135,535,258
22-Dec-61	1-Jan-62	204%	564,761	\$245	\$138,245,963	\$138,245,963
22-Dec-62	1-Jan-63	208%	564,761	\$250	\$141,010,882	\$141,010,882
22-Dec-63	1-Jan-64	212%	564,761	\$255	\$143,831,100	\$143,831,100
21-Dec-64	1-Jan-65	216%	564,761	\$260	\$146,707,722	\$146,707,722
21-Dec-65	1-Jan-66	221%	564,761	\$265	\$149,641,876	\$149,641,876
21-Dec-66	1-Jan-67	225%	564,761	\$270	\$152,634,714	\$152,634,714
21-Dec-67	1-Jan-68	230%	564,761	\$276	\$155,687,408	\$155,687,408
20-Dec-68	1-Jan-69	234%	564,761	\$281	\$158,801,156	\$158,801,156
20-Dec-69	1-Jan-70	239%	564,761	\$287	\$161,977,179	\$161,977,179
20-Dec-70	1-Jan-71	244%	564,761	\$293	\$165,216,723	\$165,216,723
20-Dec-71	1-Jan-72	249%	564,761	\$298	\$168,521,057	\$168,521,057
19-Dec-72	1-Jan-73	254%	564,761	\$304	\$171,891,478	\$171,891,478
19-Dec-73	1-Jan-74	259%	564,761	\$310	\$175,329,308	\$175,329,308
19-Dec-74	1-Jan-75	264%	564,761	\$317	\$178,835,894	\$178,835,894
19-Dec-75	1-Jan-76	269%	564,761	\$323	\$182,412,612	\$182,412,612
18-Dec-76	1-Jan-77	275%	564,761	\$329	\$186,060,864	\$186,060,864
18-Dec-77	1-Jan-78	280%	564,761	\$336	\$189,782,082	\$189,782,082
18-Dec-78	1-Jan-79	286%	564,761	\$343	\$193,577,723	\$193,577,723
18-Dec-79	1-Jan-80	291%	564,761	\$350	\$197,449,278	\$197,449,278
17-Dec-80	1-Jan-81	297%	564,761	\$357	\$201,398,263	\$201,398,263
17-Dec-81	1-Jan-82	303%	564,761	\$364	\$205,426,228	\$205,426,228
17-Dec-82	1-Jan-83	309%	564,761	\$371	\$209,534,753	\$209,534,753
17-Dec-83	1-Jan-84	315%	564,761	\$378	\$213,725,448	\$213,725,448
16-Dec-84	1-Jan-85	322%	564,761	\$386	\$217,999,957	\$217,999,957
16-Dec-85	1-Jan-86	328%	564,761	\$394	\$222,359,956	\$222,359,956
16-Dec-86	1-Jan-87	335%	564,761	\$402	\$226,807,155	\$226,807,155
16-Dec-87	1-Jan-88	341%	564,761	\$410	\$231,343,298	\$231,343,298
15-Dec-88	1-Jan-89	348%	564,761	\$418	\$235,970,164	\$235,970,164
15-Dec-89	1-Jan-90	355%	564,761	\$426	\$240,689,568	\$240,689,568
15-Dec-90	1-Jan-91	362%	564,761	\$435	\$245,503,359	\$245,503,359
15-Dec-91	1-Jan-92	369%	564,761	\$443	\$250,413,426	\$250,413,426
14-Dec-92	1-Jan-93	377%	564,761	\$452	\$255,421,695	\$255,421,695
14-Dec-93	1-Jan-94	384%	564,761	\$461	\$260,530,129	\$260,530,129
14-Dec-94	1-Jan-95	392%	564,761	\$471	\$265,740,731	\$265,740,731
14-Dec-95	1-Jan-96	400%	564,761	\$480	\$271,055,546	\$271,055,546
13-Dec-96	1-Jan-97	408%	564,761	\$490	\$276,476,657	\$276,476,657
13-Dec-97	1-Jan-98	416%	564,761	\$499	\$282,006,190	\$282,006,190
13-Dec-98	1-Jan-99	424%	564,761	\$509	\$287,646,314	\$287,646,314
13-Dec-99	1-Jan-00	433%	564,761	\$520	\$293,399,240	\$293,399,240
13-Dec-00	1-Jan-01	442%	564,761	\$530	\$299,267,225	\$299,267,225
13-Dec-01	1-Jan-02	450%	564,761	\$540	\$305,252,569	\$305,252,569
13-Dec-02	1-Jan-03	459%	564,761	\$551	\$311,357,621	\$311,357,621
13-Dec-03	1-Jan-04	469%	564,761	\$562	\$317,584,773	\$317,584,773
12-Dec-04	1-Jan-05	478%	564,761	\$574	\$323,936,469	\$323,936,469
12-Dec-05	1-Jan-06	488%	564,761	\$585	\$330,415,198	\$330,415,198
12-Dec-06	1-Jan-07	497%	564,761	\$597	\$337,023,502	\$337,023,502
12-Dec-07	1-Jan-08	507%	564,761	\$609	\$343,763,972	\$343,763,972

MuniCap, Inc. h TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 A (2025-2035 Development) v2.0.xlsx]/V1-A.4.3
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.4.2

⁴See Exhibit B.

Exhibit C-2.5.1: Projected Assessed Value - 2029 Development¹ - Parker Co

22 Feb 2

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.5.2: Projected Assessed Value - 2029 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ²	Industrial				Commercial				Total Projected Assessed Value
			Value Per		Projected Assessed Value	Retail Pad Type 3					
			Sq Ft ³	Sq Ft ⁴		Sq Ft ³	Sq Ft ⁴				
31-Dec-25	1-Jan-26	100%	0	\$120	\$0	0	\$295	\$0	\$0		
31-Dec-26	1-Jan-27	102%	0	\$122	\$0	0	\$301	\$0	\$0		
31-Dec-27	1-Jan-28	104%	0	\$125	\$0	0	\$307	\$0	\$0		
30-Dec-28	1-Jan-29	106%	0	\$127	\$0	0	\$313	\$0	\$0		
30-Dec-29	1-Jan-30	108%	564,761	\$130	\$73,357,912	50,000	\$319	\$15,965,874	\$89,323,786		
30-Dec-30	1-Jan-31	110%	564,761	\$132	\$74,825,070	50,000	\$326	\$16,285,192	\$91,110,262		
30-Dec-31	1-Jan-32	113%	564,761	\$135	\$76,321,572	50,000	\$332	\$16,610,896	\$92,932,467		
29-Dec-32	1-Jan-33	115%	564,761	\$138	\$77,848,003	50,000	\$339	\$16,943,114	\$94,791,117		
29-Dec-33	1-Jan-34	117%	564,761	\$141	\$79,404,963	50,000	\$346	\$17,281,976	\$96,686,939		
29-Dec-34	1-Jan-35	120%	564,761	\$143	\$80,993,062	50,000	\$353	\$17,627,615	\$98,620,678		
29-Dec-35	1-Jan-36	122%	564,761	\$146	\$82,612,924	50,000	\$360	\$17,980,168	\$100,600,838		
28-Dec-36	1-Jan-37	124%	564,761	\$149	\$84,265,182	50,000	\$367	\$18,339,771	\$102,604,695		
28-Dec-37	1-Jan-38	127%	564,761	\$152	\$85,950,486	50,000	\$374	\$18,706,566	\$104,657,052		
28-Dec-38	1-Jan-39	129%	564,761	\$155	\$87,669,495	50,000	\$382	\$19,080,698	\$106,750,193		
28-Dec-39	1-Jan-40	132%	564,761	\$158	\$89,422,885	50,000	\$389	\$19,462,312	\$108,885,197		
27-Dec-40	1-Jan-41	135%	564,761	\$162	\$91,211,243	50,000	\$397	\$19,851,558	\$111,062,901		
27-Dec-41	1-Jan-42	137%	564,761	\$165	\$93,035,570	50,000	\$405	\$20,248,589	\$113,284,159		
27-Dec-42	1-Jan-43	140%	564,761	\$168	\$94,896,281	50,000	\$413	\$20,653,561	\$115,549,482		
27-Dec-43	1-Jan-44	143%	564,761	\$171	\$96,794,207	50,000	\$421	\$21,066,632	\$117,860,839		
26-Dec-44	1-Jan-45	146%	564,761	\$175	\$98,730,091	50,000	\$430	\$21,487,965	\$120,218,056		
26-Dec-45	1-Jan-46	149%	564,761	\$178	\$100,704,693	50,000	\$438	\$21,917,724	\$122,622,417		
26-Dec-46	1-Jan-47	152%	564,761	\$182	\$102,718,787	50,000	\$447	\$22,356,079	\$125,074,865		
26-Dec-47	1-Jan-48	155%	564,761	\$186	\$104,773,162	50,000	\$456	\$22,803,200	\$127,576,363		
25-Dec-48	1-Jan-49	158%	564,761	\$189	\$106,868,626	50,000	\$465	\$23,259,264	\$130,127,890		
25-Dec-49	1-Jan-50	161%	564,761	\$193	\$109,005,998	50,000	\$474	\$23,724,449	\$132,730,448		
25-Dec-50	1-Jan-51	164%	564,761	\$197	\$111,186,118	50,000	\$484	\$24,198,944	\$135,453,057		
25-Dec-51	1-Jan-52	167%	564,761	\$201	\$113,409,841	50,000	\$494	\$24,682,917	\$138,302,758		
24-Dec-52	1-Jan-53	171%	564,761	\$205	\$115,678,037	50,000	\$504	\$25,176,576	\$141,284,912		
24-Dec-53	1-Jan-54	174%	564,761	\$209	\$117,991,598	50,000	\$514	\$25,680,107	\$144,371,705		
24-Dec-54	1-Jan-55	178%	564,761	\$213	\$120,351,430	50,000	\$524	\$26,193,709	\$146,545,139		
24-Dec-55	1-Jan-56	181%	564,761	\$217	\$122,758,459	50,000	\$534	\$26,717,583	\$148,746,042		
23-Dec-56	1-Jan-57	185%	564,761	\$222	\$125,213,228	50,000	\$545	\$27,251,935	\$151,062,465		
23-Dec-57	1-Jan-58	188%	564,761	\$226	\$127,717,900	50,000	\$556	\$27,796,974	\$153,514,874		
23-Dec-58	1-Jan-59	192%	564,761	\$231	\$130,272,252	50,000	\$567	\$28,352,913	\$156,092,299		
23-Dec-59	1-Jan-60	196%	564,761	\$235	\$132,877,704	50,000	\$578	\$28,919,971	\$158,791,675		
22-Dec-60	1-Jan-61	200%	564,761	\$240	\$135,535,258	50,000	\$590	\$29,498,371	\$161,653,629		
22-Dec-61	1-Jan-62	204%	564,761	\$245	\$138,245,963	50,000	\$602	\$30,088,338	\$164,334,340		
22-Dec-62	1-Jan-63	208%	564,761	\$250	\$141,010,882	50,000	\$614	\$30,690,105	\$167,700,987		
22-Dec-63	1-Jan-64	212%	564,761	\$255	\$143,831,100	50,000	\$626	\$31,303,907	\$171,355,007		
21-Dec-64	1-Jan-65	216%	564,761	\$260	\$146,707,722	50,000	\$639	\$31,929,985	\$175,637,707		
21-Dec-65	1-Jan-66	221%	564,761	\$265	\$149,641,876	50,000	\$651	\$32,568,585	\$180,210,461		
21-Dec-66	1-Jan-67	225%	564,761	\$270	\$152,634,760	50,000	\$664	\$33,219,957	\$185,042,879		
21-Dec-67	1-Jan-68	230%	564,761	\$276	\$155,687,408	50,000	\$678	\$33,884,356	\$189,571,764		
20-Dec-68	1-Jan-69	234%	564,761	\$281	\$158,801,156	50,000	\$691	\$34,562,043	\$193,363,199		
20-Dec-69	1-Jan-70	239%	564,761	\$287	\$161,977,179	50,000	\$705	\$35,253,284	\$197,230,463		
20-Dec-70	1-Jan-71	244%	564,761	\$293	\$165,216,723	50,000	\$719	\$35,958,350	\$201,157,072		
20-Dec-71	1-Jan-72	249%	564,761	\$298	\$168,521,057	50,000	\$734	\$36,677,517	\$205,198,574		
19-Dec-72	1-Jan-73	254%	564,761	\$304	\$171,891,478	50,000	\$748	\$37,411,067	\$209,302,345		
19-Dec-73	1-Jan-74	259%	564,761	\$310	\$175,329,308	50,000	\$763	\$38,159,288	\$213,521,299		
19-Dec-74	1-Jan-75	264%	564,761	\$317	\$178,835,894	50,000	\$778	\$38,922,474	\$217,758,368		
19-Dec-75	1-Jan-76	269%	564,761	\$323	\$182,412,612	50,000	\$794	\$39,700,923	\$222,113,535		
18-Dec-76	1-Jan-77	275%	564,761	\$329	\$186,060,864	50,000	\$810	\$40,494,942	\$226,555,806		
18-Dec-77	1-Jan-78	280%	564,761	\$336	\$189,782,082	50,000	\$826	\$41,304,841	\$231,086,922		
18-Dec-78	1-Jan-79	286%	564,761	\$343	\$193,577,723	50,000	\$843	\$42,130,938	\$235,708,661		
18-Dec-79	1-Jan-80	291%	564,761	\$350	\$197,449,278	50,000	\$859	\$42,973,556	\$240,423,831		
17-Dec-80	1-Jan-81	297%	564,761	\$357	\$201,398,263	50,000	\$877	\$43,833,027	\$245,231,291		
17-Dec-81	1-Jan-82	303%	564,761	\$364	\$205,426,228	50,000	\$894	\$44,709,688	\$250,135,911		
17-Dec-82	1-Jan-83	309%	564,761	\$371	\$209,534,753	50,000	\$912	\$45,603,882	\$255,136,635		
17-Dec-83	1-Jan-84	315%	564,761	\$378	\$213,725,448	50,000	\$930	\$46,515,959	\$260,241,407		
16-Dec-84	1-Jan-85	322%	564,761	\$386	\$217,999,957	50,000	\$949	\$47,446,279	\$265,446,236		
16-Dec-85	1-Jan-86	328%	564,761	\$394	\$222,359,956	50,000	\$968	\$48,395,204	\$270,755,160		
16-Dec-86	1-Jan-87	335%	564,761	\$402	\$226,807,155	50,000	\$987	\$49,363,108	\$276,170,264		
16-Dec-87	1-Jan-88	341%	564,761	\$410	\$231,343,298	50,000	\$1,007	\$50,350,370	\$281,693,669		
15-Dec-88	1-Jan-89	348%	564,761	\$418	\$235,970,164	50,000	\$1,027	\$51,357,378	\$287,325,227		
15-Dec-89	1-Jan-90	355%	564,761	\$426	\$240,689,568	50,000	\$1,048	\$52,384,525	\$293,074,093		
15-Dec-90	1-Jan-91	362%	564,761	\$435	\$245,503,359	50,000	\$1,069	\$53,432,216	\$298,935,575		
15-Dec-91	1-Jan-92	369%	564,761	\$443	\$250,413,426	50,000	\$1,090	\$54,500,860	\$304,914,286		
14-Dec-92	1-Jan-93	377%	564,761	\$452	\$255,421,695	50,000	\$1,112	\$55,590,877	\$311,012,572		
14-Dec-93	1-Jan-94	384%	564,761	\$461	\$260,530,129	50,000	\$1,134	\$56,702,695	\$317,232,824		
14-Dec-94	1-Jan-95	392%	564,761	\$471	\$265,740,731	50,000	\$1,157	\$57,836,749	\$323,577,480		
14-Dec-95	1-Jan-96	400%	564,761	\$480	\$271,055,546	50,000	\$1,180	\$58,993,484	\$330,049,464		
13-Dec-96	1-Jan-97	408%	564,761	\$490	\$276,476,657	50,000	\$1,203	\$60,173,353	\$336,650,010		
13-Dec-97	1-Jan-98	416%	564,761	\$499	\$282,006,190	50,000	\$1,228	\$61,376,821	\$343,383,010		
13-Dec-98	1-Jan-99	424%	564,761	\$509	\$287,646,314	50,000	\$1,252	\$62,604,357	\$350,250,671		
13-Dec-99	1-Jan-00	433%	564,761	\$520	\$293,399,240	50,000	\$1,277	\$63,856,444	\$357,255,684		
13-Dec-00	1-Jan-01	442%	564,761	\$530	\$299,267,225	50,000	\$1,303	\$65,133,573	\$364,400,798		
13-Dec-01	1-Jan-02	450%	564,761	\$540	\$305,252,569	50,000	\$1,329	\$66,436,244	\$371,688,814		
13-Dec-02	1-Jan-03	459%	564,761	\$551	\$311,357,621	50,000	\$1,355	\$67,764,969	\$379,122,590		
13-Dec-03	1-Jan-04	469%	564,761	\$562	\$317,584,773	50,000	\$1,382	\$69,120,269	\$386,624,924		
12-Dec-04	1-Jan-05	478%	564,761	\$574	\$323,936,469	50,000	\$1,410	\$70,502,674	\$394,439,493		
12-Dec-05	1-Jan-06	488%	564,761	\$585	\$330,415,198	50,000	\$1,438	\$71,912,728	\$402,327,925		
12-Dec-06	1-Jan-07	497%	564,761	\$597	\$337,023,502	50,000	\$1,467	\$73,350,982	\$410,374,484		
12-Dec-07	1-Jan-08	507%	564,761	\$609	\$343,763,972	50,000	\$1,496	\$74,818,002	\$418,581,579		

ManCap, Inc. report.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections - v1.0-A (2023-2035 Development) v2.0.xlsx/IV-A.5.3
22-Feb-26

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²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.5.2

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.-6.2: Projected Assessed Value - 2030 Development1 - Tarrant County

Development Year	Assessed As Of ²	2.0% Inflation Factor ³	Commercial				Total Projected Assessed Value		
			Industrial		Projected Assessed Value	Retail Pad Type 3			
			Value Per Sq Ft ¹	Value Per Sq Ft ⁴		Value Per Sq Ft ¹	Value Per Sq Ft ⁴		
31-Dec-25	1-Jan-26	100%	0	\$120	\$0	0	\$295	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$122	\$0	0	\$301	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$125	\$0	0	\$307	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$127	\$0	0	\$313	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$130	\$0	0	\$319	\$0	\$0
30-Dec-30	1-Jan-31	110%	564.761	\$132	\$74,825,070	50,000	\$326	\$16,285,192	\$91,110,262
30-Dec-31	1-Jan-32	113%	564.761	\$135	\$76,321,572	50,000	\$332	\$16,610,896	\$92,932,467
29-Dec-32	1-Jan-33	115%	564.761	\$138	\$77,848,003	50,000	\$339	\$16,943,114	\$94,791,117
29-Dec-33	1-Jan-34	117%	564.761	\$141	\$79,404,963	50,000	\$346	\$17,281,976	\$96,696,993
29-Dec-34	1-Jan-35	120%	564.761	\$143	\$80,993,062	50,000	\$353	\$17,627,615	\$98,620,678
29-Dec-35	1-Jan-36	122%	564.761	\$146	\$82,612,924	50,000	\$360	\$17,980,168	\$100,564,846
28-Dec-36	1-Jan-37	124%	564.761	\$149	\$84,265,182	50,000	\$367	\$18,339,771	\$102,604,495
28-Dec-37	1-Jan-38	127%	564.761	\$152	\$85,950,486	50,000	\$374	\$18,706,566	\$104,657,052
28-Dec-38	1-Jan-39	129%	564.761	\$155	\$87,669,495	50,000	\$382	\$19,080,698	\$106,750,957
28-Dec-39	1-Jan-40	132%	564.761	\$158	\$89,422,885	50,000	\$389	\$19,462,312	\$108,885,197
27-Dec-40	1-Jan-41	135%	564.761	\$162	\$91,211,343	50,000	\$397	\$19,851,558	\$111,062,901
27-Dec-41	1-Jan-42	137%	564.761	\$165	\$93,035,570	50,000	\$405	\$20,248,589	\$113,284,594
27-Dec-42	1-Jan-43	140%	564.761	\$168	\$94,896,281	50,000	\$413	\$20,653,561	\$115,549,424
26-Dec-43	1-Jan-44	143%	564.761	\$171	\$96,794,207	50,000	\$421	\$21,066,632	\$117,864,039
26-Dec-44	1-Jan-45	146%	564.761	\$175	\$98,730,091	50,000	\$430	\$21,487,965	\$120,218,056
26-Dec-45	1-Jan-46	149%	564.761	\$178	\$100,704,693	50,000	\$438	\$21,917,724	\$122,622,417
26-Dec-46	1-Jan-47	152%	564.761	\$182	\$102,718,787	50,000	\$447	\$22,356,079	\$125,074,863
26-Dec-47	1-Jan-48	155%	564.761	\$186	\$104,773,162	50,000	\$456	\$22,803,200	\$127,576,363
25-Dec-48	1-Jan-49	158%	564.761	\$189	\$106,868,626	50,000	\$465	\$23,259,264	\$130,127,890
25-Dec-49	1-Jan-50	161%	564.761	\$193	\$109,005,998	50,000	\$474	\$23,724,449	\$132,730,049
25-Dec-50	1-Jan-51	164%	564.761	\$197	\$111,186,118	50,000	\$484	\$24,198,938	\$135,385,057
25-Dec-51	1-Jan-52	167%	564.761	\$201	\$113,409,841	50,000	\$494	\$24,682,917	\$138,092,758
24-Dec-52	1-Jan-53	171%	564.761	\$205	\$115,678,037	50,000	\$504	\$25,176,576	\$140,854,813
24-Dec-53	1-Jan-54	174%	564.761	\$209	\$117,991,598	50,000	\$514	\$25,680,107	\$143,671,705
24-Dec-54	1-Jan-55	178%	564.761	\$213	\$120,351,430	50,000	\$524	\$26,193,709	\$146,545,139
24-Dec-55	1-Jan-56	181%	564.761	\$217	\$122,722,459	50,000	\$534	\$26,717,583	\$149,476,042
23-Dec-56	1-Jan-57	185%	564.761	\$222	\$125,213,628	50,000	\$545	\$27,251,935	\$152,465,563
23-Dec-57	1-Jan-58	188%	564.761	\$226	\$127,717,900	50,000	\$556	\$27,796,974	\$155,514,874
23-Dec-58	1-Jan-59	192%	564.761	\$231	\$130,272,258	50,000	\$567	\$28,352,912	\$158,629,592
23-Dec-59	1-Jan-60	196%	564.761	\$235	\$132,877,704	50,000	\$578	\$28,919,971	\$161,797,675
22-Dec-60	1-Jan-61	200%	564.761	\$240	\$135,535,258	50,000	\$590	\$29,498,371	\$165,033,629
22-Dec-61	1-Jan-62	204%	564.761	\$245	\$138,245,963	50,000	\$602	\$30,088,338	\$168,334,341
22-Dec-62	1-Jan-63	208%	564.761	\$250	\$141,010,882	50,000	\$614	\$30,690,105	\$171,700,987
22-Dec-63	1-Jan-64	212%	564.761	\$255	\$143,831,100	50,000	\$626	\$31,303,907	\$175,133,007
21-Dec-64	1-Jan-65	216%	564.761	\$260	\$146,707,722	50,000	\$639	\$31,929,985	\$178,637,707
21-Dec-65	1-Jan-66	221%	564.761	\$265	\$149,641,876	50,000	\$651	\$32,568,585	\$182,210,641
21-Dec-66	1-Jan-67	225%	564.761	\$270	\$152,634,714	50,000	\$664	\$33,219,957	\$185,855,167
21-Dec-67	1-Jan-68	230%	564.761	\$276	\$155,687,408	50,000	\$678	\$33,884,356	\$189,571,764
20-Dec-68	1-Jan-69	234%	564.761	\$281	\$158,801,156	50,000	\$691	\$34,562,043	\$193,363,199
20-Dec-69	1-Jan-70	239%	564.761	\$287	\$161,977,179	50,000	\$705	\$35,253,284	\$197,230,463
20-Dec-70	1-Jan-71	244%	564.761	\$293	\$165,216,723	50,000	\$719	\$35,958,350	\$201,157,072
20-Dec-71	1-Jan-72	249%	564.761	\$298	\$168,521,057	50,000	\$734	\$36,677,517	\$205,198,574
19-Dec-72	1-Jan-73	254%	564.761	\$304	\$171,891,478	50,000	\$748	\$37,411,067	\$209,302,545
19-Dec-73	1-Jan-74	259%	564.761	\$310	\$175,329,308	50,000	\$763	\$38,159,288	\$213,480,966
19-Dec-74	1-Jan-75	264%	564.761	\$317	\$178,835,894	50,000	\$778	\$38,922,474	\$217,758,368
19-Dec-75	1-Jan-76	269%	564.761	\$323	\$182,412,612	50,000	\$794	\$39,700,923	\$222,113,535
18-Dec-76	1-Jan-77	275%	564.761	\$329	\$186,060,864	50,000	\$810	\$40,494,942	\$226,555,806
18-Dec-77	1-Jan-78	280%	564.761	\$336	\$189,782,082	50,000	\$826	\$41,304,841	\$231,086,922
18-Dec-78	1-Jan-79	286%	564.761	\$343	\$193,577,723	50,000	\$843	\$42,130,938	\$235,708,661
18-Dec-79	1-Jan-80	291%	564.761	\$350	\$197,449,278	50,000	\$859	\$42,973,556	\$240,423,831
17-Dec-80	1-Jan-81	297%	564.761	\$357	\$201,398,263	50,000	\$877	\$43,833,027	\$245,231,291
17-Dec-81	1-Jan-82	303%	564.761	\$364	\$205,426,228	50,000	\$894	\$44,709,688	\$250,134,542
17-Dec-82	1-Jan-83	309%	564.761	\$371	\$209,534,753	50,000	\$912	\$45,603,882	\$255,136,635
17-Dec-83	1-Jan-84	315%	564.761	\$378	\$213,725,448	50,000	\$930	\$46,515,959	\$260,241,407
16-Dec-84	1-Jan-85	322%	564.761	\$386	\$217,999,957	50,000	\$949	\$47,446,279	\$265,446,326
16-Dec-85	1-Jan-86	328%	564.761	\$394	\$222,359,956	50,000	\$968	\$48,395,204	\$270,750,165
16-Dec-86	1-Jan-87	335%	564.761	\$402	\$226,807,155	50,000	\$987	\$49,363,108	\$276,170,264
16-Dec-87	1-Jan-88	341%	564.761	\$410	\$231,343,298	50,000	\$1,007	\$50,350,370	\$281,693,669
15-Dec-88	1-Jan-89	348%	564.761	\$418	\$235,970,164	50,000	\$1,027	\$51,357,378	\$287,342,542
15-Dec-89	1-Jan-90	355%	564.761	\$426	\$240,689,568	50,000	\$1,048	\$52,384,525	\$293,074,093
15-Dec-90	1-Jan-91	362%	564.761	\$435	\$245,503,359	50,000	\$1,069	\$53,432,216	\$298,935,755
15-Dec-91	1-Jan-92	369%	564.761	\$443	\$250,413,426	50,000	\$1,090	\$54,500,860	\$304,914,286
14-Dec-92	1-Jan-93	377%	564.761	\$452	\$255,421,695	50,000	\$1,112	\$55,590,877	\$311,012,572
14-Dec-93	1-Jan-94	384%	564.761	\$461	\$260,530,129	50,000	\$1,134	\$56,702,695	\$317,232,824
14-Dec-94	1-Jan-95	392%	564.761	\$471	\$265,740,731	50,000	\$1,157	\$57,836,749	\$323,577,840
14-Dec-95	1-Jan-96	400%	564.761	\$480	\$271,055,546	50,000	\$1,180	\$58,993,484	\$330,049,030
13-Dec-96	1-Jan-97	408%	564.761	\$490	\$276,476,657	50,000	\$1,203	\$60,173,353	\$336,675,542
13-Dec-97	1-Jan-98	416%	564.761	\$499	\$282,006,190	50,000	\$1,228	\$61,376,821	\$343,383,010
13-Dec-98	1-Jan-99	424%	564.761	\$509	\$287,646,314	50,000	\$1,252	\$62,604,357	\$350,250,671
13-Dec-99	1-Jan-00	433%	564.761	\$520	\$293,399,240	50,000	\$1,277	\$63,856,444	\$357,255,684
13-Dec-00	1-Jan-01	442%	564.761	\$530	\$299,267,225	50,000	\$1,303	\$65,133,573	\$364,400,978
13-Dec-01	1-Jan-02	450%	564.761	\$540	\$305,252,569	50,000	\$1,329	\$66,436,244	\$371,688,814
13-Dec-02	1-Jan-03	459%	564.761	\$551	\$311,357,621	50,000	\$1,355	\$67,764,969	\$379,122,590
13-Dec-03	1-Jan-04	469%	564.761	\$562	\$317,584,773	50,000	\$1,382	\$69,120,269	\$386,782,542
12-Dec-04	1-Jan-05	478%	564.761	\$574	\$323,936,469	50,000	\$1,410	\$70,502,674	\$394,493,413
12-Dec-05	1-Jan-06	488%	564.761	\$585	\$330,415,198	50,000	\$1,438	\$71,912,728	\$402,327,925
12-Dec-06	1-Jan-07	497%	564.761	\$597	\$337,023,502	50,000	\$1,467	\$73,350,982	\$410,374,884
12-Dec-07	1-Jan-08	507%	564.761	\$609	\$343,763,972	50,000	\$1,496	\$74,818,002	\$418,581,197

MonCap, Inc. ureport.com/texas/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1] B.A (2025-2035 Development) v2.0.3.xlsx[1]-A.6.3

22-Feb-26

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.6.2.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.7.2: Projected Assessed Value - 2031 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ²	Commercial						Total Projected Assessed Value
			Industrial			Hotel			
			Value Per Sq Ft ³	Sq Ft ⁴	Projected Assessed Value	Value Per Sq Ft ³	Sq Ft ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$120	\$0	0	\$600	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$122	\$0	0	\$612	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$125	\$0	0	\$624	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$127	\$0	0	\$636	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$130	\$0	0	\$649	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$132	\$0	0	\$662	\$0	\$0
30-Dec-31	1-Jan-32	113%	564,761	\$135	\$76,321,572	220	\$675	\$148,562	\$76,470,133
29-Dec-32	1-Jan-33	115%	564,761	\$138	\$77,848,003	220	\$689	\$151,533	\$77,999,536
29-Dec-33	1-Jan-34	117%	564,761	\$141	\$79,404,963	220	\$703	\$154,563	\$79,559,527
29-Dec-34	1-Jan-35	120%	564,761	\$143	\$80,993,062	220	\$717	\$157,655	\$81,150,717
29-Dec-35	1-Jan-36	122%	564,761	\$146	\$82,612,924	220	\$731	\$160,808	\$82,773,731
28-Dec-36	1-Jan-37	124%	564,761	\$149	\$84,265,182	220	\$746	\$164,024	\$84,429,206
28-Dec-37	1-Jan-38	127%	564,761	\$152	\$85,950,486	220	\$760	\$167,304	\$86,117,790
28-Dec-38	1-Jan-39	129%	564,761	\$155	\$87,669,495	220	\$776	\$170,651	\$87,840,146
28-Dec-39	1-Jan-40	132%	564,761	\$158	\$89,422,885	220	\$791	\$174,064	\$89,596,949
27-Dec-40	1-Jan-41	135%	564,761	\$162	\$91,211,343	220	\$807	\$177,545	\$91,388,888
27-Dec-41	1-Jan-42	137%	564,761	\$165	\$93,035,570	220	\$823	\$181,096	\$93,216,666
27-Dec-42	1-Jan-43	140%	564,761	\$168	\$94,896,281	220	\$840	\$184,718	\$95,080,999
27-Dec-43	1-Jan-44	143%	564,761	\$171	\$96,794,207	220	\$856	\$188,412	\$96,982,619
26-Dec-44	1-Jan-45	146%	564,761	\$175	\$98,730,091	220	\$874	\$192,180	\$98,922,271
26-Dec-45	1-Jan-46	149%	564,761	\$178	\$100,704,693	220	\$891	\$196,024	\$100,900,717
26-Dec-46	1-Jan-47	152%	564,761	\$182	\$102,718,787	220	\$909	\$199,944	\$102,918,731
26-Dec-47	1-Jan-48	155%	564,761	\$186	\$104,773,162	220	\$927	\$203,943	\$104,977,106
25-Dec-48	1-Jan-49	158%	564,761	\$189	\$106,868,626	220	\$946	\$208,022	\$107,076,648
25-Dec-49	1-Jan-50	161%	564,761	\$193	\$109,005,998	220	\$964	\$212,183	\$109,218,181
25-Dec-50	1-Jan-51	164%	564,761	\$197	\$111,186,118	220	\$984	\$216,426	\$111,402,544
25-Dec-51	1-Jan-52	167%	564,761	\$201	\$113,409,841	220	\$1,003	\$220,755	\$113,630,595
24-Dec-52	1-Jan-53	171%	564,761	\$205	\$115,678,037	220	\$1,023	\$225,170	\$115,903,207
24-Dec-53	1-Jan-54	174%	564,761	\$209	\$117,991,598	220	\$1,044	\$229,673	\$118,221,271
24-Dec-54	1-Jan-55	178%	564,761	\$213	\$120,351,430	220	\$1,065	\$234,267	\$120,585,697
24-Dec-55	1-Jan-56	181%	564,761	\$217	\$122,758,459	220	\$1,086	\$238,952	\$122,997,411
23-Dec-56	1-Jan-57	185%	564,761	\$222	\$125,213,628	220	\$1,108	\$243,731	\$125,457,359
23-Dec-57	1-Jan-58	188%	564,761	\$226	\$127,717,900	220	\$1,130	\$248,606	\$127,966,506
23-Dec-58	1-Jan-59	192%	564,761	\$231	\$130,272,258	220	\$1,153	\$253,578	\$130,525,836
23-Dec-59	1-Jan-60	196%	564,761	\$235	\$132,877,704	220	\$1,176	\$258,649	\$133,136,353
22-Dec-60	1-Jan-61	200%	564,761	\$240	\$135,535,258	220	\$1,199	\$263,822	\$135,799,080
22-Dec-61	1-Jan-62	204%	564,761	\$245	\$138,245,963	220	\$1,223	\$269,099	\$138,515,062
22-Dec-62	1-Jan-63	208%	564,761	\$250	\$141,010,882	220	\$1,248	\$274,481	\$141,285,363
22-Dec-63	1-Jan-64	212%	564,761	\$255	\$143,831,100	220	\$1,273	\$279,970	\$144,111,070
21-Dec-64	1-Jan-65	216%	564,761	\$260	\$146,707,722	220	\$1,298	\$285,570	\$146,993,291
21-Dec-65	1-Jan-66	221%	564,761	\$265	\$149,641,876	220	\$1,324	\$291,281	\$149,933,157
21-Dec-66	1-Jan-67	225%	564,761	\$270	\$152,634,714	220	\$1,350	\$297,107	\$152,931,820
21-Dec-67	1-Jan-68	230%	564,761	\$276	\$155,687,408	220	\$1,377	\$303,049	\$155,990,457
20-Dec-68	1-Jan-69	234%	564,761	\$281	\$158,801,156	220	\$1,405	\$309,110	\$159,110,266
20-Dec-69	1-Jan-70	239%	564,761	\$287	\$161,977,179	220	\$1,433	\$315,292	\$162,292,471
20-Dec-70	1-Jan-71	244%	564,761	\$293	\$165,216,723	220	\$1,462	\$321,598	\$165,538,321
20-Dec-71	1-Jan-72	249%	564,761	\$298	\$168,521,057	220	\$1,491	\$328,030	\$168,849,087
19-Dec-72	1-Jan-73	254%	564,761	\$304	\$171,891,478	220	\$1,521	\$334,590	\$172,226,069
19-Dec-73	1-Jan-74	259%	564,761	\$310	\$175,329,308	220	\$1,551	\$341,282	\$175,670,590
19-Dec-74	1-Jan-75	264%	564,761	\$317	\$178,835,894	220	\$1,582	\$348,108	\$179,184,002
19-Dec-75	1-Jan-76	269%	564,761	\$323	\$182,412,612	220	\$1,614	\$355,070	\$182,767,682
18-Dec-76	1-Jan-77	275%	564,761	\$329	\$186,060,864	220	\$1,646	\$362,172	\$186,423,036
18-Dec-77	1-Jan-78	280%	564,761	\$336	\$189,782,082	220	\$1,679	\$369,415	\$190,151,497
18-Dec-78	1-Jan-79	286%	564,761	\$343	\$193,577,723	220	\$1,713	\$376,803	\$193,954,526
18-Dec-79	1-Jan-80	291%	564,761	\$350	\$197,449,278	220	\$1,747	\$384,339	\$197,833,617
17-Dec-80	1-Jan-81	297%	564,761	\$357	\$201,398,263	220	\$1,782	\$392,026	\$201,790,289
17-Dec-81	1-Jan-82	303%	564,761	\$364	\$205,426,228	220	\$1,818	\$399,867	\$205,826,095
17-Dec-82	1-Jan-83	309%	564,761	\$371	\$209,534,753	220	\$1,854	\$407,864	\$209,942,617
17-Dec-83	1-Jan-84	315%	564,761	\$378	\$213,725,448	220	\$1,891	\$416,021	\$214,141,469
16-Dec-84	1-Jan-85	322%	564,761	\$386	\$217,999,957	220	\$1,929	\$424,342	\$218,424,299
16-Dec-85	1-Jan-86	328%	564,761	\$394	\$222,359,956	220	\$1,967	\$432,828	\$222,792,785
16-Dec-86	1-Jan-87	335%	564,761	\$402	\$226,807,155	220	\$2,007	\$441,485	\$227,248,640
16-Dec-87	1-Jan-88	341%	564,761	\$410	\$231,343,298	220	\$2,047	\$450,315	\$231,793,613
15-Dec-88	1-Jan-89	348%	564,761	\$418	\$235,970,164	220	\$2,088	\$459,321	\$236,429,485
15-Dec-89	1-Jan-90	355%	564,761	\$426	\$240,689,568	220	\$2,130	\$468,507	\$241,158,075
15-Dec-90	1-Jan-91	362%	564,761	\$435	\$245,503,359	220	\$2,172	\$477,878	\$245,981,237
15-Dec-91	1-Jan-92	369%	564,761	\$443	\$250,413,426	220	\$2,216	\$487,435	\$250,900,861
14-Dec-92	1-Jan-93	377%	564,761	\$452	\$255,421,695	220	\$2,260	\$497,184	\$255,918,879
14-Dec-93	1-Jan-94	384%	564,761	\$461	\$260,530,129	220	\$2,305	\$507,128	\$261,037,256
14-Dec-94	1-Jan-95	392%	564,761	\$471	\$265,740,731	220	\$2,351	\$517,270	\$266,258,001
14-Dec-95	1-Jan-96	400%	564,761	\$480	\$271,055,546	220	\$2,398	\$527,615	\$271,583,161
13-Dec-96	1-Jan-97	408%	564,761	\$490	\$276,476,657	220	\$2,446	\$538,168	\$277,014,825
13-Dec-97	1-Jan-98	416%	564,761	\$499	\$282,006,190	220	\$2,495	\$548,931	\$282,555,121
13-Dec-98	1-Jan-99	424%	564,761	\$509	\$287,644,314	220	\$2,545	\$559,910	\$288,206,223
13-Dec-99	1-Jan-00	433%	564,761	\$520	\$293,399,240	220	\$2,596	\$571,108	\$293,970,348
13-Dec-00	1-Jan-01	442%	564,761	\$530	\$299,267,225	220	\$2,648	\$582,530	\$299,849,755
13-Dec-01	1-Jan-02	450%	564,761	\$540	\$305,252,569	220	\$2,701	\$594,181	\$305,846,750
13-Dec-02	1-Jan-03	459%	564,761	\$551	\$311,357,621	220	\$2,755	\$606,064	\$311,963,685
13-Dec-03	1-Jan-04	469%	564,761	\$562	\$317,584,773	220	\$2,810	\$618,186	\$318,202,959
12-Dec-04	1-Jan-05	478%	564,761	\$574	\$323,936,469	220	\$2,866	\$630,549	\$324,567,018
12-Dec-05	1-Jan-06	488%	564,761	\$585	\$330,415,198	220	\$2,923	\$643,160	\$331,058,358
12-Dec-06	1-Jan-07	497%	564,761	\$597	\$337,023,502	220	\$2,982	\$656,024	\$337,679,525
12-Dec-07	1-Jan-08	507%	564,761	\$609	\$343,763,972	220	\$3,042	\$669,144	\$344,433,116

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.7.2.

⁴See Exhibit B.

Reinvestment Zone Number Eighteen
Port Ward, Teas (Wahk Ranch)

Exhibit C-2.5.1: Projected Annual Value - 2022 Development¹ Parker County

Year	Assessed	2.0% Affiliation	Single-Family - Custom Type I				Single-Family - Area Residential				Single-Family - Production Type I				Multi-Family				Industrial				Office Type I				Office Type II				Commercial				Retail Type I				Retail Type II				Total Projected
			Units ²		Value ³		Units ²		Value ³		Units ²		Value ³		Units ²		Value ³		Units ²		Value ³		Units ²		Value ³		Units ²		Value ³		Units ²		Value ³		Units ²		Value ³						
			Proposed	Annual Value	Proposed	Annual Value	Proposed	Annual Value	Proposed	Annual Value	Proposed	Annual Value	Proposed	Annual Value	Proposed	Annual Value	Proposed	Annual Value	Proposed	Annual Value	Proposed	Annual Value	Proposed	Annual Value	Proposed	Annual Value	Proposed	Annual Value	Proposed	Annual Value	Proposed	Annual Value	Proposed	Annual Value									
31-De-25	1-De-26	100%	0	\$1,200,000	\$0	0	\$645,000	0	0	\$645,000	\$0	0	\$235,000	\$0	0	\$120	\$0	0	\$120	\$0	0	\$615	\$0	0	\$205	\$0	0	\$615	\$0	0	\$205	\$0	0	\$615	\$0	\$0							
31-De-26	1-De-27	100%	0	\$1,225,000	\$0	0	\$667,500	0	0	\$667,500	\$0	0	\$239,000	\$0	0	\$125	\$0	0	\$125	\$0	0	\$630	\$0	0	\$210	\$0	0	\$630	\$0	0	\$210	\$0	0	\$630	\$0	\$0							
31-De-27	1-De-28	100%	0	\$1,248,000	\$0	0	\$671,000	0	0	\$671,000	\$0	0	\$243,000	\$0	0	\$125	\$0	0	\$125	\$0	0	\$640	\$0	0	\$215	\$0	0	\$640	\$0	0	\$215	\$0	0	\$640	\$0	\$0							
31-De-28	1-De-29	100%	0	\$1,273,000	\$0	0	\$694,000	0	0	\$694,000	\$0	0	\$254,000	\$0	0	\$127	\$0	0	\$127	\$0	0	\$655	\$0	0	\$220	\$0	0	\$655	\$0	0	\$220	\$0	0	\$655	\$0	\$0							
31-De-29	1-De-30	100%	0	\$1,298,000	\$0	0	\$698,100	0	0	\$698,100	\$0	0	\$259,000	\$0	0	\$130	\$0	0	\$130	\$0	0	\$660	\$0	0	\$225	\$0	0	\$660	\$0	0	\$225	\$0	0	\$660	\$0	\$0							
31-De-30	1-De-31	100%	0	\$1,323,000	\$0	0	\$721,000	0	0	\$721,000	\$0	0	\$269,000	\$0	0	\$132	\$0	0	\$132	\$0	0	\$675	\$0	0	\$230	\$0	0	\$675	\$0	0	\$230	\$0	0	\$675	\$0	\$0							
31-De-31	1-De-32	110%	0	\$1,351,000	\$0	0	\$726,750	0	0	\$726,750	\$0	0	\$269,900	\$0	0	\$135	\$0	0	\$135	\$0	0	\$685	\$0	0	\$232	\$0	0	\$685	\$0	0	\$232	\$0	0	\$685	\$0	\$0							
21-De-32	1-De-33	100%	0	\$1,376,000	\$0	0	\$743,000	0	0	\$743,000	\$0	0	\$273,000	\$0	0	\$137	\$0	0	\$137	\$0	0	\$695	\$0	0	\$235	\$0	0	\$695	\$0	0	\$235	\$0	0	\$695	\$0	\$0							
21-De-33	1-De-34	110%	18	\$1,405,000	\$269,920	0	\$755,720	\$269,920	0	\$755,720	\$269,920	18	\$1,432,000	\$269,920	0	\$768,480	\$269,920	0	\$140	\$269,920	0	\$140	\$269,920	18	\$1,460,000	\$269,920	0	\$705	\$269,920	0	\$705	\$269,920	\$269,920	\$269,920									
21-De-34	1-De-35	120%	18	\$1,434,000	\$270,960	0	\$770,620	\$270,960	0	\$770,620	\$270,960	18	\$1,462,000	\$270,960	0	\$783,360	\$270,960	0	\$140	\$270,960	0	\$140	\$270,960	18	\$1,490,000	\$270,960	0	\$715	\$270,960	0	\$715	\$270,960	\$270,960	\$270,960									
21-De-35	1-De-36	120%	18	\$1,462,000	\$271,980	0	\$785,520	\$271,980	0	\$785,520	\$271,980	18	\$1,490,000	\$271,980	0	\$798,260	\$271,980	0	\$140	\$271,980	0	\$140	\$271,980	18	\$1,518,000	\$271,980	0	\$725	\$271,980	0	\$725	\$271,980	\$271,980	\$271,980									
21-De-36	1-De-37	120%	18	\$1,492,000	\$273,000	0	\$800,420	\$273,000	0	\$800,420	\$273,000	18	\$1,520,000	\$273,000	0	\$813,160	\$273,000	0	\$140	\$273,000	0	\$140	\$273,000	18	\$1,548,000	\$273,000	0	\$735	\$273,000	0	\$735	\$273,000	\$273,000	\$273,000									
21-De-37	1-De-38	120%	18	\$1,522,000	\$274,020	0	\$825,320	\$274,020	0	\$825,320	\$274,020	18	\$1,550,000	\$274,020	0	\$838,060	\$274,020	0	\$140	\$274,020	0	\$140	\$274,020	18	\$1,578,000	\$274,020	0	\$745	\$274,020	0	\$745	\$274,020	\$274,020	\$274,020									
21-De-38	1-De-39	120%	18	\$1,552,000	\$275,040	0	\$850,220	\$275,040	0	\$850,220	\$275,040	18	\$1,580,000	\$275,040	0	\$862,960	\$275,040	0	\$140	\$275,040	0	\$140	\$275,040	18	\$1,606,000	\$275,040	0	\$755	\$275,040	0	\$755	\$275,040	\$275,040	\$275,040									
21-De-39	1-De-40	120%	18	\$1,582,000	\$276,060	0	\$875,120	\$276,060	0	\$875,120	\$276,060	18	\$1,610,000	\$276,060	0	\$887,860	\$276,060	0	\$140	\$276,060	0	\$140	\$276,060	18	\$1,638,000	\$276,060	0	\$765	\$276,060	0	\$765	\$276,060	\$276,060	\$276,060									
21-De-40	1-De-41	100%	18	\$1,612,000	\$277,080	0	\$900,020	\$277,080	0	\$900,020	\$277,080	18	\$1,640,000	\$277,080	0	\$912,760	\$277,080	0	\$140	\$277,080	0	\$140	\$277,080	18	\$1,668,000	\$277,080	0	\$775	\$277,080	0	\$775	\$277,080	\$277,080	\$277,080									
21-De-41	1-De-42	100%	18	\$1,642,000	\$278,100	0	\$924,920	\$278,100	0	\$924,920	\$278,100	18	\$1,670,000	\$278,100	0	\$937,500	\$278,100	0	\$140	\$278,100	0	\$140	\$278,100	18	\$1,696,000	\$278,100	0	\$785	\$278,100	0	\$785	\$278,100	\$278,100	\$278,100									
21-De-42	1-De-43	100%	18	\$1,672,000	\$279,120	0	\$949,820	\$279,120	0	\$949,820	\$279,120	18	\$1,700,000	\$279,120	0	\$962,140	\$279,120	0	\$140	\$279,120	0	\$140	\$279,120	18	\$1,726,000	\$279,120	0	\$795	\$279,120	0	\$795	\$279,120	\$279,120	\$279,120									
21-De-43	1-De-44	100%	18	\$1,702,000	\$280,140	0	\$974,720	\$280,140	0	\$974,720	\$280,140	18	\$1,730,000	\$280,140	0	\$986,460	\$280,140	0	\$140	\$280,140	0	\$140	\$280,140	18	\$1,756,000	\$280,140	0	\$805	\$280,140	0	\$805	\$280,140	\$280,140	\$280,140									
21-De-44	1-De-45	100%	18	\$1,732,000	\$281,160	0	\$999,620	\$281,160	0	\$999,620	\$281,160	18	\$1,760,000	\$281,160	0	\$1,008,800	\$281,160	0	\$140	\$281,160	0	\$140	\$281,160	18	\$1,786,000	\$281,160	0	\$815	\$281,160	0	\$815	\$281,160	\$281,160	\$281,160									
21-De-45	1-De-46	100%	18	\$1,762,000	\$282,180	0	\$1,024,520	\$282,180	0	\$1,024,520	\$282,180	18	\$1,790,000	\$282,180	0	\$1,037,580	\$282,180	0	\$140	\$282,180	0	\$140	\$282,180	18	\$1,812,000	\$282,180	0	\$825	\$282,180	0	\$825	\$282,180	\$282,180	\$282,180									
21-De-46	1-De-47	100%	18	\$1,792,000	\$283,200	0	\$1,049,420	\$283,200	0	\$1,049,420	\$283,200	18	\$1,820,000	\$283,200	0	\$1,062,480	\$283,200	0	\$140	\$283,200	0	\$140	\$283,200	18	\$1,848,000	\$283,200	0	\$835	\$283,200	0	\$835	\$283,200	\$283,200	\$283,200									
21-De-47	1-De-48	100%	18	\$1,822,000	\$284,220	0	\$1,074,320	\$284,220	0	\$1,074,320	\$284,220	18	\$1,850,000	\$284,220	0	\$1,087,380	\$284,220	0	\$140	\$284,220	0	\$140	\$284,220	18	\$1,876,000	\$284,220	0	\$845	\$284,220	0	\$845	\$284,220	\$284,220	\$284,220									
21-De-48	1-De-49	100%	18	\$1,852,000	\$285,240	0	\$1,099,220	\$285,240	0	\$1,099,220	\$285,240	18	\$1,880,000	\$285,240	0	\$1,109,900	\$285,240	0	\$140	\$285,240	0	\$140	\$285,240	18	\$1,904,000	\$285,240	0	\$855	\$285,240	0	\$855	\$285,240	\$285,240	\$285,240									
21-De-49	1-De-50	100%	18	\$1,882,000	\$286,260	0	\$1,124,120	\$286,260	0	\$1,124,120	\$286,260	18	\$1,910,000	\$286,260	0	\$1,137,960	\$286,260	0	\$140	\$286,260	0	\$140	\$286,260	18	\$1,930,000	\$286,260	0	\$865	\$286,260	0	\$865	\$286,260	\$286,260	\$286,260									
21-De-50	1-De-51	100%	18	\$1,912,000	\$287,280	0	\$1,149,020	\$287,280	0	\$1,149,020	\$287,280	18	\$1,940,000	\$287,280	0	\$1,161,800	\$287,280	0	\$140	\$287,280	0	\$140	\$287,280	18	\$1,960,000	\$287,280	0	\$875	\$287,280	0	\$875	\$287,280	\$287,280	\$287,280									
21-De-51	1-De-52	100%	18	\$1,942,000	\$288,300	0	\$1,173,920	\$288,300	0	\$1,173,920	\$288,300	18	\$1,970,000	\$288,300	0	\$1,186,660	\$288,300	0	\$140	\$288,300	0	\$140	\$288,300	18	\$1,990,000	\$288,300	0	\$885	\$288,300	0	\$885	\$288,300	\$288,300	\$288,300									
21-De-52	1-De-53	100%	18	\$1,972,000	\$289,320	0	\$1,198,820	\$289,320	0	\$1,198,820	\$289,320	18	\$2,000,000	\$289,320	0	\$1,209,400	\$289,320	0	\$140	\$289,320	0	\$140	\$289,320	18	\$2,020,000	\$289,320	0	\$895	\$289,320	0	\$895	\$289,320	\$289,320	\$289,320									
21-De-53	1-De-54	100%	18	\$2,002,000	\$290,340	0	\$1,223,720	\$290,340	0	\$1,223,720	\$290,340	18	\$2,030,000	\$290,340	0	\$1,236,140	\$290,340	0	\$140	\$290,340	0	\$140	\$290,340	18	\$2,050,000	\$290,340	0	\$905	\$290,340	0	\$905	\$290,340	\$290,340	\$290,340									
21-De-54	1-De-55	100%	18	\$2,032,000	\$291,360	0	\$1,248,620	\$291,360	0	\$1,248,620	\$291,360	18	\$2,060,000	\$291,360	0	\$1,259,700	\$291,360	0	\$140	\$291,360	0	\$140	\$291,360	18	\$2,080,000	\$291,360	0	\$915	\$291,360	0	\$915	\$291,360	\$291,360	\$291,360									
21-De-55	1-De-56	100%	18	\$2,062,000	\$292,380	0	\$1,273,520	\$292,380	0	\$1,273,520	\$292,380	18	\$2,090,000	\$292,380	0	\$1,284,600	\$292,380	0	\$140	\$292,380	0	\$140	\$292,380	18	\$2,100,000	\$292,380	0	\$925	\$292,380	0	\$925	\$292,380	\$292,380	\$292,380									
21-De-56	1-De-57	100%	18	\$2,092,000	\$293,400	0	\$1,298,420	\$293,400	0	\$1,298,420	\$293,400	18	\$2,120,000	\$293,400	0	\$1,309,680	\$293,400	0	\$140	\$293,400	0	\$140	\$293,400	18	\$2,140,000	\$293,400	0</																

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.8.2: Projected Assessed Value - 2032 Development¹ - Tarrant County

Development Year	Assessed	2.0% Inflation	Commercial			Total Projected Assessed Value
			Sq Ft ³	Value Per		
				Sq Ft ⁴	Projected Assessed Value	
Ending	As Of ¹	Factor ²				
31-Dec-25	1-Jan-26	100%	0	\$120	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$122	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$125	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$127	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$130	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$132	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$135	\$0	\$0
29-Dec-32	1-Jan-33	115%	564,761	\$138	\$77,848,003	\$77,848,003
29-Dec-33	1-Jan-34	117%	564,761	\$141	\$79,404,963	\$79,404,963
29-Dec-34	1-Jan-35	120%	564,761	\$143	\$80,993,062	\$80,993,062
29-Dec-35	1-Jan-36	122%	564,761	\$146	\$82,612,924	\$82,612,924
28-Dec-36	1-Jan-37	124%	564,761	\$149	\$84,265,182	\$84,265,182
28-Dec-37	1-Jan-38	127%	564,761	\$152	\$85,950,486	\$85,950,486
28-Dec-38	1-Jan-39	129%	564,761	\$155	\$87,669,495	\$87,669,495
28-Dec-39	1-Jan-40	132%	564,761	\$158	\$89,422,885	\$89,422,885
27-Dec-40	1-Jan-41	135%	564,761	\$162	\$91,211,343	\$91,211,343
27-Dec-41	1-Jan-42	137%	564,761	\$165	\$93,035,570	\$93,035,570
27-Dec-42	1-Jan-43	140%	564,761	\$168	\$94,896,281	\$94,896,281
27-Dec-43	1-Jan-44	143%	564,761	\$171	\$96,794,207	\$96,794,207
26-Dec-44	1-Jan-45	146%	564,761	\$175	\$98,730,091	\$98,730,091
26-Dec-45	1-Jan-46	149%	564,761	\$178	\$100,704,693	\$100,704,693
26-Dec-46	1-Jan-47	152%	564,761	\$182	\$102,718,787	\$102,718,787
26-Dec-47	1-Jan-48	155%	564,761	\$186	\$104,773,162	\$104,773,162
25-Dec-48	1-Jan-49	158%	564,761	\$189	\$106,868,626	\$106,868,626
25-Dec-49	1-Jan-50	161%	564,761	\$193	\$109,005,998	\$109,005,998
25-Dec-50	1-Jan-51	164%	564,761	\$197	\$111,186,118	\$111,186,118
25-Dec-51	1-Jan-52	167%	564,761	\$201	\$113,409,841	\$113,409,841
24-Dec-52	1-Jan-53	171%	564,761	\$205	\$115,678,037	\$115,678,037
24-Dec-53	1-Jan-54	174%	564,761	\$209	\$117,991,598	\$117,991,598
24-Dec-54	1-Jan-55	178%	564,761	\$213	\$120,351,430	\$120,351,430
24-Dec-55	1-Jan-56	181%	564,761	\$217	\$122,758,459	\$122,758,459
23-Dec-56	1-Jan-57	185%	564,761	\$222	\$125,213,628	\$125,213,628
23-Dec-57	1-Jan-58	188%	564,761	\$226	\$127,717,900	\$127,717,900
23-Dec-58	1-Jan-59	192%	564,761	\$231	\$130,272,258	\$130,272,258
23-Dec-59	1-Jan-60	196%	564,761	\$235	\$132,877,704	\$132,877,704
22-Dec-60	1-Jan-61	200%	564,761	\$240	\$135,535,258	\$135,535,258
22-Dec-61	1-Jan-62	204%	564,761	\$245	\$138,245,963	\$138,245,963
22-Dec-62	1-Jan-63	208%	564,761	\$250	\$141,010,882	\$141,010,882
22-Dec-63	1-Jan-64	212%	564,761	\$255	\$143,831,100	\$143,831,100
21-Dec-64	1-Jan-65	216%	564,761	\$260	\$146,707,722	\$146,707,722
21-Dec-65	1-Jan-66	221%	564,761	\$265	\$149,641,876	\$149,641,876
21-Dec-66	1-Jan-67	225%	564,761	\$270	\$152,634,714	\$152,634,714
21-Dec-67	1-Jan-68	230%	564,761	\$276	\$155,687,408	\$155,687,408
20-Dec-68	1-Jan-69	234%	564,761	\$281	\$158,801,156	\$158,801,156
20-Dec-69	1-Jan-70	239%	564,761	\$287	\$161,977,179	\$161,977,179
20-Dec-70	1-Jan-71	244%	564,761	\$293	\$165,216,723	\$165,216,723
20-Dec-71	1-Jan-72	249%	564,761	\$298	\$168,521,057	\$168,521,057
19-Dec-72	1-Jan-73	254%	564,761	\$304	\$171,891,478	\$171,891,478
19-Dec-73	1-Jan-74	259%	564,761	\$310	\$175,329,308	\$175,329,308
19-Dec-74	1-Jan-75	264%	564,761	\$317	\$178,835,894	\$178,835,894
19-Dec-75	1-Jan-76	269%	564,761	\$323	\$182,412,612	\$182,412,612
18-Dec-76	1-Jan-77	275%	564,761	\$329	\$186,060,864	\$186,060,864
18-Dec-77	1-Jan-78	280%	564,761	\$336	\$189,782,082	\$189,782,082
18-Dec-78	1-Jan-79	286%	564,761	\$343	\$193,577,723	\$193,577,723
18-Dec-79	1-Jan-80	291%	564,761	\$350	\$197,449,278	\$197,449,278
17-Dec-80	1-Jan-81	297%	564,761	\$357	\$201,398,263	\$201,398,263
17-Dec-81	1-Jan-82	303%	564,761	\$364	\$205,426,228	\$205,426,228
17-Dec-82	1-Jan-83	309%	564,761	\$371	\$209,534,753	\$209,534,753
17-Dec-83	1-Jan-84	315%	564,761	\$378	\$213,725,448	\$213,725,448
16-Dec-84	1-Jan-85	322%	564,761	\$386	\$217,999,957	\$217,999,957
16-Dec-85	1-Jan-86	328%	564,761	\$394	\$222,359,956	\$222,359,956
16-Dec-86	1-Jan-87	335%	564,761	\$402	\$226,807,155	\$226,807,155
16-Dec-87	1-Jan-88	341%	564,761	\$410	\$231,343,298	\$231,343,298
15-Dec-88	1-Jan-89	348%	564,761	\$418	\$235,970,164	\$235,970,164
15-Dec-89	1-Jan-90	355%	564,761	\$426	\$240,689,568	\$240,689,568
15-Dec-90	1-Jan-91	362%	564,761	\$435	\$245,503,359	\$245,503,359
15-Dec-91	1-Jan-92	369%	564,761	\$443	\$250,413,426	\$250,413,426
14-Dec-92	1-Jan-93	377%	564,761	\$452	\$255,421,695	\$255,421,695
14-Dec-93	1-Jan-94	384%	564,761	\$461	\$260,530,129	\$260,530,129
14-Dec-94	1-Jan-95	392%	564,761	\$471	\$265,740,731	\$265,740,731
14-Dec-95	1-Jan-96	400%	564,761	\$480	\$271,055,546	\$271,055,546
13-Dec-96	1-Jan-97	408%	564,761	\$490	\$276,476,657	\$276,476,657
13-Dec-97	1-Jan-98	416%	564,761	\$499	\$282,006,190	\$282,006,190
13-Dec-98	1-Jan-99	424%	564,761	\$509	\$287,646,314	\$287,646,314
13-Dec-99	1-Jan-00	433%	564,761	\$520	\$293,399,240	\$293,399,240
13-Dec-00	1-Jan-01	442%	564,761	\$530	\$299,267,225	\$299,267,225
13-Dec-01	1-Jan-02	450%	564,761	\$540	\$305,252,569	\$305,252,569
13-Dec-02	1-Jan-03	459%	564,761	\$551	\$311,357,621	\$311,357,621
13-Dec-03	1-Jan-04	469%	564,761	\$562	\$317,584,773	\$317,584,773
12-Dec-04	1-Jan-05	478%	564,761	\$574	\$323,936,469	\$323,936,469
12-Dec-05	1-Jan-06	488%	564,761	\$585	\$330,415,198	\$330,415,198
12-Dec-06	1-Jan-07	497%	564,761	\$597	\$337,023,502	\$337,023,502
12-Dec-07	1-Jan-08	507%	564,761	\$609	\$343,763,972	\$343,763,972

MuniCap, Inc. TIRZ/CONSULTING/Projections/(Walsh Ranch TIRZ Projections - v1.0 A (2025-2035 Development) v2.0.xlsx)/V1-A.8.3
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.8.2.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.9.2: Projected Assessed Value - 2033 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ²	Residential				Commercial				Total Projected Assessed Value
			Single Family - Custom Type 1			Industrial	Industrial				
			Units ³	Value Per Unit ⁴	Projected Assessed Value	Sq Ft ⁵	Value Per Sq Ft ⁴	Projected Assessed Value			
31-Dec-25	1-Jan-26	100%	0	\$1,200,000	\$0	0	\$120	\$0	\$0		
31-Dec-26	1-Jan-27	102%	0	\$1,224,000	\$0	0	\$122	\$0	\$0		
31-Dec-27	1-Jan-28	104%	0	\$1,248,480	\$0	0	\$125	\$0	\$0		
30-Dec-28	1-Jan-29	106%	0	\$1,273,450	\$0	0	\$127	\$0	\$0		
30-Dec-29	1-Jan-30	108%	0	\$1,298,919	\$0	0	\$130	\$0	\$0		
30-Dec-30	1-Jan-31	110%	0	\$1,324,897	\$0	0	\$132	\$0	\$0		
30-Dec-31	1-Jan-32	113%	0	\$1,351,395	\$0	0	\$135	\$0	\$0		
29-Dec-32	1-Jan-33	115%	0	\$1,378,423	\$0	0	\$138	\$0	\$0		
29-Dec-33	1-Jan-34	117%	41	\$1,405,991	\$58,208,038	564,761	\$141	\$79,404,963	\$137,613,001		
29-Dec-34	1-Jan-35	120%	41	\$1,434,111	\$59,372,199	564,761	\$143	\$80,993,062	\$140,365,261		
29-Dec-35	1-Jan-36	122%	41	\$1,462,793	\$60,559,643	564,761	\$146	\$82,612,924	\$143,172,566		
28-Dec-36	1-Jan-37	124%	41	\$1,492,049	\$61,770,836	564,761	\$149	\$84,265,182	\$146,036,018		
28-Dec-37	1-Jan-38	127%	41	\$1,521,890	\$63,006,252	564,761	\$152	\$85,950,486	\$148,956,738		
28-Dec-38	1-Jan-39	129%	41	\$1,552,328	\$64,266,377	564,761	\$155	\$87,669,495	\$151,935,873		
28-Dec-39	1-Jan-40	132%	41	\$1,583,375	\$65,551,705	564,761	\$158	\$89,422,885	\$154,974,590		
27-Dec-40	1-Jan-41	135%	41	\$1,615,042	\$66,862,739	564,761	\$162	\$91,211,343	\$158,074,082		
27-Dec-41	1-Jan-42	137%	41	\$1,647,343	\$68,199,994	564,761	\$165	\$93,035,570	\$161,235,564		
27-Dec-42	1-Jan-43	140%	41	\$1,680,290	\$69,563,994	564,761	\$168	\$94,896,281	\$164,460,275		
27-Dec-43	1-Jan-44	143%	41	\$1,713,895	\$70,955,274	564,761	\$171	\$96,794,207	\$167,749,481		
26-Dec-44	1-Jan-45	146%	41	\$1,748,173	\$72,374,379	564,761	\$175	\$98,730,091	\$171,104,470		
26-Dec-45	1-Jan-46	149%	41	\$1,783,137	\$73,821,867	564,761	\$178	\$100,704,693	\$174,526,560		
26-Dec-46	1-Jan-47	152%	41	\$1,818,800	\$75,298,304	564,761	\$182	\$102,718,787	\$178,017,091		
26-Dec-47	1-Jan-48	155%	41	\$1,855,176	\$76,804,270	564,761	\$186	\$104,773,162	\$181,577,433		
25-Dec-48	1-Jan-49	158%	41	\$1,892,279	\$78,340,355	564,761	\$189	\$106,868,626	\$185,208,981		
25-Dec-49	1-Jan-50	161%	41	\$1,930,125	\$79,907,163	564,761	\$193	\$109,005,998	\$188,913,161		
25-Dec-50	1-Jan-51	164%	41	\$1,968,727	\$81,505,306	564,761	\$197	\$111,186,118	\$192,691,424		
25-Dec-51	1-Jan-52	167%	41	\$2,008,102	\$83,135,412	564,761	\$201	\$113,409,841	\$196,545,253		
24-Dec-52	1-Jan-53	171%	41	\$2,048,264	\$84,798,120	564,761	\$205	\$115,678,037	\$200,476,158		
24-Dec-53	1-Jan-54	174%	41	\$2,089,229	\$86,494,083	564,761	\$209	\$117,991,598	\$204,485,681		
24-Dec-54	1-Jan-55	178%	41	\$2,131,014	\$88,223,964	564,761	\$213	\$120,351,430	\$208,575,394		
24-Dec-55	1-Jan-56	181%	41	\$2,173,634	\$89,988,443	564,761	\$217	\$122,758,459	\$212,746,902		
23-Dec-56	1-Jan-57	185%	41	\$2,217,107	\$91,788,212	564,761	\$222	\$125,213,628	\$217,001,840		
23-Dec-57	1-Jan-58	188%	41	\$2,261,449	\$93,623,977	564,761	\$226	\$127,717,900	\$221,341,877		
23-Dec-58	1-Jan-59	192%	41	\$2,306,678	\$95,496,456	564,761	\$231	\$130,272,258	\$225,768,715		
23-Dec-59	1-Jan-60	196%	41	\$2,352,811	\$97,406,385	564,761	\$235	\$132,877,704	\$230,284,089		
22-Dec-60	1-Jan-61	200%	41	\$2,399,867	\$99,354,513	564,761	\$240	\$135,535,258	\$234,889,771		
22-Dec-61	1-Jan-62	204%	41	\$2,447,865	\$101,341,603	564,761	\$245	\$138,245,963	\$239,587,566		
22-Dec-62	1-Jan-63	208%	41	\$2,496,822	\$103,368,435	564,761	\$250	\$141,010,882	\$244,379,317		
22-Dec-63	1-Jan-64	212%	41	\$2,546,759	\$105,435,804	564,761	\$255	\$143,831,100	\$249,266,904		
21-Dec-64	1-Jan-65	216%	41	\$2,597,694	\$107,544,520	564,761	\$260	\$146,707,722	\$254,252,242		
21-Dec-65	1-Jan-66	221%	41	\$2,649,648	\$109,695,410	564,761	\$265	\$149,641,876	\$259,337,287		
21-Dec-66	1-Jan-67	225%	41	\$2,702,641	\$111,889,319	564,761	\$270	\$152,634,714	\$264,524,032		
21-Dec-67	1-Jan-68	230%	41	\$2,756,693	\$114,127,105	564,761	\$276	\$155,687,408	\$269,814,513		
20-Dec-68	1-Jan-69	234%	41	\$2,811,827	\$116,409,647	564,761	\$281	\$158,801,156	\$275,210,803		
20-Dec-69	1-Jan-70	239%	41	\$2,868,064	\$118,737,840	564,761	\$287	\$161,977,179	\$280,715,019		
20-Dec-70	1-Jan-71	244%	41	\$2,925,425	\$121,112,597	564,761	\$293	\$165,216,723	\$286,329,320		
20-Dec-71	1-Jan-72	249%	41	\$2,983,934	\$123,534,849	564,761	\$298	\$168,521,057	\$292,055,906		
19-Dec-72	1-Jan-73	254%	41	\$3,043,612	\$126,005,546	564,761	\$304	\$171,891,478	\$297,897,024		
19-Dec-73	1-Jan-74	259%	41	\$3,104,484	\$128,525,657	564,761	\$310	\$175,329,308	\$303,854,965		
19-Dec-74	1-Jan-75	264%	41	\$3,166,574	\$131,096,170	564,761	\$317	\$178,835,894	\$309,932,064		
19-Dec-75	1-Jan-76	269%	41	\$3,229,906	\$133,718,093	564,761	\$323	\$182,412,612	\$316,130,705		
18-Dec-76	1-Jan-77	275%	41	\$3,294,504	\$136,392,455	564,761	\$329	\$186,060,864	\$322,453,319		
18-Dec-77	1-Jan-78	280%	41	\$3,360,394	\$139,120,304	564,761	\$336	\$189,782,082	\$328,902,386		
18-Dec-78	1-Jan-79	286%	41	\$3,427,602	\$141,902,710	564,761	\$343	\$193,577,723	\$335,480,434		
18-Dec-79	1-Jan-80	291%	41	\$3,496,154	\$144,740,765	564,761	\$350	\$197,449,278	\$342,190,042		
17-Dec-80	1-Jan-81	297%	41	\$3,566,077	\$147,635,580	564,761	\$357	\$201,398,263	\$349,033,843		
17-Dec-81	1-Jan-82	303%	41	\$3,637,398	\$150,588,291	564,761	\$364	\$205,426,228	\$356,014,520		
17-Dec-82	1-Jan-83	309%	41	\$3,710,146	\$153,600,057	564,761	\$371	\$209,534,753	\$363,134,810		
17-Dec-83	1-Jan-84	315%	41	\$3,784,349	\$156,672,058	564,761	\$378	\$213,725,448	\$370,397,507		
16-Dec-84	1-Jan-85	322%	41	\$3,860,036	\$159,805,500	564,761	\$386	\$217,999,957	\$377,805,457		
16-Dec-85	1-Jan-86	328%	41	\$3,937,237	\$163,001,610	564,761	\$394	\$222,359,956	\$385,361,566		
16-Dec-86	1-Jan-87	335%	41	\$4,015,982	\$166,261,642	564,761	\$402	\$226,807,155	\$393,068,797		
16-Dec-87	1-Jan-88	341%	41	\$4,096,301	\$169,586,875	564,761	\$410	\$231,343,298	\$400,930,173		
15-Dec-88	1-Jan-89	348%	41	\$4,178,227	\$172,978,612	564,761	\$418	\$235,970,164	\$408,948,777		
15-Dec-89	1-Jan-90	355%	41	\$4,261,792	\$176,438,184	564,761	\$426	\$240,689,568	\$417,127,752		
15-Dec-90	1-Jan-91	362%	41	\$4,347,028	\$179,964,948	564,761	\$435	\$245,503,359	\$425,470,307		
15-Dec-91	1-Jan-92	369%	41	\$4,433,968	\$183,566,287	564,761	\$443	\$250,413,426	\$433,979,713		
14-Dec-92	1-Jan-93	377%	41	\$4,522,648	\$187,237,613	564,761	\$452	\$255,421,695	\$442,659,307		
14-Dec-93	1-Jan-94	384%	41	\$4,613,101	\$190,982,365	564,761	\$461	\$260,530,129	\$451,512,494		
14-Dec-94	1-Jan-95	392%	41	\$4,705,363	\$194,802,012	564,761	\$471	\$265,740,731	\$460,542,744		
14-Dec-95	1-Jan-96	400%	41	\$4,799,470	\$198,698,053	564,761	\$480	\$271,055,546	\$469,753,598		
13-Dec-96	1-Jan-97	408%	41	\$4,895,459	\$202,672,014	564,761	\$490	\$276,476,657	\$479,148,670		
13-Dec-97	1-Jan-98	416%	41	\$4,993,368	\$206,725,454	564,761	\$499	\$282,006,190	\$488,731,644		
13-Dec-98	1-Jan-99	424%	41	\$5,093,236	\$210,859,963	564,761	\$509	\$287,646,314	\$498,506,277		
13-Dec-99	1-Jan-00	433%	41	\$5,195,101	\$215,077,162	564,761	\$520	\$293,399,240	\$508,476,402		
13-Dec-00	1-Jan-01	442%	41	\$5,299,003	\$219,378,705	564,761	\$530	\$299,267,225	\$518,645,930		
13-Dec-01	1-Jan-02	450%	41	\$5,404,983	\$223,766,280	564,761	\$540	\$305,252,569	\$529,018,849		
13-Dec-02	1-Jan-03	459%	41	\$5,513,082	\$228,241,605	564,761	\$551	\$311,357,621	\$539,599,226		
13-Dec-03	1-Jan-04	469%	41	\$5,623,344	\$232,806,437	564,761	\$562	\$317,584,773	\$550,391,210		
12-Dec-04	1-Jan-05	478%	41	\$5,735,811	\$237,462,566	564,761	\$574	\$323,936,469	\$561,399,035		
12-Dec-05	1-Jan-06	488%	41	\$5,850,527	\$242,211,817	564,761	\$585	\$330,415,198	\$572,627,015		
12-Dec-06	1-Jan-07	497%	41	\$5,967,538	\$247,056,054	564,761	\$597	\$337,023,502	\$584,079,556		
12-Dec-07	1-Jan-08	507%	41	\$6,086,888	\$251,997,175	564,761	\$609	\$343,763,972	\$595,761,147		

ManCap, Inc. arepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections - v1.0.A (2025-2033 Development) v2.0.xlsx[V1-A.9.3

22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.9.2.

⁵See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Wahb Ranch)**

Exhibit C-2.0-1.1: Projected Assessed Value - 2033 Development - Parker County

Development Year Ending	Assessed As Of	2.0% Inflation Factor*	Single Family - Custom Type 1				Single Family - Age Restricted				Single Family - Production Type 1				Single Family - Production Type 2				Multi-Family				Industrial				Office Type 1				Office Type 2				Retail				Retail Pad Type 1				Retail Bldg Type 1				Total Projected Assessed Value
			Value Per Unit*		Projected Assessed Value	Units*	Value Per Unit*		Projected Assessed Value	Units*	Value Per Unit*		Projected Assessed Value	Units*	Value Per Unit*		Projected Assessed Value	Units*	Value Per Unit*		Projected Assessed Value	Units*	Value Per Unit*		Projected Assessed Value	Units*	Value Per Unit*		Projected Assessed Value	Units*	Value Per Unit*		Projected Assessed Value	Units*	Value Per Unit*		Projected Assessed Value	Units*									
			Units*	Assessed Value			Units*	Assessed Value			Units*	Assessed Value			Units*	Assessed Value			Units*	Assessed Value			Units*	Assessed Value			Units*	Assessed Value			Units*	Assessed Value			Units*	Assessed Value			Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	
			Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value	Units*	Assessed Value									
31-Dec-25	1-Jan-27	100%	0	\$1,200,000	0	\$645,000	0	\$645,000	0	\$645,000	0	\$645,000	0	\$645,000	0	\$645,000	0	\$645,000	0	\$645,000	0	\$645,000	0	\$645,000	0	\$645,000	0	\$645,000	0	\$645,000	0	\$645,000	0	\$645,000	0	\$645,000	0	\$645,000									
31-Dec-26	1-Jan-27	102%	0	\$1,234,000	0	\$657,500	0	\$657,500	0	\$657,500	0	\$657,500	0	\$657,500	0	\$657,500	0	\$657,500	0	\$657,500	0	\$657,500	0	\$657,500	0	\$657,500	0	\$657,500	0	\$657,500	0	\$657,500	0	\$657,500	0	\$657,500	0	\$657,500									
31-Dec-27	1-Jan-28	104%	0	\$1,248,400	0	\$671,658	0	\$671,658	0	\$671,658	0	\$671,658	0	\$671,658	0	\$671,658	0	\$671,658	0	\$671,658	0	\$671,658	0	\$671,658	0	\$671,658	0	\$671,658	0	\$671,658	0	\$671,658	0	\$671,658	0	\$671,658	0	\$671,658									
30-Dec-28	1-Jan-29	106%	0	\$1,273,450	0	\$684,479	0	\$684,479	0	\$684,479	0	\$684,479	0	\$684,479	0	\$684,479	0	\$684,479	0	\$684,479	0	\$684,479	0	\$684,479	0	\$684,479	0	\$684,479	0	\$684,479	0	\$684,479	0	\$684,479	0	\$684,479	0	\$684,479									
30-Dec-29	1-Jan-30	108%	0	\$1,298,909	0	\$698,619	0	\$698,619	0	\$698,619	0	\$698,619	0	\$698,619	0	\$698,619	0	\$698,619	0	\$698,619	0	\$698,619	0	\$698,619	0	\$698,619	0	\$698,619	0	\$698,619	0	\$698,619	0	\$698,619	0	\$698,619	0	\$698,619									
30-Dec-30	1-Jan-31	110%	0	\$1,324,977	0	\$712,132	0	\$712,132	0	\$712,132	0	\$712,132	0	\$712,132	0	\$712,132	0	\$712,132	0	\$712,132	0	\$712,132	0	\$712,132	0	\$712,132	0	\$712,132	0	\$712,132	0	\$712,132	0	\$712,132	0	\$712,132	0	\$712,132									
29-Dec-32	1-Jan-33	115%	0	\$1,378,423	0	\$740,621	0	\$740,621	0	\$740,621	0	\$740,621	0	\$740,621	0	\$740,621	0	\$740,621	0	\$740,621	0	\$740,621	0	\$740,621	0	\$740,621	0	\$740,621	0	\$740,621	0	\$740,621	0	\$740,621	0	\$740,621	0	\$740,621									
29-Dec-33	1-Jan-34	117%	0	\$1,405,991	0	\$755,720	0	\$755,720	0	\$755,720	0	\$755,720	0	\$755,720	0	\$755,720	0	\$755,720	0	\$755,720	0	\$755,720	0	\$755,720	0	\$755,720	0	\$755,720	0	\$755,720	0	\$755,720	0	\$755,720	0	\$755,720	0	\$755,720									
29-Dec-34	1-Jan-35	120%	0	\$1,434,111	\$2,096,944	0	\$770,335	\$2,096,944	0	\$770,335	\$2,096,944	0	\$770,335	\$2,096,944	0	\$770,335	\$2,096,944	0	\$770,335	\$2,096,944	0	\$770,335	\$2,096,944	0	\$770,335	\$2,096,944	0	\$770,335	\$2,096,944	0	\$770,335	\$2,096,944	0	\$770,335	\$2,096,944	0	\$770,335	\$2,096,944	0	\$770,335							
29-Dec-35	1-Jan-36	122%	0	\$1,462,761	\$2,096,944	0	\$786,251	\$2,096,944	0	\$786,251	\$2,096,944	0	\$786,251	\$2,096,944	0	\$786,251	\$2,096,944	0	\$786,251	\$2,096,944	0	\$786,251	\$2,096,944	0	\$786,251	\$2,096,944	0	\$786,251	\$2,096,944	0	\$786,251	\$2,096,944	0	\$786,251	\$2,096,944	0	\$786,251	\$2,096,944	0	\$786,251							
28-Dec-36	1-Jan-37	124%	0	\$1,492,009	\$2,096,944	0	\$801,976	\$2,096,944	0	\$801,976	\$2,096,944	0	\$801,976	\$2,096,944	0	\$801,976	\$2,096,944	0	\$801,976	\$2,096,944	0	\$801,976	\$2,096,944	0	\$801,976	\$2,096,944	0	\$801,976	\$2,096,944	0	\$801,976	\$2,096,944	0	\$801,976	\$2,096,944	0	\$801,976	\$2,096,944	0	\$801,976							
28-Dec-37	1-Jan-38	127%	0	\$1,521,800	\$2,096,944	0	\$818,016	\$2,096,944	0	\$818,016	\$2,096,944	0	\$818,016	\$2,096,944	0	\$818,016	\$2,096,944	0	\$818,016	\$2,096,944	0	\$818,016	\$2,096,944	0	\$818,016	\$2,096,944	0	\$818,016	\$2,096,944	0	\$818,016	\$2,096,944	0	\$818,016	\$2,096,944	0	\$818,016	\$2,096,944	0	\$818,016							
28-Dec-38	1-Jan-39	129%	0	\$1,552,328	\$2,165,739	0	\$834,376	\$3,144,410	0	\$834,376	\$3,144,410	0	\$834,376	\$3,144,410	0	\$834,376	\$3,144,410	0	\$834,376	\$3,144,410	0	\$834,376	\$3,144,410	0	\$834,376	\$3,144,410	0	\$834,376	\$3,144,410	0	\$834,376	\$3,144,410	0	\$834,376	\$3,144,410	0	\$834,376	\$3,144,410	0	\$834,376							
28-Dec-39	1-Jan-40	132%	0	\$1,583,375	\$2,270,054	0	\$851,064	\$3,428,033	0	\$851,064	\$3,428,033	0	\$851,064	\$3,428,033	0	\$851,064	\$3,428,033	0	\$851,064	\$3,428,033	0	\$851,064	\$3,428,033	0	\$851,064	\$3,428,033	0	\$851,064	\$3,428,033	0	\$851,064	\$3,428,033	0	\$851,064	\$3,428,033	0	\$851,064	\$3,428,033	0	\$851,064							
27-Dec-40	1-Jan-41	135%	0	\$1,615,042	\$2,495,070	0	\$868,085	\$3,811,054	0	\$868,085	\$3,811,054	0	\$868,085	\$3,811,054	0	\$868,085	\$3,811,054	0	\$868,085	\$3,811,054	0	\$868,085	\$3,811,054	0	\$868,085	\$3,811,054	0	\$868,085	\$3,811,054	0	\$868,085	\$3,811,054	0	\$868,085	\$3,811,054	0	\$868,085	\$3,811,054	0	\$868,085							
27-Dec-41	1-Jan-42	137%	0	\$1,647,243	\$2,261,235	0	\$885,477	\$3,448,800	0	\$885,477	\$3,448,800	0	\$885,477	\$3,448,800	0	\$885,477	\$3,448,800	0	\$885,477	\$3,448,800	0	\$885,477	\$3,448,800	0	\$885,477	\$3,448,800	0	\$885,477	\$3,448,800	0	\$885,477	\$3,448,800	0	\$885,477	\$3,448,800	0	\$885,477	\$3,448,800	0	\$885,477							
27-Dec-42	1-Jan-43	140%	0	\$1,680,200	\$2,495,070	0	\$903,156	\$3,150,308	0	\$903,156	\$3,150,308	0	\$903,156	\$3,150,308	0	\$903,156	\$3,150,308	0	\$903,156	\$3,150,308	0	\$903,156	\$3,150,308	0	\$903,156	\$3,150,308	0	\$903,156	\$3,150,308	0	\$903,156	\$3,150,308	0	\$903,156	\$3,150,308	0	\$903,156	\$3,150,308	0	\$903,156							
27-Dec-43	1-Jan-44	143%	0	\$1,713,895	\$2,996,171	0	\$921,219	\$3,585,412	0	\$921,219	\$3,585,412	0	\$921,219	\$3,585,412	0	\$921,219	\$3,585,412	0	\$921,219	\$3,585,412	0	\$921,219	\$3,585,412	0	\$921,219	\$3,585,412	0	\$921,219	\$3,585,412	0	\$921,219	\$3,585,412	0	\$921,219	\$3,585,412	0	\$921,219	\$3,585,412	0	\$921,219							
26-Dec-44	1-Jan-45	145%	0	\$1,748,173	\$3,091,015	0	\$939,643	\$3,585,412	0	\$939,643	\$3,585,412	0	\$939,643	\$3,585,412	0	\$939,643	\$3,585,412	0	\$939,643	\$3,585,412	0	\$939,643	\$3,585,412	0	\$939,643	\$3,585,412	0	\$939,643	\$3,585,412	0	\$939,643	\$3,585,412	0	\$939,643	\$3,585,412	0	\$939,643	\$3,585,412	0	\$939,643							
26-Dec-45	1-Jan-46	148%	0	\$1,783,137	\$3,204,845	0	\$958,436	\$3,585,412	0	\$958,436	\$3,585,412	0	\$958,436	\$3,585,412	0	\$958,436	\$3,585,412	0	\$958,436	\$3,585,412	0	\$958,436	\$3,585,412	0	\$958,436	\$3,585,412	0	\$958,436	\$3,585,412	0	\$958,436	\$3,585,412	0	\$958,436	\$3,585,412	0	\$958,436	\$3,585,412	0	\$958,436							
26-Dec-46	1-Jan-47	152%	0	\$1,818,800	\$3,182,993	0	\$977,605	\$3,088,236	0	\$977,605	\$3,088,236	0	\$977,605	\$3,088,236	0	\$977,605	\$3,088,236	0	\$977,605	\$3,088,236	0	\$977,605	\$3,088,236	0	\$977,605	\$3,088,236	0	\$977,605	\$3,088,236	0	\$977,605	\$3,088,236	0	\$977,605	\$3,088,236	0	\$977,605	\$3,088,236	0	\$977,605							
26-Dec-47	1-Jan-48	155%	0	\$1,855,176	\$3,224,573	0	\$997,557	\$3,088,236	0	\$997,557	\$3,088,236	0	\$997,557	\$3,088,236	0	\$997,557	\$3,088,236	0	\$997,557	\$3,088,236	0	\$997,557	\$3,088,236	0	\$997,557	\$3,088,236	0	\$997,557	\$3,088,236	0	\$997,557	\$3,088,236	0	\$997,557	\$3,088,236	0	\$997,557	\$3,088,236	0	\$997,557							
25-Dec-48	1-Jan-49	158%	0	\$1,892,279	\$3,311,485	0	\$1,017,100	\$3,088,236	0	\$1,017,100	\$3,088,236	0	\$1,017,100	\$3,088,236	0	\$1,017,100	\$3,088,236	0	\$1,017,100	\$3,088,236	0	\$1,017,100	\$3,088,236	0	\$1,017,100	\$3,088,236	0	\$1,017,100	\$3,088,236	0	\$1,017,100	\$3,088,236	0	\$1,017,100	\$3,088,236	0	\$1,017,100	\$3,088,236	0	\$1,017,100							
25-Dec-49	1-Jan-50	160%	0	\$1,930,125	\$3,377,182	0	\$1,037,442	\$3,088,236	0	\$1,037,442	\$3,088,236	0	\$1,037,442	\$3,088,236	0	\$1,037,442	\$3,088,236	0	\$1,037,442	\$3,088,236	0	\$1,037,442	\$3,088,236	0	\$1,037,442																						

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2,10.2: Projected Assessed Value - 2034 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ³	Residential				Commercial			Total Projected Assessed Value
			Single Family - Custom Type 1			Industrial				
			Units ³	Value Per Unit ⁴	Projected Assessed Value	Sq Ft ⁵	Value Per Sq Ft ⁴	Projected Assessed Value		
31-Dec-25	1-Jan-26	100%	0	\$1,200,000	\$0	0	\$120	\$0	\$0	
31-Dec-26	1-Jan-27	102%	0	\$1,224,000	\$0	0	\$122	\$0	\$0	
31-Dec-27	1-Jan-28	104%	0	\$1,248,480	\$0	0	\$125	\$0	\$0	
30-Dec-28	1-Jan-29	106%	0	\$1,273,450	\$0	0	\$127	\$0	\$0	
30-Dec-29	1-Jan-30	108%	0	\$1,298,919	\$0	0	\$130	\$0	\$0	
30-Dec-30	1-Jan-31	110%	0	\$1,324,897	\$0	0	\$132	\$0	\$0	
30-Dec-31	1-Jan-32	113%	0	\$1,351,395	\$0	0	\$135	\$0	\$0	
29-Dec-32	1-Jan-33	115%	0	\$1,378,423	\$0	0	\$138	\$0	\$0	
29-Dec-33	1-Jan-34	117%	0	\$1,405,991	\$0	0	\$141	\$0	\$0	
29-Dec-34	1-Jan-35	120%	41	\$1,434,111	\$59,372,199	564,761	\$143	\$80,993,062	\$140,365,261	
29-Dec-35	1-Jan-36	122%	41	\$1,462,793	\$60,559,643	564,761	\$146	\$82,612,924	\$143,172,566	
28-Dec-36	1-Jan-37	124%	41	\$1,492,049	\$61,770,836	564,761	\$149	\$84,265,182	\$146,036,018	
28-Dec-37	1-Jan-38	127%	41	\$1,521,890	\$63,006,252	564,761	\$152	\$85,950,486	\$148,956,738	
28-Dec-38	1-Jan-39	129%	41	\$1,552,328	\$64,266,377	564,761	\$155	\$87,669,495	\$151,935,873	
28-Dec-39	1-Jan-40	132%	41	\$1,583,375	\$65,551,705	564,761	\$158	\$89,422,885	\$154,974,590	
27-Dec-40	1-Jan-41	135%	41	\$1,615,042	\$66,862,739	564,761	\$162	\$91,211,343	\$158,074,082	
27-Dec-41	1-Jan-42	137%	41	\$1,647,343	\$68,199,994	564,761	\$165	\$93,035,570	\$161,235,564	
27-Dec-42	1-Jan-43	140%	41	\$1,680,290	\$69,563,994	564,761	\$168	\$94,896,281	\$164,460,275	
27-Dec-43	1-Jan-44	143%	41	\$1,713,895	\$70,955,274	564,761	\$171	\$96,794,207	\$167,749,481	
26-Dec-44	1-Jan-45	146%	41	\$1,748,173	\$72,374,379	564,761	\$175	\$98,730,091	\$171,104,470	
26-Dec-45	1-Jan-46	149%	41	\$1,783,137	\$73,821,867	564,761	\$178	\$100,704,693	\$174,526,560	
26-Dec-46	1-Jan-47	152%	41	\$1,818,800	\$75,298,304	564,761	\$182	\$102,718,787	\$178,017,091	
26-Dec-47	1-Jan-48	155%	41	\$1,855,176	\$76,804,270	564,761	\$186	\$104,773,162	\$181,577,433	
25-Dec-48	1-Jan-49	158%	41	\$1,892,279	\$78,340,355	564,761	\$189	\$106,868,626	\$185,208,981	
25-Dec-49	1-Jan-50	161%	41	\$1,930,125	\$79,907,163	564,761	\$193	\$109,005,998	\$188,913,161	
25-Dec-50	1-Jan-51	164%	41	\$1,968,727	\$81,505,306	564,761	\$197	\$111,186,118	\$192,691,424	
25-Dec-51	1-Jan-52	167%	41	\$2,008,102	\$83,135,412	564,761	\$201	\$113,409,841	\$196,545,253	
24-Dec-52	1-Jan-53	171%	41	\$2,048,264	\$84,798,120	564,761	\$205	\$115,678,037	\$200,476,158	
24-Dec-53	1-Jan-54	174%	41	\$2,089,229	\$86,494,083	564,761	\$209	\$117,991,598	\$204,485,681	
24-Dec-54	1-Jan-55	178%	41	\$2,131,014	\$88,223,964	564,761	\$213	\$120,351,430	\$208,575,394	
24-Dec-55	1-Jan-56	181%	41	\$2,173,634	\$89,988,443	564,761	\$217	\$122,758,459	\$212,746,902	
23-Dec-56	1-Jan-57	185%	41	\$2,217,107	\$91,788,212	564,761	\$222	\$125,213,628	\$217,001,840	
23-Dec-57	1-Jan-58	188%	41	\$2,261,449	\$93,623,977	564,761	\$226	\$127,717,900	\$221,341,877	
23-Dec-58	1-Jan-59	192%	41	\$2,306,678	\$95,496,456	564,761	\$231	\$130,272,258	\$225,768,715	
23-Dec-59	1-Jan-60	196%	41	\$2,352,811	\$97,406,385	564,761	\$235	\$132,877,704	\$230,284,089	
22-Dec-60	1-Jan-61	200%	41	\$2,399,867	\$99,354,513	564,761	\$240	\$135,535,258	\$234,889,771	
22-Dec-61	1-Jan-62	204%	41	\$2,447,865	\$101,341,603	564,761	\$245	\$138,245,963	\$239,587,566	
22-Dec-62	1-Jan-63	208%	41	\$2,496,822	\$103,368,435	564,761	\$250	\$141,010,882	\$244,379,317	
22-Dec-63	1-Jan-64	212%	41	\$2,546,759	\$105,435,804	564,761	\$255	\$143,831,100	\$249,266,904	
21-Dec-64	1-Jan-65	216%	41	\$2,597,694	\$107,544,520	564,761	\$260	\$146,707,722	\$254,252,242	
21-Dec-65	1-Jan-66	221%	41	\$2,649,648	\$109,695,410	564,761	\$265	\$149,641,876	\$259,337,287	
21-Dec-66	1-Jan-67	225%	41	\$2,702,641	\$111,889,319	564,761	\$270	\$152,634,714	\$264,524,032	
21-Dec-67	1-Jan-68	230%	41	\$2,756,693	\$114,127,105	564,761	\$276	\$155,687,408	\$269,814,513	
20-Dec-68	1-Jan-69	234%	41	\$2,811,827	\$116,409,647	564,761	\$281	\$158,801,156	\$275,210,803	
20-Dec-69	1-Jan-70	239%	41	\$2,868,064	\$118,737,840	564,761	\$287	\$161,977,179	\$280,715,019	
20-Dec-70	1-Jan-71	244%	41	\$2,925,425	\$121,112,597	564,761	\$293	\$165,216,723	\$286,329,320	
20-Dec-71	1-Jan-72	249%	41	\$2,983,934	\$123,534,849	564,761	\$298	\$168,521,057	\$292,055,906	
19-Dec-72	1-Jan-73	254%	41	\$3,043,612	\$126,005,546	564,761	\$304	\$171,891,478	\$297,897,024	
19-Dec-73	1-Jan-74	259%	41	\$3,104,484	\$128,525,657	564,761	\$310	\$175,329,308	\$303,854,965	
19-Dec-74	1-Jan-75	264%	41	\$3,166,574	\$131,096,170	564,761	\$317	\$178,835,894	\$309,932,064	
19-Dec-75	1-Jan-76	269%	41	\$3,229,906	\$133,718,093	564,761	\$323	\$182,412,612	\$316,130,705	
18-Dec-76	1-Jan-77	275%	41	\$3,294,504	\$136,392,455	564,761	\$329	\$186,060,864	\$322,453,319	
18-Dec-77	1-Jan-78	280%	41	\$3,360,394	\$139,120,304	564,761	\$336	\$189,782,082	\$328,902,386	
18-Dec-78	1-Jan-79	286%	41	\$3,427,602	\$141,902,710	564,761	\$343	\$193,577,723	\$335,480,434	
18-Dec-79	1-Jan-80	291%	41	\$3,496,154	\$144,740,765	564,761	\$350	\$197,449,278	\$342,190,042	
17-Dec-80	1-Jan-81	297%	41	\$3,566,077	\$147,635,580	564,761	\$357	\$201,398,263	\$349,033,843	
17-Dec-81	1-Jan-82	303%	41	\$3,637,398	\$150,588,291	564,761	\$364	\$205,426,228	\$356,014,520	
17-Dec-82	1-Jan-83	309%	41	\$3,710,146	\$153,600,057	564,761	\$371	\$209,534,753	\$363,134,810	
17-Dec-83	1-Jan-84	315%	41	\$3,784,349	\$156,672,058	564,761	\$378	\$213,725,448	\$370,397,507	
16-Dec-84	1-Jan-85	322%	41	\$3,860,036	\$159,805,500	564,761	\$386	\$217,999,957	\$377,805,457	
16-Dec-85	1-Jan-86	328%	41	\$3,937,237	\$163,001,610	564,761	\$394	\$222,359,956	\$385,361,566	
16-Dec-86	1-Jan-87	335%	41	\$4,015,982	\$166,261,642	564,761	\$402	\$226,807,155	\$393,068,797	
16-Dec-87	1-Jan-88	341%	41	\$4,096,301	\$169,586,875	564,761	\$410	\$231,343,298	\$400,930,173	
15-Dec-88	1-Jan-89	348%	41	\$4,178,227	\$172,978,612	564,761	\$418	\$235,970,164	\$408,948,777	
15-Dec-89	1-Jan-90	355%	41	\$4,261,792	\$176,438,184	564,761	\$426	\$240,689,568	\$417,127,752	
15-Dec-90	1-Jan-91	362%	41	\$4,347,028	\$179,964,948	564,761	\$435	\$245,503,359	\$425,470,307	
15-Dec-91	1-Jan-92	369%	41	\$4,433,968	\$183,566,287	564,761	\$443	\$250,413,426	\$433,979,713	
14-Dec-92	1-Jan-93	377%	41	\$4,522,648	\$187,237,613	564,761	\$452	\$255,421,695	\$442,659,307	
14-Dec-93	1-Jan-94	384%	41	\$4,613,101	\$190,982,365	564,761	\$461	\$260,530,129	\$451,512,494	
14-Dec-94	1-Jan-95	392%	41	\$4,705,363	\$194,802,012	564,761	\$471	\$265,740,731	\$460,542,744	
14-Dec-95	1-Jan-96	400%	41	\$4,799,470	\$198,698,053	564,761	\$480	\$271,055,546	\$469,753,598	
13-Dec-96	1-Jan-97	408%	41	\$4,895,459	\$202,672,014	564,761	\$490	\$276,476,657	\$479,148,670	
13-Dec-97	1-Jan-98	416%	41	\$4,993,368	\$206,725,454	564,761	\$499	\$282,006,190	\$488,731,644	
13-Dec-98	1-Jan-99	424%	41	\$5,093,236	\$210,859,963	564,761	\$509	\$287,646,314	\$498,506,277	
13-Dec-99	1-Jan-00	433%	41	\$5,195,101	\$215,077,162	564,761	\$520	\$293,399,240	\$508,476,402	
13-Dec-00	1-Jan-01	442%	41	\$5,299,003	\$219,378,705	564,761	\$530	\$299,267,225	\$518,645,930	
13-Dec-01	1-Jan-02	450%	41	\$5,404,983	\$223,766,280	564,761	\$540	\$305,252,569	\$529,018,849	
13-Dec-02	1-Jan-03	459%	41	\$5,513,082	\$228,241,605	564,761	\$551	\$311,357,621	\$539,599,226	
13-Dec-03	1-Jan-04	469%	41	\$5,623,344	\$232,806,437	564,761	\$562	\$317,584,773	\$550,391,210	
12-Dec-04	1-Jan-05	478%	41	\$5,735,811	\$237,462,566	564,761	\$574	\$323,936,469	\$561,399,035	
12-Dec-05	1-Jan-06	488%	41	\$5,850,527	\$242,211,817	564,761	\$585	\$330,415,198	\$572,627,015	
12-Dec-06	1-Jan-07	497%	41	\$5,967,538	\$247,056,054	564,761	\$597	\$337,023,502	\$584,079,556	
12-Dec-07	1-Jan-08	507%	41	\$6,086,888	\$251,997,175	564,761	\$609	\$343,763,972	\$595,761,147	

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.10.2.

⁵See Exhibit B.

Exhibit C-2.11.1: Projected Assessed Value - 2035 Development¹ - Tarrant County

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.11.2: Projected Assessed Value - 2035 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ²	Residential										Commercial Industrial		Total Projected Assessed Value
			Single Family - Custom Type I					Multi-Family					Industrial		
			Units ³	Value Per Unit ⁴	Projected Assessed Value	Sq Ft ¹	Value Per Sq Ft ¹	Projected Assessed Value	Sq Ft ¹	Value Per Sq Ft ¹	Projected Assessed Value	Sq Ft ¹			
31-Dec-25	1-Jan-26	100%	0	\$1,200,000	\$0	0	\$235,000	\$0	0	\$120	\$0	\$0	\$0		
31-Dec-26	1-Jan-27	102%	0	\$1,224,000	\$0	0	\$239,700	\$0	0	\$122	\$0	\$0	\$0		
31-Dec-27	1-Jan-28	104%	0	\$1,248,480	\$0	0	\$249,384	\$0	0	\$125	\$0	\$0	\$0		
30-Dec-28	1-Jan-29	106%	0	\$1,273,450	\$0	0	\$254,372	\$0	0	\$127	\$0	\$0	\$0		
30-Dec-29	1-Jan-30	108%	0	\$1,298,919	\$0	0	\$259,459	\$0	0	\$130	\$0	\$0	\$0		
30-Dec-30	1-Jan-31	110%	0	\$1,324,897	\$0	0	\$264,648	\$0	0	\$132	\$0	\$0	\$0		
30-Dec-31	1-Jan-32	113%	0	\$1,351,395	\$0	0	\$269,941	\$0	0	\$135	\$0	\$0	\$0		
29-Dec-32	1-Jan-33	115%	0	\$1,378,423	\$0	0	\$275,340	\$0	0	\$138	\$0	\$0	\$0		
29-Dec-33	1-Jan-34	117%	0	\$1,405,991	\$0	0	\$280,847	\$0	0	\$141	\$0	\$0	\$0		
29-Dec-34	1-Jan-35	120%	0	\$1,434,111	\$0	0	\$286,464	\$0	0	\$143	\$0	\$0	\$0		
29-Dec-35	1-Jan-36	122%	41	\$1,462,793	\$60,559,643	400	\$292,193	\$116,877,185	564,761	\$146	\$82,612,924	\$260,049,751	\$260,049,751		
28-Dec-36	1-Jan-37	124%	41	\$1,492,049	\$61,770,836	400	\$298,037	\$119,214,729	564,761	\$149	\$84,265,182	\$265,250,746	\$265,250,746		
28-Dec-37	1-Jan-38	127%	41	\$1,521,890	\$63,006,252	400	\$303,998	\$121,599,023	564,761	\$152	\$85,950,486	\$270,555,761	\$270,555,761		
28-Dec-38	1-Jan-39	129%	41	\$1,552,328	\$64,266,377	400	\$310,078	\$124,031,004	564,761	\$155	\$87,669,495	\$275,966,877	\$275,966,877		
28-Dec-39	1-Jan-40	132%	41	\$1,583,375	\$65,551,705	400	\$316,279	\$126,511,624	564,761	\$158	\$89,422,885	\$281,486,214	\$281,486,214		
27-Dec-40	1-Jan-41	135%	41	\$1,615,042	\$66,862,739	400	\$322,605	\$129,041,856	564,761	\$162	\$91,211,343	\$287,115,938	\$287,115,938		
27-Dec-41	1-Jan-42	137%	41	\$1,647,343	\$68,199,994	400	\$329,057	\$131,622,693	564,761	\$165	\$93,035,570	\$292,858,257	\$292,858,257		
27-Dec-42	1-Jan-43	140%	41	\$1,680,290	\$69,563,994	400	\$335,638	\$134,255,147	564,761	\$168	\$94,896,281	\$298,715,422	\$298,715,422		
27-Dec-43	1-Jan-44	143%	41	\$1,713,895	\$70,955,274	400	\$342,351	\$136,940,250	564,761	\$171	\$96,794,207	\$304,689,731	\$304,689,731		
26-Dec-44	1-Jan-45	146%	41	\$1,748,173	\$72,374,379	400	\$349,198	\$139,679,055	564,761	\$175	\$98,730,091	\$310,783,525	\$310,783,525		
26-Dec-45	1-Jan-46	149%	41	\$1,783,137	\$73,821,867	400	\$356,182	\$142,472,636	564,761	\$178	\$100,704,693	\$316,999,196	\$316,999,196		
26-Dec-46	1-Jan-47	152%	41	\$1,818,800	\$75,298,304	400	\$363,305	\$145,322,089	564,761	\$182	\$102,718,787	\$323,339,180	\$323,339,180		
26-Dec-47	1-Jan-48	155%	41	\$1,855,176	\$76,804,270	400	\$370,571	\$148,228,531	564,761	\$186	\$104,773,162	\$329,805,963	\$329,805,963		
25-Dec-48	1-Jan-49	158%	41	\$1,892,279	\$78,340,355	400	\$377,983	\$151,193,101	564,761	\$189	\$106,868,626	\$336,402,083	\$336,402,083		
25-Dec-49	1-Jan-50	161%	41	\$1,930,125	\$79,907,163	400	\$385,542	\$154,216,963	564,761	\$193	\$109,005,998	\$343,130,124	\$343,130,124		
25-Dec-50	1-Jan-51	164%	41	\$1,968,727	\$81,505,306	400	\$393,253	\$157,301,303	564,761	\$197	\$111,186,118	\$349,992,727	\$349,992,727		
25-Dec-51	1-Jan-52	167%	41	\$2,008,102	\$83,135,412	400	\$401,118	\$160,447,329	564,761	\$201	\$113,409,841	\$356,992,581	\$356,992,581		
24-Dec-52	1-Jan-53	171%	41	\$2,048,264	\$84,798,120	400	\$409,141	\$163,656,275	564,761	\$205	\$115,678,037	\$364,132,433	\$364,132,433		
24-Dec-53	1-Jan-54	174%	41	\$2,089,229	\$86,494,083	400	\$417,324	\$166,929,401	564,761	\$209	\$117,991,598	\$371,415,082	\$371,415,082		
24-Dec-54	1-Jan-55	178%	41	\$2,131,014	\$88,223,964	400	\$425,670	\$170,267,989	564,761	\$213	\$120,351,430	\$378,843,383	\$378,843,383		
24-Dec-55	1-Jan-56	181%	41	\$2,173,634	\$89,988,443	400	\$434,183	\$173,673,349	564,761	\$217	\$122,758,459	\$386,420,251	\$386,420,251		
23-Dec-56	1-Jan-57	185%	41	\$2,217,107	\$91,788,212	400	\$442,867	\$177,146,816	564,761	\$222	\$125,213,628	\$394,148,656	\$394,148,656		
23-Dec-57	1-Jan-58	188%	41	\$2,261,449	\$93,623,977	400	\$451,724	\$180,689,752	564,761	\$226	\$127,717,900	\$402,031,629	\$402,031,629		
23-Dec-58	1-Jan-59	192%	41	\$2,306,678	\$95,496,456	400	\$460,759	\$184,303,547	564,761	\$231	\$130,272,258	\$410,072,262	\$410,072,262		
23-Dec-59	1-Jan-60	196%	41	\$2,352,811	\$97,406,385	400	\$469,974	\$187,989,618	564,761	\$235	\$132,877,704	\$418,273,707	\$418,273,707		
22-Dec-60	1-Jan-61	200%	41	\$2,399,867	\$99,354,513	400	\$479,374	\$191,749,410	564,761	\$240	\$135,535,258	\$426,639,181	\$426,639,181		
22-Dec-61	1-Jan-62	204%	41	\$2,447,865	\$101,341,603	400	\$488,961	\$195,584,399	564,761	\$245	\$138,245,963	\$435,171,965	\$435,171,965		
22-Dec-62	1-Jan-63	208%	41	\$2,496,822	\$103,368,435	400	\$498,740	\$199,496,086	564,761	\$250	\$141,010,882	\$443,875,404	\$443,875,404		
22-Dec-63	1-Jan-64	212%	41	\$2,546,759	\$105,435,804	400	\$508,715	\$203,486,008	564,761	\$255	\$143,831,100	\$452,752,912	\$452,752,912		
21-Dec-64	1-Jan-65	216%	41	\$2,597,694	\$107,544,520	400	\$518,889	\$207,555,728	564,761	\$260	\$146,707,722	\$461,807,970	\$461,807,970		
21-Dec-65	1-Jan-66	221%	41	\$2,649,648	\$109,695,410	400	\$529,267	\$211,706,843	564,761	\$265	\$149,641,876	\$471,044,130	\$471,044,130		
21-Dec-66	1-Jan-67	225%	41	\$2,702,641	\$111,889,319	400	\$539,852	\$215,940,980	564,761	\$270	\$152,634,714	\$480,465,012	\$480,465,012		
21-Dec-67	1-Jan-68	230%	41	\$2,756,693	\$114,127,105	400	\$550,649	\$220,259,799	564,761	\$276	\$155,687,408	\$490,074,312	\$490,074,312		
20-Dec-68	1-Jan-69	234%	41	\$2,811,827	\$116,409,647	400	\$561,662	\$224,664,995	564,761	\$281	\$158,801,156	\$499,875,799	\$499,875,799		
20-Dec-69	1-Jan-70	239%	41	\$2,868,064	\$118,737,840	400	\$572,896	\$229,158,295	564,761	\$287	\$161,977,179	\$509,873,315	\$509,873,315		
20-Dec-70	1-Jan-71	244%	41	\$2,925,425	\$121,112,597	400	\$584,354	\$233,741,461	564,761	\$293	\$165,216,723	\$520,070,781	\$520,070,781		
20-Dec-71	1-Jan-72	249%	41	\$2,983,934	\$123,534,849	400	\$596,041	\$238,416,290	564,761	\$298	\$168,521,057	\$530,472,197	\$530,472,197		
19-Dec-72	1-Jan-73	254%	41	\$3,043,612	\$126,005,546	400	\$607,962	\$243,184,616	564,761	\$304	\$171,891,478	\$541,081,641	\$541,081,641		
19-Dec-73	1-Jan-74	259%	41	\$3,104,484	\$128,525,657	400	\$620,121	\$248,048,309	564,761	\$310	\$175,329,308	\$551,903,273	\$551,903,273		
19-Dec-74	1-Jan-75	264%	41	\$3,166,574	\$131,096,170	400	\$632,523	\$253,009,275	564,761	\$317	\$178,835,894	\$562,941,339	\$562,941,339		
19-Dec-75	1-Jan-76	269%	41	\$3,229,906	\$133,718,093	400	\$645,174	\$258,069,460	564,761	\$323	\$182,412,612	\$574,200,166	\$574,200,166		
18-Dec-76	1-Jan-77	275%	41	\$3,294,504	\$136,392,455	400	\$658,077	\$263,230,849	564,761	\$329	\$186,060,864	\$585,684,169	\$585,684,169		
18-Dec-77	1-Jan-78	280%	41	\$3,360,394	\$139,120,304	400	\$671,239	\$268,495,466	564,761	\$336	\$189,782,082	\$597,397,852	\$597,397,852		
18-Dec-78	1-Jan-79	286%	41	\$3,427,602	\$141,902,710	400	\$684,663	\$273,865,376	564,761	\$343	\$193,577,723	\$609,345,809	\$609,345,809		
18-Dec-79	1-Jan-80	291%	41	\$3,496,154	\$144,740,765	400	\$698,357	\$279,342,683	564,761	\$350	\$197,449,278	\$621,532,725	\$621,532,725		
17-Dec-80	1-Jan-81	297%	41	\$3,566,077	\$147,635,580	400	\$712,324	\$284,929,537	564,761	\$357	\$201,398,263	\$633,963,380	\$633,963,380		
17-Dec-81	1-Jan-82	303%	41	\$3,637,398	\$150,588,291	400	\$726,570	\$290,628,128	564,761	\$364	\$205,426,238	\$646,642,648	\$646,642,648		
17-Dec-82	1-Jan-83	309%	41	\$3,710,146	\$153,600,057	400	\$741,102	\$296,440,690	564,761	\$371	\$209,534,753	\$659,575,501	\$659,575,501		
17-Dec-83	1-Jan-84	315%	41	\$3,784,349	\$156,672,058	400	\$755,924	\$302,369,504	564,761	\$378	\$213,725,448	\$672,767,011	\$672,767,011		
16-Dec-84	1-Jan-85	322%	41	\$3,860,036	\$159,805,500	400	\$771,042	\$308,416,894	564,761	\$386	\$217,999,957	\$686,222,351	\$686,222,351		
16-Dec-85	1-Jan-86	328%	41	\$3,937,237	\$163,001,610	400	\$786,463	\$314,585,232	564,761	\$394	\$222,359,956	\$699,946,798	\$699,946,798		
16-Dec-86	1-Jan-87	335%	41	\$4,015,982	\$166,261,642	400	\$802,192	\$320,876,937	564,761	\$402	\$226,807,155	\$713,945,734	\$713,945,734		
16-Dec-87	1-Jan-88	341%	41	\$4,096,301	\$169,586,875	400	\$818,236	\$327,294,475	564,761	\$410	\$231,343,298	\$728,224,648	\$728,224,648		
15-Dec-88	1-Jan-89	348%	41	\$4,178,227	\$172,978,612	400	\$834,601	\$333,840,365	564,761	\$418	\$235,970,164	\$742,789,141	\$742,789,141		
15-Dec-89	1-Jan-90	355%	41	\$4,261,792	\$176,438,184	400	\$851,293	\$340,510,172	564,761	\$426	\$240,689,568	\$757,644,924	\$757,644,924		
15-Dec-90	1-Jan-91	362%	41	\$4,347,028	\$179,966,948	400	\$868,319	\$347,327,516	564,761	\$435	\$245,503,399	\$772,778,233	\$772,778,233		
14-Dec-91	1-Jan-92	369%	41	\$4,433,968	\$183,596,688	400	\$885,345	\$354,149,060	564,761	\$443	\$250,435,881	\$788,045,581	\$788,045,581		
14-Dec-92	1-Jan-93	377%	41	\$4,522,648	\$187,237,613	400	\$900,399,3								

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.12.1: Projected Assessed Value - 2036 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ²	Residential										Commercial										Total Projected Assessed Value																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
			Single Family - Production Type 2					Multi-Family					Industrial					Office Type 1						Office Type 2					Retail Pad Type 2					Retail Big Box Type 2																																																																																																																																																																																																																																																																																																																																																																																																																																																							
			Value Per Unit ³		Projected Assessed Value		Units ³	Value Per Unit ³		Projected Assessed Value		Sq Ft ³	Value Per Sq Ft ⁴		Projected Assessed Value		Sq Ft ³	Value Per Sq Ft ⁴		Projected Assessed Value		Sq Ft ³		Value Per Sq Ft ⁴		Projected Assessed Value		Sq Ft ³	Value Per Sq Ft ⁴		Projected Assessed Value		Sq Ft ³	Value Per Sq Ft ⁴		Projected Assessed Value																																																																																																																																																																																																																																																																																																																																																																																																																																																					
			Units ³	Units ⁴	Assessed Value	Assessed Value		Units ³	Units ⁴	Assessed Value	Assessed Value		Assessed Value	Assessed Value	Assessed Value	Assessed Value		Assessed Value	Assessed Value	Assessed Value	Assessed Value			Assessed Value	Assessed Value	Assessed Value	Assessed Value		Assessed Value	Assessed Value	Assessed Value	Assessed Value		Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value	Assessed Value

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.12.2: Projected Assessed Value - 2036 Development - Tarrant County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential				Commercial Industrial				Total Projected Assessed Value
			Single Family - Custom Type I			Projected Assessed Value	Industrial				
			Units ³	Value Per Unit ⁴	Sq Ft ⁵		Value Per Sq Ft ⁴	Projected Assessed Value			
31-Dec-25	1-Jan-26	100%	0	\$1,200,000	\$0	0	\$120	\$0	\$0	\$0	
31-Dec-26	1-Jan-27	102%	0	\$1,224,000	\$0	0	\$122	\$0	\$0	\$0	
31-Dec-27	1-Jan-28	104%	0	\$1,273,450	\$0	0	\$127	\$0	\$0	\$0	
31-Dec-28	1-Jan-29	106%	0	\$1,298,919	\$0	0	\$130	\$0	\$0	\$0	
31-Dec-29	1-Jan-30	108%	0	\$1,324,897	\$0	0	\$132	\$0	\$0	\$0	
31-Dec-30	1-Jan-31	110%	0	\$1,351,395	\$0	0	\$135	\$0	\$0	\$0	
31-Dec-31	1-Jan-32	113%	0	\$1,378,423	\$0	0	\$138	\$0	\$0	\$0	
31-Dec-32	1-Jan-33	115%	0	\$1,405,991	\$0	0	\$141	\$0	\$0	\$0	
31-Dec-33	1-Jan-34	117%	0	\$1,434,111	\$0	0	\$143	\$0	\$0	\$0	
31-Dec-34	1-Jan-35	120%	0	\$1,462,793	\$0	0	\$146	\$0	\$0	\$0	
31-Dec-35	1-Jan-36	122%	0	\$1,492,049	\$0	0	\$149	\$0	\$0	\$0	
31-Dec-36	1-Jan-37	124%	41	\$1,521,890	\$63,006,252	564,761	\$152	\$85,950,486	\$63,006,252	\$63,006,252	
31-Dec-37	1-Jan-38	127%	41	\$1,552,328	\$64,266,377	564,761	\$155	\$87,669,495	\$64,266,377	\$64,266,377	
31-Dec-38	1-Jan-39	129%	41	\$1,583,375	\$65,551,705	564,761	\$158	\$89,422,885	\$65,551,705	\$65,551,705	
31-Dec-39	1-Jan-40	132%	41	\$1,615,042	\$66,862,739	564,761	\$162	\$91,211,343	\$66,862,739	\$66,862,739	
31-Dec-40	1-Jan-41	135%	41	\$1,647,343	\$68,199,994	564,761	\$165	\$93,035,570	\$68,199,994	\$68,199,994	
31-Dec-41	1-Jan-42	137%	41	\$1,680,290	\$69,563,994	564,761	\$168	\$94,896,281	\$69,563,994	\$69,563,994	
31-Dec-42	1-Jan-43	140%	41	\$1,713,895	\$70,955,274	564,761	\$171	\$96,794,207	\$70,955,274	\$70,955,274	
31-Dec-43	1-Jan-44	143%	41	\$1,748,173	\$72,374,379	564,761	\$175	\$98,730,091	\$72,374,379	\$72,374,379	
31-Dec-44	1-Jan-45	146%	41	\$1,783,137	\$73,821,867	564,761	\$178	\$100,704,693	\$73,821,867	\$73,821,867	
31-Dec-45	1-Jan-46	149%	41	\$1,818,800	\$75,298,304	564,761	\$182	\$102,718,787	\$75,298,304	\$75,298,304	
31-Dec-46	1-Jan-47	152%	41	\$1,855,176	\$76,804,270	564,761	\$186	\$104,773,162	\$76,804,270	\$76,804,270	
31-Dec-47	1-Jan-48	155%	41	\$1,892,279	\$78,340,355	564,761	\$189	\$106,868,626	\$78,340,355	\$78,340,355	
31-Dec-48	1-Jan-49	158%	41	\$1,930,125	\$79,907,163	564,761	\$193	\$109,005,998	\$79,907,163	\$79,907,163	
31-Dec-49	1-Jan-50	161%	41	\$1,968,727	\$81,505,306	564,761	\$197	\$111,186,118	\$81,505,306	\$81,505,306	
31-Dec-50	1-Jan-51	164%	41	\$2,008,102	\$83,135,412	564,761	\$201	\$113,409,841	\$83,135,412	\$83,135,412	
31-Dec-51	1-Jan-52	167%	41	\$2,048,264	\$84,798,120	564,761	\$205	\$115,678,037	\$84,798,120	\$84,798,120	
31-Dec-52	1-Jan-53	171%	41	\$2,089,229	\$86,494,083	564,761	\$209	\$117,991,598	\$86,494,083	\$86,494,083	
31-Dec-53	1-Jan-54	174%	41	\$2,131,014	\$88,223,964	564,761	\$213	\$120,351,430	\$88,223,964	\$88,223,964	
31-Dec-54	1-Jan-55	178%	41	\$2,173,634	\$89,988,443	564,761	\$217	\$122,758,459	\$89,988,443	\$89,988,443	
31-Dec-55	1-Jan-56	181%	41	\$2,217,107	\$91,788,212	564,761	\$222	\$125,213,628	\$91,788,212	\$91,788,212	
31-Dec-56	1-Jan-57	185%	41	\$2,261,449	\$93,623,977	564,761	\$226	\$127,717,900	\$93,623,977	\$93,623,977	
31-Dec-57	1-Jan-58	188%	41	\$2,306,678	\$95,496,456	564,761	\$231	\$130,272,258	\$95,496,456	\$95,496,456	
31-Dec-58	1-Jan-59	192%	41	\$2,352,811	\$97,406,385	564,761	\$235	\$132,877,704	\$97,406,385	\$97,406,385	
31-Dec-59	1-Jan-60	196%	41	\$2,399,867	\$99,354,513	564,761	\$240	\$135,535,258	\$99,354,513	\$99,354,513	
31-Dec-60	1-Jan-61	200%	41	\$2,447,865	\$101,341,603	564,761	\$245	\$138,245,963	\$101,341,603	\$101,341,603	
31-Dec-61	1-Jan-62	204%	41	\$2,496,822	\$103,368,435	564,761	\$250	\$141,010,882	\$103,368,435	\$103,368,435	
31-Dec-62	1-Jan-63	208%	41	\$2,546,759	\$105,435,804	564,761	\$255	\$143,831,100	\$105,435,804	\$105,435,804	
31-Dec-63	1-Jan-64	212%	41	\$2,597,694	\$107,544,520	564,761	\$260	\$146,707,722	\$107,544,520	\$107,544,520	
31-Dec-64	1-Jan-65	216%	41	\$2,649,648	\$109,695,410	564,761	\$265	\$149,641,876	\$109,695,410	\$109,695,410	
31-Dec-65	1-Jan-66	221%	41	\$2,702,641	\$111,889,319	564,761	\$270	\$152,634,714	\$111,889,319	\$111,889,319	
31-Dec-66	1-Jan-67	225%	41	\$2,756,693	\$114,127,105	564,761	\$276	\$155,687,408	\$114,127,105	\$114,127,105	
31-Dec-67	1-Jan-68	230%	41	\$2,811,827	\$116,409,647	564,761	\$281	\$158,801,156	\$116,409,647	\$116,409,647	
31-Dec-68	1-Jan-69	234%	41	\$2,868,064	\$118,737,840	564,761	\$287	\$161,977,179	\$118,737,840	\$118,737,840	
31-Dec-69	1-Jan-70	239%	41	\$2,925,425	\$121,112,597	564,761	\$293	\$165,216,723	\$121,112,597	\$121,112,597	
31-Dec-70	1-Jan-71	244%	41	\$2,983,934	\$123,534,849	564,761	\$298	\$168,521,057	\$123,534,849	\$123,534,849	
31-Dec-71	1-Jan-72	249%	41	\$3,043,612	\$126,005,546	564,761	\$304	\$171,891,478	\$126,005,546	\$126,005,546	
31-Dec-72	1-Jan-73	254%	41	\$3,104,484	\$128,525,657	564,761	\$310	\$175,329,308	\$128,525,657	\$128,525,657	
31-Dec-73	1-Jan-74	259%	41	\$3,166,574	\$131,096,170	564,761	\$317	\$178,835,894	\$131,096,170	\$131,096,170	
31-Dec-74	1-Jan-75	264%	41	\$3,229,906	\$133,718,093	564,761	\$323	\$182,412,612	\$133,718,093	\$133,718,093	
31-Dec-75	1-Jan-76	269%	41	\$3,294,504	\$136,392,455	564,761	\$329	\$186,060,864	\$136,392,455	\$136,392,455	
31-Dec-76	1-Jan-77	275%	41	\$3,360,394	\$139,120,304	564,761	\$336	\$189,782,082	\$139,120,304	\$139,120,304	
31-Dec-77	1-Jan-78	280%	41	\$3,427,602	\$141,902,710	564,761	\$343	\$193,577,723	\$141,902,710	\$141,902,710	
31-Dec-78	1-Jan-79	286%	41	\$3,496,154	\$144,740,765	564,761	\$350	\$197,449,278	\$144,740,765	\$144,740,765	
31-Dec-79	1-Jan-80	291%	41	\$3,566,077	\$147,635,580	564,761	\$357	\$201,398,263	\$147,635,580	\$147,635,580	
31-Dec-80	1-Jan-81	297%	41	\$3,637,398	\$150,588,291	564,761	\$364	\$205,426,228	\$150,588,291	\$150,588,291	
31-Dec-81	1-Jan-82	303%	41	\$3,710,146	\$153,600,057	564,761	\$371	\$209,534,753	\$153,600,057	\$153,600,057	
31-Dec-82	1-Jan-83	309%	41	\$3,784,349	\$156,672,058	564,761	\$378	\$213,725,448	\$156,672,058	\$156,672,058	
31-Dec-83	1-Jan-84	315%	41	\$3,860,036	\$159,805,500	564,761	\$386	\$217,999,957	\$159,805,500	\$159,805,500	
31-Dec-84	1-Jan-85	322%	41	\$3,937,237	\$163,001,610	564,761	\$394	\$222,359,956	\$163,001,610	\$163,001,610	
31-Dec-85	1-Jan-86	328%	41	\$4,015,982	\$166,261,642	564,761	\$402	\$226,807,155	\$166,261,642	\$166,261,642	
31-Dec-86	1-Jan-87	335%	41	\$4,096,301	\$169,586,875	564,761	\$410	\$231,343,298	\$169,586,875	\$169,586,875	
31-Dec-87	1-Jan-88	341%	41	\$4,178,227	\$172,978,612	564,761	\$418	\$235,970,164	\$172,978,612	\$172,978,612	
31-Dec-88	1-Jan-89	348%	41	\$4,261,792	\$176,438,184	564,761	\$426	\$240,689,568	\$176,438,184	\$176,438,184	
31-Dec-89	1-Jan-90	355%	41	\$4,347,028	\$179,968,948	564,761	\$435	\$245,503,359	\$179,968,948	\$179,968,948	
31-Dec-90	1-Jan-91	362%	41	\$4,433,968	\$183,566,287	564,761	\$443	\$250,413,426	\$183,566,287	\$183,566,287	
31-Dec-91	1-Jan-92	369%	41	\$4,522,648	\$187,237,613	564,761	\$452	\$255,421,695	\$187,237,613	\$187,237,613	
31-Dec-92	1-Jan-93	377%	41	\$4,613,101	\$190,982,365	564,761	\$461	\$260,530,129	\$190,982,365	\$190,982,365	
31-Dec-93	1-Jan-94	384%	41	\$4,705,363	\$194,802,012	564,761	\$471	\$265,740,731	\$194,802,012	\$194,802,012	
31-Dec-94	1-Jan-95	392%	41	\$4,799,470	\$198,698,053	564,761	\$480	\$271,055,546	\$198,698,053	\$198,698,053	
31-Dec-95	1-Jan-96	400%	41	\$4,895,459	\$202,672,014	564,761	\$490	\$276,476,657	\$202,672,014	\$202,672,014	
31-Dec-96	1-Jan-97	408%	41	\$4,993,368	\$206,725,454	564,761	\$499	\$282,006,190	\$206,725,454	\$206,725,454	
31-Dec-97	1-Jan-98	416%	41	\$5,093,236	\$210,859,963	564,761	\$509	\$287,646,314	\$210,859,963	\$210,859,963	
31-Dec-98	1-Jan-99	424%	41	\$5,195,101	\$215,077,162	564,761	\$520	\$293,399,240	\$215,077,162	\$215,077,162	
31-Dec-99	1-Jan-00	433%	41	\$5,299,003	\$219,378,705	564,761	\$530	\$299,267,225	\$219,378,705	\$219,378,705	
31-Dec-00	1-Jan-01	442%	41	\$5,404,983	\$223,766,280	564,761	\$540	\$305,252,569	\$223,766,280	\$223,766,280	
31-Dec-01	1-Jan-02	450%	41	\$5,513,082	\$228,241,605	564,761	\$551	\$311,357,621	\$228,241,605	\$228,241,605	
31-Dec-02	1-Jan-03	459%	41	\$5,623,344	\$232,806,437	564,761	\$562	\$317,584,773	\$232,806,437	\$232,806,437	
31-Dec-03	1-Jan-04	469%	41	\$5,735,811	\$237,462,566	564,761	\$574	\$323,936,469	\$237,462,566	\$237,462,566	
31-Dec-04	1-Jan-05	478%	41	\$5,850,527	\$242,211,817	564,761	\$585	\$330,415,198	\$242,211,817	\$242,211,817	
31-Dec-05	1-Jan-06	488%	41	\$5,967,538	\$247,056,054	564,761	\$597	\$337,023,502	\$247,056,054	\$247,056,054	
31-Dec-06	1-Jan-07	497%	41	\$6,086,888	\$251,997,175	564,761	\$609	\$343,763,972	\$251,997,175	\$251,997,175	
31-Dec-07	1-Jan-08	507%	41	\$6,208,626	\$257,037,118	564,761	\$621	\$350,639,251	\$257,037,118	\$257,037,118	

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.12.2.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.13.1: Projected Assessed Value - 2037 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ³	Residential										Commercial										Total Projected Assessed Value	
			Multi-Family		Industrial		Office Type 1		Office Type 2		Retail Pad Type 2		Retail Big Box Type 2		Value Per		Projected		Value Per		Projected			
			Units ⁴	Value Per Unit ⁵	Projected Assessed Value	Sq Ft ¹	Value Per Sq Ft ¹	Projected Assessed Value	Sq Ft ¹	Value Per Sq Ft ¹	Projected Assessed Value	Sq Ft ¹	Value Per Sq Ft ¹	Projected Assessed Value	Sq Ft ¹	Value Per Sq Ft ¹	Projected Assessed Value	Sq Ft ¹	Value Per Sq Ft ¹	Projected Assessed Value	Sq Ft ¹	Value Per Sq Ft ¹	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$235,000	\$0	0	\$120	\$0	0	\$600	\$0	0	\$425	\$0	0	\$425	\$0	0	\$425	\$0	0	\$425	\$0	\$0
31-Dec-26	1-Jan-27	100%	0	\$239,700	\$0	0	\$122	\$0	0	\$612	\$0	0	\$456	\$0	0	\$456	\$0	0	\$456	\$0	0	\$456	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$244,494	\$0	0	\$125	\$0	0	\$636	\$0	0	\$465	\$0	0	\$465	\$0	0	\$465	\$0	0	\$465	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$249,384	\$0	0	\$127	\$0	0	\$649	\$0	0	\$474	\$0	0	\$474	\$0	0	\$474	\$0	0	\$474	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$254,372	\$0	0	\$130	\$0	0	\$662	\$0	0	\$484	\$0	0	\$484	\$0	0	\$484	\$0	0	\$484	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$259,459	\$0	0	\$132	\$0	0	\$675	\$0	0	\$494	\$0	0	\$494	\$0	0	\$494	\$0	0	\$494	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$264,648	\$0	0	\$135	\$0	0	\$689	\$0	0	\$503	\$0	0	\$503	\$0	0	\$503	\$0	0	\$503	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$269,941	\$0	0	\$138	\$0	0	\$703	\$0	0	\$513	\$0	0	\$513	\$0	0	\$513	\$0	0	\$513	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$275,340	\$0	0	\$141	\$0	0	\$717	\$0	0	\$524	\$0	0	\$524	\$0	0	\$524	\$0	0	\$524	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$280,847	\$0	0	\$143	\$0	0	\$731	\$0	0	\$534	\$0	0	\$534	\$0	0	\$534	\$0	0	\$534	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$286,464	\$0	0	\$146	\$0	0	\$746	\$0	0	\$545	\$0	0	\$545	\$0	0	\$545	\$0	0	\$545	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$292,193	\$0	0	\$149	\$0	0	\$760	\$0	0	\$556	\$0	0	\$556	\$0	0	\$556	\$0	0	\$556	\$0	\$0
28-Dec-37	1-Jan-38	127%	207	\$298,037	\$61,692,622	1,589,319	\$152	\$241,876,901	17,667	\$776	\$13,703,758	529,667	\$567	\$300,270,196	10,000	\$550	\$5,497,828	27,333	\$543	\$14,850,604	\$637,892,909			
28-Dec-38	1-Jan-39	129%	207	\$303,998	\$62,927,495	1,589,319	\$155	\$246,714,439	17,667	\$791	\$13,977,833	529,667	\$578	\$306,275,599	10,000	\$561	\$5,607,785	27,333	\$554	\$15,147,616	\$660,650,767			
28-Dec-39	1-Jan-40	132%	207	\$310,078	\$64,186,044	1,589,319	\$158	\$251,648,728	17,667	\$807	\$14,257,390	529,667	\$590	\$312,401,111	10,000	\$572	\$5,719,940	27,333	\$565	\$15,450,569	\$663,663,782			
27-Dec-40	1-Jan-41	135%	207	\$316,279	\$65,469,765	1,589,319	\$162	\$256,681,702	17,667	\$823	\$14,542,538	529,667	\$602	\$318,649,114	10,000	\$583	\$5,834,339	27,333	\$577	\$15,759,580	\$676,937,058			
27-Dec-41	1-Jan-42	137%	207	\$322,605	\$66,779,161	1,589,319	\$165	\$261,815,336	17,667	\$840	\$14,833,388	529,667	\$614	\$325,022,116	10,000	\$595	\$5,951,026	27,333	\$588	\$16,074,771	\$690,475,799			
27-Dec-42	1-Jan-43	140%	207	\$329,057	\$68,114,744	1,589,319	\$168	\$267,051,643	17,667	\$856	\$15,130,056	529,667	\$626	\$331,522,559	10,000	\$607	\$6,070,047	27,333	\$600	\$16,396,267	\$704,285,315			
27-Dec-43	1-Jan-44	143%	207	\$335,638	\$69,477,039	1,589,319	\$171	\$272,392,676	17,667	\$874	\$15,432,657	529,667	\$638	\$338,153,010	10,000	\$619	\$6,191,447	27,333	\$612	\$16,724,192	\$718,371,021			
26-Dec-44	1-Jan-45	146%	207	\$342,351	\$70,866,579	1,589,319	\$175	\$277,840,529	17,667	\$891	\$15,741,310	529,667	\$651	\$344,916,070	10,000	\$632	\$6,315,276	27,333	\$624	\$17,058,676	\$732,738,442			
26-Dec-45	1-Jan-46	149%	207	\$349,198	\$72,283,911	1,589,319	\$178	\$283,397,340	17,667	\$909	\$16,056,137	529,667	\$664	\$351,814,391	10,000	\$644	\$6,441,582	27,333	\$637	\$17,399,850	\$747,393,211			
26-Dec-46	1-Jan-47	152%	207	\$356,182	\$73,729,589	1,589,319	\$182	\$289,065,287	17,667	\$927	\$16,377,259	529,667	\$678	\$358,850,679	10,000	\$657	\$6,570,414	27,333	\$649	\$17,747,847	\$762,341,075			
26-Dec-47	1-Jan-48	155%	207	\$363,305	\$75,204,181	1,589,319	\$186	\$294,846,593	17,667	\$946	\$16,704,804	529,667	\$691	\$366,027,693	10,000	\$670	\$6,701,822	27,333	\$662	\$18,102,804	\$777,587,896			
25-Dec-48	1-Jan-49	158%	207	\$370,571	\$76,708,265	1,589,319	\$189	\$300,743,524	17,667	\$964	\$17,038,901	529,667	\$705	\$373,348,247	10,000	\$684	\$6,835,858	27,333	\$676	\$18,464,860	\$793,139,654			
25-Dec-49	1-Jan-50	161%	207	\$377,983	\$78,242,430	1,589,319	\$193	\$306,758,395	17,667	\$984	\$17,379,679	529,667	\$719	\$380,815,212	10,000	\$697	\$6,972,575	27,333	\$689	\$18,834,157	\$809,002,447			
25-Dec-50	1-Jan-51	164%	207	\$385,542	\$79,807,279	1,589,319	\$197	\$312,893,563	17,667	\$1,003	\$17,722,722	529,667	\$733	\$388,431,516	10,000	\$711	\$7,112,027	27,333	\$703	\$19,210,840	\$825,182,496			
24-Dec-51	1-Jan-52	167%	207	\$393,253	\$81,403,424	1,589,319	\$201	\$319,151,434	17,667	\$1,023	\$18,081,818	529,667	\$748	\$396,200,146	10,000	\$725	\$7,254,268	27,333	\$717	\$19,595,057	\$841,686,146			
24-Dec-52	1-Jan-53	171%	207	\$401,118	\$83,031,493	1,589,319	\$205	\$325,534,463	17,667	\$1,044	\$18,443,454	529,667	\$763	\$404,124,149	10,000	\$740	\$7,399,353	27,333	\$731	\$19,986,958	\$858,519,869			
24-Dec-53	1-Jan-54	174%	207	\$409,141	\$84,692,123	1,589,319	\$209	\$332,045,152	17,667	\$1,065	\$18,812,323	529,667	\$778	\$412,260,632	10,000	\$755	\$7,547,340	27,333	\$746	\$20,386,697	\$875,690,267			
24-Dec-54	1-Jan-55	178%	207	\$417,324	\$86,385,965	1,589,319	\$213	\$338,686,055	17,667	\$1,086	\$19,188,659	529,667	\$794	\$420,450,765	10,000	\$770	\$7,698,287	27,333	\$761	\$20,794,431	\$893,204,072			
24-Dec-55	1-Jan-56	181%	207	\$425,670	\$88,113,684	1,589,319	\$217	\$345,459,776	17,667	\$1,108	\$19,572,341	529,667	\$810	\$428,859,780	10,000	\$785	\$7,852,252	27,333	\$776	\$21,210,320	\$911,068,153			
23-Dec-56	1-Jan-57	185%	207	\$434,183	\$89,875,958	1,589,319	\$222	\$352,368,972	17,667	\$1,130	\$19,963,788	529,667	\$826	\$437,436,976	10,000	\$801	\$8,009,298	27,333	\$792	\$21,634,526	\$929,289,516			
23-Dec-57	1-Jan-58	188%	207	\$442,867	\$91,673,477	1,589,319	\$226	\$359,416,351	17,667	\$1,153	\$20,363,063	529,667	\$842	\$446,185,715	10,000	\$817	\$8,169,483	27,333	\$807	\$22,067,217	\$947,875,307			
23-Dec-58	1-Jan-59	192%	207	\$451,724	\$93,506,947	1,589,319	\$231	\$366,604,678	17,667	\$1,176	\$20,770,325	529,667	\$859	\$455,109,429	10,000	\$833	\$8,332,873	27,333	\$823	\$22,508,561	\$966,832,813			
23-Dec-59	1-Jan-60	196%	207	\$460,759	\$95,377,086	1,589,319	\$235	\$373,936,772	17,667	\$1,199	\$21,185,731	529,667	\$876	\$464,211,618	10,000	\$850	\$8,499,531	27,333	\$840	\$22,958,732	\$986,169,469			
22-Dec-60	1-Jan-61	200%	207	\$469,974	\$97,284,627	1,589,319	\$240	\$381,415,507	17,667	\$1,223	\$21,609,446	529,667	\$894	\$473,495,850	10,000	\$867	\$8,669,521	27,333	\$857	\$23,417,907	\$1,005,892,859			
22-Dec-61	1-Jan-62	204%	207	\$479,374	\$99,230,320	1,589,319	\$245	\$389,043,171	17,667	\$1,248	\$22,041,635	529,667	\$912	\$482,965,767	10,000	\$884	\$8,842,912	27,333	\$874	\$23,886,265	\$1,026,010,730			
22-Dec-62	1-Jan-63	208%	207	\$488,961	\$101,214,926	1,589,319	\$250	\$396,824,694	17,667	\$1,273	\$22,482,467	529,667	\$930	\$492,625,083	10,000	\$902	\$9,019,770	27,333	\$891	\$24,363,990	\$1,046,530,916			
22-Dec-63	1-Jan-64	212%	207	\$498,740	\$103,239,225	1,589,319	\$255	\$404,761,187	17,667	\$1,298	\$22,932,117	529,667	\$949	\$502,471,454	10,000	\$920	\$9,200,165	27,333	\$909	\$24,851,270	\$1,067,461,549			
22-Dec-64	1-Jan-65	216%	207	\$508,715	\$105,304,009	1,589,319	\$260	\$412,856,411	17,667	\$1,324	\$23,390,759	529,667	\$968	\$512,527,136	10,000	\$938	\$9,384,169	27,333	\$927	\$25,348,295	\$1,088,81,780			
21-Dec-65	1-Jan-66	221%	207	\$518,889	\$107,410,089	1,589,319	\$265	\$421,113,559	17,667	\$1,350	\$23,858,574	529,667	\$987	\$522,777,897	10,000	\$957	\$9,571,852	27,333	\$946	\$25,855,261	\$1,110,586,995			
21-Dec-66	1-Jan-67	225%	207	\$529,267	\$109,558,291	1,589,319	\$270	\$429,535																

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.13.2: Projected Assessed Value - 2037 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ³	Residential				Commercial				Total Projected Assessed Value
			Single Family - Custom Type 1			Projected Assessed Value	Industrial				
			Units ¹	Value Per Unit ⁴			Sq Ft ⁵	Value Per Sq Ft ⁶	Projected Assessed Value		
31-Dec-25	1-Jan-26	100%	0	\$1,200,000	\$0	0	\$120	\$0	\$0	\$0	
31-Dec-26	1-Jan-27	102%	0	\$1,224,000	\$0	0	\$122	\$0	\$0	\$0	
31-Dec-27	1-Jan-28	104%	0	\$1,248,480	\$0	0	\$125	\$0	\$0	\$0	
31-Dec-28	1-Jan-29	106%	0	\$1,273,450	\$0	0	\$127	\$0	\$0	\$0	
31-Dec-29	1-Jan-30	108%	0	\$1,298,919	\$0	0	\$130	\$0	\$0	\$0	
31-Dec-30	1-Jan-31	110%	0	\$1,324,897	\$0	0	\$132	\$0	\$0	\$0	
31-Dec-31	1-Jan-32	113%	0	\$1,351,395	\$0	0	\$135	\$0	\$0	\$0	
31-Dec-32	1-Jan-33	115%	0	\$1,378,423	\$0	0	\$138	\$0	\$0	\$0	
31-Dec-33	1-Jan-34	117%	0	\$1,405,991	\$0	0	\$141	\$0	\$0	\$0	
31-Dec-34	1-Jan-35	120%	0	\$1,434,111	\$0	0	\$143	\$0	\$0	\$0	
31-Dec-35	1-Jan-36	122%	0	\$1,462,793	\$0	0	\$146	\$0	\$0	\$0	
31-Dec-36	1-Jan-37	124%	0	\$1,492,049	\$0	0	\$149	\$0	\$0	\$0	
31-Dec-37	1-Jan-38	127%	41	\$1,521,890	\$63,006,252	564,761	\$152	\$85,950,486	\$148,956,738	\$148,956,738	
31-Dec-38	1-Jan-39	129%	41	\$1,552,328	\$64,266,377	564,761	\$155	\$87,669,495	\$151,935,873	\$151,935,873	
31-Dec-39	1-Jan-40	132%	41	\$1,583,375	\$65,551,705	564,761	\$158	\$89,422,885	\$154,974,590	\$154,974,590	
31-Dec-40	1-Jan-41	135%	41	\$1,615,042	\$66,862,739	564,761	\$162	\$91,211,343	\$158,074,082	\$158,074,082	
31-Dec-41	1-Jan-42	137%	41	\$1,647,343	\$68,199,994	564,761	\$165	\$93,035,570	\$161,235,564	\$161,235,564	
31-Dec-42	1-Jan-43	140%	41	\$1,680,290	\$69,563,994	564,761	\$168	\$94,896,281	\$164,460,275	\$164,460,275	
31-Dec-43	1-Jan-44	143%	41	\$1,713,895	\$70,955,274	564,761	\$171	\$96,794,207	\$167,749,481	\$167,749,481	
31-Dec-44	1-Jan-45	146%	41	\$1,748,173	\$72,374,379	564,761	\$175	\$98,730,091	\$171,104,470	\$171,104,470	
31-Dec-45	1-Jan-46	149%	41	\$1,783,137	\$73,821,867	564,761	\$178	\$100,704,693	\$174,526,560	\$174,526,560	
31-Dec-46	1-Jan-47	152%	41	\$1,818,800	\$75,298,304	564,761	\$182	\$102,718,787	\$178,017,091	\$178,017,091	
31-Dec-47	1-Jan-48	155%	41	\$1,855,176	\$76,804,270	564,761	\$186	\$104,773,162	\$181,577,433	\$181,577,433	
31-Dec-48	1-Jan-49	158%	41	\$1,892,279	\$78,340,355	564,761	\$189	\$106,868,626	\$185,208,981	\$185,208,981	
31-Dec-49	1-Jan-50	161%	41	\$1,930,125	\$79,907,163	564,761	\$193	\$109,005,998	\$188,913,161	\$188,913,161	
31-Dec-50	1-Jan-51	164%	41	\$1,968,727	\$81,505,306	564,761	\$197	\$111,186,118	\$192,691,424	\$192,691,424	
31-Dec-51	1-Jan-52	167%	41	\$2,008,102	\$83,135,412	564,761	\$201	\$113,409,841	\$196,545,253	\$196,545,253	
31-Dec-52	1-Jan-53	171%	41	\$2,048,264	\$84,798,120	564,761	\$205	\$115,678,037	\$200,476,158	\$200,476,158	
31-Dec-53	1-Jan-54	174%	41	\$2,089,229	\$86,494,083	564,761	\$209	\$117,991,598	\$204,485,681	\$204,485,681	
31-Dec-54	1-Jan-55	178%	41	\$2,131,014	\$88,223,964	564,761	\$213	\$120,351,430	\$208,575,394	\$208,575,394	
31-Dec-55	1-Jan-56	181%	41	\$2,173,634	\$89,988,443	564,761	\$217	\$122,758,459	\$212,746,902	\$212,746,902	
31-Dec-56	1-Jan-57	185%	41	\$2,217,107	\$91,788,212	564,761	\$222	\$125,213,628	\$217,001,840	\$217,001,840	
31-Dec-57	1-Jan-58	188%	41	\$2,261,449	\$93,623,977	564,761	\$226	\$127,717,900	\$221,341,877	\$221,341,877	
31-Dec-58	1-Jan-59	192%	41	\$2,306,678	\$95,496,456	564,761	\$231	\$130,272,258	\$225,768,715	\$225,768,715	
31-Dec-59	1-Jan-60	196%	41	\$2,352,811	\$97,406,385	564,761	\$235	\$132,877,704	\$230,284,089	\$230,284,089	
31-Dec-60	1-Jan-61	200%	41	\$2,399,867	\$99,354,513	564,761	\$240	\$135,535,258	\$234,889,771	\$234,889,771	
31-Dec-61	1-Jan-62	204%	41	\$2,447,865	\$101,341,603	564,761	\$245	\$138,245,963	\$239,587,566	\$239,587,566	
31-Dec-62	1-Jan-63	208%	41	\$2,496,822	\$103,368,435	564,761	\$250	\$141,010,882	\$244,379,317	\$244,379,317	
31-Dec-63	1-Jan-64	212%	41	\$2,546,759	\$105,435,804	564,761	\$255	\$143,831,100	\$249,266,904	\$249,266,904	
31-Dec-64	1-Jan-65	216%	41	\$2,597,694	\$107,544,520	564,761	\$260	\$146,707,722	\$254,252,242	\$254,252,242	
31-Dec-65	1-Jan-66	221%	41	\$2,649,648	\$109,695,410	564,761	\$265	\$149,641,876	\$259,337,287	\$259,337,287	
31-Dec-66	1-Jan-67	225%	41	\$2,702,641	\$111,889,319	564,761	\$270	\$152,634,714	\$264,524,032	\$264,524,032	
31-Dec-67	1-Jan-68	230%	41	\$2,756,693	\$114,127,105	564,761	\$276	\$155,687,408	\$269,814,513	\$269,814,513	
31-Dec-68	1-Jan-69	234%	41	\$2,811,827	\$116,409,647	564,761	\$281	\$158,801,156	\$275,210,803	\$275,210,803	
31-Dec-69	1-Jan-70	239%	41	\$2,868,064	\$118,737,840	564,761	\$287	\$161,977,179	\$280,715,019	\$280,715,019	
31-Dec-70	1-Jan-71	244%	41	\$2,925,425	\$121,112,597	564,761	\$293	\$165,216,723	\$286,329,320	\$286,329,320	
31-Dec-71	1-Jan-72	249%	41	\$2,983,934	\$123,534,849	564,761	\$298	\$168,521,057	\$292,055,906	\$292,055,906	
31-Dec-72	1-Jan-73	254%	41	\$3,043,612	\$126,005,546	564,761	\$304	\$171,891,478	\$297,897,024	\$297,897,024	
31-Dec-73	1-Jan-74	259%	41	\$3,104,484	\$128,525,657	564,761	\$310	\$175,329,308	\$303,854,965	\$303,854,965	
31-Dec-74	1-Jan-75	264%	41	\$3,166,574	\$131,096,170	564,761	\$317	\$178,835,894	\$309,932,064	\$309,932,064	
31-Dec-75	1-Jan-76	269%	41	\$3,229,906	\$133,718,093	564,761	\$323	\$182,412,612	\$316,130,705	\$316,130,705	
31-Dec-76	1-Jan-77	275%	41	\$3,294,504	\$136,392,455	564,761	\$329	\$186,060,864	\$322,453,319	\$322,453,319	
31-Dec-77	1-Jan-78	280%	41	\$3,360,394	\$139,120,304	564,761	\$336	\$189,782,082	\$328,902,386	\$328,902,386	
31-Dec-78	1-Jan-79	286%	41	\$3,427,602	\$141,902,710	564,761	\$343	\$193,577,723	\$335,480,434	\$335,480,434	
31-Dec-79	1-Jan-80	291%	41	\$3,496,154	\$144,740,765	564,761	\$350	\$197,449,278	\$342,190,042	\$342,190,042	
31-Dec-80	1-Jan-81	297%	41	\$3,566,077	\$147,635,580	564,761	\$357	\$201,398,263	\$349,033,843	\$349,033,843	
31-Dec-81	1-Jan-82	303%	41	\$3,637,398	\$150,588,291	564,761	\$364	\$205,426,228	\$356,014,520	\$356,014,520	
31-Dec-82	1-Jan-83	309%	41	\$3,710,146	\$153,600,057	564,761	\$371	\$209,534,753	\$363,134,810	\$363,134,810	
31-Dec-83	1-Jan-84	315%	41	\$3,784,349	\$156,672,058	564,761	\$378	\$213,725,448	\$370,397,507	\$370,397,507	
31-Dec-84	1-Jan-85	322%	41	\$3,860,036	\$159,805,500	564,761	\$386	\$217,999,957	\$377,805,457	\$377,805,457	
31-Dec-85	1-Jan-86	328%	41	\$3,937,237	\$163,001,610	564,761	\$394	\$222,359,956	\$385,361,566	\$385,361,566	
31-Dec-86	1-Jan-87	335%	41	\$4,015,982	\$166,261,642	564,761	\$402	\$226,807,155	\$393,068,797	\$393,068,797	
31-Dec-87	1-Jan-88	341%	41	\$4,096,301	\$169,586,875	564,761	\$410	\$231,343,298	\$400,930,173	\$400,930,173	
31-Dec-88	1-Jan-89	348%	41	\$4,178,227	\$172,978,612	564,761	\$418	\$235,970,164	\$408,948,777	\$408,948,777	
31-Dec-89	1-Jan-90	355%	41	\$4,261,792	\$176,438,184	564,761	\$426	\$240,689,568	\$417,127,752	\$417,127,752	
31-Dec-90	1-Jan-91	362%	41	\$4,347,028	\$179,966,948	564,761	\$435	\$245,503,359	\$425,470,307	\$425,470,307	
31-Dec-91	1-Jan-92	369%	41	\$4,433,968	\$183,566,287	564,761	\$443	\$250,413,426	\$433,979,713	\$433,979,713	
31-Dec-92	1-Jan-93	377%	41	\$4,522,648	\$187,237,613	564,761	\$452	\$255,421,695	\$442,659,307	\$442,659,307	
31-Dec-93	1-Jan-94	384%	41	\$4,613,101	\$190,982,365	564,761	\$461	\$260,530,129	\$451,512,494	\$451,512,494	
31-Dec-94	1-Jan-95	392%	41	\$4,705,363	\$194,802,012	564,761	\$471	\$265,740,731	\$460,542,744	\$460,542,744	
31-Dec-95	1-Jan-96	400%	41	\$4,799,470	\$198,698,053	564,761	\$480	\$271,055,546	\$469,753,598	\$469,753,598	
31-Dec-96	1-Jan-97	408%	41	\$4,895,459	\$202,672,014	564,761	\$490	\$276,476,657	\$479,148,670	\$479,148,670	
31-Dec-97	1-Jan-98	416%	41	\$4,993,368	\$206,725,454	564,761	\$499	\$282,006,190	\$488,731,644	\$488,731,644	
31-Dec-98	1-Jan-99	424%	41	\$5,093,236	\$210,859,963	564,761	\$509	\$287,646,314	\$498,506,277	\$498,506,277	
31-Dec-99	1-Jan-00	433%	41	\$5,195,101	\$215,077,162	564,761	\$520	\$293,399,240	\$508,476,402	\$508,476,402	
31-Dec-00	1-Jan-01	442%	41	\$5,299,003	\$219,378,705	564,761	\$530	\$299,267,225	\$518,645,930	\$518,645,930	
31-Dec-01	1-Jan-02	450%	41	\$5,404,983	\$223,766,280	564,761	\$540	\$305,252,569	\$529,018,849	\$529,018,849	
31-Dec-02	1-Jan-03	459%	41	\$5,513,082	\$228,241,605	564,761	\$551	\$311,357,621	\$539,599,226	\$539,599,226	
31-Dec-03	1-Jan-04	469%	41	\$5,623,344	\$232,806,437	564,761	\$562	\$317,584,773	\$550,391,210	\$550,391,210	
31-Dec-04	1-Jan-05	478%	41	\$5,735,811	\$237,462,566	564,761	\$574	\$323,936,469	\$561,399,035	\$561,399,035	
31-Dec-05	1-Jan-06	488%	41	\$5,850,527	\$242,211,817	564,761	\$585	\$330,415,198	\$572,627,015	\$572,627,015	
31-Dec-06	1-Jan-07	497%	41	\$5,967,538	\$247,056,054	564,761	\$597	\$337,023,502	\$584,079,556	\$584,079,556	
31-Dec-07	1-Jan-08	507%	41	\$6,086,888	\$251,997,175	564,761	\$609	\$343,763,772	\$595,761,144	\$595,761,144	

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.14.1: Projected Assessed Value - 2038 Development¹ - Parker County

Development Year Ending	Assessed As Of	2.0% Inflation Factor	Residential			Industrial			Office Type 1			Commercial Office Type 2			Retail Pad Type 2			Retail Big Box Type 2			Total Projected
			Multi-Family		Projected	Value Per Unit		Projected	Value Per Sq Ft		Projected	Value Per Sq Ft		Projected	Value Per Sq Ft		Projected	Value Per Sq Ft			
			Units ¹	Value Per Unit ²		Units ¹	Value Per Unit ²		Sq Ft ¹	Value Per Sq Ft ²		Sq Ft ¹	Value Per Sq Ft ²		Units ¹	Value Per Unit ²		Sq Ft ¹	Value Per Sq Ft ²	Units ¹	
31-Dec-25	1-Jan-26	100%	0	\$235,000	\$0	0	\$120	\$0	0	\$600	\$0	0	\$447	\$0	0	\$425	\$0	0	\$420	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$239,700	\$0	0	\$122	\$0	0	\$612	\$0	0	\$456	\$0	0	\$434	\$0	0	\$428	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$244,494	\$0	0	\$125	\$0	0	\$624	\$0	0	\$465	\$0	0	\$442	\$0	0	\$437	\$0	\$0
31-Dec-28	1-Jan-29	106%	0	\$249,384	\$0	0	\$127	\$0	0	\$636	\$0	0	\$474	\$0	0	\$451	\$0	0	\$446	\$0	\$0
31-Dec-29	1-Jan-30	108%	0	\$254,372	\$0	0	\$130	\$0	0	\$649	\$0	0	\$484	\$0	0	\$460	\$0	0	\$455	\$0	\$0
31-Dec-30	1-Jan-31	110%	0	\$259,459	\$0	0	\$132	\$0	0	\$662	\$0	0	\$494	\$0	0	\$469	\$0	0	\$464	\$0	\$0
31-Dec-31	1-Jan-32	113%	0	\$264,648	\$0	0	\$135	\$0	0	\$675	\$0	0	\$503	\$0	0	\$479	\$0	0	\$473	\$0	\$0
31-Dec-32	1-Jan-33	115%	0	\$269,941	\$0	0	\$138	\$0	0	\$689	\$0	0	\$513	\$0	0	\$488	\$0	0	\$482	\$0	\$0
31-Dec-33	1-Jan-34	117%	0	\$275,340	\$0	0	\$141	\$0	0	\$703	\$0	0	\$524	\$0	0	\$498	\$0	0	\$492	\$0	\$0
31-Dec-34	1-Jan-35	120%	0	\$280,847	\$0	0	\$143	\$0	0	\$717	\$0	0	\$534	\$0	0	\$508	\$0	0	\$502	\$0	\$0
31-Dec-35	1-Jan-36	122%	0	\$286,464	\$0	0	\$146	\$0	0	\$731	\$0	0	\$545	\$0	0	\$518	\$0	0	\$512	\$0	\$0
31-Dec-36	1-Jan-37	124%	0	\$292,193	\$0	0	\$149	\$0	0	\$746	\$0	0	\$556	\$0	0	\$528	\$0	0	\$522	\$0	\$0
31-Dec-37	1-Jan-38	127%	0	\$298,037	\$0	0	\$152	\$0	0	\$760	\$0	0	\$567	\$0	0	\$539	\$0	0	\$533	\$0	\$0
31-Dec-38	1-Jan-39	129%	207	\$303,998	\$62,927,495	691,986	\$155	\$107,418,877	17,667	\$776	\$13,703,758	529,667	\$578	\$306,275,599	43,333	\$550	\$23,823,922	10,000	\$543	\$5,433,148	\$519,582,799
31-Dec-39	1-Jan-40	132%	207	\$310,078	\$64,186,044	691,986	\$158	\$109,567,255	17,667	\$791	\$13,977,833	529,667	\$590	\$312,401,111	43,333	\$561	\$24,300,401	10,000	\$554	\$5,541,811	\$529,974,455
31-Dec-40	1-Jan-41	135%	207	\$316,279	\$65,768,607	691,986	\$162	\$111,758,600	17,667	\$807	\$14,257,390	529,667	\$602	\$318,649,134	43,333	\$572	\$24,786,409	10,000	\$565	\$5,652,647	\$540,573,444
31-Dec-41	1-Jan-42	137%	207	\$322,605	\$66,779,161	691,986	\$165	\$113,993,772	17,667	\$823	\$14,542,538	529,667	\$614	\$325,022,116	43,333	\$583	\$25,282,137	10,000	\$577	\$5,765,700	\$551,385,423
31-Dec-42	1-Jan-43	140%	207	\$329,057	\$68,114,744	691,986	\$168	\$116,273,647	17,667	\$840	\$14,833,388	529,667	\$626	\$331,522,559	43,333	\$595	\$25,787,779	10,000	\$588	\$5,881,014	\$562,413,131
31-Dec-43	1-Jan-44	143%	207	\$335,638	\$69,477,039	691,986	\$171	\$118,599,120	17,667	\$856	\$15,130,056	529,667	\$638	\$338,153,010	43,333	\$607	\$26,303,535	10,000	\$600	\$5,998,634	\$573,661,394
31-Dec-44	1-Jan-45	146%	207	\$342,351	\$70,866,579	691,986	\$175	\$120,931,102	17,667	\$874	\$15,432,657	529,667	\$651	\$344,916,070	43,333	\$619	\$26,829,606	10,000	\$612	\$6,118,607	\$585,134,622
31-Dec-45	1-Jan-46	149%	207	\$349,198	\$72,283,911	691,986	\$178	\$123,390,524	17,667	\$891	\$15,741,310	529,667	\$664	\$351,814,391	43,333	\$632	\$27,366,198	10,000	\$624	\$6,240,979	\$596,837,314
31-Dec-46	1-Jan-47	152%	207	\$356,182	\$73,729,589	691,986	\$182	\$125,858,335	17,667	\$909	\$16,056,137	529,667	\$678	\$358,850,679	43,333	\$644	\$27,913,522	10,000	\$637	\$6,365,799	\$608,774,060
31-Dec-47	1-Jan-48	155%	207	\$363,305	\$75,204,181	691,986	\$186	\$128,375,052	17,667	\$927	\$16,377,259	529,667	\$691	\$366,027,693	43,333	\$657	\$28,471,792	10,000	\$649	\$6,493,115	\$620,949,542
31-Dec-48	1-Jan-49	158%	207	\$370,571	\$76,708,265	691,986	\$189	\$130,943,012	17,667	\$946	\$16,704,804	529,667	\$705	\$373,348,247	43,333	\$670	\$29,041,228	10,000	\$662	\$6,622,977	\$633,368,533
31-Dec-49	1-Jan-50	161%	207	\$377,983	\$78,242,430	691,986	\$193	\$133,561,872	17,667	\$964	\$17,038,901	529,667	\$719	\$380,815,212	43,333	\$684	\$29,622,053	10,000	\$676	\$6,755,436	\$646,035,903
31-Dec-50	1-Jan-51	164%	207	\$385,542	\$79,807,279	691,986	\$197	\$136,233,109	17,667	\$984	\$17,379,679	529,667	\$733	\$388,431,516	43,333	\$697	\$30,214,494	10,000	\$689	\$6,890,545	\$658,956,621
31-Dec-51	1-Jan-52	167%	207	\$393,253	\$81,403,424	691,986	\$201	\$138,957,771	17,667	\$1,003	\$17,727,272	529,667	\$748	\$396,200,146	43,333	\$711	\$30,818,784	10,000	\$703	\$7,028,356	\$672,135,754
31-Dec-52	1-Jan-53	171%	207	\$401,118	\$83,031,493	691,986	\$205	\$141,736,927	17,667	\$1,023	\$18,081,818	529,667	\$763	\$404,124,149	43,333	\$725	\$31,435,159	10,000	\$717	\$7,168,923	\$685,578,469
31-Dec-53	1-Jan-54	174%	207	\$409,141	\$84,692,123	691,986	\$209	\$144,571,665	17,667	\$1,044	\$18,443,454	529,667	\$778	\$412,206,632	43,333	\$740	\$32,063,862	10,000	\$731	\$7,312,302	\$699,290,038
31-Dec-54	1-Jan-55	178%	207	\$417,324	\$86,385,965	691,986	\$213	\$147,463,099	17,667	\$1,065	\$18,812,323	529,667	\$794	\$420,450,765	43,333	\$755	\$32,705,140	10,000	\$746	\$7,458,548	\$713,275,839
31-Dec-55	1-Jan-56	181%	207	\$425,670	\$88,113,684	691,986	\$217	\$150,412,361	17,667	\$1,086	\$19,188,509	529,667	\$810	\$428,859,780	43,333	\$770	\$33,359,243	10,000	\$761	\$7,607,719	\$727,541,356
31-Dec-56	1-Jan-57	185%	207	\$434,183	\$89,875,958	691,986	\$222	\$153,420,068	17,667	\$1,108	\$19,572,341	529,667	\$826	\$437,436,976	43,333	\$785	\$34,026,427	10,000	\$772	\$7,759,873	\$742,093,186
31-Dec-57	1-Jan-58	188%	207	\$442,867	\$91,673,477	691,986	\$226	\$156,489,020	17,667	\$1,130	\$19,963,788	529,667	\$842	\$446,185,715	43,333	\$801	\$34,706,956	10,000	\$796	\$7,915,070	\$756,934,026
31-Dec-58	1-Jan-59	192%	207	\$451,724	\$93,506,947	691,986	\$231	\$159,618,801	17,667	\$1,153	\$20,363,063	529,667	\$859	\$455,109,429	43,333	\$817	\$35,401,095	10,000	\$807	\$8,073,372	\$772,072,707
31-Dec-59	1-Jan-60	196%	207	\$460,759	\$95,377,086	691,986	\$235	\$162,811,177	17,667	\$1,176	\$20,770,325	529,667	\$876	\$464,211,618	43,333	\$833	\$36,109,117	10,000	\$823	\$8,234,839	\$787,514,161
31-Dec-60	1-Jan-61	200%	207	\$469,974	\$97,284,627	691,986	\$240	\$166,067,400	17,667	\$1,199	\$21,185,731	529,667	\$894	\$473,495,850	43,333	\$850	\$36,831,299	10,000	\$840	\$8,399,536	\$803,264,444
31-Dec-61	1-Jan-62	204%	207	\$479,374	\$99,230,320	691,986	\$245	\$169,388,748	17,667	\$1,223	\$21,609,446	529,667	\$912	\$482,965,767	43,333	\$867	\$37,567,925	10,000	\$857	\$8,567,527	\$819,329,723
31-Dec-62	1-Jan-63	208%	207	\$488,961	\$101,214,926	691,986	\$250	\$172,776,523	17,667	\$1,248	\$22,041,635	529,667	\$930	\$492,625,083	43,333	\$884	\$38,319,284	10,000	\$874	\$8,738,777	\$831,716,338
31-Dec-63	1-Jan-64	212%	207	\$498,740	\$103,239,225	691,986	\$255	\$176,232,053	17,667	\$1,273	\$22,482,467	529,667	\$949	\$502,477,584	43,333	\$902	\$39,085,669	10,000	\$891	\$8,913,655	\$852,430,654
31-Dec-64	1-Jan-65	216%	207	\$508,715	\$105,304,009	691,986	\$260	\$179,756,095	17,667	\$1,298	\$22,932,117	529,667	\$968	\$512,527,136	43,333	\$920	\$39,867,383	10,000	\$899	\$9,091,928	\$869,479,268
31-Dec-65	1-Jan-66	221%	207	\$518,889	\$107,410,089	691,986	\$265	\$183,351,828	17,667	\$1,324	\$23,390,759	529,667	\$987	\$522,777,679	43,333	\$938	\$40,664,730	10,000	\$927	\$9,273,767	\$886,868,853
31-Dec-66	1-Jan-67	225%	207	\$529,267	\$109,558,291	691,986	\$270	\$187,018,865	17,667	\$1,350	\$23,858,574	529,667	\$1,007	\$533,233,232	43,333	\$957	\$41,478,025	10,000	\$946	\$9,459,242	\$904,606,230
31-Dec-67	1-Jan-68	230%	207	\$539,852	\$111,749,457	691,986	\$276	\$190,759,242	17,667	\$1,377	\$24,330,746	529,667	\$1,027	\$543,897,897	43,333	\$976	\$42,307,586	10,000	\$965	\$9,648,427	\$922,698,355
31-Dec-68	1-Jan-69	234%	207	\$550,649	\$113,984,446	691,986	\$281	\$194,574,427	17,667	\$1,405	\$24,822,461	529,667	\$1,047	\$554,775,855	43,333	\$996	\$43,153,737	10,000	\$984	\$9,841,395	\$941,152,322
31-Dec-69	1-Jan-70	239%	207	\$561,662	\$116,264,135	691,986	\$287	\$198,465,916	17,667	\$1,433	\$25,318,910	529,667	\$1,068	\$565,871,372	43,333						

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.14.2: Projected Assessed Value - 2038 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Commercial			Total Projected Assessed Value
			Single Family - Custom Type 1		Projected Assessed Value	Industrial			
			Units ³	Value Per Unit ⁴		Sq Ft ³	Value Per Sq Ft ⁴		
31-Dec-25	1-Jan-26	100%	0	\$1,200,000	\$0	0	\$120	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,224,000	\$0	0	\$122	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,248,480	\$0	0	\$125	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,273,450	\$0	0	\$127	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,298,919	\$0	0	\$130	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,324,897	\$0	0	\$132	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,351,395	\$0	0	\$135	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,378,423	\$0	0	\$138	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,405,991	\$0	0	\$141	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,434,111	\$0	0	\$143	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,462,793	\$0	0	\$146	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,492,049	\$0	0	\$149	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,521,890	\$0	0	\$152	\$0	\$0
28-Dec-38	1-Jan-39	129%	41	\$1,552,328	\$63,645,446	564,761	\$155	\$87,669,495	\$151,314,942
28-Dec-39	1-Jan-40	132%	41	\$1,583,375	\$64,918,355	564,761	\$158	\$89,422,885	\$154,341,240
27-Dec-40	1-Jan-41	135%	41	\$1,615,042	\$66,216,722	564,761	\$162	\$91,211,343	\$157,428,065
27-Dec-41	1-Jan-42	137%	41	\$1,647,343	\$67,541,057	564,761	\$165	\$93,035,570	\$160,576,627
27-Dec-42	1-Jan-43	140%	41	\$1,680,290	\$68,891,878	564,761	\$168	\$94,896,281	\$163,788,159
27-Dec-43	1-Jan-44	143%	41	\$1,713,895	\$70,269,715	564,761	\$171	\$96,794,207	\$167,063,922
26-Dec-44	1-Jan-45	146%	41	\$1,748,173	\$71,675,110	564,761	\$175	\$98,730,091	\$170,405,201
26-Dec-45	1-Jan-46	149%	41	\$1,783,137	\$73,108,612	564,761	\$178	\$100,704,693	\$173,813,305
26-Dec-46	1-Jan-47	152%	41	\$1,818,800	\$74,570,784	564,761	\$182	\$102,718,787	\$177,289,571
26-Dec-47	1-Jan-48	155%	41	\$1,855,176	\$76,062,200	564,761	\$186	\$104,773,162	\$180,835,362
25-Dec-48	1-Jan-49	158%	41	\$1,892,279	\$77,583,444	564,761	\$189	\$106,868,626	\$184,452,070
25-Dec-49	1-Jan-50	161%	41	\$1,930,125	\$79,135,113	564,761	\$193	\$109,005,998	\$188,141,111
25-Dec-50	1-Jan-51	164%	41	\$1,968,727	\$80,717,815	564,761	\$197	\$111,186,118	\$191,903,933
25-Dec-51	1-Jan-52	167%	41	\$2,008,102	\$82,332,171	564,761	\$201	\$113,409,841	\$195,742,012
24-Dec-52	1-Jan-53	171%	41	\$2,048,264	\$83,978,815	564,761	\$205	\$115,678,037	\$199,656,852
24-Dec-53	1-Jan-54	174%	41	\$2,089,229	\$85,658,391	564,761	\$209	\$117,991,598	\$203,649,989
24-Dec-54	1-Jan-55	178%	41	\$2,131,014	\$87,371,559	564,761	\$213	\$120,351,430	\$207,722,989
24-Dec-55	1-Jan-56	181%	41	\$2,173,634	\$89,118,990	564,761	\$217	\$122,758,459	\$211,877,449
23-Dec-56	1-Jan-57	185%	41	\$2,217,107	\$90,901,370	564,761	\$222	\$125,213,628	\$216,114,998
23-Dec-57	1-Jan-58	188%	41	\$2,261,449	\$92,719,397	564,761	\$226	\$127,717,900	\$220,437,298
23-Dec-58	1-Jan-59	192%	41	\$2,306,678	\$94,573,785	564,761	\$231	\$130,272,258	\$224,846,044
23-Dec-59	1-Jan-60	196%	41	\$2,352,811	\$96,465,261	564,761	\$235	\$132,877,704	\$229,342,964
22-Dec-60	1-Jan-61	200%	41	\$2,399,867	\$98,394,566	564,761	\$240	\$135,535,258	\$233,929,824
22-Dec-61	1-Jan-62	204%	41	\$2,447,865	\$100,362,457	564,761	\$245	\$138,245,963	\$238,608,420
22-Dec-62	1-Jan-63	208%	41	\$2,496,822	\$102,369,706	564,761	\$250	\$141,010,882	\$243,380,589
22-Dec-63	1-Jan-64	212%	41	\$2,546,759	\$104,417,101	564,761	\$255	\$143,831,100	\$248,248,200
21-Dec-64	1-Jan-65	216%	41	\$2,597,694	\$106,505,443	564,761	\$260	\$146,707,722	\$253,213,164
21-Dec-65	1-Jan-66	221%	41	\$2,649,648	\$108,635,551	564,761	\$265	\$149,641,876	\$258,277,428
21-Dec-66	1-Jan-67	225%	41	\$2,702,641	\$110,808,262	564,761	\$270	\$152,634,714	\$263,442,976
21-Dec-67	1-Jan-68	230%	41	\$2,756,693	\$113,024,428	564,761	\$276	\$155,687,408	\$268,711,836
20-Dec-68	1-Jan-69	234%	41	\$2,811,827	\$115,284,916	564,761	\$281	\$158,801,156	\$274,086,072
20-Dec-69	1-Jan-70	239%	41	\$2,868,064	\$117,590,615	564,761	\$287	\$161,977,179	\$279,567,794
20-Dec-70	1-Jan-71	244%	41	\$2,925,425	\$119,942,427	564,761	\$293	\$165,216,723	\$285,159,150
20-Dec-71	1-Jan-72	249%	41	\$2,983,934	\$122,341,275	564,761	\$298	\$168,521,057	\$290,862,333
19-Dec-72	1-Jan-73	254%	41	\$3,043,612	\$124,788,101	564,761	\$304	\$171,891,478	\$296,679,579
19-Dec-73	1-Jan-74	259%	41	\$3,104,484	\$127,283,863	564,761	\$310	\$175,329,308	\$302,613,171
19-Dec-74	1-Jan-75	264%	41	\$3,166,574	\$129,829,540	564,761	\$317	\$178,835,894	\$308,665,434
19-Dec-75	1-Jan-76	269%	41	\$3,229,906	\$132,426,131	564,761	\$323	\$182,412,612	\$314,838,743
18-Dec-76	1-Jan-77	275%	41	\$3,294,504	\$135,074,654	564,761	\$329	\$186,060,864	\$321,135,518
18-Dec-77	1-Jan-78	280%	41	\$3,360,394	\$137,776,147	564,761	\$336	\$189,782,082	\$327,558,228
18-Dec-78	1-Jan-79	286%	41	\$3,427,602	\$140,531,670	564,761	\$343	\$193,577,723	\$334,109,393
18-Dec-79	1-Jan-80	291%	41	\$3,496,154	\$143,342,303	564,761	\$350	\$197,449,278	\$340,791,581
17-Dec-80	1-Jan-81	297%	41	\$3,566,077	\$146,209,149	564,761	\$357	\$201,398,263	\$347,607,412
17-Dec-81	1-Jan-82	303%	41	\$3,637,398	\$149,133,332	564,761	\$364	\$205,426,228	\$354,559,561
17-Dec-82	1-Jan-83	309%	41	\$3,710,146	\$152,115,999	564,761	\$371	\$209,534,753	\$361,650,752
17-Dec-83	1-Jan-84	315%	41	\$3,784,349	\$155,158,319	564,761	\$378	\$213,725,448	\$368,883,767
16-Dec-84	1-Jan-85	322%	41	\$3,860,036	\$158,261,485	564,761	\$386	\$217,999,957	\$376,261,442
16-Dec-85	1-Jan-86	328%	41	\$3,937,237	\$161,426,715	564,761	\$394	\$222,359,956	\$383,786,671
16-Dec-86	1-Jan-87	335%	41	\$4,015,982	\$164,655,249	564,761	\$402	\$226,807,155	\$391,462,404
16-Dec-87	1-Jan-88	341%	41	\$4,096,301	\$167,948,354	564,761	\$410	\$231,343,298	\$399,291,653
15-Dec-88	1-Jan-89	348%	41	\$4,178,227	\$171,307,321	564,761	\$418	\$235,970,164	\$407,277,486
15-Dec-89	1-Jan-90	355%	41	\$4,261,792	\$174,733,468	564,761	\$426	\$240,689,568	\$415,423,035
15-Dec-90	1-Jan-91	362%	41	\$4,347,028	\$178,228,137	564,761	\$435	\$245,503,359	\$423,731,496
15-Dec-91	1-Jan-92	369%	41	\$4,433,968	\$181,792,700	564,761	\$443	\$250,413,426	\$432,206,126
14-Dec-92	1-Jan-93	377%	41	\$4,522,648	\$185,428,554	564,761	\$452	\$255,421,695	\$440,850,248
14-Dec-93	1-Jan-94	384%	41	\$4,613,101	\$189,137,125	564,761	\$461	\$260,530,129	\$449,667,253
14-Dec-94	1-Jan-95	392%	41	\$4,705,363	\$192,919,867	564,761	\$471	\$265,740,731	\$458,660,598
14-Dec-95	1-Jan-96	400%	41	\$4,799,470	\$196,778,265	564,761	\$480	\$271,055,546	\$467,833,810
13-Dec-96	1-Jan-97	408%	41	\$4,895,459	\$200,713,830	564,761	\$490	\$276,476,657	\$477,190,487
13-Dec-97	1-Jan-98	416%	41	\$4,993,368	\$204,728,106	564,761	\$499	\$282,006,190	\$486,734,296
13-Dec-98	1-Jan-99	424%	41	\$5,093,236	\$208,822,669	564,761	\$509	\$287,646,314	\$496,468,982
13-Dec-99	1-Jan-00	433%	41	\$5,195,101	\$212,999,122	564,761	\$520	\$293,399,240	\$506,398,362
13-Dec-00	1-Jan-01	442%	41	\$5,299,003	\$217,259,104	564,761	\$530	\$299,267,225	\$516,526,329
13-Dec-01	1-Jan-02	450%	41	\$5,404,983	\$221,604,286	564,761	\$540	\$305,252,569	\$526,856,856
13-Dec-02	1-Jan-03	459%	41	\$5,513,082	\$226,036,372	564,761	\$551	\$311,357,621	\$537,393,993
13-Dec-03	1-Jan-04	469%	41	\$5,623,344	\$230,557,100	564,761	\$562	\$317,584,773	\$548,141,873
12-Dec-04	1-Jan-05	478%	41	\$5,735,811	\$235,168,242	564,761	\$574	\$323,936,469	\$559,104,710
12-Dec-05	1-Jan-06	488%	41	\$5,850,527	\$239,871,606	564,761	\$585	\$330,415,198	\$570,286,804
12-Dec-06	1-Jan-07	497%	41	\$5,967,538	\$244,669,039	564,761	\$597	\$337,023,502	\$581,692,540
12-Dec-07	1-Jan-08	507%	41	\$6,086,888	\$249,562,419	564,761	\$609	\$343,763,972	\$593,326,391

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.14.2.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.15.1: Projected Assessed Value - 2039 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ²	Residential				Industrial				Office Type 1				Commercial				Retail Pad Type 2				Retail Big Box Type 2				Total Projected Assessed Value
			Multi-Family		Projected		Industrial		Projected		Office Type 1		Projected		Commercial		Projected		Projected		Projected		Projected				
			Units ³	Value Per Unit ⁴	Assessed Value	Sq Ft ³	Value Per Sq Ft ⁴	Assessed Value	Sq Ft ³	Value Per Sq Ft ⁴	Assessed Value	Units ³	Value Per Unit ⁴	Assessed Value	Units ³	Value Per Unit ⁴	Assessed Value	Units ³	Value Per Unit ⁴	Assessed Value	Units ³	Value Per Unit ⁴	Assessed Value	Units ³	Value Per Unit ⁴	Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$235,000	\$0	0	\$120	\$0	0	\$120	\$0	0	\$600	\$0	0	\$447	\$0	0	\$425	\$0	0	\$425	\$0	0	\$420	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$239,700	\$0	0	\$122	\$0	0	\$122	\$0	0	\$612	\$0	0	\$456	\$0	0	\$434	\$0	0	\$434	\$0	0	\$428	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$249,384	\$0	0	\$125	\$0	0	\$125	\$0	0	\$624	\$0	0	\$465	\$0	0	\$442	\$0	0	\$442	\$0	0	\$437	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$254,372	\$0	0	\$127	\$0	0	\$127	\$0	0	\$636	\$0	0	\$474	\$0	0	\$451	\$0	0	\$451	\$0	0	\$446	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$259,459	\$0	0	\$130	\$0	0	\$130	\$0	0	\$649	\$0	0	\$484	\$0	0	\$460	\$0	0	\$460	\$0	0	\$455	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$264,648	\$0	0	\$132	\$0	0	\$132	\$0	0	\$662	\$0	0	\$494	\$0	0	\$469	\$0	0	\$469	\$0	0	\$464	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$269,941	\$0	0	\$135	\$0	0	\$135	\$0	0	\$675	\$0	0	\$503	\$0	0	\$479	\$0	0	\$479	\$0	0	\$473	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$275,340	\$0	0	\$138	\$0	0	\$138	\$0	0	\$689	\$0	0	\$513	\$0	0	\$488	\$0	0	\$488	\$0	0	\$482	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$280,847	\$0	0	\$141	\$0	0	\$141	\$0	0	\$703	\$0	0	\$524	\$0	0	\$498	\$0	0	\$498	\$0	0	\$492	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$286,464	\$0	0	\$143	\$0	0	\$143	\$0	0	\$717	\$0	0	\$534	\$0	0	\$508	\$0	0	\$508	\$0	0	\$502	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$292,193	\$0	0	\$146	\$0	0	\$146	\$0	0	\$731	\$0	0	\$545	\$0	0	\$518	\$0	0	\$518	\$0	0	\$512	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$298,037	\$0	0	\$149	\$0	0	\$149	\$0	0	\$746	\$0	0	\$556	\$0	0	\$528	\$0	0	\$528	\$0	0	\$522	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$303,998	\$0	0	\$152	\$0	0	\$152	\$0	0	\$760	\$0	0	\$567	\$0	0	\$539	\$0	0	\$539	\$0	0	\$533	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$310,078	\$0	0	\$155	\$0	0	\$155	\$0	0	\$776	\$0	0	\$578	\$0	0	\$550	\$0	0	\$550	\$0	0	\$543	\$0	\$0
28-Dec-39	1-Jan-40	132%	591	\$316,279	\$186,920,924	691,986	\$158	\$109,567,255	17,667	\$791	\$13,977,833	529,667	\$590	\$312,401,111	43,333	\$561	\$24,300,401	10,000	\$554	\$5,541,811	\$652,709,335						
27-Dec-40	1-Jan-41	135%	591	\$322,605	\$190,659,343	691,986	\$162	\$111,758,600	17,667	\$807	\$14,257,390	529,667	\$602	\$318,649,134	43,333	\$572	\$24,786,409	10,000	\$555	\$5,652,647	\$665,763,521						
27-Dec-41	1-Jan-42	137%	591	\$329,057	\$194,472,530	691,986	\$165	\$113,993,772	17,667	\$823	\$14,542,338	529,667	\$614	\$325,022,116	43,333	\$583	\$25,282,137	10,000	\$557	\$5,765,700	\$679,078,792						
27-Dec-42	1-Jan-43	140%	591	\$335,638	\$198,361,980	691,986	\$168	\$116,273,647	17,667	\$840	\$14,833,388	529,667	\$626	\$331,522,559	43,333	\$595	\$25,787,779	10,000	\$588	\$5,881,014	\$690,660,368						
27-Dec-43	1-Jan-44	143%	591	\$342,351	\$202,329,220	691,986	\$171	\$118,599,120	17,667	\$856	\$15,130,056	529,667	\$638	\$338,153,010	43,333	\$607	\$26,303,535	10,000	\$600	\$5,998,634	\$706,513,575						
26-Dec-44	1-Jan-45	146%	591	\$349,198	\$206,375,804	691,986	\$175	\$120,971,102	17,667	\$874	\$15,432,657	529,667	\$651	\$344,916,070	43,333	\$619	\$26,829,606	10,000	\$612	\$6,118,607	\$720,643,846						
26-Dec-45	1-Jan-46	149%	591	\$356,182	\$210,503,320	691,986	\$178	\$123,390,524	17,667	\$891	\$15,741,310	529,667	\$664	\$351,814,391	43,333	\$632	\$27,366,198	10,000	\$624	\$6,240,979	\$735,056,723						
26-Dec-46	1-Jan-47	152%	591	\$363,305	\$214,713,387	691,986	\$182	\$125,858,335	17,667	\$909	\$16,056,137	529,667	\$678	\$358,850,679	43,333	\$644	\$27,913,522	10,000	\$637	\$6,365,799	\$749,757,858						
26-Dec-47	1-Jan-48	155%	591	\$370,571	\$219,007,654	691,986	\$186	\$128,375,502	17,667	\$927	\$16,377,259	529,667	\$691	\$366,027,693	43,333	\$657	\$28,471,792	10,000	\$649	\$6,493,115	\$764,753,015						
25-Dec-48	1-Jan-49	158%	591	\$377,983	\$223,387,807	691,986	\$189	\$130,943,012	17,667	\$946	\$16,704,804	529,667	\$705	\$373,348,247	43,333	\$670	\$29,041,228	10,000	\$662	\$6,622,977	\$780,048,075						
25-Dec-49	1-Jan-50	161%	591	\$385,542	\$227,855,564	691,986	\$193	\$133,561,872	17,667	\$964	\$17,038,901	529,667	\$719	\$380,815,212	43,333	\$684	\$29,622,063	10,000	\$676	\$6,755,436	\$795,649,037						
25-Dec-50	1-Jan-51	164%	591	\$393,253	\$232,412,675	691,986	\$197	\$136,233,109	17,667	\$984	\$17,379,679	529,667	\$733	\$388,431,516	43,333	\$697	\$30,214,494	10,000	\$689	\$6,890,545	\$811,562,017						
25-Dec-51	1-Jan-52	167%	591	\$401,118	\$237,060,928	691,986	\$201	\$138,957,771	17,667	\$1,003	\$17,727,272	529,667	\$748	\$396,200,146	43,333	\$711	\$30,818,784	10,000	\$703	\$7,028,356	\$827,792,258						
24-Dec-52	1-Jan-53	171%	591	\$409,141	\$241,802,147	691,986	\$205	\$141,736,927	17,667	\$1,023	\$18,081,818	529,667	\$763	\$404,124,149	43,333	\$725	\$31,435,159	10,000	\$717	\$7,168,923	\$844,349,123						
24-Dec-53	1-Jan-54	174%	591	\$417,324	\$246,638,190	691,986	\$209	\$144,571,665	17,667	\$1,044	\$18,443,454	529,667	\$778	\$412,206,632	43,333	\$740	\$32,063,862	10,000	\$731	\$7,312,302	\$861,236,105						
24-Dec-54	1-Jan-55	178%	591	\$425,670	\$251,570,954	691,986	\$213	\$147,463,099	17,667	\$1,065	\$18,812,233	529,667	\$794	\$420,450,765	43,333	\$755	\$32,705,140	10,000	\$746	\$7,458,548	\$878,460,828						
24-Dec-55	1-Jan-56	181%	591	\$434,183	\$256,602,373	691,986	\$217	\$150,412,361	17,667	\$1,086	\$19,188,569	529,667	\$810	\$428,859,780	43,333	\$770	\$33,359,243	10,000	\$761	\$7,607,719	\$896,030,044						
23-Dec-56	1-Jan-57	185%	591	\$442,867	\$261,734,420	691,986	\$222	\$153,420,608	17,667	\$1,108	\$19,572,341	529,667	\$826	\$437,436,976	43,333	\$785	\$34,026,427	10,000	\$776	\$7,759,873	\$913,950,645						
23-Dec-57	1-Jan-58	188%	591	\$451,724	\$266,969,109	691,986	\$226	\$156,489,020	17,667	\$1,130	\$19,963,788	529,667	\$842	\$446,185,715	43,333	\$801	\$34,706,956	10,000	\$792	\$7,915,070	\$932,229,658						
23-Dec-58	1-Jan-59	192%	591	\$460,759	\$272,308,491	691,986	\$231	\$159,618,801	17,667	\$1,153	\$20,363,063	529,667	\$859	\$455,109,429	43,333	\$817	\$35,401,095	10,000	\$807	\$8,073,372	\$950,874,251						
23-Dec-59	1-Jan-60	196%	591	\$469,974	\$277,754,661	691,986	\$235	\$162,811,177	17,667	\$1,176	\$20,770,325	529,667	\$876	\$464,211,618	43,333	\$833	\$36,109,117	10,000	\$823	\$8,234,839	\$969,891,736						
22-Dec-60	1-Jan-61	200%	591	\$479,374	\$283,309,754	691,986	\$240	\$166,067,400	17,667	\$1,199	\$21,185,731	529,667	\$894	\$473,495,850	43,333	\$850	\$36,831,299	10,000	\$840	\$8,399,536	\$989,289,571						
22-Dec-61	1-Jan-62	204%	591	\$488,961	\$288,975,949	691,986	\$245	\$169,388,748	17,667	\$1,223	\$21,609,446	529,667	\$912	\$482,965,767	43,333	\$867	\$37,567,925	10,000	\$857	\$8,567,527	\$1,009,075,362						
22-Dec-62	1-Jan-63	208%	591	\$498,740	\$294,755,468	691,986	\$250	\$172,776,523	17,667	\$1,248	\$22,041,635	529,667	\$930	\$492,621,635	43,333	\$884	\$38,319,284	10,000	\$874	\$8,738,877	\$1,029,256,869						
22-Dec-63	1-Jan-64	212%	591	\$508,715	\$300,650,577	691,986	\$255	\$176,232,053	17,667	\$1,273	\$22,482,467	529,667	\$949	\$502,477,049	43,333	\$902	\$39,085,669	10,000	\$891	\$8,913,655	\$1,049,842,007						
21-Dec-64	1-Jan-65	216%	591	\$518,889	\$306,663,589	691,986	\$260	\$179,756,695	17,667	\$1,298	\$22,932,117	529,667	\$968	\$512,527,136	43,333	\$920	\$39,867,383	10,000	\$909	\$9,091,928	\$1,070,838,847						
21-Dec-65	1-Jan-66	221%	591	\$529,267	\$312,796,860	691,986	\$265	\$183,351,828	17,667	\$1,324	\$23,390,759																

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.15.2: Projected Assessed Value - 2039 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ²	Residential			Commercial			Total Projected Assessed Value
			Single Family - Custom Type 1			Industrial			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	Sq Ft ³	Value Per Sq Ft ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,200,000	\$0	0	\$120	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,224,000	\$0	0	\$122	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,248,480	\$0	0	\$125	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,273,450	\$0	0	\$127	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,298,919	\$0	0	\$130	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,324,897	\$0	0	\$132	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,351,395	\$0	0	\$135	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,378,423	\$0	0	\$138	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,405,991	\$0	0	\$141	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,434,111	\$0	0	\$143	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,462,793	\$0	0	\$146	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,492,049	\$0	0	\$149	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,521,890	\$0	0	\$152	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,552,328	\$0	0	\$155	\$0	\$0
28-Dec-39	1-Jan-40	132%	41	\$1,583,375	\$65,551,705	564,761	\$158	\$89,422,885	\$154,974,590
27-Dec-40	1-Jan-41	135%	41	\$1,615,042	\$66,862,739	564,761	\$162	\$91,211,343	\$158,074,082
27-Dec-41	1-Jan-42	137%	41	\$1,647,343	\$68,199,994	564,761	\$165	\$93,035,570	\$161,235,564
27-Dec-42	1-Jan-43	140%	41	\$1,680,290	\$69,563,994	564,761	\$168	\$94,896,281	\$164,460,275
27-Dec-43	1-Jan-44	143%	41	\$1,713,895	\$70,955,274	564,761	\$171	\$96,794,207	\$167,749,481
26-Dec-44	1-Jan-45	146%	41	\$1,748,173	\$72,374,379	564,761	\$175	\$98,730,091	\$171,104,470
26-Dec-45	1-Jan-46	149%	41	\$1,783,137	\$73,821,867	564,761	\$178	\$100,704,693	\$174,526,560
26-Dec-46	1-Jan-47	152%	41	\$1,818,800	\$75,298,304	564,761	\$182	\$102,718,787	\$178,017,091
26-Dec-47	1-Jan-48	155%	41	\$1,855,176	\$76,804,270	564,761	\$186	\$104,773,162	\$181,577,433
25-Dec-48	1-Jan-49	158%	41	\$1,892,279	\$78,340,355	564,761	\$189	\$106,868,626	\$185,208,981
25-Dec-49	1-Jan-50	161%	41	\$1,930,125	\$79,907,163	564,761	\$193	\$109,005,998	\$188,913,161
25-Dec-50	1-Jan-51	164%	41	\$1,968,727	\$81,505,306	564,761	\$197	\$111,186,118	\$192,691,424
25-Dec-51	1-Jan-52	167%	41	\$2,008,102	\$83,135,412	564,761	\$201	\$113,409,841	\$196,545,253
24-Dec-52	1-Jan-53	171%	41	\$2,048,264	\$84,798,120	564,761	\$205	\$115,678,037	\$200,476,158
24-Dec-53	1-Jan-54	174%	41	\$2,089,229	\$86,494,083	564,761	\$209	\$117,991,598	\$204,485,681
24-Dec-54	1-Jan-55	178%	41	\$2,131,014	\$88,223,964	564,761	\$213	\$120,351,430	\$208,575,394
24-Dec-55	1-Jan-56	181%	41	\$2,173,634	\$89,988,443	564,761	\$217	\$122,758,459	\$212,746,902
23-Dec-56	1-Jan-57	185%	41	\$2,217,107	\$91,788,212	564,761	\$222	\$125,213,628	\$217,001,840
23-Dec-57	1-Jan-58	188%	41	\$2,261,449	\$93,623,977	564,761	\$226	\$127,717,900	\$221,341,877
23-Dec-58	1-Jan-59	192%	41	\$2,306,678	\$95,496,456	564,761	\$231	\$130,272,258	\$225,768,715
23-Dec-59	1-Jan-60	196%	41	\$2,352,811	\$97,406,385	564,761	\$235	\$132,877,704	\$230,284,089
22-Dec-60	1-Jan-61	200%	41	\$2,399,867	\$99,354,513	564,761	\$240	\$135,535,258	\$234,889,771
22-Dec-61	1-Jan-62	204%	41	\$2,447,865	\$101,341,603	564,761	\$245	\$138,245,963	\$239,587,566
22-Dec-62	1-Jan-63	208%	41	\$2,496,822	\$103,368,435	564,761	\$250	\$141,010,882	\$244,379,317
22-Dec-63	1-Jan-64	212%	41	\$2,546,759	\$105,435,804	564,761	\$255	\$143,831,100	\$249,266,904
21-Dec-64	1-Jan-65	216%	41	\$2,597,694	\$107,544,520	564,761	\$260	\$146,707,722	\$254,252,242
21-Dec-65	1-Jan-66	221%	41	\$2,649,648	\$109,695,410	564,761	\$265	\$149,641,876	\$259,337,287
21-Dec-66	1-Jan-67	225%	41	\$2,702,641	\$111,889,319	564,761	\$270	\$152,634,714	\$264,524,032
21-Dec-67	1-Jan-68	230%	41	\$2,756,693	\$114,127,105	564,761	\$276	\$155,687,408	\$269,814,513
20-Dec-68	1-Jan-69	234%	41	\$2,811,827	\$116,409,647	564,761	\$281	\$158,801,156	\$275,210,803
20-Dec-69	1-Jan-70	239%	41	\$2,868,064	\$118,737,840	564,761	\$287	\$161,977,179	\$280,715,019
20-Dec-70	1-Jan-71	244%	41	\$2,925,425	\$121,112,597	564,761	\$293	\$165,216,723	\$286,329,320
20-Dec-71	1-Jan-72	249%	41	\$2,983,934	\$123,534,849	564,761	\$298	\$168,521,057	\$292,055,906
19-Dec-72	1-Jan-73	254%	41	\$3,043,612	\$126,005,546	564,761	\$304	\$171,891,478	\$297,897,024
19-Dec-73	1-Jan-74	259%	41	\$3,104,484	\$128,525,657	564,761	\$310	\$175,329,308	\$303,854,965
19-Dec-74	1-Jan-75	264%	41	\$3,166,574	\$131,096,170	564,761	\$317	\$178,835,894	\$309,932,064
19-Dec-75	1-Jan-76	269%	41	\$3,229,906	\$133,718,093	564,761	\$323	\$182,412,612	\$316,130,705
18-Dec-76	1-Jan-77	275%	41	\$3,294,504	\$136,392,455	564,761	\$329	\$186,060,864	\$322,453,319
18-Dec-77	1-Jan-78	280%	41	\$3,360,394	\$139,120,304	564,761	\$336	\$189,782,082	\$328,902,386
18-Dec-78	1-Jan-79	286%	41	\$3,427,602	\$141,902,710	564,761	\$343	\$193,577,723	\$335,480,434
18-Dec-79	1-Jan-80	291%	41	\$3,496,154	\$144,740,765	564,761	\$350	\$197,449,278	\$342,190,042
17-Dec-80	1-Jan-81	297%	41	\$3,566,077	\$147,635,580	564,761	\$357	\$201,398,263	\$349,033,843
17-Dec-81	1-Jan-82	303%	41	\$3,637,398	\$150,588,291	564,761	\$364	\$205,426,228	\$356,014,520
17-Dec-82	1-Jan-83	309%	41	\$3,710,146	\$153,600,057	564,761	\$371	\$209,534,753	\$363,134,810
17-Dec-83	1-Jan-84	315%	41	\$3,784,349	\$156,672,058	564,761	\$378	\$213,725,448	\$370,397,507
16-Dec-84	1-Jan-85	322%	41	\$3,860,036	\$159,805,500	564,761	\$386	\$217,999,957	\$377,805,457
16-Dec-85	1-Jan-86	328%	41	\$3,937,237	\$163,001,610	564,761	\$394	\$222,359,956	\$385,361,566
16-Dec-86	1-Jan-87	335%	41	\$4,015,982	\$166,261,642	564,761	\$402	\$226,807,155	\$393,068,797
16-Dec-87	1-Jan-88	341%	41	\$4,096,301	\$169,586,875	564,761	\$410	\$231,343,298	\$400,930,173
15-Dec-88	1-Jan-89	348%	41	\$4,178,227	\$172,978,612	564,761	\$418	\$235,970,164	\$408,948,777
15-Dec-89	1-Jan-90	355%	41	\$4,261,792	\$176,438,184	564,761	\$426	\$240,689,568	\$417,127,752
15-Dec-90	1-Jan-91	362%	41	\$4,347,028	\$179,966,948	564,761	\$435	\$245,503,359	\$425,470,307
15-Dec-91	1-Jan-92	369%	41	\$4,433,968	\$183,566,287	564,761	\$443	\$250,413,426	\$433,979,713
14-Dec-92	1-Jan-93	377%	41	\$4,522,648	\$187,237,613	564,761	\$452	\$255,421,695	\$442,659,307
14-Dec-93	1-Jan-94	384%	41	\$4,613,101	\$190,982,365	564,761	\$461	\$260,530,129	\$451,512,494
14-Dec-94	1-Jan-95	392%	41	\$4,705,363	\$194,802,012	564,761	\$471	\$265,740,731	\$460,542,744
14-Dec-95	1-Jan-96	400%	41	\$4,799,470	\$198,698,053	564,761	\$480	\$271,055,546	\$469,753,598
13-Dec-96	1-Jan-97	408%	41	\$4,895,459	\$202,672,014	564,761	\$490	\$276,476,657	\$479,148,670
13-Dec-97	1-Jan-98	416%	41	\$4,993,368	\$206,725,454	564,761	\$499	\$282,006,190	\$488,731,644
13-Dec-98	1-Jan-99	424%	41	\$5,093,236	\$210,859,963	564,761	\$509	\$287,646,314	\$498,506,277
13-Dec-99	1-Jan-00	433%	41	\$5,195,101	\$215,077,162	564,761	\$520	\$293,399,240	\$508,476,402
13-Dec-00	1-Jan-01	442%	41	\$5,299,003	\$219,378,705	564,761	\$530	\$299,267,225	\$518,645,930
13-Dec-01	1-Jan-02	450%	41	\$5,404,983	\$223,766,280	564,761	\$540	\$305,252,569	\$529,018,849
13-Dec-02	1-Jan-03	459%	41	\$5,513,082	\$228,241,605	564,761	\$551	\$311,357,621	\$539,599,226
13-Dec-03	1-Jan-04	469%	41	\$5,623,344	\$232,806,437	564,761	\$562	\$317,584,773	\$550,391,210
12-Dec-04	1-Jan-05	478%	41	\$5,735,811	\$237,462,566	564,761	\$574	\$323,936,469	\$561,399,035
12-Dec-05	1-Jan-06	488%	41	\$5,850,527	\$242,211,817	564,761	\$585	\$330,415,198	\$572,627,015
12-Dec-06	1-Jan-07	497%	41	\$5,967,538	\$247,056,054	564,761	\$597	\$337,023,502	\$584,079,556
12-Dec-07	1-Jan-08	507%	41	\$6,086,888	\$251,997,175	564,761	\$609	\$343,763,972	\$595,761,147

MuniCap, Inc. nt.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v2.0.xlsx|VI-A.4.3
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.15.2.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.16.1: Projected Assessed Value - 2040 Development¹ - Parker County

Development Year Ending	Assessed As Of	2.0% Inflation Factor	Residential				Industrial		Office Type 1		Commercial		Office Type 2		Retail Pad Type 3		Retail Big Box Type 2		Total Projected Assessed Value									
			Multi-Family		Projected Assessed Value	Units ³	Value Per Unit ¹	Projected Assessed Value	Sq Ft ³	Value Per Sq Ft ¹	Projected Assessed Value	Sq Ft ³	Value Per Sq Ft ¹	Projected Assessed Value	Sq Ft ³	Value Per Sq Ft ¹	Projected Assessed Value	Sq Ft ³										
			Value Per Unit ¹	Value Per Unit ¹																								
31-Dec-25	1-Jan-26	100%	0	\$235,000	\$0	0	\$120	\$0	0	\$600	\$0	0	\$600	0	\$447	\$0	0	\$295	\$0	0	\$420	\$0	0	\$420	\$0	0	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$239,700	\$0	0	\$122	\$0	0	\$612	\$0	0	\$612	0	\$456	\$0	0	\$301	\$0	0	\$428	\$0	0	\$428	\$0	0	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$244,494	\$0	0	\$127	\$0	0	\$624	\$0	0	\$624	0	\$465	\$0	0	\$307	\$0	0	\$437	\$0	0	\$437	\$0	0	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$249,384	\$0	0	\$130	\$0	0	\$636	\$0	0	\$636	0	\$474	\$0	0	\$313	\$0	0	\$446	\$0	0	\$446	\$0	0	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$254,372	\$0	0	\$132	\$0	0	\$649	\$0	0	\$649	0	\$484	\$0	0	\$319	\$0	0	\$455	\$0	0	\$455	\$0	0	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$259,459	\$0	0	\$135	\$0	0	\$662	\$0	0	\$662	0	\$494	\$0	0	\$326	\$0	0	\$464	\$0	0	\$464	\$0	0	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$264,648	\$0	0	\$138	\$0	0	\$675	\$0	0	\$675	0	\$503	\$0	0	\$332	\$0	0	\$473	\$0	0	\$473	\$0	0	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$269,941	\$0	0	\$141	\$0	0	\$689	\$0	0	\$689	0	\$513	\$0	0	\$339	\$0	0	\$482	\$0	0	\$482	\$0	0	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$275,340	\$0	0	\$143	\$0	0	\$703	\$0	0	\$703	0	\$524	\$0	0	\$346	\$0	0	\$492	\$0	0	\$492	\$0	0	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$280,847	\$0	0	\$146	\$0	0	\$717	\$0	0	\$717	0	\$534	\$0	0	\$353	\$0	0	\$502	\$0	0	\$502	\$0	0	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$286,464	\$0	0	\$149	\$0	0	\$731	\$0	0	\$731	0	\$545	\$0	0	\$360	\$0	0	\$512	\$0	0	\$512	\$0	0	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$292,193	\$0	0	\$152	\$0	0	\$746	\$0	0	\$746	0	\$556	\$0	0	\$367	\$0	0	\$522	\$0	0	\$522	\$0	0	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$298,037	\$0	0	\$155	\$0	0	\$760	\$0	0	\$760	0	\$567	\$0	0	\$374	\$0	0	\$533	\$0	0	\$533	\$0	0	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$303,998	\$0	0	\$158	\$0	0	\$776	\$0	0	\$776	0	\$578	\$0	0	\$382	\$0	0	\$543	\$0	0	\$543	\$0	0	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$310,078	\$0	0	\$162	\$0	0	\$791	\$0	0	\$791	0	\$590	\$0	0	\$389	\$0	0	\$554	\$0	0	\$554	\$0	0	\$0	\$0
27-Dec-40	1-Jan-41	135%	384	\$316,279	\$121,451,159	691,986	\$165	\$113,993,722	17,667	\$807	\$14,257,390	\$29,667	\$602	\$318,649,134	48,554	\$397	\$19,277,245	204,215	\$565	\$115,435,493	\$703,064,292							
27-Dec-41	1-Jan-42	137%	384	\$322,605	\$123,886,182	691,986	\$168	\$116,273,647	17,667	\$823	\$14,542,538	\$29,667	\$614	\$325,022,116	48,554	\$405	\$19,662,892	204,215	\$577	\$117,744,203	\$717,125,578							
27-Dec-42	1-Jan-43	140%	384	\$329,057	\$126,357,786	691,986	\$171	\$118,599,120	17,667	\$840	\$14,833,388	\$29,667	\$626	\$331,522,559	48,554	\$413	\$20,056,150	204,215	\$588	\$120,099,087	\$731,468,090							
27-Dec-43	1-Jan-44	143%	384	\$335,638	\$128,884,941	691,986	\$175	\$120,971,102	17,667	\$856	\$15,130,056	\$29,667	\$638	\$338,153,010	48,554	\$421	\$20,457,273	204,215	\$600	\$122,501,069	\$746,097,452							
26-Dec-44	1-Jan-45	146%	384	\$342,351	\$131,462,640	691,986	\$178	\$123,390,524	17,667	\$874	\$15,432,657	\$29,667	\$651	\$344,916,070	48,554	\$430	\$20,866,418	204,215	\$612	\$124,951,091	\$761,019,401							
26-Dec-45	1-Jan-46	149%	384	\$349,198	\$134,091,893	691,986	\$182	\$125,858,335	17,667	\$891	\$15,741,310	\$29,667	\$664	\$351,814,391	48,554	\$438	\$21,283,747	204,215	\$624	\$127,450,112	\$776,239,789							
26-Dec-46	1-Jan-47	152%	384	\$356,182	\$136,773,731	691,986	\$186	\$128,375,502	17,667	\$909	\$16,056,137	\$29,667	\$678	\$358,850,679	48,554	\$447	\$21,709,422	204,215	\$637	\$129,999,115	\$791,764,584							
26-Dec-47	1-Jan-48	155%	384	\$363,305	\$139,509,205	691,986	\$189	\$130,943,012	17,667	\$927	\$16,377,259	\$29,667	\$691	\$366,027,693	48,554	\$456	\$22,143,610	204,215	\$649	\$132,599,097	\$807,599,876							
25-Dec-48	1-Jan-49	158%	384	\$370,571	\$142,299,390	691,986	\$193	\$133,561,872	17,667	\$946	\$16,704,804	\$29,667	\$705	\$373,348,247	48,554	\$465	\$22,586,482	204,215	\$662	\$135,251,079	\$823,751,874							
25-Dec-49	1-Jan-50	161%	384	\$377,983	\$145,145,377	691,986	\$197	\$136,233,109	17,667	\$964	\$17,038,901	\$29,667	\$719	\$380,815,212	48,554	\$474	\$23,038,212	204,215	\$676	\$137,996,100	\$840,226,911							
25-Dec-50	1-Jan-51	164%	384	\$385,542	\$148,048,285	691,986	\$201	\$138,957,771	17,667	\$984	\$17,379,679	\$29,667	\$733	\$388,831,516	48,554	\$484	\$23,498,976	204,215	\$689	\$140,715,222	\$857,031,449							
25-Dec-51	1-Jan-52	167%	384	\$393,253	\$151,009,251	691,986	\$205	\$141,726,927	17,667	\$1,003	\$17,727,272	\$29,667	\$748	\$396,200,146	48,554	\$494	\$23,968,952	204,215	\$703	\$143,529,527	\$874,172,078							
24-Dec-52	1-Jan-53	171%	384	\$401,118	\$154,029,436	691,986	\$209	\$144,571,665	17,667	\$1,023	\$18,081,818	\$29,667	\$763	\$404,124,149	48,554	\$504	\$24,438,335	204,215	\$717	\$146,400,117	\$891,655,520							
24-Dec-53	1-Jan-54	174%	384	\$409,141	\$157,110,024	691,986	\$213	\$147,463,099	17,667	\$1,044	\$18,443,454	\$29,667	\$778	\$412,206,632	48,554	\$514	\$24,937,301	204,215	\$731	\$149,328,120	\$909,488,630							
24-Dec-54	1-Jan-55	178%	384	\$417,324	\$160,252,225	691,986	\$217	\$150,412,361	17,667	\$1,065	\$18,812,323	\$29,667	\$794	\$420,540,765	48,554	\$524	\$25,436,047	204,215	\$746	\$152,214,682	\$927,678,403							
24-Dec-55	1-Jan-56	181%	384	\$425,670	\$163,457,269	691,986	\$222	\$153,420,608	17,667	\$1,086	\$19,189,569	\$29,667	\$810	\$428,859,780	48,554	\$534	\$25,944,768	204,215	\$761	\$155,360,976	\$946,231,971							
23-Dec-56	1-Jan-57	185%	384	\$434,183	\$166,726,415	691,986	\$226	\$156,489,020	17,667	\$1,108	\$19,572,341	\$29,667	\$826	\$437,436,976	48,554	\$545	\$26,463,664	204,215	\$776	\$158,468,195	\$965,156,610							
23-Dec-57	1-Jan-58	188%	384	\$442,867	\$170,060,943	691,986	\$231	\$159,618,801	17,667	\$1,130	\$19,963,788	\$29,667	\$842	\$446,185,715	48,554	\$556	\$26,992,937	204,215	\$792	\$161,637,559	\$984,459,743							
23-Dec-58	1-Jan-59	192%	384	\$451,724	\$173,462,162	691,986	\$235	\$162,811,177	17,667	\$1,153	\$20,363,063	\$29,667	\$859	\$455,109,429	48,554	\$567	\$27,532,796	204,215	\$807	\$164,870,310	\$1,003,148,937							
23-Dec-59	1-Jan-60	196%	384	\$460,759	\$176,931,405	691,986	\$240	\$166,067,400	17,667	\$1,176	\$20,770,325	\$29,667	\$876	\$464,211,618	48,554	\$578	\$28,083,452	204,215	\$823	\$168,167,717	\$1,024,231,916							
22-Dec-60	1-Jan-61	200%	384	\$469,974	\$180,470,033	691,986	\$245	\$169,388,748	17,667	\$1,199	\$21,185,731	\$29,667	\$894	\$473,495,850	48,554	\$590	\$28,645,121	204,215	\$840	\$171,531,071	\$1,044,716,554							
22-Dec-61	1-Jan-62	204%	384	\$479,374	\$184,079,434	691,986	\$250	\$172,776,523	17,667	\$1,223	\$21,609,446	\$29,667	\$912	\$482,965,767	48,554	\$602	\$29,218,023	204,215	\$857	\$174,961,692	\$1,065,610,886							
22-Dec-62	1-Jan-63	208%	384	\$488,961	\$187,761,023	691,986	\$255	\$176,232,053	17,667	\$1,248	\$22,041,635	\$29,667	\$930	\$492,625,038	48,554	\$614	\$29,802,384	204,215	\$874	\$178,460,926	\$1,086,923,103							
22-Dec-63	1-Jan-64	212%	384	\$498,740	\$191,516,243	691,986	\$260	\$179,756,695	17,667	\$1,273	\$22,482,467	\$29,667	\$949	\$502,477,584	48,554	\$626	\$30,398,431	204,215	\$891	\$182,030,145	\$1,108,661,565							
21-Dec-64	1-Jan-65	216%	384	\$508,715	\$195,346,568	691,986	\$265	\$183,351,828	17,667	\$1,298	\$22,932,117	\$29,667	\$968	\$512,527,136	48,554	\$639	\$31,006,400	204,215	\$909	\$185,670,748	\$1,130,834,797							
21-Dec-65	1-Jan-66	221%	384	\$518,889	\$199,253,499	691,986	\$270	\$187,018,805	17,667	\$1,324	\$23,390,759	\$29,667	\$987	\$522,777,679	48,554	\$651	\$31,626,528	204,215	\$927	\$189,384,163	\$1,153,451,493							

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.16.2: Projected Assessed Value - 2040 Development¹ - Tarrant County

Development Year	Assessed As Of ²	2.0% Inflation Factor ²	Residential				Industrial				Commercial				Retail				Total Projected Assessed Value
			Single Family - Custom Type 1		Projected		Projected		Projected		Retail Pad Type 1		Projected		Retail Big Box Type 1				
			Units ³	Value Per Unit ⁴	Assessed Value	Sq Ft ⁵	Value Per Sq Ft ⁶	Assessed Value	Sq Ft ⁵	Value Per Sq Ft ⁶	Assessed Value	Sq Ft ⁵	Value Per Sq Ft ⁶	Assessed Value	Sq Ft ⁵	Value Per Sq Ft ⁶	Assessed Value		
31-Dec-25	1-Jan-26	100%	0	\$1,200,000	\$0	0	\$120	\$0	0	\$615	\$0	\$615	\$0	0	\$615	\$0	\$0	\$0	
31-Dec-26	1-Jan-27	102%	0	\$1,224,000	\$0	0	\$122	\$0	0	\$627	\$0	\$627	\$0	0	\$627	\$0	\$0	\$0	
31-Dec-27	1-Jan-28	104%	0	\$1,248,480	\$0	0	\$125	\$0	0	\$640	\$0	\$640	\$0	0	\$640	\$0	\$0	\$0	
30-Dec-28	1-Jan-29	106%	0	\$1,273,450	\$0	0	\$127	\$0	0	\$653	\$0	\$653	\$0	0	\$653	\$0	\$0	\$0	
30-Dec-29	1-Jan-30	108%	0	\$1,298,919	\$0	0	\$130	\$0	0	\$666	\$0	\$666	\$0	0	\$666	\$0	\$0	\$0	
30-Dec-30	1-Jan-31	110%	0	\$1,324,897	\$0	0	\$132	\$0	0	\$679	\$0	\$679	\$0	0	\$679	\$0	\$0	\$0	
30-Dec-31	1-Jan-32	113%	0	\$1,351,395	\$0	0	\$135	\$0	0	\$693	\$0	\$693	\$0	0	\$693	\$0	\$0	\$0	
29-Dec-32	1-Jan-33	115%	0	\$1,378,423	\$0	0	\$138	\$0	0	\$706	\$0	\$706	\$0	0	\$706	\$0	\$0	\$0	
29-Dec-33	1-Jan-34	117%	0	\$1,405,991	\$0	0	\$141	\$0	0	\$721	\$0	\$721	\$0	0	\$721	\$0	\$0	\$0	
29-Dec-34	1-Jan-35	120%	0	\$1,434,111	\$0	0	\$143	\$0	0	\$735	\$0	\$735	\$0	0	\$735	\$0	\$0	\$0	
29-Dec-35	1-Jan-36	122%	0	\$1,462,793	\$0	0	\$146	\$0	0	\$750	\$0	\$750	\$0	0	\$750	\$0	\$0	\$0	
28-Dec-36	1-Jan-37	124%	0	\$1,492,049	\$0	0	\$149	\$0	0	\$765	\$0	\$765	\$0	0	\$765	\$0	\$0	\$0	
28-Dec-37	1-Jan-38	127%	0	\$1,521,890	\$0	0	\$152	\$0	0	\$780	\$0	\$780	\$0	0	\$780	\$0	\$0	\$0	
28-Dec-38	1-Jan-39	129%	0	\$1,552,328	\$0	0	\$155	\$0	0	\$796	\$0	\$796	\$0	0	\$796	\$0	\$0	\$0	
28-Dec-39	1-Jan-40	132%	0	\$1,583,375	\$0	0	\$158	\$0	0	\$811	\$0	\$811	\$0	0	\$811	\$0	\$0	\$0	
27-Dec-40	1-Jan-41	135%	41	\$1,615,042	\$66,862,739	564,761	\$162	\$91,211,343	8,000	\$828	\$6,621,672	75,600	\$828	\$62,574,803	\$227,270,557	\$227,270,557	\$227,270,557		
27-Dec-41	1-Jan-42	137%	41	\$1,647,343	\$68,199,994	564,761	\$165	\$93,035,570	8,000	\$844	\$6,754,106	75,600	\$844	\$63,826,299	\$231,815,968	\$231,815,968	\$231,815,968		
27-Dec-42	1-Jan-43	140%	41	\$1,680,290	\$69,563,994	564,761	\$168	\$94,896,281	8,000	\$861	\$6,889,188	75,600	\$861	\$65,102,825	\$236,452,287	\$236,452,287	\$236,452,287		
27-Dec-43	1-Jan-44	143%	41	\$1,713,895	\$70,955,274	564,761	\$171	\$96,794,207	8,000	\$878	\$7,026,972	75,600	\$878	\$66,404,881	\$241,811,333	\$241,811,333	\$241,811,333		
26-Dec-44	1-Jan-45	146%	41	\$1,748,173	\$72,374,379	564,761	\$175	\$98,730,691	8,000	\$896	\$7,167,511	75,600	\$896	\$67,732,979	\$246,004,960	\$246,004,960	\$246,004,960		
26-Dec-45	1-Jan-46	149%	41	\$1,783,137	\$73,821,867	564,761	\$178	\$100,704,693	8,000	\$914	\$7,310,861	75,600	\$914	\$69,087,638	\$250,925,059	\$250,925,059	\$250,925,059		
26-Dec-46	1-Jan-47	152%	41	\$1,818,800	\$75,298,304	564,761	\$182	\$102,718,787	8,000	\$932	\$7,457,078	75,600	\$932	\$70,469,391	\$255,943,560	\$255,943,560	\$255,943,560		
26-Dec-47	1-Jan-48	155%	41	\$1,855,176	\$76,804,270	564,761	\$186	\$104,773,162	8,000	\$951	\$7,606,220	75,600	\$951	\$71,878,779	\$261,062,431	\$261,062,431	\$261,062,431		
25-Dec-48	1-Jan-49	158%	41	\$1,892,279	\$78,340,355	564,761	\$189	\$106,868,626	8,000	\$970	\$7,758,344	75,600	\$970	\$73,316,354	\$266,283,680	\$266,283,680	\$266,283,680		
25-Dec-49	1-Jan-50	161%	41	\$1,930,125	\$79,907,163	564,761	\$193	\$109,005,998	8,000	\$989	\$7,913,511	75,600	\$989	\$74,782,681	\$271,609,354	\$271,609,354	\$271,609,354		
25-Dec-50	1-Jan-51	164%	41	\$1,968,727	\$81,505,306	564,761	\$197	\$111,186,118	8,000	\$1,009	\$8,071,781	75,600	\$1,009	\$76,278,335	\$277,041,541	\$277,041,541	\$277,041,541		
25-Dec-51	1-Jan-52	167%	41	\$2,008,102	\$83,135,412	564,761	\$201	\$113,409,841	8,000	\$1,029	\$8,233,217	75,600	\$1,029	\$77,803,902	\$282,582,371	\$282,582,371	\$282,582,371		
24-Dec-52	1-Jan-53	171%	41	\$2,048,264	\$84,798,120	564,761	\$205	\$115,678,037	8,000	\$1,050	\$8,397,881	75,600	\$1,050	\$79,359,980	\$288,234,019	\$288,234,019	\$288,234,019		
24-Dec-53	1-Jan-54	174%	41	\$2,089,229	\$86,494,083	564,761	\$209	\$117,991,598	8,000	\$1,071	\$8,565,839	75,600	\$1,071	\$80,947,179	\$293,998,699	\$293,998,699	\$293,998,699		
24-Dec-54	1-Jan-55	178%	41	\$2,131,014	\$88,223,964	564,761	\$213	\$120,351,430	8,000	\$1,092	\$8,737,156	75,600	\$1,092	\$82,566,123	\$299,878,673	\$299,878,673	\$299,878,673		
24-Dec-55	1-Jan-56	181%	41	\$2,173,634	\$89,988,443	564,761	\$217	\$122,758,459	8,000	\$1,114	\$8,911,899	75,600	\$1,114	\$84,217,445	\$305,876,247	\$305,876,247	\$305,876,247		
23-Dec-56	1-Jan-57	185%	41	\$2,217,107	\$91,798,212	564,761	\$222	\$125,213,628	8,000	\$1,136	\$9,090,137	75,600	\$1,136	\$85,901,794	\$311,993,772	\$311,993,772	\$311,993,772		
23-Dec-57	1-Jan-58	188%	41	\$2,261,449	\$93,623,977	564,761	\$226	\$127,717,900	8,000	\$1,159	\$9,271,940	75,600	\$1,159	\$87,619,830	\$318,233,647	\$318,233,647	\$318,233,647		
23-Dec-58	1-Jan-59	192%	41	\$2,306,678	\$95,496,456	564,761	\$231	\$130,272,258	8,000	\$1,182	\$9,457,379	75,600	\$1,182	\$89,372,227	\$324,598,320	\$324,598,320	\$324,598,320		
23-Dec-59	1-Jan-60	196%	41	\$2,352,811	\$97,406,385	564,761	\$235	\$132,877,704	8,000	\$1,206	\$9,646,526	75,600	\$1,206	\$91,159,671	\$331,090,286	\$331,090,286	\$331,090,286		
22-Dec-60	1-Jan-61	200%	41	\$2,399,867	\$99,354,513	564,761	\$240	\$135,535,258	8,000	\$1,230	\$9,839,457	75,600	\$1,230	\$92,982,865	\$337,712,092	\$337,712,092	\$337,712,092		
22-Dec-61	1-Jan-62	204%	41	\$2,447,865	\$101,341,603	564,761	\$245	\$138,245,963	8,000	\$1,255	\$10,036,246	75,600	\$1,255	\$94,842,522	\$344,466,334	\$344,466,334	\$344,466,334		
22-Dec-62	1-Jan-63	208%	41	\$2,496,822	\$103,368,435	564,761	\$250	\$141,010,882	8,000	\$1,280	\$10,236,971	75,600	\$1,280	\$96,739,373	\$351,355,661	\$351,355,661	\$351,355,661		
22-Dec-63	1-Jan-64	212%	41	\$2,546,759	\$105,435,804	564,761	\$255	\$143,831,100	8,000	\$1,305	\$10,441,710	75,600	\$1,305	\$98,674,160	\$358,382,774	\$358,382,774	\$358,382,774		
21-Dec-64	1-Jan-65	216%	41	\$2,597,694	\$107,544,520	564,761	\$260	\$146,707,722	8,000	\$1,331	\$10,650,544	75,600	\$1,331	\$100,647,643	\$365,550,429	\$365,550,429	\$365,550,429		
21-Dec-65	1-Jan-66	221%	41	\$2,649,648	\$109,695,410	564,761	\$265	\$149,641,876	8,000	\$1,358	\$10,863,555	75,600	\$1,358	\$102,660,596	\$372,861,438	\$372,861,438	\$372,861,438		
21-Dec-66	1-Jan-67	225%	41	\$2,702,641	\$111,889,319	564,761	\$270	\$152,634,714	8,000	\$1,385	\$11,080,826	75,600	\$1,385	\$104,713,808	\$380,318,627	\$380,318,627	\$380,318,627		
21-Dec-67	1-Jan-68	230%	41	\$2,756,693	\$114,127,105	564,761	\$276	\$155,687,408	8,000	\$1,413	\$11,302,443	75,600	\$1,413	\$106,808,084	\$387,925,040	\$387,925,040	\$387,925,040		
20-Dec-68	1-Jan-69	234%	41	\$2,811,827	\$116,409,647	564,761	\$281	\$158,801,156	8,000	\$1,441	\$11,528,492	75,600	\$1,441	\$108,944,246	\$395,683,541	\$395,683,541	\$395,683,541		
20-Dec-69	1-Jan-70	239%	41	\$2,868,064	\$118,737,840	564,761	\$287	\$161,977,179	8,000	\$1,470	\$11,759,061	75,600	\$1,470	\$111,123,131	\$403,597,212	\$403,597,212	\$403,597,212		
20-Dec-70	1-Jan-71	244%	41	\$2,925,425	\$121,112,597	564,761	\$293	\$165,216,723	8,000	\$1,499	\$11,994,243	75,600	\$1,499	\$113,345,593	\$411,669,156	\$411,669,156	\$411,669,156		
20-Dec-71	1-Jan-72	249%	41	\$2,983,934	\$123,534,849	564,761	\$298	\$168,521,057	8,000	\$1,529	\$12,234,128	75,600	\$1,529	\$115,612,505	\$419,902,339	\$419,902,339	\$419,902,339		
19-Dec-72	1-Jan-73	254%	41	\$3,043,612	\$126,005,546	564,761	\$304	\$171,891,478	8,000	\$1,560	\$12,478,810	75,600	\$1,560	\$117,924,755	\$428,300,590	\$428,300,590	\$428,300,590		
19-Dec-73	1-Jan-74	259%	41	\$3,104,484	\$128,525,657	564,761	\$310	\$175,329,308	8,000	\$1,591	\$12,728,386	75,600	\$1,591	\$120,283,251	\$436,866,602	\$436,866,602	\$436,866,602		
19-Dec-74	1-Jan-75	264%	41	\$3,166,574	\$131,096,170	564,761	\$317	\$178,835,894	8,000	\$1,623	\$12,982,954	75,600	\$1,623	\$122,688,916	\$445,603,934	\$445,603,934	\$445,603,934		
19-Dec-75	1-Jan-76	269%	41	\$3,229,906	\$133,718,093	564,761	\$323	\$182,412,612	8,000	\$1,655	\$13,242,613	75,600	\$1,655	\$125,142,694	\$454,516,012	\$454,516,012	\$454,516,012		
18-Dec-76	1-Jan-77	275%	41	\$3,294,504	\$136,392,455	564,761	\$329	\$186,060,864	8,000	\$1,688	\$13,507,465	75,600	\$1,688	\$127,645,548	\$463,606,333	\$463,606,333	\$463,606,333		
18-Dec-77	1-Jan-78	280%	41	\$3,360,394	\$139,120,304	564,761	\$336	\$189,782,082	8,000	\$1,722	\$13,777,615	75,600	\$1,722	\$130,198,459	\$472,878,459	\$472,878,459	\$472,878,459		
1																			

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.17.1: Projected Assessed Value - 2041 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ²	Residential				Industrial				Office Type 1				Commercial				Retail Pad Type 3				Retail Big Box Type 2				Total Projected Assessed Value
			Multi-Family		Projected Assessed Value	Units ³	Industrial		Projected Assessed Value	Sq Ft ⁴	Office Type 1		Projected Assessed Value	Sq Ft ⁴	Commercial		Projected Assessed Value	Sq Ft ⁴	Retail Pad Type 3		Projected Assessed Value	Sq Ft ⁴	Retail Big Box Type 2		Projected Assessed Value		
			Value Per Unit ⁴	Value Per Unit ⁴			Value Per Unit ⁴	Value Per Unit ⁴			Value Per Unit ⁴	Value Per Unit ⁴			Value Per Unit ⁴	Value Per Unit ⁴			Value Per Unit ⁴	Value Per Unit ⁴							
31-Dec-25	1-Jan-26	100%	0	\$235,000	\$0	0	\$120	\$0	0	\$600	\$0	\$600	\$0	0	\$447	\$0	0	\$295	\$0	0	\$420	\$0	\$0	\$0	\$0	\$0	
31-Dec-26	1-Jan-27	102%	0	\$239,700	\$0	0	\$122	\$0	0	\$612	\$0	\$612	\$0	0	\$456	\$0	0	\$301	\$0	0	\$428	\$0	\$0	\$0	\$0	\$0	
31-Dec-27	1-Jan-28	104%	0	\$244,494	\$0	0	\$127	\$0	0	\$624	\$0	\$624	\$0	0	\$465	\$0	0	\$307	\$0	0	\$437	\$0	\$0	\$0	\$0	\$0	
30-Dec-28	1-Jan-29	106%	0	\$249,384	\$0	0	\$130	\$0	0	\$636	\$0	\$636	\$0	0	\$474	\$0	0	\$313	\$0	0	\$446	\$0	\$0	\$0	\$0	\$0	
30-Dec-29	1-Jan-30	108%	0	\$254,372	\$0	0	\$132	\$0	0	\$649	\$0	\$649	\$0	0	\$484	\$0	0	\$319	\$0	0	\$455	\$0	\$0	\$0	\$0	\$0	
30-Dec-30	1-Jan-31	110%	0	\$259,459	\$0	0	\$135	\$0	0	\$662	\$0	\$662	\$0	0	\$494	\$0	0	\$326	\$0	0	\$464	\$0	\$0	\$0	\$0	\$0	
30-Dec-31	1-Jan-32	113%	0	\$264,648	\$0	0	\$138	\$0	0	\$675	\$0	\$675	\$0	0	\$503	\$0	0	\$332	\$0	0	\$473	\$0	\$0	\$0	\$0	\$0	
29-Dec-32	1-Jan-33	115%	0	\$269,941	\$0	0	\$141	\$0	0	\$689	\$0	\$689	\$0	0	\$513	\$0	0	\$339	\$0	0	\$482	\$0	\$0	\$0	\$0	\$0	
29-Dec-33	1-Jan-34	117%	0	\$275,340	\$0	0	\$143	\$0	0	\$703	\$0	\$703	\$0	0	\$524	\$0	0	\$346	\$0	0	\$492	\$0	\$0	\$0	\$0	\$0	
29-Dec-34	1-Jan-35	120%	0	\$280,847	\$0	0	\$146	\$0	0	\$717	\$0	\$717	\$0	0	\$534	\$0	0	\$353	\$0	0	\$502	\$0	\$0	\$0	\$0	\$0	
29-Dec-35	1-Jan-36	122%	0	\$286,464	\$0	0	\$149	\$0	0	\$731	\$0	\$731	\$0	0	\$545	\$0	0	\$360	\$0	0	\$512	\$0	\$0	\$0	\$0	\$0	
28-Dec-36	1-Jan-37	124%	0	\$292,193	\$0	0	\$152	\$0	0	\$746	\$0	\$746	\$0	0	\$556	\$0	0	\$367	\$0	0	\$522	\$0	\$0	\$0	\$0	\$0	
28-Dec-37	1-Jan-38	127%	0	\$298,037	\$0	0	\$155	\$0	0	\$760	\$0	\$760	\$0	0	\$567	\$0	0	\$374	\$0	0	\$533	\$0	\$0	\$0	\$0	\$0	
28-Dec-38	1-Jan-39	129%	0	\$303,998	\$0	0	\$158	\$0	0	\$776	\$0	\$776	\$0	0	\$578	\$0	0	\$382	\$0	0	\$543	\$0	\$0	\$0	\$0	\$0	
28-Dec-39	1-Jan-40	132%	0	\$310,078	\$0	0	\$162	\$0	0	\$791	\$0	\$791	\$0	0	\$590	\$0	0	\$389	\$0	0	\$554	\$0	\$0	\$0	\$0	\$0	
27-Dec-40	1-Jan-41	135%	0	\$316,279	\$0	0	\$165	\$0	0	\$807	\$0	\$807	\$0	0	\$602	\$0	0	\$397	\$0	0	\$565	\$0	\$0	\$0	\$0	\$0	
27-Dec-41	1-Jan-42	137%	384	\$322,605	\$123,880,182	691,986	\$168	\$116,273,647	17,667	\$823	\$14,542,538	\$29,667	\$614	\$325,022,116	48,554	\$405	\$19,662,892	194,215	\$577	\$111,978,503	\$711,359,878	\$114,218,073	\$725,587,076	\$114,218,073	\$725,587,076	\$114,218,073	
27-Dec-42	1-Jan-43	140%	384	\$329,057	\$126,357,786	691,986	\$171	\$118,599,120	17,667	\$840	\$14,833,388	\$29,667	\$626	\$331,522,559	48,554	\$413	\$20,056,150	194,215	\$588	\$114,218,073	\$725,587,076	\$114,218,073	\$725,587,076	\$114,218,073	\$725,587,076	\$114,218,073	
27-Dec-43	1-Jan-44	143%	384	\$335,638	\$128,884,941	691,986	\$175	\$120,971,102	17,667	\$856	\$15,130,056	\$29,667	\$638	\$338,153,010	48,554	\$421	\$20,457,273	194,215	\$600	\$116,502,435	\$740,098,817	\$116,502,435	\$740,098,817	\$116,502,435	\$740,098,817	\$116,502,435	
26-Dec-44	1-Jan-45	146%	384	\$342,351	\$131,462,640	691,986	\$178	\$123,390,524	17,667	\$874	\$15,432,657	\$29,667	\$651	\$344,916,070	48,554	\$430	\$20,866,418	194,215	\$612	\$118,832,484	\$754,900,794	\$118,832,484	\$754,900,794	\$118,832,484	\$754,900,794	\$118,832,484	
26-Dec-45	1-Jan-46	149%	384	\$349,198	\$134,091,893	691,986	\$182	\$125,858,335	17,667	\$891	\$15,741,310	\$29,667	\$664	\$351,814,391	48,554	\$438	\$21,283,747	194,215	\$624	\$121,209,133	\$769,998,810	\$121,209,133	\$769,998,810	\$121,209,133	\$769,998,810	\$121,209,133	
26-Dec-46	1-Jan-47	152%	384	\$356,182	\$136,773,731	691,986	\$186	\$128,375,502	17,667	\$909	\$16,056,137	\$29,667	\$678	\$358,850,679	48,554	\$447	\$21,709,422	194,215	\$637	\$123,633,316	\$785,398,786	\$123,633,316	\$785,398,786	\$123,633,316	\$785,398,786	\$123,633,316	
26-Dec-47	1-Jan-48	155%	384	\$363,305	\$139,509,205	691,986	\$189	\$130,943,012	17,667	\$927	\$16,377,259	\$29,667	\$691	\$366,027,693	48,554	\$456	\$22,143,610	194,215	\$649	\$126,105,982	\$801,106,761	\$126,105,982	\$801,106,761	\$126,105,982	\$801,106,761	\$126,105,982	
25-Dec-48	1-Jan-49	158%	384	\$370,571	\$142,299,390	691,986	\$193	\$133,561,872	17,667	\$946	\$16,704,804	\$29,667	\$705	\$373,348,247	48,554	\$465	\$22,586,482	194,215	\$662	\$128,628,102	\$817,128,897	\$128,628,102	\$817,128,897	\$128,628,102	\$817,128,897	\$128,628,102	
25-Dec-49	1-Jan-50	161%	384	\$377,983	\$145,145,377	691,986	\$197	\$136,233,109	17,667	\$964	\$17,038,901	\$29,667	\$719	\$380,815,212	48,554	\$474	\$23,038,212	194,215	\$676	\$131,200,664	\$833,471,475	\$131,200,664	\$833,471,475	\$131,200,664	\$833,471,475	\$131,200,664	
25-Dec-50	1-Jan-51	164%	384	\$385,542	\$148,048,285	691,986	\$201	\$138,957,771	17,667	\$984	\$17,379,679	\$29,667	\$733	\$388,431,516	48,554	\$484	\$23,498,976	194,215	\$689	\$133,824,677	\$850,140,904	\$133,824,677	\$850,140,904	\$133,824,677	\$850,140,904	\$133,824,677	
25-Dec-51	1-Jan-52	167%	384	\$393,253	\$151,009,251	691,986	\$205	\$141,736,927	17,667	\$1,003	\$17,727,272	\$29,667	\$748	\$396,200,146	48,554	\$494	\$23,968,956	194,215	\$703	\$136,501,171	\$867,143,722	\$136,501,171	\$867,143,722	\$136,501,171	\$867,143,722	\$136,501,171	
24-Dec-52	1-Jan-53	171%	384	\$401,118	\$154,029,436	691,986	\$209	\$144,571,665	17,667	\$1,023	\$18,081,818	\$29,667	\$763	\$404,124,149	48,554	\$504	\$24,448,335	194,215	\$717	\$139,231,194	\$884,486,597	\$139,231,194	\$884,486,597	\$139,231,194	\$884,486,597	\$139,231,194	
24-Dec-53	1-Jan-54	174%	384	\$409,141	\$157,110,024	691,986	\$213	\$147,463,099	17,667	\$1,044	\$18,443,454	\$29,667	\$778	\$412,206,632	48,554	\$514	\$24,937,301	194,215	\$731	\$142,015,818	\$902,176,329	\$142,015,818	\$902,176,329	\$142,015,818	\$902,176,329	\$142,015,818	
24-Dec-54	1-Jan-55	178%	384	\$417,324	\$160,252,225	691,986	\$217	\$150,412,361	17,667	\$1,065	\$18,812,323	\$29,667	\$794	\$420,540,765	48,554	\$524	\$25,436,407	194,215	\$746	\$144,856,134	\$920,219,855	\$144,856,134	\$920,219,855	\$144,856,134	\$920,219,855	\$144,856,134	
24-Dec-55	1-Jan-56	181%	384	\$425,670	\$163,457,269	691,986	\$222	\$153,420,608	17,667	\$1,086	\$19,188,569	\$29,667	\$810	\$428,859,780	48,554	\$534	\$25,944,768	194,215	\$761	\$147,753,257	\$938,624,252	\$147,753,257	\$938,624,252	\$147,753,257	\$938,624,252	\$147,753,257	
23-Dec-56	1-Jan-57	185%	384	\$434,183	\$166,726,415	691,986	\$226	\$156,489,020	17,667	\$1,108	\$19,572,341	\$29,667	\$826	\$437,436,976	48,554	\$545	\$26,463,664	194,215	\$776	\$150,708,322	\$957,396,737	\$150,708,322	\$957,396,737	\$150,708,322	\$957,396,737	\$150,708,322	
23-Dec-57	1-Jan-58	188%	384	\$442,867	\$170,060,943	691,986	\$231	\$159,618,801	17,667	\$1,130	\$19,963,788	\$29,667	\$842	\$446,185,715	48,554	\$556	\$26,992,937	194,215	\$792	\$153,722,489	\$976,544,672	\$153,722,489	\$976,544,672	\$153,722,489	\$976,544,672	\$153,722,489	
23-Dec-58	1-Jan-59	192%	384	\$451,724	\$173,462,162	691,986	\$235	\$162,811,177	17,667	\$1,153	\$20,363,063	\$29,667	\$859	\$455,190,429	48,554	\$567	\$27,532,796	194,215	\$807	\$156,796,938	\$996,075,566	\$156,796,938	\$996,075,566	\$156,796,938	\$996,075,566	\$156,796,938	
23-Dec-59	1-Jan-60	196%	384	\$460,759	\$176,931,405	691,986	\$240	\$166,067,400	17,667	\$1,176	\$20,770,325	\$29,667	\$876	\$464,211,618	48,554	\$578	\$28,083,452	194,215	\$823	\$159,932,877	\$1,015,997,077	\$159,932,877	\$1,015,997,077	\$159,932,877	\$1,015,997,077	\$159,932,877	
22-Dec-60	1-Jan-61	200%	384	\$469,794	\$180,470,033	691,986	\$245	\$169,388,748	17,667	\$1,199	\$21,185,731	\$29,667	\$894	\$473,495,850	48,554	\$590	\$28,645,121	194,215	\$840	\$163,131,535	\$1,036,317,018	\$163,131,535	\$1,036,317,018	\$163,131,535	\$1,036,317,018	\$163,131,535	
22-Dec-61	1-Jan-62	204%	384	\$479,374	\$184,079,434	691,986	\$250	\$172,776,523	17,667	\$1,223	\$21,609,446	\$29,667	\$912	\$482,965,767	48,554	\$602	\$29,188,023	194,215	\$857	\$166,394,165	\$1,057,043,359	\$166,394,165	\$1,057,043,359	\$166,394,165	\$1,057,043,359	\$166,394,165	
22-Dec-62	1-Jan-63	208%	384	\$488,961	\$187,761,023	691,986	\$255																				

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.17.2: Projected Assessed Value - 2041 Development I - Tarrant County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential				Commercial				Total Projected Assessed Value		
			Single Family - Custom Type 1			Industrial		Retail Pad Type 1		Retail Pad Type 2			
			Units ³	Value Per		Value Per Sq Ft ⁴	Assessed Value	Value Per Sq Ft ⁴	Assessed Value	Value Per Sq Ft ⁴		Assessed Value	Value Per Sq Ft ⁴
				Projected	Assessed Value						Projected		
31-Dec-25	1-Jan-26	100%	0	\$1,200,000	\$0	0	\$120	\$0	0	\$615	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,224,000	\$0	0	\$122	\$0	0	\$627	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,248,480	\$0	0	\$125	\$0	0	\$640	\$0	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,273,450	\$0	0	\$127	\$0	0	\$653	\$0	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,298,919	\$0	0	\$130	\$0	0	\$666	\$0	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,324,897	\$0	0	\$132	\$0	0	\$679	\$0	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,351,395	\$0	0	\$135	\$0	0	\$693	\$0	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,378,423	\$0	0	\$138	\$0	0	\$706	\$0	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,405,991	\$0	0	\$143	\$0	0	\$721	\$0	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,434,111	\$0	0	\$143	\$0	0	\$735	\$0	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,462,793	\$0	0	\$146	\$0	0	\$750	\$0	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,492,049	\$0	0	\$149	\$0	0	\$765	\$0	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,521,890	\$0	0	\$152	\$0	0	\$780	\$0	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,552,328	\$0	0	\$155	\$0	0	\$796	\$0	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,583,375	\$0	0	\$158	\$0	0	\$811	\$0	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,615,042	\$0	0	\$162	\$0	0	\$828	\$0	\$0	\$0
27-Dec-41	1-Jan-42	137%	41	\$1,647,343	\$68,199,994	564,761	\$165	\$93,035,570	8,000	\$844	\$6,754,106	\$66,299,299	\$168,984,974
27-Dec-42	1-Jan-43	140%	41	\$1,680,290	\$69,563,994	564,761	\$168	\$94,896,281	8,000	\$861	\$6,889,188	\$75,600,281	\$166,888,294
27-Dec-43	1-Jan-44	143%	41	\$1,713,895	\$70,955,274	564,761	\$171	\$96,794,207	8,000	\$878	\$7,026,972	\$85,340,881	\$170,226,060
26-Dec-44	1-Jan-45	146%	41	\$1,748,173	\$72,374,379	564,761	\$175	\$98,730,091	8,000	\$896	\$7,167,511	\$94,497,992	\$173,630,581
26-Dec-45	1-Jan-46	149%	41	\$1,783,137	\$73,821,867	564,761	\$178	\$100,704,693	8,000	\$914	\$7,310,861	\$102,808,853	\$177,103,192
26-Dec-46	1-Jan-47	152%	41	\$1,818,800	\$75,298,304	564,761	\$182	\$102,718,787	8,000	\$932	\$7,457,078	\$111,266,931	\$180,645,256
26-Dec-47	1-Jan-48	155%	41	\$1,855,176	\$76,804,270	564,761	\$186	\$104,773,162	8,000	\$951	\$7,606,220	\$120,873,151	\$184,258,161
25-Dec-48	1-Jan-49	158%	41	\$1,892,279	\$78,340,355	564,761	\$189	\$106,868,626	8,000	\$970	\$7,758,244	\$130,631,374	\$187,943,325
25-Dec-49	1-Jan-50	161%	41	\$1,930,125	\$79,907,163	564,761	\$193	\$109,005,998	8,000	\$989	\$7,913,511	\$140,544,885	\$191,702,191
25-Dec-50	1-Jan-51	164%	41	\$1,968,727	\$81,505,306	564,761	\$197	\$111,186,118	8,000	\$1,009	\$8,071,781	\$150,616,666	\$195,536,235
25-Dec-51	1-Jan-52	167%	41	\$2,008,102	\$83,135,412	564,761	\$201	\$113,409,841	8,000	\$1,029	\$8,233,217	\$160,850,883	\$199,446,960
24-Dec-52	1-Jan-53	171%	41	\$2,048,264	\$84,798,120	564,761	\$205	\$115,678,037	8,000	\$1,050	\$8,397,881	\$171,248,764	\$203,435,899
24-Dec-53	1-Jan-54	174%	41	\$2,089,229	\$86,494,083	564,761	\$209	\$117,991,598	8,000	\$1,071	\$8,565,839	\$181,814,603	\$207,504,617
24-Dec-54	1-Jan-55	178%	41	\$2,131,014	\$88,223,964	564,761	\$213	\$120,351,430	8,000	\$1,092	\$8,737,156	\$192,551,759	\$211,654,709
24-Dec-55	1-Jan-56	181%	41	\$2,173,634	\$89,988,443	564,761	\$217	\$122,758,459	8,000	\$1,114	\$8,911,899	\$203,463,658	\$215,887,803
23-Dec-56	1-Jan-57	185%	41	\$2,217,107	\$91,788,212	564,761	\$222	\$125,213,628	8,000	\$1,136	\$9,090,137	\$214,553,795	\$220,205,559
23-Dec-57	1-Jan-58	188%	41	\$2,261,449	\$93,623,977	564,761	\$226	\$127,717,900	8,000	\$1,159	\$9,271,940	\$225,825,735	\$224,609,670
23-Dec-58	1-Jan-59	192%	41	\$2,306,678	\$95,496,456	564,761	\$231	\$130,272,258	8,000	\$1,182	\$9,457,379	\$237,083,114	\$229,101,864
23-Dec-59	1-Jan-60	196%	41	\$2,352,811	\$97,406,385	564,761	\$235	\$132,877,704	8,000	\$1,206	\$9,646,526	\$248,329,640	\$233,683,901
22-Dec-60	1-Jan-61	200%	41	\$2,399,867	\$99,354,513	564,761	\$240	\$135,535,258	8,000	\$1,230	\$9,839,457	\$259,569,097	\$238,357,579
22-Dec-61	1-Jan-62	204%	41	\$2,447,865	\$101,341,603	564,761	\$245	\$138,245,963	8,000	\$1,255	\$10,036,246	\$270,605,343	\$243,124,731
22-Dec-62	1-Jan-63	208%	41	\$2,496,822	\$103,368,435	564,761	\$250	\$141,010,882	8,000	\$1,280	\$10,236,971	\$281,842,314	\$247,987,225
22-Dec-63	1-Jan-64	212%	41	\$2,546,759	\$105,435,804	564,761	\$255	\$143,831,100	8,000	\$1,305	\$10,441,710	\$293,184,025	\$252,946,970
21-Dec-64	1-Jan-65	216%	41	\$2,597,694	\$107,544,520	564,761	\$260	\$146,707,722	8,000	\$1,331	\$10,650,544	\$304,634,569	\$258,005,909
21-Dec-65	1-Jan-66	221%	41	\$2,649,648	\$109,695,410	564,761	\$265	\$149,641,876	8,000	\$1,358	\$10,863,555	\$316,198,124	\$263,166,027
21-Dec-66	1-Jan-67	225%	41	\$2,702,641	\$111,889,319	564,761	\$270	\$152,634,714	8,000	\$1,385	\$11,080,826	\$327,958,950	\$268,429,348
21-Dec-67	1-Jan-68	230%	41	\$2,756,693	\$114,127,105	564,761	\$276	\$155,687,408	8,000	\$1,413	\$11,302,443	\$340,371,393	\$273,797,935
20-Dec-68	1-Jan-69	234%	41	\$2,811,827	\$116,409,647	564,761	\$281	\$158,801,156	8,000	\$1,441	\$11,528,492	\$353,492,885	\$279,273,894
20-Dec-69	1-Jan-70	239%	41	\$2,868,064	\$118,737,840	564,761	\$287	\$161,977,179	8,000	\$1,470	\$11,759,061	\$366,614,946	\$284,859,372
20-Dec-70	1-Jan-71	244%	41	\$2,925,425	\$121,112,597	564,761	\$293	\$165,216,723	8,000	\$1,499	\$11,994,243	\$380,129,189	\$290,556,559
20-Dec-71	1-Jan-72	249%	41	\$2,983,934	\$123,534,849	564,761	\$298	\$168,521,057	8,000	\$1,529	\$12,234,128	\$393,463,317	\$296,367,690
19-Dec-72	1-Jan-73	254%	41	\$3,043,612	\$126,005,546	564,761	\$304	\$171,891,478	8,000	\$1,560	\$12,478,810	\$406,782,127	\$302,295,044
19-Dec-73	1-Jan-74	259%	41	\$3,104,484	\$128,525,657	564,761	\$310	\$175,329,308	8,000	\$1,591	\$12,728,386	\$420,110,513	\$308,340,945
19-Dec-74	1-Jan-75	264%	41	\$3,166,574	\$131,096,170	564,761	\$317	\$178,835,894	8,000	\$1,623	\$12,982,954	\$433,594,468	\$314,507,764
19-Dec-75	1-Jan-76	269%	41	\$3,229,906	\$133,718,093	564,761	\$323	\$182,412,612	8,000	\$1,655	\$13,242,613	\$446,927,081	\$320,797,919
18-Dec-76	1-Jan-77	275%	41	\$3,294,504	\$136,392,455	564,761	\$329	\$186,060,864	8,000	\$1,688	\$13,507,465	\$460,258,546	\$327,213,877
18-Dec-77	1-Jan-78	280%	41	\$3,360,394	\$139,120,304	564,761	\$336	\$189,782,082	8,000	\$1,722	\$13,777,615	\$473,585,161	\$333,758,155
18-Dec-78	1-Jan-79	286%	41	\$3,427,602	\$141,902,710	564,761	\$343	\$193,577,723	8,000	\$1,757	\$14,053,167	\$486,916,328	\$340,431,318
18-Dec-79	1-Jan-80	291%	41	\$3,496,154	\$144,740,765	564,761	\$350	\$197,449,278	8,000	\$1,792	\$14,334,230	\$500,250,558	\$347,241,984
17-Dec-80	1-Jan-81	297%	41	\$3,566,077	\$147,635,580	564,761	\$357	\$201,398,263	8,000	\$1,828	\$14,620,915	\$513,568,473	\$354,186,824
17-Dec-81	1-Jan-82	303%	41	\$3,637,398	\$150,588,291	564,761	\$364	\$205,426,228	8,000	\$1,864	\$14,913,333	\$526,881,808	\$361,270,561
17-Dec-82	1-Jan-83	309%	41	\$3,710,146	\$153,600,057	564,761	\$371	\$209,534,753	8,000	\$1,901	\$15,211,600	\$540,193,919	\$368,495,972
17-Dec-83	1-Jan-84	315%	41	\$3,784,349	\$156,672,058	564,761	\$378	\$213,725,448	8,000	\$1,939	\$15,515,832	\$553,509,750	\$375,865,891
16-Dec-84	1-Jan-85	322%	41	\$3,860,036	\$159,805,500	564,761	\$386	\$217,999,957	8,000	\$1,978	\$15,826,149	\$566,926,891	\$383,383,209
16-Dec-85	1-Jan-86	328%	41	\$3,937,237	\$163,001,610	564,761	\$394	\$222,359,956	8,000	\$2,018	\$16,142,671	\$580,242,062	\$391,050,873
16-Dec-86	1-Jan-87	335%	41	\$4,015,982	\$166,261,642	564,761	\$402	\$226,807,155	8,000	\$2,058	\$16,465,525	\$593,557,287	\$398,871,891
16-Dec-87	1-Jan-88	341%	41	\$4,096,301	\$169,586,875	564,761	\$410	\$231,343,298	8,000	\$2,099	\$16,794,835	\$606,872,122	\$406,849,328
15-Dec-88	1-Jan-89	348%	41	\$4,178,227	\$172,978,612	564,761	\$418	\$235,970,164	8,000	\$2,141	\$17,130,732	\$620,182,853	\$414,985,418
15-Dec-89	1-Jan-90	355%	41	\$4,261,792	\$176,438,184	564,761	\$426	\$240,689,568	8,000	\$2,184	\$17,473,347	\$633,529,184	\$423,286,041
15-Dec-90	1-Jan-91	362%	41	\$4,347,028	\$179,966,948	564,761	\$435	\$245,503,359	8,000	\$2,228	\$17,822,814	\$646,869,998	\$431,751,762
15-Dec-91	1-Jan-92	369%	41	\$4,433,968	\$183,566,287	564,761	\$443	\$250,413,426	8,000	\$2,272	\$18,179,270	\$660,211,269	\$440,386,797
14-Dec-92	1-Jan-93	377%	41	\$4,522,648	\$187,237,613	564,761	\$452	\$255,421,695	8,000	\$2,318	\$18,542,855		

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.18.1: Projected Assessed Value - 2042 Development¹ - Parker County

Development Year	Assessed As Of	2.0% Inflation Factor ²	Residential				Commercial				Retail Big Box Type 2				Total Projected Assessed Value
			Multi-Family		Office Type 2		Retail Pad Type 3		Retail Big Box Type 2						
			Units ³	Projected Assessed Value	Sq Ft ³	Projected Assessed Value	Sq Ft ³	Projected Assessed Value	Sq Ft ³	Projected Assessed Value	Sq Ft ³				
31-Dec-25	1-Jan-26	100%	0	\$235,000	\$0	\$447	\$0	\$0	\$295	\$0	\$420	\$0			
31-Dec-26	1-Jan-27	102%	0	\$239,700	\$0	\$456	\$0	\$0	\$301	\$0	\$428	\$0			
31-Dec-27	1-Jan-28	104%	0	\$249,384	\$0	\$465	\$0	\$0	\$307	\$0	\$437	\$0			
30-Dec-28	1-Jan-29	106%	0	\$254,372	\$0	\$474	\$0	\$0	\$313	\$0	\$446	\$0			
30-Dec-29	1-Jan-30	108%	0	\$259,459	\$0	\$484	\$0	\$0	\$319	\$0	\$455	\$0			
30-Dec-30	1-Jan-31	110%	0	\$264,648	\$0	\$494	\$0	\$0	\$326	\$0	\$464	\$0			
30-Dec-31	1-Jan-32	113%	0	\$269,941	\$0	\$503	\$0	\$0	\$332	\$0	\$473	\$0			
29-Dec-32	1-Jan-33	115%	0	\$275,340	\$0	\$513	\$0	\$0	\$339	\$0	\$482	\$0			
29-Dec-33	1-Jan-34	117%	0	\$280,847	\$0	\$524	\$0	\$0	\$346	\$0	\$492	\$0			
29-Dec-34	1-Jan-35	120%	0	\$286,464	\$0	\$534	\$0	\$0	\$353	\$0	\$502	\$0			
29-Dec-35	1-Jan-36	122%	0	\$292,193	\$0	\$545	\$0	\$0	\$360	\$0	\$512	\$0			
28-Dec-36	1-Jan-37	124%	0	\$298,037	\$0	\$556	\$0	\$0	\$367	\$0	\$522	\$0			
28-Dec-37	1-Jan-38	127%	0	\$303,998	\$0	\$567	\$0	\$0	\$374	\$0	\$533	\$0			
28-Dec-38	1-Jan-39	129%	0	\$310,078	\$0	\$578	\$0	\$0	\$382	\$0	\$543	\$0			
28-Dec-39	1-Jan-40	132%	0	\$316,279	\$0	\$590	\$0	\$0	\$389	\$0	\$554	\$0			
27-Dec-40	1-Jan-41	135%	0	\$322,605	\$0	\$602	\$0	\$0	\$397	\$0	\$565	\$0			
27-Dec-41	1-Jan-42	137%	0	\$329,057	\$0	\$614	\$0	\$0	\$405	\$0	\$577	\$0			
27-Dec-42	1-Jan-43	140%	384	\$335,638	\$128,884,941	500,000	\$626	\$312,953,957	48,554	\$413	\$20,056,150	194,215	\$588	\$114,218,073	\$576,113,122
27-Dec-43	1-Jan-44	143%	384	\$342,351	\$131,462,640	500,000	\$638	\$319,213,036	48,554	\$421	\$20,457,273	194,215	\$600	\$116,502,435	\$587,635,384
26-Dec-44	1-Jan-45	146%	384	\$349,198	\$134,091,893	500,000	\$651	\$325,597,297	48,554	\$430	\$20,866,418	194,215	\$612	\$118,832,484	\$599,388,092
26-Dec-45	1-Jan-46	149%	384	\$356,182	\$136,773,731	500,000	\$664	\$332,109,243	48,554	\$438	\$21,283,747	194,215	\$624	\$121,209,133	\$611,375,854
26-Dec-46	1-Jan-47	152%	384	\$363,305	\$139,509,205	500,000	\$678	\$338,751,428	48,554	\$447	\$21,709,422	194,215	\$637	\$123,633,316	\$623,603,371
26-Dec-47	1-Jan-48	155%	384	\$370,571	\$142,299,390	500,000	\$691	\$345,526,456	48,554	\$456	\$22,143,610	194,215	\$649	\$126,105,982	\$636,075,438
25-Dec-48	1-Jan-49	158%	384	\$377,983	\$145,145,377	500,000	\$705	\$352,436,986	48,554	\$465	\$22,586,482	194,215	\$662	\$128,628,102	\$648,796,947
25-Dec-49	1-Jan-50	161%	384	\$385,542	\$148,048,285	500,000	\$719	\$359,485,725	48,554	\$474	\$23,038,212	194,215	\$676	\$131,200,664	\$661,772,886
25-Dec-50	1-Jan-51	164%	384	\$393,253	\$151,009,251	500,000	\$733	\$366,675,440	48,554	\$484	\$23,498,976	194,215	\$689	\$133,824,677	\$675,008,344
25-Dec-51	1-Jan-52	167%	384	\$401,118	\$154,029,436	500,000	\$748	\$374,008,949	48,554	\$494	\$23,968,956	194,215	\$703	\$136,501,171	\$688,508,511
24-Dec-52	1-Jan-53	171%	384	\$409,141	\$157,110,024	500,000	\$763	\$381,489,128	48,554	\$504	\$24,448,335	194,215	\$717	\$139,231,194	\$702,278,681
24-Dec-53	1-Jan-54	174%	384	\$417,324	\$160,252,225	500,000	\$778	\$389,118,910	48,554	\$514	\$24,937,301	194,215	\$731	\$142,015,818	\$716,324,254
24-Dec-54	1-Jan-55	178%	384	\$425,670	\$163,457,269	500,000	\$794	\$396,901,288	48,554	\$524	\$25,436,047	194,215	\$746	\$144,856,134	\$730,650,739
24-Dec-55	1-Jan-56	181%	384	\$434,183	\$166,726,415	500,000	\$810	\$404,839,314	48,554	\$534	\$25,944,768	194,215	\$761	\$147,753,257	\$745,263,754
23-Dec-56	1-Jan-57	185%	384	\$442,867	\$170,060,943	500,000	\$826	\$412,936,100	48,554	\$545	\$26,463,664	194,215	\$776	\$150,708,322	\$760,169,029
23-Dec-57	1-Jan-58	188%	384	\$451,724	\$173,462,162	500,000	\$842	\$421,194,822	48,554	\$556	\$26,992,937	194,215	\$792	\$153,722,489	\$775,372,410
23-Dec-58	1-Jan-59	192%	384	\$460,759	\$176,931,405	500,000	\$859	\$429,618,719	48,554	\$567	\$27,532,796	194,215	\$807	\$156,796,938	\$790,879,858
23-Dec-59	1-Jan-60	196%	384	\$469,974	\$180,470,033	500,000	\$876	\$438,211,093	48,554	\$578	\$28,083,452	194,215	\$823	\$159,932,877	\$806,697,455
22-Dec-60	1-Jan-61	200%	384	\$479,374	\$184,079,434	500,000	\$894	\$446,975,315	48,554	\$590	\$28,645,121	194,215	\$840	\$163,131,535	\$822,831,404
22-Dec-61	1-Jan-62	204%	384	\$488,961	\$187,761,023	500,000	\$912	\$455,914,821	48,554	\$602	\$29,218,023	194,215	\$857	\$166,394,165	\$839,288,032
22-Dec-62	1-Jan-63	208%	384	\$498,740	\$191,516,243	500,000	\$930	\$465,033,118	48,554	\$614	\$29,802,384	194,215	\$874	\$169,722,049	\$856,073,793
22-Dec-63	1-Jan-64	212%	384	\$508,715	\$195,346,568	500,000	\$949	\$474,333,780	48,554	\$626	\$30,398,431	194,215	\$891	\$173,116,490	\$873,195,269
21-Dec-64	1-Jan-65	216%	384	\$518,889	\$199,253,499	500,000	\$968	\$483,820,456	48,554	\$639	\$31,006,400	194,215	\$909	\$176,578,820	\$890,659,174
21-Dec-65	1-Jan-66	221%	384	\$529,267	\$203,238,569	500,000	\$987	\$493,496,865	48,554	\$651	\$31,626,528	194,215	\$927	\$180,110,396	\$908,472,358
21-Dec-66	1-Jan-67	225%	384	\$539,852	\$207,303,341	500,000	\$1,007	\$503,366,802	48,554	\$664	\$32,259,058	194,215	\$946	\$183,712,604	\$926,641,805
21-Dec-67	1-Jan-68	230%	384	\$550,649	\$211,449,407	500,000	\$1,027	\$513,434,138	48,554	\$678	\$32,904,240	194,215	\$965	\$187,386,856	\$945,174,641
20-Dec-68	1-Jan-69	234%	384	\$561,662	\$215,678,396	500,000	\$1,047	\$523,702,821	48,554	\$691	\$33,562,324	194,215	\$984	\$191,134,593	\$964,078,134
20-Dec-69	1-Jan-70	239%	384	\$572,896	\$219,991,963	500,000	\$1,068	\$534,176,877	48,554	\$705	\$34,233,571	194,215	\$1,004	\$194,957,285	\$983,359,697
20-Dec-70	1-Jan-71	244%	384	\$584,354	\$224,391,803	500,000	\$1,090	\$544,860,415	48,554	\$719	\$34,918,242	194,215	\$1,024	\$198,856,431	\$1,003,026,891
20-Dec-71	1-Jan-72	249%	384	\$596,041	\$228,879,639	500,000	\$1,112	\$555,757,623	48,554	\$734	\$35,616,607	194,215	\$1,044	\$202,833,559	\$1,023,087,428
19-Dec-72	1-Jan-73	254%	384	\$607,962	\$233,457,232	500,000	\$1,134	\$566,872,776	48,554	\$748	\$36,328,939	194,215	\$1,065	\$206,890,230	\$1,043,549,177
19-Dec-73	1-Jan-74	259%	384	\$620,121	\$238,126,376	500,000	\$1,156	\$578,210,231	48,554	\$763	\$37,055,518	194,215	\$1,087	\$211,028,035	\$1,064,420,160
19-Dec-74	1-Jan-75	264%	384	\$632,523	\$242,888,904	500,000	\$1,180	\$589,774,436	48,554	\$778	\$37,796,628	194,215	\$1,108	\$215,248,596	\$1,085,708,564
19-Dec-75	1-Jan-76	269%	384	\$645,174	\$247,746,682	500,000	\$1,203	\$601,569,924	48,554	\$794	\$38,552,561	194,215	\$1,130	\$219,553,568	\$1,107,422,735
18-Dec-76	1-Jan-77	275%	384	\$658,077	\$252,701,615	500,000	\$1,227	\$613,601,323	48,554	\$810	\$39,323,612	194,215	\$1,153	\$223,944,639	\$1,129,571,190
18-Dec-77	1-Jan-78	280%	384	\$671,239	\$257,755,648	500,000	\$1,252	\$625,873,349	48,554	\$826	\$40,110,084	194,215	\$1,176	\$228,423,532	\$1,152,162,613
18-Dec-78	1-Jan-79	286%	384	\$684,663	\$262,910,761	500,000	\$1,277	\$638,390,816	48,554	\$843	\$40,912,286	194,215	\$1,200	\$232,992,002	\$1,175,205,866
18-Dec-79	1-Jan-80	291%	384	\$698,357	\$268,168,976	500,000	\$1,302	\$651,158,633	48,554	\$859	\$41,730,532	194,215	\$1,224	\$237,651,842	\$1,198,709,983
17-Dec-80	1-Jan-81	297%	384	\$712,324	\$273,532,355	500,000	\$1,328	\$664,181,805	48,554	\$877	\$42,565,142	194,215	\$1,248	\$242,404,879	\$1,222,684,183
17-Dec-81	1-Jan-82	303%	384	\$726,570	\$279,003,003	500,000	\$1,355	\$677,465,442	48,554	\$894	\$43,416,445	194,215	\$1,273	\$247,252,977	\$1,247,137,866
17-Dec-82	1-Jan-83	309%	384	\$741,102	\$284,583,063	500,000	\$1,382	\$691,014,750	48,554	\$912	\$44,284,774	194,215	\$1,299	\$252,198,036	\$1,272,080,624
17-Dec-83	1-Jan-84	315%	384	\$755,924	\$290,274,724	500,000	\$1,410	\$704,835,045	48,554	\$930	\$45,170,470	194,215	\$1,325	\$257,241,997	\$1,297,522,236
16-Dec-84	1-Jan-85	322%	384	\$771,042	\$296,080,218	500,000	\$1,438	\$718,931,746	48,554	\$949	\$46,073,879	194,215	\$1,351	\$262,386,837	\$1,323,472,681
16-Dec-85	1-Jan-86	328%	384	\$786,463	\$302,001,823	500,000	\$1,467	\$733,310,381	48,554	\$968	\$46,995,357	194,215	\$1,378	\$267,634,574	\$1,349,942,134
16-Dec-86	1-Jan-87	335%	384	\$802,192	\$308,041,859	500,000	\$1,496	\$747,976,589	48,554	\$987	\$47,935,264	194,215	\$1,406	\$272,987,265	\$1,376,940,977
16-Dec-87	1-Jan-88	341%	384	\$818,236	\$314,202,696	500,000	\$1,526	\$762,936,121	48,554	\$1,007	\$48,893,969	194,215	\$1,434	\$278,447,011	\$1,404,479,797
15-Dec-88	1-Jan-89	348%	384	\$834,601	\$320,486,750	500,000	\$1,556	\$778,194,843	48,554	\$1,027	\$49,871,849	194,215	\$1,462	\$284,015,951	\$1,432,569,393
15-Dec-89	1-Jan-90	355%	384												

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.18.2: Projected Assessed Value - 2042 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ²	Residential				Commercial				Total Projected Assessed Value	
			Single Family - Custom Type 1		Projected Assessed Value	Retail Pad Type 1		Projected Assessed Value				
			Units ³	Value Per		Sq Ft ³	Value Per					
				Unit ⁴			Sq Ft ⁴		Sq Ft ⁴			
							Retail Big Box Type 1					
			Value Per	Projected	Sq Ft ³	Value Per	Projected	Assessed Value				
31-Dec-25	1-Jan-26	100%	0	\$1,200,000	\$0	0	\$615	\$0	\$615	\$0	\$0	
31-Dec-26	1-Jan-27	102%	0	\$1,224,000	\$0	0	\$627	\$0	\$627	\$0	\$0	
31-Dec-27	1-Jan-28	104%	0	\$1,248,480	\$0	0	\$640	\$0	\$640	\$0	\$0	
30-Dec-28	1-Jan-29	106%	0	\$1,273,450	\$0	0	\$653	\$0	\$653	\$0	\$0	
30-Dec-29	1-Jan-30	108%	0	\$1,298,919	\$0	0	\$666	\$0	\$666	\$0	\$0	
30-Dec-30	1-Jan-31	110%	0	\$1,324,897	\$0	0	\$679	\$0	\$679	\$0	\$0	
30-Dec-31	1-Jan-32	113%	0	\$1,351,395	\$0	0	\$693	\$0	\$693	\$0	\$0	
29-Dec-32	1-Jan-33	115%	0	\$1,378,423	\$0	0	\$706	\$0	\$706	\$0	\$0	
29-Dec-33	1-Jan-34	117%	0	\$1,405,991	\$0	0	\$721	\$0	\$721	\$0	\$0	
29-Dec-34	1-Jan-35	120%	0	\$1,434,111	\$0	0	\$735	\$0	\$735	\$0	\$0	
29-Dec-35	1-Jan-36	122%	0	\$1,462,793	\$0	0	\$750	\$0	\$750	\$0	\$0	
28-Dec-36	1-Jan-37	124%	0	\$1,492,049	\$0	0	\$765	\$0	\$765	\$0	\$0	
28-Dec-37	1-Jan-38	127%	0	\$1,521,890	\$0	0	\$780	\$0	\$780	\$0	\$0	
28-Dec-38	1-Jan-39	129%	0	\$1,552,328	\$0	0	\$796	\$0	\$796	\$0	\$0	
28-Dec-39	1-Jan-40	132%	0	\$1,583,375	\$0	0	\$811	\$0	\$811	\$0	\$0	
27-Dec-40	1-Jan-41	135%	0	\$1,615,042	\$0	0	\$828	\$0	\$828	\$0	\$0	
27-Dec-41	1-Jan-42	137%	0	\$1,647,343	\$0	0	\$844	\$0	\$844	\$0	\$0	
27-Dec-42	1-Jan-43	140%	41	\$1,680,290	\$69,563,994	8,000	\$861	\$6,889,188	75,600	\$884	\$65,102,825	\$141,556,006
27-Dec-43	1-Jan-44	143%	41	\$1,713,895	\$70,955,274	8,000	\$878	\$7,026,972	75,600	\$881	\$66,004,881	\$144,387,126
26-Dec-44	1-Jan-45	146%	41	\$1,748,173	\$72,374,379	8,000	\$896	\$7,167,511	75,600	\$896	\$67,732,797	\$147,274,869
26-Dec-45	1-Jan-46	149%	41	\$1,783,137	\$73,821,867	8,000	\$914	\$7,310,861	75,600	\$914	\$68,087,638	\$150,220,366
26-Dec-46	1-Jan-47	152%	41	\$1,818,800	\$75,298,304	8,000	\$932	\$7,457,078	75,600	\$932	\$70,478,391	\$153,224,773
26-Dec-47	1-Jan-48	155%	41	\$1,855,176	\$76,804,270	8,000	\$951	\$7,606,220	75,600	\$951	\$71,879,779	\$156,289,269
25-Dec-48	1-Jan-49	158%	41	\$1,892,279	\$78,340,355	8,000	\$970	\$7,758,344	75,600	\$970	\$73,316,354	\$159,415,054
25-Dec-49	1-Jan-50	161%	41	\$1,930,125	\$79,907,163	8,000	\$989	\$7,913,511	75,600	\$989	\$74,782,681	\$162,603,355
25-Dec-50	1-Jan-51	164%	41	\$1,968,727	\$81,505,306	8,000	\$1,009	\$8,071,781	75,600	\$1,009	\$76,278,335	\$165,855,422
25-Dec-51	1-Jan-52	167%	41	\$2,008,102	\$83,135,412	8,000	\$1,029	\$8,233,217	75,600	\$1,029	\$77,803,902	\$169,172,531
24-Dec-52	1-Jan-53	171%	41	\$2,048,264	\$84,798,120	8,000	\$1,050	\$8,397,881	75,600	\$1,050	\$79,359,980	\$172,555,981
24-Dec-53	1-Jan-54	174%	41	\$2,089,229	\$86,494,083	8,000	\$1,071	\$8,565,839	75,600	\$1,071	\$80,947,179	\$176,007,101
24-Dec-54	1-Jan-55	178%	41	\$2,131,014	\$88,223,964	8,000	\$1,092	\$8,737,156	75,600	\$1,092	\$82,566,123	\$179,527,243
24-Dec-55	1-Jan-56	181%	41	\$2,173,634	\$89,988,443	8,000	\$1,114	\$8,911,899	75,600	\$1,114	\$84,217,635	\$183,117,788
23-Dec-56	1-Jan-57	185%	41	\$2,217,107	\$91,788,212	8,000	\$1,136	\$9,090,137	75,600	\$1,136	\$85,901,794	\$186,780,144
23-Dec-57	1-Jan-58	188%	41	\$2,261,449	\$93,623,977	8,000	\$1,159	\$9,271,940	75,600	\$1,159	\$87,619,830	\$190,515,747
23-Dec-58	1-Jan-59	192%	41	\$2,306,678	\$95,496,456	8,000	\$1,182	\$9,457,379	75,600	\$1,182	\$89,372,227	\$194,326,062
23-Dec-59	1-Jan-60	196%	41	\$2,352,811	\$97,406,385	8,000	\$1,206	\$9,646,526	75,600	\$1,206	\$91,159,671	\$198,212,583
22-Dec-60	1-Jan-61	200%	41	\$2,399,867	\$99,354,513	8,000	\$1,230	\$9,839,457	75,600	\$1,230	\$92,982,865	\$202,176,834
22-Dec-61	1-Jan-62	204%	41	\$2,447,865	\$101,341,603	8,000	\$1,255	\$10,036,246	75,600	\$1,255	\$94,842,522	\$206,220,371
22-Dec-62	1-Jan-63	208%	41	\$2,496,822	\$103,368,435	8,000	\$1,280	\$10,236,971	75,600	\$1,280	\$96,739,673	\$210,344,779
22-Dec-63	1-Jan-64	212%	41	\$2,546,759	\$105,435,804	8,000	\$1,305	\$10,441,710	75,600	\$1,305	\$98,668,160	\$214,551,674
21-Dec-64	1-Jan-65	216%	41	\$2,597,694	\$107,544,520	8,000	\$1,331	\$10,650,544	75,600	\$1,331	\$100,647,343	\$218,842,708
21-Dec-65	1-Jan-66	221%	41	\$2,649,648	\$109,695,410	8,000	\$1,358	\$10,863,555	75,600	\$1,358	\$102,660,596	\$223,219,562
21-Dec-66	1-Jan-67	225%	41	\$2,702,641	\$111,889,319	8,000	\$1,385	\$11,080,826	75,600	\$1,385	\$104,713,808	\$227,683,953
21-Dec-67	1-Jan-68	230%	41	\$2,756,693	\$114,127,105	8,000	\$1,413	\$11,302,443	75,600	\$1,413	\$106,808,084	\$232,237,632
20-Dec-68	1-Jan-69	234%	41	\$2,811,827	\$116,409,647	8,000	\$1,441	\$11,528,492	75,600	\$1,441	\$108,940,246	\$236,882,385
20-Dec-69	1-Jan-70	239%	41	\$2,868,064	\$118,737,840	8,000	\$1,470	\$11,759,061	75,600	\$1,470	\$111,123,131	\$241,620,032
20-Dec-70	1-Jan-71	244%	41	\$2,925,425	\$121,112,597	8,000	\$1,499	\$11,994,243	75,600	\$1,499	\$113,346,423	\$246,452,433
20-Dec-71	1-Jan-72	249%	41	\$2,983,934	\$123,534,849	8,000	\$1,529	\$12,234,128	75,600	\$1,529	\$115,612,905	\$251,381,482
19-Dec-72	1-Jan-73	254%	41	\$3,043,612	\$126,005,546	8,000	\$1,560	\$12,478,810	75,600	\$1,560	\$117,924,755	\$256,409,111
19-Dec-73	1-Jan-74	259%	41	\$3,104,484	\$128,525,657	8,000	\$1,591	\$12,728,386	75,600	\$1,591	\$120,283,251	\$261,537,294
19-Dec-74	1-Jan-75	264%	41	\$3,166,574	\$131,096,170	8,000	\$1,623	\$12,982,954	75,600	\$1,623	\$122,688,019	\$266,768,039
19-Dec-75	1-Jan-76	269%	41	\$3,229,906	\$133,718,093	8,000	\$1,655	\$13,242,613	75,600	\$1,655	\$124,122,694	\$272,103,400
18-Dec-76	1-Jan-77	275%	41	\$3,294,504	\$136,392,455	8,000	\$1,688	\$13,507,465	75,600	\$1,688	\$127,645,548	\$277,545,468
18-Dec-77	1-Jan-78	280%	41	\$3,360,394	\$139,120,304	8,000	\$1,722	\$13,777,615	75,600	\$1,722	\$130,170,222	\$283,096,378
18-Dec-78	1-Jan-79	286%	41	\$3,427,602	\$141,902,710	8,000	\$1,757	\$14,053,167	75,600	\$1,757	\$132,802,428	\$288,758,305
18-Dec-79	1-Jan-80	291%	41	\$3,496,154	\$144,740,765	8,000	\$1,792	\$14,334,230	75,600	\$1,792	\$135,458,476	\$294,533,471
17-Dec-80	1-Jan-81	297%	41	\$3,566,077	\$147,635,580	8,000	\$1,828	\$14,620,915	75,600	\$1,828	\$138,167,646	\$300,424,141
17-Dec-81	1-Jan-82	303%	41	\$3,637,398	\$150,588,291	8,000	\$1,864	\$14,913,333	75,600	\$1,864	\$140,930,999	\$306,432,623
17-Dec-82	1-Jan-83	309%	41	\$3,710,146	\$153,600,057	8,000	\$1,901	\$15,211,600	75,600	\$1,901	\$143,749,619	\$312,561,276
17-Dec-83	1-Jan-84	315%	41	\$3,784,349	\$156,672,058	8,000	\$1,939	\$15,515,832	75,600	\$1,939	\$146,624,611	\$318,812,501
16-Dec-84	1-Jan-85	322%	41	\$3,860,036	\$159,805,500	8,000	\$1,978	\$15,826,149	75,600	\$1,978	\$149,541,272	\$325,188,751
16-Dec-85	1-Jan-86	328%	41	\$3,937,237	\$163,001,610	8,000	\$2,018	\$16,142,671	75,600	\$2,018	\$152,548,245	\$331,692,527
16-Dec-86	1-Jan-87	335%	41	\$4,015,982	\$166,261,642	8,000	\$2,058	\$16,465,525	75,600	\$2,058	\$155,599,210	\$338,326,377
16-Dec-87	1-Jan-88	341%	41	\$4,096,301	\$169,586,875	8,000	\$2,099	\$16,794,835	75,600	\$2,099	\$158,711,195	\$345,092,095
15-Dec-88	1-Jan-89	348%	41	\$4,178,227	\$172,978,612	8,000	\$2,141	\$17,130,732	75,600	\$2,141	\$161,885,418	\$351,994,763
15-Dec-89	1-Jan-90	355%	41	\$4,261,792	\$176,438,184	8,000	\$2,184	\$17,473,347	75,600	\$2,184	\$165,123,127	\$359,034,658
15-Dec-90	1-Jan-91	362%	41	\$4,347,028	\$179,966,948	8,000	\$2,228	\$17,822,914	75,600	\$2,228	\$168,425,589	\$366,215,351
15-Dec-91	1-Jan-92	369%	41	\$4,433,968	\$183,566,287	8,000	\$2,272	\$18,179,270	75,600	\$2,272	\$171,710,401	\$373,539,658
14-Dec-92	1-Jan-93	377%	41	\$4,522,648	\$187,237,613	8,000	\$2,318	\$18,542,855	75,600	\$2,318	\$175,229,983	\$381,010,451
14-Dec-93	1-Jan-94	384%	41	\$4,613,101	\$190,982,365	8,000	\$2,364	\$18,913,712	75,600	\$2,364	\$178,734,883	\$388,630,660
14-Dec-94	1-Jan-95	392%	41	\$4,705,363	\$194,802,012	8,000	\$2,411	\$19,291,987	75,600	\$2,411	\$182,309,275	\$396,403,274
14-Dec-95	1-Jan-96	400%	41	\$4,799,470	\$198,698,053	8,000	\$2,460	\$19,677,826	75,600	\$2,460	\$185,955,460	\$404,331,339
13-Dec-96	1-Jan-97	408%	41	\$4,895,459	\$202,672,014	8,000	\$2,509	\$20,071,383	75,600	\$2,509	\$189,674,569	\$412,417,966
13-Dec-97	1-Jan-98	416%	41	\$4,993,368	\$206,725,454	8,000	\$2,559	\$20,472,811	75,600	\$2,559	\$193,468,061	\$420,666,325
13-Dec-98	1-Jan-99	424%	41	\$5,093,236	\$210,859,963	8,000	\$2,610	\$20,882,267	75,600	\$2,610	\$197,422,422	\$429,079,652
13-Dec-99	1-Jan-00	433%	41	\$5,195,101	\$215,077,162	8,000	\$2,662	\$21,299,912	75,600	\$2,662	\$201,284,710	\$437,661,245
13-Dec-00	1-Jan-01	442%	41	\$5,299,003	\$219,378,705	8,000	\$2,716	\$21,725,910	75,600	\$2,716	\$205,309,854	\$446,414,470
13-Dec-01	1-Jan-02	450%	41	\$5,404,983	\$223,766,280	8,000	\$2,770	\$22,160,429	75,600	\$2,770	\$209,416,051	\$455,342,759
13-Dec-02	1-Jan-03	459%	41	\$5,513,082	\$228,241,605	8,000	\$2,825	\$22,603,637	75,600	\$2,825	\$223,604,372	\$464,449,614
13-Dec-03	1-Jan-04	469%	41	\$5,623,344	\$232,806,437	8,000	\$2,882	\$23,055,710	75,600	\$2,882	\$227,876,459	\$473,738,606
12-Dec-04	1-Jan-05	478%	41	\$5,735,811	\$237,462,566	8,000	\$2,940	\$23,516,824	75,600	\$2,940	\$232,235,988	\$483,213,378
12-Dec-05	1-Jan-06	488%	41	\$5,850,527	\$242,211,817	8,000	\$2,998	\$23,987,161	75,600	\$2,998	\$236,661,422	\$492,877,646
12-Dec-06	1-Jan-07	497%	41	\$5,967,538	\$247,056,054	8,000	\$3,058	\$24,466,904	75,600	\$3,058	\$241,212,241	\$502,735,199
12-Dec-07	1-Jan-08	507%	41	\$6,086,888	\$251,997,175	8,000	\$3,120	\$24,956,242	75,600	\$3,120	\$235,836,486	\$512,789,903

MuncCap, Inc.

[https://muncap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections - v1.2 B \(2036-2046 Development\)-v2-B.xlsx](https://muncap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort%20Worth/Walsh%20Ranch/TIRZ/CONSULTING/Projections/Walsh%20Ranch%20TIRZ%20Projections-v1.2-B%20(2036-2046%20Development)-v2-B.xlsx)/V1-A.7.3

22-Feb-26

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.18.2.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2, 19.1: Projected Assessed Value - 2043 Development¹ Parker County

Development Year	Assessed As Of	2.0% Inflation	Residential				Office Type 2				Commercial				Retail Big Box Type 2				Total Projected Assessed Value
			Single Family - Custom Type 2		Projected		Value Per		Projected		Value Per		Projected		Value Per		Projected		
			Units ¹	Value ⁴	Assessed Value	Sq Ft ⁵	Value Per	Assessed Value	Sq Ft ⁵	Value Per	Assessed Value	Sq Ft ⁵	Value Per	Assessed Value	Sq Ft ⁵	Value Per	Assessed Value		
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$447	\$0	\$447	\$0	\$295	\$0	\$420	\$0	\$420	\$0	\$0	\$0	\$0	
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$456	\$0	\$456	\$0	\$301	\$0	\$428	\$0	\$428	\$0	\$0	\$0	\$0	
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$465	\$0	\$465	\$0	\$307	\$0	\$437	\$0	\$437	\$0	\$0	\$0	\$0	
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$474	\$0	\$474	\$0	\$313	\$0	\$446	\$0	\$446	\$0	\$0	\$0	\$0	
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$484	\$0	\$484	\$0	\$319	\$0	\$455	\$0	\$455	\$0	\$0	\$0	\$0	
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$494	\$0	\$494	\$0	\$326	\$0	\$464	\$0	\$464	\$0	\$0	\$0	\$0	
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$503	\$0	\$503	\$0	\$332	\$0	\$473	\$0	\$473	\$0	\$0	\$0	\$0	
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$513	\$0	\$513	\$0	\$339	\$0	\$482	\$0	\$482	\$0	\$0	\$0	\$0	
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$524	\$0	\$524	\$0	\$346	\$0	\$492	\$0	\$492	\$0	\$0	\$0	\$0	
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$534	\$0	\$534	\$0	\$353	\$0	\$502	\$0	\$502	\$0	\$0	\$0	\$0	
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$545	\$0	\$545	\$0	\$360	\$0	\$512	\$0	\$512	\$0	\$0	\$0	\$0	
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$556	\$0	\$556	\$0	\$367	\$0	\$522	\$0	\$522	\$0	\$0	\$0	\$0	
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$567	\$0	\$567	\$0	\$374	\$0	\$533	\$0	\$533	\$0	\$0	\$0	\$0	
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$578	\$0	\$578	\$0	\$382	\$0	\$543	\$0	\$543	\$0	\$0	\$0	\$0	
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$590	\$0	\$590	\$0	\$389	\$0	\$554	\$0	\$554	\$0	\$0	\$0	\$0	
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$602	\$0	\$602	\$0	\$397	\$0	\$565	\$0	\$565	\$0	\$0	\$0	\$0	
27-Dec-41	1-Jan-42	137%	0	\$1,372,766	\$0	\$614	\$0	\$614	\$0	\$405	\$0	\$577	\$0	\$577	\$0	\$0	\$0	\$0	
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$626	\$0	\$626	\$0	\$413	\$0	\$588	\$0	\$588	\$0	\$0	\$0	\$0	
27-Dec-43	1-Jan-44	143%	15	\$1,428,246	\$21,677,604	500,000	\$638	\$319,213,036	48,554	\$421	\$20,457,273	194,215	\$600	\$116,502,435	\$477,850,348				
26-Dec-44	1-Jan-45	146%	15	\$1,456,811	\$22,111,156	500,000	\$651	\$325,597,297	48,554	\$430	\$20,866,418	194,215	\$612	\$118,832,484	\$487,407,355				
26-Dec-45	1-Jan-46	149%	15	\$1,485,947	\$22,553,379	500,000	\$664	\$332,109,243	48,554	\$438	\$21,283,747	194,215	\$624	\$121,209,133	\$497,155,502				
26-Dec-46	1-Jan-47	152%	15	\$1,515,666	\$23,004,447	500,000	\$678	\$338,751,428	48,554	\$447	\$21,709,422	194,215	\$637	\$123,633,316	\$507,098,612				
26-Dec-47	1-Jan-48	155%	15	\$1,545,980	\$23,464,536	500,000	\$691	\$345,526,456	48,554	\$456	\$22,143,610	194,215	\$649	\$126,105,982	\$517,240,585				
25-Dec-48	1-Jan-49	158%	15	\$1,576,899	\$23,933,827	500,000	\$705	\$352,436,986	48,554	\$465	\$22,586,482	194,215	\$662	\$128,628,102	\$527,585,396				
25-Dec-49	1-Jan-50	161%	15	\$1,608,437	\$24,412,503	500,000	\$719	\$359,485,725	48,554	\$474	\$23,038,212	194,215	\$676	\$131,200,664	\$538,137,104				
25-Dec-50	1-Jan-51	164%	15	\$1,640,606	\$24,900,753	500,000	\$733	\$366,675,440	48,554	\$484	\$23,498,976	194,215	\$689	\$133,824,677	\$548,899,846				
25-Dec-51	1-Jan-52	167%	15	\$1,673,418	\$25,398,768	500,000	\$748	\$374,008,949	48,554	\$494	\$23,968,956	194,215	\$703	\$136,501,171	\$559,877,843				
24-Dec-52	1-Jan-53	171%	15	\$1,706,886	\$25,906,744	500,000	\$763	\$381,489,128	48,554	\$504	\$24,448,335	194,215	\$717	\$139,231,194	\$571,075,404				
24-Dec-53	1-Jan-54	174%	15	\$1,741,024	\$26,424,879	500,000	\$778	\$389,118,910	48,554	\$514	\$24,937,301	194,215	\$731	\$142,015,818	\$582,496,908				
24-Dec-54	1-Jan-55	178%	15	\$1,775,845	\$26,953,376	500,000	\$794	\$396,901,288	48,554	\$524	\$25,436,047	194,215	\$746	\$144,856,134	\$594,146,846				
24-Dec-55	1-Jan-56	181%	15	\$1,811,362	\$27,492,444	500,000	\$810	\$404,839,314	48,554	\$534	\$25,944,768	194,215	\$761	\$147,753,257	\$606,029,783				
23-Dec-56	1-Jan-57	185%	15	\$1,847,589	\$28,042,292	500,000	\$826	\$412,936,100	48,554	\$545	\$26,463,664	194,215	\$776	\$150,708,322	\$618,130,379				
23-Dec-57	1-Jan-58	188%	15	\$1,884,541	\$28,603,138	500,000	\$842	\$421,194,822	48,554	\$556	\$26,992,937	194,215	\$792	\$153,722,489	\$630,513,386				
23-Dec-58	1-Jan-59	192%	15	\$1,922,231	\$29,175,201	500,000	\$859	\$429,618,719	48,554	\$567	\$27,532,796	194,215	\$807	\$156,796,938	\$643,123,654				
23-Dec-59	1-Jan-60	196%	15	\$1,960,676	\$29,758,705	500,000	\$876	\$438,211,093	48,554	\$578	\$28,083,452	194,215	\$823	\$159,932,877	\$655,986,127				
22-Dec-60	1-Jan-61	200%	15	\$1,999,890	\$30,353,879	500,000	\$894	\$446,975,315	48,554	\$590	\$28,645,121	194,215	\$840	\$163,131,535	\$669,105,850				
22-Dec-61	1-Jan-62	204%	15	\$2,039,887	\$30,960,957	500,000	\$912	\$455,914,821	48,554	\$602	\$29,218,023	194,215	\$857	\$166,394,165	\$682,487,967				
22-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	500,000	\$930	\$465,033,118	48,554	\$614	\$29,802,384	194,215	\$874	\$169,722,409	\$696,137,726				
22-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	500,000	\$949	\$474,333,780	48,554	\$626	\$30,398,431	194,215	\$891	\$173,116,490	\$710,060,481				
21-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	500,000	\$968	\$483,820,456	48,554	\$639	\$31,006,400	194,215	\$909	\$176,578,820	\$724,261,690				
21-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	500,000	\$987	\$493,496,865	48,554	\$651	\$31,626,528	194,215	\$927	\$180,110,396	\$738,746,924				
21-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	500,000	\$1,007	\$503,366,802	48,554	\$664	\$32,259,058	194,215	\$946	\$183,712,604	\$753,521,862				
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	500,000	\$1,027	\$513,434,138	48,554	\$678	\$32,904,240	194,215	\$965	\$187,386,856	\$768,592,300				
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	500,000	\$1,047	\$523,702,821	48,554	\$691	\$33,562,324	194,215	\$984	\$191,134,593	\$783,964,146				
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	500,000	\$1,068	\$534,176,877	48,554	\$705	\$34,233,571	194,215	\$1,004	\$194,957,285	\$799,643,429				
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	500,000	\$1,090	\$544,860,415	48,554	\$719	\$34,918,242	194,215	\$1,024	\$198,856,431	\$815,636,297				
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	500,000	\$1,112	\$555,757,623	48,554	\$734	\$35,616,607	194,215	\$1,044	\$202,833,559	\$831,949,023				
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	500,000	\$1,134	\$566,872,776	48,554	\$748	\$36,328,939	194,215	\$1,065	\$206,890,230	\$848,588,004				
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	500,000	\$1,156	\$578,210,231	48,554	\$763	\$37,055,518	194,215	\$1,087	\$211,028,035	\$865,539,764				
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	500,000	\$1,180	\$589,774,436	48,554	\$778	\$37,796,628	194,215	\$1,108	\$215,248,596	\$882,870,959				
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	500,000	\$1,203	\$601,569,924	48,554	\$794	\$38,552,561	194,215	\$1,130	\$219,553,568	\$900,528,378				
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	500,000	\$1,227	\$613,601,323	48,554	\$810	\$39,323,612	194,215	\$1,153	\$223,944,639	\$918,538,946				
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	500,000	\$1,252	\$625,873,349	48,554	\$826	\$40,110,084	194,215	\$1,176	\$228,423,532	\$936,909,725				
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	500,000	\$1,277	\$638,390,816	48,554	\$843	\$40,912,286	194,215	\$1,200	\$232,992,002	\$955,647,919				
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	500,000	\$1,302	\$651,158,633	48,554	\$859	\$41,730,532	194,215	\$1,224	\$237,651,842	\$974,760,877				
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	500,000	\$1,328	\$664,181,805	48,554	\$877	\$42,565,142	194,215	\$1,248	\$242,404,879	\$994,256,095				
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	500,000	\$1,355	\$677,465,442	48,554	\$894	\$43,416,445	194,215	\$1,273	\$247,252,977	\$1,014,141,217				
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	500,000	\$1,382	\$691,014,750	48,554	\$912	\$44,284,774	194,215	\$1,299	\$252,198,036	\$1,034,424,041				
17-Dec-83	1-Jan-84	315%	<																

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.19.2: Projected Assessed Value - 2043 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ²	Commercial					Total Projected Assessed Value	
			Retail Pad Type 1		Projected Assessed Value	Retail Big Box Type 1			
			Value Per Sq Ft ³	Sq Ft ⁴		Value Per Sq Ft ³	Sq Ft ⁴		
31-Dec-25	1-Jan-26	100%	0	\$615	\$0	0	\$615	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$627	\$0	0	\$627	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$640	\$0	0	\$640	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$653	\$0	0	\$653	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$666	\$0	0	\$666	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$679	\$0	0	\$679	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$693	\$0	0	\$693	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$706	\$0	0	\$706	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$721	\$0	0	\$721	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$735	\$0	0	\$735	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$750	\$0	0	\$750	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$765	\$0	0	\$765	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$780	\$0	0	\$780	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$796	\$0	0	\$796	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$811	\$0	0	\$811	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$828	\$0	0	\$828	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$844	\$0	0	\$844	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$861	\$0	0	\$861	\$0	\$0
27-Dec-43	1-Jan-44	143%	8,000	\$878	\$7,026,972	75,600	\$878	\$66,404,881	\$73,431,853
26-Dec-44	1-Jan-45	146%	8,000	\$896	\$7,167,511	75,600	\$896	\$67,732,979	\$74,900,490
26-Dec-45	1-Jan-46	149%	8,000	\$914	\$7,310,861	75,600	\$914	\$69,087,638	\$76,398,499
26-Dec-46	1-Jan-47	152%	8,000	\$932	\$7,457,078	75,600	\$932	\$70,469,391	\$77,926,469
26-Dec-47	1-Jan-48	155%	8,000	\$951	\$7,606,220	75,600	\$951	\$71,878,779	\$79,484,999
25-Dec-48	1-Jan-49	158%	8,000	\$970	\$7,758,344	75,600	\$970	\$73,316,354	\$81,074,699
25-Dec-49	1-Jan-50	161%	8,000	\$989	\$7,913,511	75,600	\$989	\$74,782,681	\$82,696,199
25-Dec-50	1-Jan-51	164%	8,000	\$1,009	\$8,071,781	75,600	\$1,009	\$76,278,335	\$84,351,177
25-Dec-51	1-Jan-52	167%	8,000	\$1,029	\$8,233,217	75,600	\$1,029	\$77,803,902	\$86,037,119
24-Dec-52	1-Jan-53	171%	8,000	\$1,050	\$8,397,881	75,600	\$1,050	\$79,359,980	\$87,757,861
24-Dec-53	1-Jan-54	174%	8,000	\$1,071	\$8,565,839	75,600	\$1,071	\$80,947,179	\$89,513,019
24-Dec-54	1-Jan-55	178%	8,000	\$1,092	\$8,737,156	75,600	\$1,092	\$82,566,123	\$91,303,279
24-Dec-55	1-Jan-56	181%	8,000	\$1,114	\$8,911,899	75,600	\$1,114	\$84,217,445	\$93,129,344
23-Dec-56	1-Jan-57	185%	8,000	\$1,136	\$9,090,137	75,600	\$1,136	\$85,901,794	\$94,991,931
23-Dec-57	1-Jan-58	188%	8,000	\$1,159	\$9,271,940	75,600	\$1,159	\$87,619,830	\$96,891,770
23-Dec-58	1-Jan-59	192%	8,000	\$1,182	\$9,457,379	75,600	\$1,182	\$89,372,227	\$98,829,605
23-Dec-59	1-Jan-60	196%	8,000	\$1,206	\$9,646,526	75,600	\$1,206	\$91,159,671	\$100,806,198
22-Dec-60	1-Jan-61	200%	8,000	\$1,230	\$9,839,457	75,600	\$1,230	\$92,982,865	\$102,822,321
22-Dec-61	1-Jan-62	204%	8,000	\$1,255	\$10,036,246	75,600	\$1,255	\$94,842,522	\$104,878,768
22-Dec-62	1-Jan-63	208%	8,000	\$1,280	\$10,236,971	75,600	\$1,280	\$96,739,373	\$106,976,343
22-Dec-63	1-Jan-64	212%	8,000	\$1,305	\$10,441,710	75,600	\$1,305	\$98,674,160	\$109,115,870
21-Dec-64	1-Jan-65	216%	8,000	\$1,331	\$10,650,544	75,600	\$1,331	\$100,647,643	\$111,298,188
21-Dec-65	1-Jan-66	221%	8,000	\$1,358	\$10,863,555	75,600	\$1,358	\$102,660,596	\$113,519,724
21-Dec-66	1-Jan-67	225%	8,000	\$1,385	\$11,080,826	75,600	\$1,385	\$104,713,808	\$115,794,624
21-Dec-67	1-Jan-68	230%	8,000	\$1,413	\$11,302,443	75,600	\$1,413	\$106,808,084	\$118,110,327
20-Dec-68	1-Jan-69	234%	8,000	\$1,441	\$11,528,492	75,600	\$1,441	\$108,944,246	\$120,472,738
20-Dec-69	1-Jan-70	239%	8,000	\$1,470	\$11,759,061	75,600	\$1,470	\$111,123,131	\$122,882,192
20-Dec-70	1-Jan-71	244%	8,000	\$1,499	\$11,994,243	75,600	\$1,499	\$113,345,593	\$125,339,836
20-Dec-71	1-Jan-72	249%	8,000	\$1,529	\$12,234,128	75,600	\$1,529	\$115,612,505	\$127,846,633
19-Dec-72	1-Jan-73	254%	8,000	\$1,560	\$12,478,810	75,600	\$1,560	\$117,924,755	\$130,400,565
19-Dec-73	1-Jan-74	259%	8,000	\$1,591	\$12,728,386	75,600	\$1,591	\$120,283,251	\$133,001,770
19-Dec-74	1-Jan-75	264%	8,000	\$1,623	\$12,982,954	75,600	\$1,623	\$122,688,916	\$135,671,870
19-Dec-75	1-Jan-76	269%	8,000	\$1,655	\$13,242,613	75,600	\$1,655	\$125,142,694	\$138,385,307
18-Dec-76	1-Jan-77	275%	8,000	\$1,688	\$13,507,465	75,600	\$1,688	\$127,645,548	\$141,153,013
18-Dec-77	1-Jan-78	280%	8,000	\$1,722	\$13,777,615	75,600	\$1,722	\$130,198,459	\$143,976,073
18-Dec-78	1-Jan-79	286%	8,000	\$1,757	\$14,053,167	75,600	\$1,757	\$132,802,428	\$146,855,959
18-Dec-79	1-Jan-80	291%	8,000	\$1,792	\$14,334,230	75,600	\$1,792	\$135,458,476	\$149,792,707
17-Dec-80	1-Jan-81	297%	8,000	\$1,828	\$14,620,915	75,600	\$1,828	\$138,167,646	\$152,788,561
17-Dec-81	1-Jan-82	303%	8,000	\$1,864	\$14,913,333	75,600	\$1,864	\$140,930,999	\$155,844,332
17-Dec-82	1-Jan-83	309%	8,000	\$1,901	\$15,211,600	75,600	\$1,901	\$143,749,619	\$158,961,219
17-Dec-83	1-Jan-84	315%	8,000	\$1,939	\$15,515,832	75,600	\$1,939	\$146,624,611	\$162,140,443
16-Dec-84	1-Jan-85	322%	8,000	\$1,978	\$15,826,149	75,600	\$1,978	\$149,557,103	\$165,383,252
16-Dec-85	1-Jan-86	328%	8,000	\$2,018	\$16,142,671	75,600	\$2,018	\$152,548,245	\$168,690,917
16-Dec-86	1-Jan-87	335%	8,000	\$2,058	\$16,465,525	75,600	\$2,058	\$155,599,210	\$172,064,735
16-Dec-87	1-Jan-88	341%	8,000	\$2,099	\$16,794,835	75,600	\$2,099	\$158,711,195	\$175,506,303
15-Dec-88	1-Jan-89	348%	8,000	\$2,141	\$17,130,732	75,600	\$2,141	\$161,885,418	\$179,016,151
15-Dec-89	1-Jan-90	355%	8,000	\$2,184	\$17,473,347	75,600	\$2,184	\$165,123,127	\$182,594,112
15-Dec-90	1-Jan-91	362%	8,000	\$2,228	\$17,822,814	75,600	\$2,228	\$168,425,589	\$186,248,403
15-Dec-91	1-Jan-92	369%	8,000	\$2,272	\$18,179,270	75,600	\$2,272	\$171,794,101	\$189,973,371
14-Dec-92	1-Jan-93	377%	8,000	\$2,318	\$18,542,855	75,600	\$2,318	\$175,229,983	\$193,772,839
14-Dec-93	1-Jan-94	384%	8,000	\$2,364	\$18,913,712	75,600	\$2,364	\$178,734,583	\$197,648,295
14-Dec-94	1-Jan-95	392%	8,000	\$2,411	\$19,291,987	75,600	\$2,411	\$182,309,275	\$201,601,261
14-Dec-95	1-Jan-96	400%	8,000	\$2,460	\$19,677,826	75,600	\$2,460	\$185,955,460	\$205,632,286
13-Dec-96	1-Jan-97	408%	8,000	\$2,509	\$20,071,383	75,600	\$2,509	\$189,674,569	\$209,743,912
13-Dec-97	1-Jan-98	416%	8,000	\$2,559	\$20,472,811	75,600	\$2,559	\$193,468,061	\$213,940,871
13-Dec-98	1-Jan-99	424%	8,000	\$2,610	\$20,882,267	75,600	\$2,610	\$197,337,422	\$218,219,689
13-Dec-99	1-Jan-00	433%	8,000	\$2,662	\$21,299,912	75,600	\$2,662	\$201,284,170	\$222,584,882
13-Dec-00	1-Jan-01	442%	8,000	\$2,716	\$21,725,910	75,600	\$2,716	\$205,309,854	\$227,053,764
13-Dec-01	1-Jan-02	450%	8,000	\$2,770	\$22,160,429	75,600	\$2,770	\$209,416,051	\$231,576,479
13-Dec-02	1-Jan-03	459%	8,000	\$2,825	\$22,603,637	75,600	\$2,825	\$213,604,372	\$236,208,009
13-Dec-03	1-Jan-04	469%	8,000	\$2,882	\$23,055,710	75,600	\$2,882	\$217,876,459	\$240,932,169
12-Dec-04	1-Jan-05	478%	8,000	\$2,940	\$23,516,824	75,600	\$2,940	\$222,233,988	\$245,759,112
12-Dec-05	1-Jan-06	488%	8,000	\$2,998	\$23,987,161	75,600	\$2,998	\$226,678,668	\$250,685,629
12-Dec-06	1-Jan-07	497%	8,000	\$3,058	\$24,466,904	75,600	\$3,058	\$231,212,241	\$255,679,145
12-Dec-07	1-Jan-08	507%	8,000	\$3,120	\$24,956,242	75,600	\$3,120	\$235,836,486	\$260,792,728

ManCap, Inc. reposit.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections - v1.2 B (2036-2046 Development) v2.0.xlsx/V1-A.8.3
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.19.2.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.20.1: Projected Assessed Value - 2044 Development¹ - Parker County

Development Ending	Assessed As Of ²	2.0% Inflation Factor ²	Residential						Commercial						Total Projected Assessed Value			
			Single Family - Custom Type 2			Multi-Family			Office Type 2			Retail Pad Type 3				Retail Big Box Type 2		
			Units ³	Value Per Unit ⁴	Projected Assessed Value	Units ³	Value Per Unit ⁴	Projected Assessed Value	Sq Ft ³	Value Per Sq Ft ⁴	Projected Assessed Value	Sq Ft ³	Value Per Sq Ft ⁴	Projected Assessed Value		Sq Ft ³	Value Per Sq Ft ⁴	Projected Assessed Value
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	0	\$235,000	\$0	0	\$447	\$0	0	\$295	\$0	0	\$420	\$0	\$0.00
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	0	\$239,700	\$0	0	\$456	\$0	0	\$301	\$0	0	\$428	\$0	\$0.00
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	0	\$249,384	\$0	0	\$465	\$0	0	\$307	\$0	0	\$437	\$0	\$0.00
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	0	\$254,372	\$0	0	\$474	\$0	0	\$313	\$0	0	\$446	\$0	\$0.00
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	0	\$259,459	\$0	0	\$484	\$0	0	\$319	\$0	0	\$455	\$0	\$0.00
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	0	\$264,648	\$0	0	\$494	\$0	0	\$326	\$0	0	\$464	\$0	\$0.00
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	0	\$269,941	\$0	0	\$503	\$0	0	\$332	\$0	0	\$473	\$0	\$0.00
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	0	\$275,340	\$0	0	\$513	\$0	0	\$339	\$0	0	\$482	\$0	\$0.00
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	0	\$280,847	\$0	0	\$524	\$0	0	\$346	\$0	0	\$492	\$0	\$0.00
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	0	\$286,464	\$0	0	\$534	\$0	0	\$353	\$0	0	\$502	\$0	\$0.00
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	0	\$292,193	\$0	0	\$545	\$0	0	\$360	\$0	0	\$512	\$0	\$0.00
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	0	\$298,037	\$0	0	\$556	\$0	0	\$367	\$0	0	\$522	\$0	\$0.00
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	0	\$303,998	\$0	0	\$567	\$0	0	\$374	\$0	0	\$533	\$0	\$0.00
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	0	\$310,078	\$0	0	\$578	\$0	0	\$382	\$0	0	\$543	\$0	\$0.00
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	0	\$316,279	\$0	0	\$590	\$0	0	\$389	\$0	0	\$554	\$0	\$0.00
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	0	\$322,605	\$0	0	\$602	\$0	0	\$397	\$0	0	\$565	\$0	\$0.00
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	0	\$329,057	\$0	0	\$614	\$0	0	\$405	\$0	0	\$577	\$0	\$0.00
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	0	\$335,638	\$0	0	\$626	\$0	0	\$413	\$0	0	\$588	\$0	\$0.00
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	0	\$342,351	\$0	0	\$638	\$0	0	\$421	\$0	0	\$600	\$0	\$0.00
26-Dec-44	1-Jan-45	146%	15	\$1,456,811	\$22,111,156	384	\$349,198	\$134,091,893	500,000	\$651	\$325,597,297	48,554	\$430	\$20,866,418	194,215	\$612	\$118,832,484	\$621,499,248.16
26-Dec-45	1-Jan-46	149%	15	\$1,485,947	\$22,553,379	384	\$356,182	\$136,773,731	500,000	\$664	\$332,109,243	48,554	\$438	\$21,283,747	194,215	\$624	\$121,209,133	\$633,929,233.12
26-Dec-46	1-Jan-47	152%	15	\$1,515,666	\$23,004,447	384	\$363,305	\$139,509,205	500,000	\$678	\$338,751,428	48,554	\$447	\$21,709,422	194,215	\$637	\$123,633,316	\$646,607,817.79
26-Dec-47	1-Jan-48	155%	15	\$1,545,980	\$23,464,536	384	\$370,571	\$142,299,390	500,000	\$691	\$345,526,456	48,554	\$456	\$22,143,610	194,215	\$649	\$126,105,982	\$659,539,974.14
25-Dec-48	1-Jan-49	158%	15	\$1,576,899	\$23,933,827	384	\$377,983	\$145,145,377	500,000	\$705	\$352,436,986	48,554	\$465	\$22,586,482	194,215	\$662	\$128,628,102	\$672,730,773.62
25-Dec-49	1-Jan-50	161%	15	\$1,608,437	\$24,412,503	384	\$385,542	\$148,088,285	500,000	\$719	\$359,485,725	48,554	\$474	\$23,038,212	194,215	\$676	\$131,200,664	\$686,185,389.10
25-Dec-50	1-Jan-51	164%	15	\$1,640,606	\$24,900,753	384	\$393,253	\$151,009,251	500,000	\$733	\$366,675,440	48,554	\$484	\$23,498,976	194,215	\$689	\$133,824,677	\$699,909,096.88
25-Dec-51	1-Jan-52	167%	15	\$1,673,418	\$25,398,768	384	\$401,118	\$154,029,436	500,000	\$748	\$374,008,949	48,554	\$494	\$23,968,956	194,215	\$703	\$136,501,171	\$713,907,278.82
24-Dec-52	1-Jan-53	171%	15	\$1,706,886	\$25,906,744	384	\$409,141	\$157,110,024	500,000	\$763	\$381,489,128	48,554	\$504	\$24,448,335	194,215	\$717	\$139,231,194	\$728,185,424.39
24-Dec-53	1-Jan-54	174%	15	\$1,741,024	\$26,424,879	384	\$417,324	\$160,252,225	500,000	\$778	\$389,118,910	48,554	\$514	\$24,937,301	194,215	\$731	\$142,015,818	\$742,749,132.88
24-Dec-54	1-Jan-55	178%	15	\$1,775,845	\$26,953,376	384	\$425,670	\$163,457,269	500,000	\$794	\$396,901,288	48,554	\$524	\$25,436,407	194,215	\$746	\$144,856,314	\$757,604,115.54
24-Dec-55	1-Jan-56	181%	15	\$1,811,362	\$27,492,444	384	\$434,183	\$166,726,915	500,000	\$810	\$404,839,314	48,554	\$534	\$25,944,768	194,215	\$761	\$147,753,257	\$772,756,197.85
23-Dec-56	1-Jan-57	185%	15	\$1,847,589	\$28,042,292	384	\$442,867	\$170,060,943	500,000	\$826	\$412,936,100	48,554	\$545	\$26,463,664	194,215	\$776	\$150,708,322	\$788,211,321.81
23-Dec-57	1-Jan-58	188%	15	\$1,884,541	\$28,603,138	384	\$451,724	\$173,462,162	500,000	\$842	\$421,194,822	48,554	\$556	\$26,992,937	194,215	\$792	\$153,722,489	\$803,975,548.24
23-Dec-58	1-Jan-59	192%	15	\$1,922,231	\$29,175,201	384	\$460,759	\$176,911,405	500,000	\$859	\$429,618,719	48,554	\$567	\$27,532,796	194,215	\$807	\$156,796,938	\$820,655,091.21
23-Dec-59	1-Jan-60	196%	15	\$1,960,676	\$29,758,705	384	\$469,974	\$180,470,033	500,000	\$876	\$438,211,093	48,554	\$578	\$28,083,452	194,215	\$823	\$159,932,877	\$836,456,160.39
22-Dec-60	1-Jan-61	200%	15	\$1,999,890	\$30,353,879	384	\$479,374	\$184,079,434	500,000	\$894	\$446,975,315	48,554	\$590	\$28,645,121	194,215	\$840	\$163,131,535	\$853,185,283.60
22-Dec-61	1-Jan-62	204%	15	\$2,039,887	\$30,960,957	384	\$488,961	\$187,761,023	500,000	\$912	\$455,914,821	48,554	\$602	\$29,218,023	194,215	\$857	\$166,394,165	\$870,248,989.27
22-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	384	\$498,740	\$191,516,243	500,000	\$930	\$465,033,118	48,554	\$614	\$29,802,384	194,215	\$874	\$169,722,049	\$887,653,969.06
22-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	384	\$508,715	\$195,346,568	500,000	\$949	\$474,333,780	48,554	\$626	\$30,398,431	194,215	\$891	\$173,116,490	\$905,407,048.44
21-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	384	\$518,889	\$199,253,499	500,000	\$968	\$483,820,456	48,554	\$639	\$31,006,400	194,215	\$909	\$175,578,820	\$923,515,189.41
21-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	384	\$529,267	\$203,238,569	500,000	\$987	\$493,496,865	48,554	\$651	\$31,626,528	194,215	\$927	\$180,110,396	\$941,985,493.19
21-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	384	\$539,852	\$207,303,341	500,000	\$1,007	\$503,366,802	48,554	\$664	\$32,259,058	194,215	\$946	\$183,712,604	\$960,825,023.06
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	384	\$550,649	\$211,449,407	500,000	\$1,027	\$513,434,138	48,554	\$678	\$32,904,240	194,215	\$965	\$187,386,856	\$980,041,707.12
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	384	\$561,662	\$215,678,396	500,000	\$1,047	\$523,702,821	48,554	\$691	\$33,562,324	194,215	\$984	\$191,134,593	\$999,642,541.26
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	384	\$572,896	\$219,991,963	500,000	\$1,068	\$534,176,877	48,554	\$705	\$34,233,571	194,215	\$1,004	\$194,957,285	\$1,019,597,285.00
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	384	\$584,354	\$224,391,803	500,000	\$1,090	\$544,860,415	48,554	\$719	\$34,918,242	194,215	\$1,024	\$198,856,431	\$1,039,453,740.00
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	384	\$596,041	\$228,879,639	500,000	\$1,112	\$555,757,623	48,554	\$734	\$35,616,607	194,215	\$1,044	\$202,833,559	\$1,059,387,299.00
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	384	\$607,962	\$233,457,232	500,000	\$1,134	\$566,872,776	48,554	\$748	\$36,328,939	194,215	\$1,065	\$206,890,230	\$1,079,378,538.00
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	384	\$620,121	\$238,126,376	500,000	\$1,156	\$578,120,231	48,554	\$763	\$37,055,518	194,215	\$1,087	\$211,028,035	\$1,099,397,576.00
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	384	\$632,523	\$242,888,904	500,000	\$1,180	\$589,774,436	48,554	\$778	\$37,796,628	194,215	\$1,108	\$215,248,596	\$1,119,646,172.00
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	384	\$645,174	\$247,746,682	500,000	\$1,203	\$601,569,924	48,554	\$794	\$38,552,561	194,215	\$1,130	\$219,553,568	\$1,139,799,730.00
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	384	\$658,077	\$252,701,615	500,000	\$1,227	\$613,601,323	48,554	\$810	\$39,323,612	194,215	\$1,153	\$223,944,639	\$1,159,94,9

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.20.2: Projected Assessed Value - 2044 Development¹ - Tarrant County

Development Year	Assessed	2.0% Inflation Factor	Commercial						Total Projected Assessed Value
			Retail Pad Type 1			Retail Big Box Type 1			
			Value Per Sq Ft ³	Projected Assessed Value	Sq Ft ³	Value Per Sq Ft ³	Projected Assessed Value		
Ending	As Of ²		Sq Ft ³	Sq Ft ³	Assessed Value	Sq Ft ³	Sq Ft ³	Assessed Value	Assessed Value
31-Dec-25	1-Jan-26	100%	0	\$615	\$0	0	\$615	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$627	\$0	0	\$627	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$640	\$0	0	\$640	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$653	\$0	0	\$653	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$666	\$0	0	\$666	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$679	\$0	0	\$679	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$693	\$0	0	\$693	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$706	\$0	0	\$706	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$721	\$0	0	\$721	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$735	\$0	0	\$735	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$750	\$0	0	\$750	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$765	\$0	0	\$765	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$780	\$0	0	\$780	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$796	\$0	0	\$796	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$811	\$0	0	\$811	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$828	\$0	0	\$828	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$844	\$0	0	\$844	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$861	\$0	0	\$861	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$878	\$0	0	\$878	\$0	\$0
26-Dec-44	1-Jan-45	146%	8,000	\$896	\$7,167,511	75,600	\$896	\$67,732,979	\$74,900,490
26-Dec-45	1-Jan-46	149%	8,000	\$914	\$7,310,861	75,600	\$914	\$69,087,638	\$76,398,499
26-Dec-46	1-Jan-47	152%	8,000	\$932	\$7,457,078	75,600	\$932	\$70,469,391	\$77,926,469
26-Dec-47	1-Jan-48	155%	8,000	\$951	\$7,606,220	75,600	\$951	\$71,878,779	\$79,484,999
25-Dec-48	1-Jan-49	158%	8,000	\$970	\$7,758,344	75,600	\$970	\$73,316,354	\$81,074,699
25-Dec-49	1-Jan-50	161%	8,000	\$989	\$7,913,511	75,600	\$989	\$74,782,681	\$82,696,193
25-Dec-50	1-Jan-51	164%	8,000	\$1,009	\$8,071,781	75,600	\$1,009	\$76,278,335	\$84,350,117
25-Dec-51	1-Jan-52	167%	8,000	\$1,029	\$8,233,217	75,600	\$1,029	\$77,803,902	\$86,037,119
24-Dec-52	1-Jan-53	171%	8,000	\$1,050	\$8,397,881	75,600	\$1,050	\$79,359,980	\$87,757,861
24-Dec-53	1-Jan-54	174%	8,000	\$1,071	\$8,565,839	75,600	\$1,071	\$80,947,179	\$89,513,019
24-Dec-54	1-Jan-55	178%	8,000	\$1,092	\$8,737,156	75,600	\$1,092	\$82,566,123	\$91,303,279
24-Dec-55	1-Jan-56	181%	8,000	\$1,114	\$8,911,899	75,600	\$1,114	\$84,217,445	\$93,129,344
23-Dec-56	1-Jan-57	185%	8,000	\$1,136	\$9,090,137	75,600	\$1,136	\$85,901,794	\$94,991,931
23-Dec-57	1-Jan-58	188%	8,000	\$1,159	\$9,271,940	75,600	\$1,159	\$87,619,830	\$96,891,770
23-Dec-58	1-Jan-59	192%	8,000	\$1,182	\$9,457,379	75,600	\$1,182	\$89,372,227	\$98,829,605
23-Dec-59	1-Jan-60	196%	8,000	\$1,206	\$9,646,526	75,600	\$1,206	\$91,159,671	\$100,806,198
22-Dec-60	1-Jan-61	200%	8,000	\$1,230	\$9,839,457	75,600	\$1,230	\$92,982,865	\$102,822,321
22-Dec-61	1-Jan-62	204%	8,000	\$1,255	\$10,036,246	75,600	\$1,255	\$94,842,522	\$104,878,768
22-Dec-62	1-Jan-63	208%	8,000	\$1,280	\$10,236,971	75,600	\$1,280	\$96,739,373	\$106,976,343
22-Dec-63	1-Jan-64	212%	8,000	\$1,305	\$10,441,710	75,600	\$1,305	\$98,674,160	\$109,115,870
21-Dec-64	1-Jan-65	216%	8,000	\$1,331	\$10,650,544	75,600	\$1,331	\$100,647,643	\$111,298,188
21-Dec-65	1-Jan-66	221%	8,000	\$1,358	\$10,863,555	75,600	\$1,358	\$102,660,596	\$113,524,151
21-Dec-66	1-Jan-67	225%	8,000	\$1,385	\$11,080,826	75,600	\$1,385	\$104,713,808	\$115,794,634
21-Dec-67	1-Jan-68	230%	8,000	\$1,413	\$11,302,443	75,600	\$1,413	\$106,808,084	\$118,110,527
20-Dec-68	1-Jan-69	234%	8,000	\$1,441	\$11,528,492	75,600	\$1,441	\$108,944,246	\$120,472,738
20-Dec-69	1-Jan-70	239%	8,000	\$1,470	\$11,759,061	75,600	\$1,470	\$111,123,131	\$122,882,192
20-Dec-70	1-Jan-71	244%	8,000	\$1,499	\$11,994,243	75,600	\$1,499	\$113,345,593	\$125,339,836
20-Dec-71	1-Jan-72	249%	8,000	\$1,529	\$12,234,128	75,600	\$1,529	\$115,612,505	\$127,846,633
19-Dec-72	1-Jan-73	254%	8,000	\$1,560	\$12,478,810	75,600	\$1,560	\$117,924,755	\$130,403,565
19-Dec-73	1-Jan-74	259%	8,000	\$1,591	\$12,728,386	75,600	\$1,591	\$120,283,251	\$133,011,637
19-Dec-74	1-Jan-75	264%	8,000	\$1,623	\$12,982,954	75,600	\$1,623	\$122,688,916	\$135,671,870
19-Dec-75	1-Jan-76	269%	8,000	\$1,655	\$13,242,613	75,600	\$1,655	\$125,142,694	\$138,385,307
18-Dec-76	1-Jan-77	275%	8,000	\$1,688	\$13,507,465	75,600	\$1,688	\$127,645,548	\$141,153,013
18-Dec-77	1-Jan-78	280%	8,000	\$1,722	\$13,777,615	75,600	\$1,722	\$130,198,459	\$143,976,073
18-Dec-78	1-Jan-79	286%	8,000	\$1,757	\$14,053,167	75,600	\$1,757	\$132,802,428	\$146,855,595
18-Dec-79	1-Jan-80	291%	8,000	\$1,792	\$14,334,230	75,600	\$1,792	\$135,458,476	\$149,792,707
17-Dec-80	1-Jan-81	297%	8,000	\$1,828	\$14,620,915	75,600	\$1,828	\$138,167,646	\$152,788,561
17-Dec-81	1-Jan-82	303%	8,000	\$1,864	\$14,913,333	75,600	\$1,864	\$140,930,999	\$155,844,332
17-Dec-82	1-Jan-83	309%	8,000	\$1,901	\$15,211,600	75,600	\$1,901	\$143,749,619	\$158,961,219
17-Dec-83	1-Jan-84	315%	8,000	\$1,939	\$15,515,832	75,600	\$1,939	\$146,624,611	\$162,140,443
16-Dec-84	1-Jan-85	322%	8,000	\$1,978	\$15,826,149	75,600	\$1,978	\$149,557,103	\$165,383,252
16-Dec-85	1-Jan-86	328%	8,000	\$2,018	\$16,142,671	75,600	\$2,018	\$152,548,245	\$168,690,917
16-Dec-86	1-Jan-87	335%	8,000	\$2,058	\$16,465,525	75,600	\$2,058	\$155,599,210	\$172,064,735
16-Dec-87	1-Jan-88	341%	8,000	\$2,099	\$16,794,835	75,600	\$2,099	\$158,711,195	\$175,506,030
15-Dec-88	1-Jan-89	348%	8,000	\$2,141	\$17,130,732	75,600	\$2,141	\$161,885,418	\$179,016,151
15-Dec-89	1-Jan-90	355%	8,000	\$2,184	\$17,473,347	75,600	\$2,184	\$165,123,127	\$182,596,474
15-Dec-90	1-Jan-91	362%	8,000	\$2,228	\$17,822,814	75,600	\$2,228	\$168,425,589	\$186,248,403
15-Dec-91	1-Jan-92	369%	8,000	\$2,272	\$18,179,270	75,600	\$2,272	\$171,794,101	\$189,973,371
14-Dec-92	1-Jan-93	377%	8,000	\$2,318	\$18,542,855	75,600	\$2,318	\$175,229,983	\$193,772,839
14-Dec-93	1-Jan-94	384%	8,000	\$2,364	\$18,913,712	75,600	\$2,364	\$178,734,583	\$197,648,295
14-Dec-94	1-Jan-95	392%	8,000	\$2,411	\$19,291,987	75,600	\$2,411	\$182,309,275	\$201,601,261
14-Dec-95	1-Jan-96	400%	8,000	\$2,460	\$19,677,826	75,600	\$2,460	\$185,955,460	\$205,633,286
13-Dec-96	1-Jan-97	408%	8,000	\$2,509	\$20,071,383	75,600	\$2,509	\$189,674,569	\$209,745,952
13-Dec-97	1-Jan-98	416%	8,000	\$2,559	\$20,472,811	75,600	\$2,559	\$193,468,061	\$213,940,871
13-Dec-98	1-Jan-99	424%	8,000	\$2,610	\$20,882,267	75,600	\$2,610	\$197,337,422	\$218,219,689
13-Dec-99	1-Jan-00	433%	8,000	\$2,662	\$21,299,912	75,600	\$2,662	\$201,284,170	\$222,584,082
13-Dec-00	1-Jan-01	442%	8,000	\$2,716	\$21,725,910	75,600	\$2,716	\$205,309,854	\$227,035,764
13-Dec-01	1-Jan-02	450%	8,000	\$2,770	\$22,160,429	75,600	\$2,770	\$209,416,051	\$231,576,479
13-Dec-02	1-Jan-03	459%	8,000	\$2,825	\$22,603,637	75,600	\$2,825	\$213,604,372	\$236,208,009
13-Dec-03	1-Jan-04	469%	8,000	\$2,882	\$23,055,710	75,600	\$2,882	\$217,876,459	\$240,932,169
12-Dec-04	1-Jan-05	478%	8,000	\$2,940	\$23,516,824	75,600	\$2,940	\$222,233,988	\$245,750,813
12-Dec-05	1-Jan-06	488%	8,000	\$2,998	\$23,987,161	75,600	\$2,998	\$226,678,668	\$250,665,829
12-Dec-06	1-Jan-07	497%	8,000	\$3,058	\$24,466,904	75,600	\$3,058	\$231,212,241	\$255,679,145
12-Dec-07	1-Jan-08	507%	8,000	\$3,120	\$24,956,242	75,600	\$3,120	\$235,836,486	\$260,792,728

MuniCap, Inc. m:\sites\ALLSTAFF\TEXAS\reasFort Worth\Walsh Ranch\TIRZ\CONSULTING\Projections\Walsh Ranch TIRZ Projections - v1.2.B (2036-2044 Development) v2.0.xlsx\FA-A.9.3
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.20.2.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.21.1: Projected Assessed Value - 2046 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ²	Residential										Commercial										Total Projected Assessed Value									
			Single Family - Custom Type 2					Multi-Family					Office Type 2					Retail Pad Type 1						Retail Pad Type 3					Retail Big Box Type 2			
			Value Per			Projected		Value Per			Projected		Value Per			Projected		Value Per			Projected		Value Per			Projected		Value Per			Projected	
			Units ³	Unit ⁴	Assessed Value	Sq Ft ³	Sq Ft ⁴	Units ³	Unit ⁴	Assessed Value	Sq Ft ³	Sq Ft ⁴	Units ³	Unit ⁴	Assessed Value	Sq Ft ³	Sq Ft ⁴	Units ³	Unit ⁴	Assessed Value	Sq Ft ³	Sq Ft ⁴	Units ³	Unit ⁴	Assessed Value	Sq Ft ³	Sq Ft ⁴	Units ³	Unit ⁴	Assessed Value	Sq Ft ³	Sq Ft ⁴
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	0	\$235,000	\$0	0	\$447	\$0	0	\$615	\$0	0	\$295	\$0	0	\$420	\$0	0	\$420	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	0	\$239,700	\$0	0	\$456	\$0	0	\$627	\$0	0	\$301	\$0	0	\$428	\$0	0	\$428	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	0	\$249,384	\$0	0	\$465	\$0	0	\$640	\$0	0	\$307	\$0	0	\$437	\$0	0	\$437	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	0	\$254,772	\$0	0	\$474	\$0	0	\$653	\$0	0	\$313	\$0	0	\$446	\$0	0	\$446	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	0	\$259,459	\$0	0	\$484	\$0	0	\$666	\$0	0	\$319	\$0	0	\$455	\$0	0	\$455	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	0	\$264,648	\$0	0	\$494	\$0	0	\$679	\$0	0	\$326	\$0	0	\$464	\$0	0	\$464	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	0	\$269,941	\$0	0	\$503	\$0	0	\$693	\$0	0	\$332	\$0	0	\$473	\$0	0	\$473	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	0	\$275,340	\$0	0	\$513	\$0	0	\$706	\$0	0	\$339	\$0	0	\$482	\$0	0	\$482	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	0	\$280,847	\$0	0	\$524	\$0	0	\$721	\$0	0	\$346	\$0	0	\$492	\$0	0	\$492	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	0	\$286,464	\$0	0	\$534	\$0	0	\$735	\$0	0	\$353	\$0	0	\$502	\$0	0	\$502	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	0	\$292,193	\$0	0	\$545	\$0	0	\$750	\$0	0	\$360	\$0	0	\$512	\$0	0	\$512	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	0	\$298,037	\$0	0	\$556	\$0	0	\$765	\$0	0	\$367	\$0	0	\$522	\$0	0	\$522	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	0	\$303,998	\$0	0	\$567	\$0	0	\$780	\$0	0	\$374	\$0	0	\$533	\$0	0	\$533	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	0	\$310,078	\$0	0	\$578	\$0	0	\$796	\$0	0	\$382	\$0	0	\$543	\$0	0	\$543	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	0	\$316,279	\$0	0	\$590	\$0	0	\$811	\$0	0	\$389	\$0	0	\$554	\$0	0	\$554	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	0	\$322,605	\$0	0	\$602	\$0	0	\$828	\$0	0	\$397	\$0	0	\$565	\$0	0	\$565	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	0	\$329,057	\$0	0	\$614	\$0	0	\$844	\$0	0	\$405	\$0	0	\$577	\$0	0	\$577	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	0	\$335,638	\$0	0	\$626	\$0	0	\$861	\$0	0	\$413	\$0	0	\$588	\$0	0	\$588	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	0	\$342,351	\$0	0	\$638	\$0	0	\$878	\$0	0	\$421	\$0	0	\$600	\$0	0	\$600	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	0	\$349,198	\$0	0	\$651	\$0	0	\$896	\$0	0	\$430	\$0	0	\$612	\$0	0	\$612	\$0	0	\$0	\$0	0	\$0	\$0	\$0	\$0	
26-Dec-45	1-Jan-46	149%	15	\$1,485,947	\$22,553,379	384	\$356,182	\$136,773,731	500,000	\$664	\$332,109,243	25,000	\$914	\$22,846,441	48,554	\$438	\$21,283,747	194,215	\$624	\$121,209,133	\$656,775,674	\$656,775,674	\$656,775,674	\$656,775,674	\$656,775,674	\$656,775,674	\$656,775,674	\$656,775,674	\$656,775,674	\$656,775,674		
26-Dec-46	1-Jan-47	152%	15	\$1,515,666	\$23,004,447	384	\$363,305	\$139,509,205	500,000	\$678	\$338,751,428	25,000	\$932	\$23,303,370	48,554	\$447	\$21,709,422	194,215	\$637	\$123,633,316	\$669,911,188	\$669,911,188	\$669,911,188	\$669,911,188	\$669,911,188	\$669,911,188	\$669,911,188	\$669,911,188	\$669,911,188	\$669,911,188		
26-Dec-47	1-Jan-48	155%	15	\$1,545,980	\$23,464,536	384	\$370,571	\$142,299,390	500,000	\$691	\$345,526,456	25,000	\$951	\$23,769,437	48,554	\$456	\$22,143,610	194,215	\$649	\$126,105,982	\$683,309,412	\$683,309,412	\$683,309,412	\$683,309,412	\$683,309,412	\$683,309,412	\$683,309,412	\$683,309,412	\$683,309,412	\$683,309,412		
25-Dec-48	1-Jan-49	158%	15	\$1,576,899	\$23,933,827	384	\$377,983	\$145,145,377	500,000	\$705	\$352,436,986	25,000	\$970	\$24,244,826	48,554	\$465	\$22,586,482	194,215	\$662	\$128,628,102	\$696,975,600	\$696,975,600	\$696,975,600	\$696,975,600	\$696,975,600	\$696,975,600	\$696,975,600	\$696,975,600	\$696,975,600	\$696,975,600		
25-Dec-49	1-Jan-50	161%	15	\$1,608,437	\$24,412,503	384	\$385,542	\$148,048,285	500,000	\$719	\$359,485,725	25,000	\$989	\$24,729,723	48,554	\$474	\$23,038,212	194,215	\$676	\$131,200,664	\$710,915,112	\$710,915,112	\$710,915,112	\$710,915,112	\$710,915,112	\$710,915,112	\$710,915,112	\$710,915,112	\$710,915,112	\$710,915,112		
25-Dec-50	1-Jan-51	164%	15	\$1,640,606	\$24,900,753	384	\$393,253	\$151,009,251	500,000	\$733	\$366,675,440	25,000	\$1,009	\$25,224,317	48,554	\$484	\$23,498,976	194,215	\$689	\$133,824,677	\$725,133,414	\$725,133,414	\$725,133,414	\$725,133,414	\$725,133,414	\$725,133,414	\$725,133,414	\$725,133,414	\$725,133,414	\$725,133,414		
25-Dec-51	1-Jan-52	167%	15	\$1,673,418	\$25,398,768	384	\$401,118	\$154,029,436	500,000	\$748	\$374,008,949	25,000	\$1,029	\$25,728,804	48,554	\$494	\$23,968,956	194,215	\$703	\$136,501,171	\$739,636,082	\$739,636,082	\$739,636,082	\$739,636,082	\$739,636,082	\$739,636,082	\$739,636,082	\$739,636,082	\$739,636,082	\$739,636,082		
24-Dec-52	1-Jan-53	171%	15	\$1,706,886	\$25,906,744	384	\$409,141	\$157,110,024	500,000	\$763	\$381,489,128	25,000	\$1,050	\$26,243,380	48,554	\$504	\$24,448,335	194,215	\$717	\$139,231,194	\$754,428,804	\$754,428,804	\$754,428,804	\$754,428,804	\$754,428,804	\$754,428,804	\$754,428,804	\$754,428,804	\$754,428,804			
24-Dec-53	1-Jan-54	174%	15	\$1,741,024	\$26,424,879	384	\$417,324	\$160,252,225	500,000	\$778	\$389,118,910	25,000	\$1,071	\$26,768,247	48,554	\$514	\$24,937,301	194,215	\$731	\$142,015,818	\$769,517,780	\$769,517,780	\$769,517,780	\$769,517,780	\$769,517,780	\$769,517,780	\$769,517,780	\$769,517,780	\$769,517,780			
24-Dec-54	1-Jan-55	178%	15	\$1,775,845	\$26,953,376	384	\$425,670	\$163,457,269	500,000	\$794	\$396,901,288	25,000	\$1,092	\$27,303,612	48,554	\$524	\$25,436,047	194,215	\$746	\$144,856,134	\$784,907,328	\$784,907,328	\$784,907,328	\$784,907,328	\$784,907,328	\$784,907,328	\$784,907,328	\$784,907,328	\$784,907,328			
24-Dec-55	1-Jan-56	181%	15	\$1,811,362	\$27,492,444	384	\$434,183	\$166,726,415	500,000	\$810	\$404,839,314	25,000	\$1,114	\$27,849,684	48,554	\$534	\$25,944,768	194,215	\$761	\$147,753,257	\$800,605,882	\$800,605,882	\$800,605,882	\$800,605,882	\$800,605,882	\$800,605,882	\$800,605,882	\$800,605,882	\$800,605,882			
23-Dec-56	1-Jan-57	185%	15	\$1,847,599	\$28,042,922	384	\$442,867	\$170,060,943	500,000	\$826	\$412,936,100	25,000	\$1,136	\$28,406,678	48,554	\$545	\$26,463,664	194,215	\$776	\$150,708,322	\$816,618,000	\$816,618,000	\$816,618,000	\$816,618,000	\$816,618,000	\$816,618,000	\$816,618,000	\$816,618,000	\$816,618,000			
23-Dec-57	1-Jan-58	188%	15	\$1,884,541	\$28,603,138	384	\$451,724	\$173,462,162	500,000	\$842	\$421,194,822	25,000	\$1,159	\$28,974,812	48,554	\$556	\$26,992,937	194,215	\$792	\$153,722,489	\$832,950,360	\$832,950,360	\$832,950,360	\$832,950,360	\$832,950,360	\$832,950,360	\$832,950,360	\$832,950,360	\$832,950,360			
23-Dec-58																																

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.22.1: Projected Assessed Value - 2047 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ³	Residential						Commercial						Total Projected
			Single Family - Custom Type 2			Multi-Family			Office Type 2			Retail Pad Type 1			
			Projected			Projected			Projected			Projected			
			Units ³	Unit ⁴	Assessed Value	Units ³	Unit ⁴	Assessed Value	Units ³	Unit ⁴	Assessed Value	Units ³	Unit ⁴	Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	0	\$235,000	\$0	0	\$447	\$0	0	\$615	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	0	\$239,700	\$0	0	\$456	\$0	0	\$625	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	0	\$244,494	\$0	0	\$464	\$0	0	\$635	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	0	\$249,384	\$0	0	\$474	\$0	0	\$645	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	0	\$254,372	\$0	0	\$484	\$0	0	\$655	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	0	\$259,459	\$0	0	\$503	\$0	0	\$693	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	0	\$264,648	\$0	0	\$513	\$0	0	\$706	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	0	\$269,941	\$0	0	\$524	\$0	0	\$721	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	0	\$275,340	\$0	0	\$534	\$0	0	\$735	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	0	\$280,847	\$0	0	\$545	\$0	0	\$750	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	0	\$286,464	\$0	0	\$555	\$0	0	\$765	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	0	\$292,193	\$0	0	\$567	\$0	0	\$780	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	0	\$298,037	\$0	0	\$578	\$0	0	\$796	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	0	\$303,998	\$0	0	\$590	\$0	0	\$811	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	0	\$310,078	\$0	0	\$602	\$0	0	\$828	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	0	\$316,279	\$0	0	\$614	\$0	0	\$844	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	0	\$322,605	\$0	0	\$626	\$0	0	\$861	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	0	\$329,057	\$0	0	\$638	\$0	0	\$878	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	0	\$335,638	\$0	0	\$651	\$0	0	\$896	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	0	\$342,351	\$0	0	\$664	\$0	0	\$914	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	0	\$349,198	\$0	0	\$678	\$0	0	\$932	\$0	\$0
26-Dec-46	1-Jan-47	152%	15	\$1,515,666	\$23,004,447	384	\$356,182	\$136,773,731	500,000	\$691	\$345,526,456	25,000	\$951	\$23,769,437	\$529,074,072
26-Dec-47	1-Jan-48	155%	15	\$1,545,980	\$23,464,536	384	\$363,305	\$139,509,205	500,000	\$705	\$352,436,986	25,000	\$970	\$24,444,826	\$539,655,553
25-Dec-48	1-Jan-49	158%	15	\$1,576,899	\$23,923,827	384	\$370,571	\$142,299,390	500,000	\$719	\$359,485,725	25,000	\$989	\$24,729,373	\$550,448,664
25-Dec-49	1-Jan-50	161%	15	\$1,608,437	\$24,412,503	384	\$377,983	\$145,145,377	500,000	\$733	\$366,675,440	25,000	\$1,009	\$25,224,317	\$561,457,637
25-Dec-50	1-Jan-51	164%	15	\$1,640,606	\$24,900,753	384	\$385,542	\$148,048,285	500,000	\$747	\$373,009,849	25,000	\$1,029	\$25,728,804	\$572,686,790
25-Dec-51	1-Jan-52	167%	15	\$1,673,418	\$25,398,768	384	\$393,253	\$151,009,251	500,000	\$763	\$381,489,128	25,000	\$1,050	\$26,243,380	\$584,140,526
24-Dec-52	1-Jan-53	171%	15	\$1,706,886	\$25,906,744	384	\$401,118	\$154,029,436	500,000	\$778	\$389,118,910	25,000	\$1,071	\$26,768,247	\$595,823,337
24-Dec-53	1-Jan-54	174%	15	\$1,741,024	\$26,424,879	384	\$409,141	\$157,110,024	500,000	\$794	\$396,901,288	25,000	\$1,092	\$27,303,612	\$607,739,803
24-Dec-54	1-Jan-55	178%	15	\$1,775,845	\$26,953,376	384	\$417,324	\$160,252,225	500,000	\$810	\$404,839,314	25,000	\$1,114	\$27,849,684	\$619,894,599
24-Dec-55	1-Jan-56	181%	15	\$1,811,362	\$27,492,444	384	\$425,670	\$163,457,269	500,000	\$826	\$412,936,100	25,000	\$1,136	\$28,406,678	\$632,292,491
23-Dec-56	1-Jan-57	185%	15	\$1,847,589	\$28,042,292	384	\$434,183	\$166,726,415	500,000	\$842	\$421,194,822	25,000	\$1,159	\$28,974,812	\$644,938,341
23-Dec-57	1-Jan-58	188%	15	\$1,884,541	\$28,603,138	384	\$442,867	\$170,060,943	500,000	\$859	\$429,618,719	25,000	\$1,182	\$29,548,306	\$657,837,108
23-Dec-58	1-Jan-59	192%	15	\$1,922,321	\$29,175,201	384	\$451,724	\$173,462,162	500,000	\$876	\$438,211,093	25,000	\$1,206	\$30,145,394	\$670,993,850
23-Dec-59	1-Jan-60	196%	15	\$1,960,676	\$29,758,705	384	\$460,759	\$176,931,405	500,000	\$894	\$446,975,315	25,000	\$1,230	\$30,748,302	\$684,413,727
22-Dec-60	1-Jan-61	200%	15	\$1,999,890	\$30,353,879	384	\$469,974	\$180,470,033	500,000	\$912	\$455,914,821	25,000	\$1,255	\$31,363,268	\$698,102,002
22-Dec-61	1-Jan-62	204%	15	\$2,039,887	\$30,960,957	384	\$479,374	\$184,079,434	500,000	\$930	\$465,033,118	25,000	\$1,280	\$31,990,533	\$712,064,042
22-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	384	\$488,961	\$187,761,023	500,000	\$949	\$474,333,780	25,000	\$1,305	\$32,630,344	\$726,305,323
22-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	384	\$498,740	\$191,516,243	500,000	\$968	\$483,820,456	25,000	\$1,331	\$33,282,951	\$740,831,429
21-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	384	\$508,715	\$195,346,568	500,000	\$987	\$493,496,865	25,000	\$1,358	\$33,948,610	\$755,648,058
21-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	384	\$518,889	\$199,253,499	500,000	\$1,007	\$503,366,802	25,000	\$1,388	\$34,627,532	\$770,761,019
21-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	384	\$529,267	\$203,238,569	500,000	\$1,027	\$513,410,138	25,000	\$1,413	\$35,320,134	\$786,176,239
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	384	\$539,852	\$207,303,341	500,000	\$1,047	\$523,702,821	25,000	\$1,441	\$36,026,536	\$801,899,764
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	384	\$550,649	\$211,449,407	500,000	\$1,068	\$534,176,077	25,000	\$1,470	\$36,747,067	\$817,937,759
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	384	\$561,662	\$215,678,396	500,000	\$1,090	\$544,860,415	25,000	\$1,499	\$37,482,008	\$834,296,514
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	384	\$572,896	\$219,991,963	500,000	\$1,117	\$555,757,625	25,000	\$1,529	\$38,231,649	\$850,982,445
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	384	\$584,354	\$224,391,803	500,000	\$1,134	\$566,872,776	25,000	\$1,560	\$38,996,282	\$868,002,094
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	384	\$596,041	\$228,879,639	500,000	\$1,156	\$578,102,321	25,000	\$1,591	\$39,776,207	\$885,362,135
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	384	\$607,962	\$233,457,232	500,000	\$1,176	\$589,612,166	25,000	\$1,622	\$40,573,239	\$903,069,378
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	384	\$620,121	\$238,126,376	500,000	\$1,203	\$601,569,924	25,000	\$1,655	\$41,383,166	\$921,130,766
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	384	\$632,523	\$242,888,904	500,000	\$1,227	\$613,301,323	25,000	\$1,688	\$42,210,829	\$939,553,381
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	384	\$645,174	\$247,746,682	500,000	\$1,252	\$625,873,349	25,000	\$1,722	\$43,055,046	\$958,344,449
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	384	\$658,077	\$252,701,615	500,000	\$1,277	\$638,390,816	25,000	\$1,757	\$43,916,147	\$977,511,338
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	384	\$671,239	\$257,755,648	500,000	\$1,302	\$651,158,633	25,000	\$1,792	\$44,794,470	\$997,061,564
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	384	\$684,663	\$262,910,761	500,000	\$1,328	\$664,181,805	25,000	\$1,828	\$45,690,359	\$1,017,002,796
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	384	\$698,357	\$268,168,976	500,000	\$1,355	\$677,465,442	25,000	\$1,864	\$46,604,166	\$1,037,342,852
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	384	\$712,324	\$273,532,355	500,000	\$1,383	\$689,624,520	25,000	\$1,901	\$47,536,250	\$1,058,089,709
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	384	\$726,570	\$279,003,003	500,000	\$1,410	\$704,835,455	25,000	\$1,939	\$48,486,975	\$1,079,251,503
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	384	\$741,102	\$284,583,063	500,000	\$1,438	\$718,931,746	25,000	\$1,978	\$49,456,714	\$1,100,836,533
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	384	\$755,924	\$290,274,724	500,000	\$1,467	\$733,310,381	25,000	\$2,018	\$50,445,848	\$1,122,853,263
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	384	\$771,042	\$296,080,218	500,000	\$1,496	\$747,976,589	25,000	\$2,058	\$51,454,725	\$1,145,310,329
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	384	\$786,463	\$302,001,823	500,000	\$1,526	\$762,936,121	25,000	\$2,099	\$52,483,861	\$1,168,216,535
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	384	\$802,192	\$308,041,859	500,000	\$1,556	\$778,194,843	25,000	\$2,141	\$53,533,538	\$1,191,580,866
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	384	\$818,236	\$314,202,696	500,000	\$1,586	\$793,746,424	25,000	\$2,183	\$54,604,166	\$1,215,412,483
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	384	\$834,601	\$320,486,750	500,000	\$1,619	\$809,639,915	25,000	\$2,228	\$55,696,293	\$1,239,720,733
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,991,851	384	\$851,293	\$326,896,485	500,000	\$1,652	\$825,826,593	25,000	\$2,272	\$56,810,219	\$1,264,515,148
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	384	\$868,319	\$333,434,415	500,000	\$1,685	\$842,341,125	25,000	\$2,318	\$57,946,423	\$1,289,805,451
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	384	\$885,685	\$340,103,103	500,000	\$1,718	\$859,189,987	25,000	\$2,364	\$59,105,351	\$1,315,601,560
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	384	\$903,399	\$346,905,165	500,000	\$1,753	\$876,337,787	25,000	\$2,411	\$60,287,459	\$1,341,913,591
1															

MunCap, Inc.

<https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/NeusFort-Worth-Walsh-Ranch-TIRZ-CONSULTING/Projections/Walsh-Ranch-TIRZ-Projections-v1.2-B-2036-2046-Development>

22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.22.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.23.1: Projected Assessed Value - 2047 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential						Total Projected Assessed Value
			Single Family - Custom Type 2			Multi-Family			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	Units ³	Value Per Unit ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	0	\$235,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	0	\$239,700	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	0	\$249,384	\$0	\$0
31-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	0	\$254,372	\$0	\$0
31-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	0	\$259,459	\$0	\$0
31-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	0	\$264,648	\$0	\$0
31-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	0	\$269,941	\$0	\$0
31-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	0	\$275,340	\$0	\$0
31-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	0	\$280,847	\$0	\$0
31-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	0	\$286,464	\$0	\$0
31-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	0	\$292,193	\$0	\$0
31-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	0	\$298,037	\$0	\$0
31-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	0	\$303,998	\$0	\$0
31-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	0	\$310,078	\$0	\$0
31-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	0	\$316,279	\$0	\$0
31-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	0	\$322,605	\$0	\$0
31-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	0	\$329,057	\$0	\$0
31-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	0	\$335,638	\$0	\$0
31-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	0	\$342,351	\$0	\$0
31-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	0	\$349,198	\$0	\$0
31-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	0	\$356,182	\$0	\$0
31-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	0	\$363,305	\$0	\$0
31-Dec-47	1-Jan-48	155%	15	\$1,545,980	\$23,464,536	384	\$370,571	\$142,299,390	\$165,763,925
31-Dec-48	1-Jan-49	158%	15	\$1,576,899	\$23,933,827	384	\$377,983	\$145,145,377	\$169,079,204
31-Dec-49	1-Jan-50	161%	15	\$1,608,437	\$24,412,503	384	\$385,542	\$148,048,285	\$172,460,788
31-Dec-50	1-Jan-51	164%	15	\$1,640,606	\$24,900,753	384	\$393,253	\$151,009,251	\$175,910,004
31-Dec-51	1-Jan-52	167%	15	\$1,673,418	\$25,398,768	384	\$401,118	\$154,029,436	\$179,428,204
31-Dec-52	1-Jan-53	171%	15	\$1,706,886	\$25,906,744	384	\$409,141	\$157,110,024	\$183,016,768
31-Dec-53	1-Jan-54	174%	15	\$1,741,024	\$26,424,879	384	\$417,324	\$160,252,225	\$186,677,103
31-Dec-54	1-Jan-55	178%	15	\$1,775,845	\$26,953,376	384	\$425,670	\$163,457,269	\$190,410,645
31-Dec-55	1-Jan-56	181%	15	\$1,811,362	\$27,492,444	384	\$434,183	\$166,726,415	\$194,218,858
31-Dec-56	1-Jan-57	185%	15	\$1,847,589	\$28,042,292	384	\$442,867	\$170,060,943	\$198,103,236
31-Dec-57	1-Jan-58	188%	15	\$1,884,541	\$28,603,138	384	\$451,724	\$173,462,162	\$202,065,300
31-Dec-58	1-Jan-59	192%	15	\$1,922,231	\$29,175,201	384	\$460,759	\$176,931,405	\$206,106,606
31-Dec-59	1-Jan-60	196%	15	\$1,960,676	\$29,758,705	384	\$469,974	\$180,470,033	\$210,228,738
31-Dec-60	1-Jan-61	200%	15	\$1,999,890	\$30,353,879	384	\$479,374	\$184,079,434	\$214,433,313
31-Dec-61	1-Jan-62	204%	15	\$2,039,887	\$30,960,957	384	\$488,961	\$187,761,023	\$218,721,979
31-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	384	\$498,740	\$191,516,243	\$223,096,419
31-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	384	\$508,715	\$195,346,568	\$227,558,347
31-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	384	\$518,889	\$199,253,499	\$232,109,514
31-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	384	\$529,267	\$203,238,569	\$236,751,705
31-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	384	\$539,852	\$207,303,341	\$241,486,739
31-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	384	\$550,649	\$211,449,407	\$246,316,473
31-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	384	\$561,662	\$215,678,396	\$251,242,803
31-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	384	\$572,896	\$219,991,963	\$256,267,659
31-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	384	\$584,354	\$224,391,803	\$261,393,012
31-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	384	\$596,041	\$228,879,639	\$266,620,872
31-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	384	\$607,962	\$233,457,232	\$271,953,290
31-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	384	\$620,121	\$238,126,376	\$277,392,356
31-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	384	\$632,523	\$242,888,904	\$282,940,203
31-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	384	\$645,174	\$247,746,682	\$288,599,007
31-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	384	\$658,077	\$252,701,615	\$294,370,987
31-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	384	\$671,239	\$257,755,648	\$300,258,407
31-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	384	\$684,663	\$262,910,761	\$306,263,575
31-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	384	\$698,357	\$268,168,976	\$312,388,846
31-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	384	\$712,324	\$273,532,355	\$318,636,623
31-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	384	\$726,570	\$279,003,003	\$325,009,356
31-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	384	\$741,102	\$284,583,063	\$331,509,543
31-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	384	\$755,924	\$290,274,724	\$338,139,734
31-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	384	\$771,042	\$296,080,218	\$344,902,528
31-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	384	\$786,463	\$302,001,823	\$351,800,579
31-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	384	\$802,192	\$308,041,859	\$358,836,590
31-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	384	\$818,236	\$314,202,696	\$366,013,322
31-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	384	\$834,601	\$320,486,750	\$373,333,589
31-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	384	\$851,293	\$326,896,485	\$380,800,261
31-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	384	\$868,319	\$333,434,415	\$388,416,266
31-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	384	\$885,685	\$340,103,103	\$396,184,591
31-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	384	\$903,399	\$346,905,165	\$404,108,283
31-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	384	\$921,467	\$353,843,269	\$412,190,449
31-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	384	\$939,896	\$360,920,134	\$420,434,257
31-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	384	\$958,694	\$368,138,537	\$428,842,943
31-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	384	\$977,868	\$375,501,307	\$437,419,801
31-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	384	\$997,425	\$383,011,334	\$446,168,198
31-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	384	\$1,017,374	\$390,671,560	\$455,091,561
31-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	384	\$1,037,721	\$398,484,991	\$464,193,393
31-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	384	\$1,058,476	\$406,454,691	\$473,477,261
31-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	384	\$1,079,645	\$414,583,785	\$482,946,806
31-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	384	\$1,101,238	\$422,875,461	\$492,605,742
31-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	384	\$1,123,263	\$431,332,970	\$502,457,857
31-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	384	\$1,145,728	\$439,959,629	\$512,507,014
31-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	384	\$1,168,643	\$448,758,822	\$522,757,154
31-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	384	\$1,192,016	\$457,733,998	\$533,212,297
31-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	384	\$1,215,856	\$466,888,678	\$543,876,543

¹ According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.
² Assumes an annual inflation factor of 2.0%.

³ See Exhibit C-1.23.1.

⁴ See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.24.1: Projected Assessed Value - 2048 Development¹ - Parker County

Development Year Ending	Assessed As Of ⁴	2.0% Inflation Factor ²	Residential						Total Projected Assessed Value
			Single Family - Custom Type 2			Multi-Family			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	Sq Ft ³	Value Per Sq Ft ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	0	\$235,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	0	\$239,700	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	0	\$244,494	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	0	\$249,384	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	0	\$254,372	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	0	\$259,459	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	0	\$264,648	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	0	\$269,941	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	0	\$275,340	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	0	\$280,847	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	0	\$286,464	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	0	\$292,193	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	0	\$298,037	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	0	\$303,998	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	0	\$310,078	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	0	\$316,279	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	0	\$322,605	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	0	\$329,057	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	0	\$335,638	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	0	\$342,351	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	0	\$349,198	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	0	\$356,182	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	0	\$363,305	\$0	\$0
25-Dec-48	1-Jan-49	158%	15	\$1,576,899	\$23,933,827	384	\$370,571	\$142,299,390	\$166,233,216
25-Dec-49	1-Jan-50	161%	15	\$1,608,437	\$24,412,503	384	\$377,983	\$145,145,377	\$169,557,881
25-Dec-50	1-Jan-51	164%	15	\$1,640,606	\$24,900,753	384	\$385,542	\$148,048,285	\$172,949,038
25-Dec-51	1-Jan-52	167%	15	\$1,673,418	\$25,398,768	384	\$393,253	\$151,009,251	\$176,408,019
24-Dec-52	1-Jan-53	171%	15	\$1,706,886	\$25,906,744	384	\$401,118	\$154,029,436	\$179,936,179
24-Dec-53	1-Jan-54	174%	15	\$1,741,024	\$26,424,879	384	\$409,141	\$157,110,024	\$183,534,903
24-Dec-54	1-Jan-55	178%	15	\$1,775,845	\$26,953,376	384	\$417,324	\$160,252,225	\$187,205,601
24-Dec-55	1-Jan-56	181%	15	\$1,811,362	\$27,492,444	384	\$425,670	\$163,457,269	\$190,949,713
23-Dec-56	1-Jan-57	185%	15	\$1,847,589	\$28,042,292	384	\$434,183	\$166,726,415	\$194,768,707
23-Dec-57	1-Jan-58	188%	15	\$1,884,541	\$28,603,138	384	\$442,867	\$170,060,943	\$198,664,081
23-Dec-58	1-Jan-59	192%	15	\$1,922,231	\$29,175,201	384	\$451,724	\$173,462,162	\$202,637,363
23-Dec-59	1-Jan-60	196%	15	\$1,960,676	\$29,758,705	384	\$460,759	\$176,931,405	\$206,690,110
22-Dec-60	1-Jan-61	200%	15	\$1,999,890	\$30,353,879	384	\$469,974	\$180,470,033	\$210,823,912
22-Dec-61	1-Jan-62	204%	15	\$2,039,887	\$30,960,957	384	\$479,374	\$184,079,434	\$215,040,391
22-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	384	\$488,961	\$187,761,023	\$219,341,199
22-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	384	\$498,740	\$191,516,243	\$223,728,022
21-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	384	\$508,715	\$195,346,568	\$228,202,583
21-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	384	\$518,889	\$199,253,499	\$232,766,635
21-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	384	\$529,267	\$203,238,569	\$237,421,967
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	384	\$539,852	\$207,303,341	\$242,170,407
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	384	\$550,649	\$211,449,407	\$247,013,815
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	384	\$561,662	\$215,678,396	\$251,954,091
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	384	\$572,896	\$219,991,963	\$256,993,173
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	384	\$584,354	\$224,391,803	\$262,133,036
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	384	\$596,041	\$228,879,639	\$267,375,697
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	384	\$607,962	\$233,457,232	\$272,723,211
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	384	\$620,121	\$238,126,376	\$278,177,675
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	384	\$632,523	\$242,888,904	\$283,741,229
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	384	\$645,174	\$247,746,682	\$289,416,053
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	384	\$658,077	\$252,701,615	\$295,204,374
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	384	\$671,239	\$257,755,648	\$301,108,462
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	384	\$684,663	\$262,910,761	\$307,130,631
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	384	\$698,357	\$268,168,976	\$313,273,244
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	384	\$712,324	\$273,532,355	\$319,538,709
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	384	\$726,570	\$279,003,003	\$325,929,483
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	384	\$741,102	\$284,583,063	\$332,448,072
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	384	\$755,924	\$290,274,724	\$339,097,034
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	384	\$771,042	\$296,080,218	\$345,878,975
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	384	\$786,463	\$302,001,823	\$352,796,554
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	384	\$802,192	\$308,041,859	\$359,852,485
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	384	\$818,236	\$314,202,696	\$367,049,535
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	384	\$834,601	\$320,486,750	\$374,390,525
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	384	\$851,293	\$326,896,485	\$381,878,336
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	384	\$868,319	\$333,434,415	\$389,515,903
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	384	\$885,685	\$340,103,103	\$397,306,221
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	384	\$903,399	\$346,905,165	\$405,252,345
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	384	\$921,467	\$353,843,269	\$413,357,392
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	384	\$939,896	\$360,920,134	\$421,624,540
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	384	\$958,694	\$368,138,537	\$430,057,031
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	384	\$977,868	\$375,501,307	\$438,658,171
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	384	\$997,425	\$383,011,334	\$447,431,335
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	384	\$1,017,374	\$390,671,560	\$456,379,961
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	384	\$1,037,721	\$398,484,991	\$465,507,561
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	384	\$1,058,476	\$406,454,691	\$474,817,712
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	384	\$1,079,645	\$414,583,785	\$484,314,066
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	384	\$1,101,238	\$422,875,461	\$494,000,347
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	384	\$1,123,263	\$431,332,970	\$503,880,354
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	384	\$1,145,728	\$439,959,629	\$513,957,962
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	384	\$1,168,643	\$448,758,822	\$524,237,121
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	384	\$1,192,016	\$457,733,998	\$534,721,863

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.
²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.24.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.25.1: Projected Assessed Value - 2049 Development¹ - Parker County

Development Year	Assessed	2.0% Inflation	Residential				Total Projected
			Single Family - Custom Type 2			Projected	
			Value Per	Unit ⁴	Assessed Value		
Ending	As Of ¹	Factor ²	Units ³	Unit ⁴	Assessed Value	Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0	
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0	
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0	
31-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0	
31-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0	
31-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0	
31-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0	
31-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0	
31-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0	
31-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0	
31-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0	
31-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0	
31-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0	
31-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0	
31-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0	
31-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0	
31-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0	
31-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0	
31-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0	
31-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0	
31-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0	
31-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0	
31-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0	
31-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0	
31-Dec-49	1-Jan-50	161%	15	\$1,608,437	\$24,412,503	\$24,412,503	
31-Dec-50	1-Jan-51	164%	15	\$1,640,606	\$24,900,753	\$24,900,753	
31-Dec-51	1-Jan-52	167%	15	\$1,673,418	\$25,398,768	\$25,398,768	
31-Dec-52	1-Jan-53	171%	15	\$1,706,886	\$25,906,744	\$25,906,744	
31-Dec-53	1-Jan-54	174%	15	\$1,741,024	\$26,424,879	\$26,424,879	
31-Dec-54	1-Jan-55	178%	15	\$1,775,845	\$26,953,376	\$26,953,376	
31-Dec-55	1-Jan-56	181%	15	\$1,811,362	\$27,492,444	\$27,492,444	
31-Dec-56	1-Jan-57	185%	15	\$1,847,589	\$28,042,292	\$28,042,292	
31-Dec-57	1-Jan-58	188%	15	\$1,884,541	\$28,603,138	\$28,603,138	
31-Dec-58	1-Jan-59	192%	15	\$1,922,231	\$29,175,201	\$29,175,201	
31-Dec-59	1-Jan-60	196%	15	\$1,960,676	\$29,758,705	\$29,758,705	
31-Dec-60	1-Jan-61	200%	15	\$1,999,890	\$30,353,879	\$30,353,879	
31-Dec-61	1-Jan-62	204%	15	\$2,039,887	\$30,960,957	\$30,960,957	
31-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	\$31,580,176	
31-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	\$32,211,779	
31-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	\$32,856,015	
31-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	\$33,513,135	
31-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	\$34,183,398	
31-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	\$34,867,066	
31-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	\$35,564,407	
31-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695	
31-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209	
31-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234	
31-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058	
31-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979	
31-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299	
31-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325	
31-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371	
31-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759	
31-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814	
31-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870	
31-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268	
31-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353	
31-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480	
31-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010	
31-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310	
31-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756	
31-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731	
31-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626	
31-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838	
31-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775	
31-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851	
31-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488	
31-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117	
31-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180	
31-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123	
31-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406	
31-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494	
31-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864	
31-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001	
31-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401	
31-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569	
31-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021	
31-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281	
31-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887	
31-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384	
31-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332	
31-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299	
31-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865	

MuniCap, Inc. nch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 C (2047-2057 Development).xlsx]1/1-4.3.2
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.25.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.26.1: Projected Assessed Value - 2050 Development ¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2		Projected Assessed Value	
			Units ³	Value Per Unit ⁴		
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,061,208	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,082,432	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,104,081	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,126,162	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,148,686	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,171,659	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,195,093	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,218,994	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,243,374	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,268,242	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,293,607	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,319,479	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,345,868	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,372,786	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,400,241	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,428,246	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,456,811	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,485,947	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,515,666	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,545,980	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,576,899	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,608,437	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,640,606	\$0	\$0
25-Dec-50	1-Jan-51	164%	15	\$1,673,418	\$25,398,768	\$25,398,768
25-Dec-51	1-Jan-52	167%	15	\$1,706,886	\$25,906,744	\$25,906,744
24-Dec-52	1-Jan-53	171%	15	\$1,741,024	\$26,424,879	\$26,424,879
24-Dec-53	1-Jan-54	174%	15	\$1,775,845	\$26,953,376	\$26,953,376
24-Dec-54	1-Jan-55	178%	15	\$1,811,362	\$27,492,444	\$27,492,444
24-Dec-55	1-Jan-56	181%	15	\$1,847,589	\$28,042,292	\$28,042,292
23-Dec-56	1-Jan-57	185%	15	\$1,884,541	\$28,603,138	\$28,603,138
23-Dec-57	1-Jan-58	188%	15	\$1,922,231	\$29,175,201	\$29,175,201
23-Dec-58	1-Jan-59	192%	15	\$1,960,676	\$29,758,705	\$29,758,705
23-Dec-59	1-Jan-60	196%	15	\$1,999,890	\$30,353,879	\$30,353,879
22-Dec-60	1-Jan-61	200%	15	\$2,039,887	\$30,960,957	\$30,960,957
22-Dec-61	1-Jan-62	204%	15	\$2,080,685	\$31,580,176	\$31,580,176
22-Dec-62	1-Jan-63	208%	15	\$2,122,299	\$32,211,779	\$32,211,779
22-Dec-63	1-Jan-64	212%	15	\$2,164,745	\$32,856,015	\$32,856,015
21-Dec-64	1-Jan-65	216%	15	\$2,208,040	\$33,513,135	\$33,513,135
21-Dec-65	1-Jan-66	221%	15	\$2,252,200	\$34,183,398	\$34,183,398
21-Dec-66	1-Jan-67	225%	15	\$2,297,244	\$34,867,066	\$34,867,066
21-Dec-67	1-Jan-68	230%	15	\$2,343,189	\$35,564,407	\$35,564,407
20-Dec-68	1-Jan-69	234%	15	\$2,390,053	\$36,275,695	\$36,275,695
20-Dec-69	1-Jan-70	239%	15	\$2,437,854	\$37,001,209	\$37,001,209
20-Dec-70	1-Jan-71	244%	15	\$2,486,611	\$37,741,234	\$37,741,234
20-Dec-71	1-Jan-72	249%	15	\$2,536,344	\$38,496,058	\$38,496,058
19-Dec-72	1-Jan-73	254%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-73	1-Jan-74	259%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-74	1-Jan-75	264%	15	\$2,691,588	\$40,852,325	\$40,852,325
19-Dec-75	1-Jan-76	269%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-76	1-Jan-77	275%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-77	1-Jan-78	280%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-78	1-Jan-79	286%	15	\$2,913,461	\$44,219,870	\$44,219,870
18-Dec-79	1-Jan-80	291%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-80	1-Jan-81	297%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-81	1-Jan-82	303%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-82	1-Jan-83	309%	15	\$3,153,624	\$47,865,010	\$47,865,010
17-Dec-83	1-Jan-84	315%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-84	1-Jan-85	322%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-85	1-Jan-86	328%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-86	1-Jan-87	335%	15	\$3,413,584	\$51,810,626	\$51,810,626
16-Dec-87	1-Jan-88	341%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-88	1-Jan-89	348%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-89	1-Jan-90	355%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-90	1-Jan-91	362%	15	\$3,694,974	\$56,081,488	\$56,081,488
15-Dec-91	1-Jan-92	369%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-92	1-Jan-93	377%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-93	1-Jan-94	384%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-94	1-Jan-95	392%	15	\$3,999,558	\$60,704,406	\$60,704,406
14-Dec-95	1-Jan-96	400%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-96	1-Jan-97	408%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-97	1-Jan-98	416%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-98	1-Jan-99	424%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-99	1-Jan-00	433%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-00	1-Jan-01	442%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-01	1-Jan-02	450%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-02	1-Jan-03	459%	15	\$4,686,120	\$71,124,887	\$71,124,887
13-Dec-03	1-Jan-04	469%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-04	1-Jan-05	478%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-05	1-Jan-06	488%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-06	1-Jan-07	497%	15	\$5,072,407	\$76,987,865	\$76,987,865
12-Dec-07	1-Jan-08	507%	15	\$5,173,855	\$78,527,622	\$78,527,622

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22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.26.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.27.1: Projected Assessed Value - 2051 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2		Projected Assessed Value	
			Units ³	Value Per Unit ⁴		
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	15	\$1,673,418	\$25,398,768	\$25,398,768
24-Dec-52	1-Jan-53	171%	15	\$1,706,886	\$25,906,744	\$25,906,744
24-Dec-53	1-Jan-54	174%	15	\$1,741,024	\$26,424,879	\$26,424,879
24-Dec-54	1-Jan-55	178%	15	\$1,775,845	\$26,953,376	\$26,953,376
24-Dec-55	1-Jan-56	181%	15	\$1,811,362	\$27,492,444	\$27,492,444
23-Dec-56	1-Jan-57	185%	15	\$1,847,589	\$28,042,292	\$28,042,292
23-Dec-57	1-Jan-58	188%	15	\$1,884,541	\$28,603,138	\$28,603,138
23-Dec-58	1-Jan-59	192%	15	\$1,922,231	\$29,175,201	\$29,175,201
23-Dec-59	1-Jan-60	196%	15	\$1,960,676	\$29,758,705	\$29,758,705
22-Dec-60	1-Jan-61	200%	15	\$1,999,890	\$30,353,879	\$30,353,879
22-Dec-61	1-Jan-62	204%	15	\$2,039,887	\$30,960,957	\$30,960,957
22-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	\$31,580,176
22-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	\$32,211,779
21-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	\$32,856,015
21-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	\$33,513,135
21-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	\$34,183,398
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	\$34,867,066
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	\$35,564,407
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

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¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.27.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.28.1: Projected Assessed Value - 2052 Development1 - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Commercial			Total Projected Assessed Value
			Single Family - Custom Type 2			Resort			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	Sq Ft ³	Value Per Sq Ft ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	0	\$400,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	0	\$408,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	0	\$416,160	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	0	\$424,483	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	0	\$432,973	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	0	\$441,632	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	0	\$450,465	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	0	\$459,474	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	0	\$468,664	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	0	\$478,037	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	0	\$487,598	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	0	\$497,350	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	0	\$507,297	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	0	\$517,443	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	0	\$527,792	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	0	\$538,347	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	0	\$549,114	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	0	\$560,097	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	0	\$571,298	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	0	\$582,724	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	0	\$594,379	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	0	\$606,267	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	0	\$618,392	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	0	\$630,760	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	0	\$643,375	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	0	\$656,242	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	0	\$669,367	\$0	\$0
24-Dec-52	1-Jan-53	171%	15	\$1,706,886	\$25,906,744	200	\$682,755	\$136,550,918	\$162,457,662
24-Dec-53	1-Jan-54	174%	15	\$1,741,024	\$26,424,879	200	\$696,410	\$139,281,936	\$165,706,815
24-Dec-54	1-Jan-55	178%	15	\$1,775,845	\$26,953,376	200	\$710,338	\$142,067,575	\$169,020,951
24-Dec-55	1-Jan-56	181%	15	\$1,811,362	\$27,492,444	200	\$724,545	\$144,908,927	\$172,401,370
23-Dec-56	1-Jan-57	185%	15	\$1,847,589	\$28,042,292	200	\$739,036	\$147,807,105	\$175,849,398
23-Dec-57	1-Jan-58	188%	15	\$1,884,541	\$28,603,138	200	\$753,816	\$150,763,247	\$179,366,386
23-Dec-58	1-Jan-59	192%	15	\$1,922,231	\$29,175,201	200	\$768,893	\$153,778,512	\$182,953,713
23-Dec-59	1-Jan-60	196%	15	\$1,960,676	\$29,758,705	200	\$784,270	\$156,854,083	\$186,612,788
22-Dec-60	1-Jan-61	200%	15	\$1,999,890	\$30,353,879	200	\$799,956	\$159,991,164	\$190,345,043
22-Dec-61	1-Jan-62	204%	15	\$2,039,887	\$30,960,957	200	\$815,955	\$163,190,987	\$194,151,944
22-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	200	\$832,274	\$166,454,807	\$198,034,983
22-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	200	\$848,920	\$169,783,903	\$201,995,683
21-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	200	\$865,898	\$173,179,581	\$206,035,596
21-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	200	\$883,216	\$176,643,173	\$210,156,308
21-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	200	\$900,880	\$180,176,037	\$214,359,435
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	200	\$918,898	\$183,779,557	\$218,646,623
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	200	\$937,276	\$187,455,148	\$223,019,556
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	200	\$956,021	\$191,204,251	\$227,479,947
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	200	\$975,142	\$195,028,336	\$232,029,546
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	200	\$994,645	\$198,928,903	\$236,670,137
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	200	\$1,014,537	\$202,907,481	\$241,403,539
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	200	\$1,034,828	\$206,965,631	\$246,231,610
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	200	\$1,055,525	\$211,104,943	\$251,156,242
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	200	\$1,076,635	\$215,327,042	\$256,179,367
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	200	\$1,098,168	\$219,633,583	\$261,302,955
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	200	\$1,120,131	\$224,026,255	\$266,529,014
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	200	\$1,142,534	\$228,506,780	\$271,859,594
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	200	\$1,165,385	\$233,076,916	\$277,296,786
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	200	\$1,188,692	\$237,738,454	\$282,842,722
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	200	\$1,212,466	\$242,493,223	\$288,499,576
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	200	\$1,236,715	\$247,343,087	\$294,269,568
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	200	\$1,261,450	\$252,289,949	\$300,154,959
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	200	\$1,286,679	\$257,335,748	\$306,158,058
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	200	\$1,312,412	\$262,482,463	\$312,281,219
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	200	\$1,338,661	\$267,732,112	\$318,526,844
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	200	\$1,365,434	\$273,086,755	\$324,897,381
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	200	\$1,392,742	\$278,548,490	\$331,395,328
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	200	\$1,420,597	\$284,119,459	\$338,023,235
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	200	\$1,449,009	\$289,801,849	\$344,783,699
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	200	\$1,477,989	\$295,597,886	\$351,679,373
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	200	\$1,507,549	\$301,509,843	\$358,712,961
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	200	\$1,537,700	\$307,540,040	\$365,887,220
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	200	\$1,568,454	\$313,690,841	\$373,204,964
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	200	\$1,599,823	\$319,964,658	\$380,669,064
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	200	\$1,631,820	\$326,363,951	\$388,282,445
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	200	\$1,664,456	\$332,891,230	\$396,048,094
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	200	\$1,697,745	\$339,549,055	\$403,969,056
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	200	\$1,731,700	\$346,340,036	\$412,048,437
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	200	\$1,766,334	\$353,266,836	\$420,289,406
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	200	\$1,801,661	\$360,332,173	\$428,695,194
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	200	\$1,837,694	\$367,538,817	\$437,269,098
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	200	\$1,874,448	\$374,889,593	\$446,014,480
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	200	\$1,911,937	\$382,387,385	\$454,934,769
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	200	\$1,950,176	\$390,035,132	\$464,033,465
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	200	\$1,989,179	\$397,835,835	\$473,314,134
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	200	\$2,028,963	\$405,792,552	\$482,780,417

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.28.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.29.1: Projected Assessed Value - 2053 Development ¹ - Parker County

Development Year	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2		Projected Assessed Value	
			Units ³	Value Per Unit ⁴		
Ending	As Of ¹	Factor ²	Units ³	Unit ⁴	Assessed Value	Assessed Value
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,061,208	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,082,432	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,104,081	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,126,162	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,148,686	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,171,659	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,195,093	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,218,994	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,243,374	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,268,242	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,293,607	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,319,479	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,345,868	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,372,786	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,400,241	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,428,246	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,456,811	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,485,947	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,515,666	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,545,980	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,576,899	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,608,437	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,640,606	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,673,418	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,706,886	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,741,024	\$0	\$0
24-Dec-53	1-Jan-54	174%	15	\$1,775,845	\$26,953,376	\$26,953,376
24-Dec-54	1-Jan-55	178%	15	\$1,811,362	\$27,492,444	\$27,492,444
24-Dec-55	1-Jan-56	181%	15	\$1,847,589	\$28,042,292	\$28,042,292
23-Dec-56	1-Jan-57	185%	15	\$1,884,541	\$28,603,138	\$28,603,138
23-Dec-57	1-Jan-58	188%	15	\$1,922,231	\$29,175,201	\$29,175,201
23-Dec-58	1-Jan-59	192%	15	\$1,960,676	\$29,758,705	\$29,758,705
23-Dec-59	1-Jan-60	196%	15	\$1,999,890	\$30,353,879	\$30,353,879
22-Dec-60	1-Jan-61	200%	15	\$2,039,887	\$30,960,957	\$30,960,957
22-Dec-61	1-Jan-62	204%	15	\$2,080,685	\$31,580,176	\$31,580,176
22-Dec-62	1-Jan-63	208%	15	\$2,122,299	\$32,211,779	\$32,211,779
22-Dec-63	1-Jan-64	212%	15	\$2,164,745	\$32,856,015	\$32,856,015
21-Dec-64	1-Jan-65	216%	15	\$2,208,040	\$33,513,135	\$33,513,135
21-Dec-65	1-Jan-66	221%	15	\$2,252,200	\$34,183,398	\$34,183,398
21-Dec-66	1-Jan-67	225%	15	\$2,297,244	\$34,867,066	\$34,867,066
21-Dec-67	1-Jan-68	230%	15	\$2,343,189	\$35,564,407	\$35,564,407
20-Dec-68	1-Jan-69	234%	15	\$2,390,053	\$36,275,695	\$36,275,695
20-Dec-69	1-Jan-70	239%	15	\$2,437,854	\$37,001,209	\$37,001,209
20-Dec-70	1-Jan-71	244%	15	\$2,486,611	\$37,741,234	\$37,741,234
20-Dec-71	1-Jan-72	249%	15	\$2,536,344	\$38,496,058	\$38,496,058
19-Dec-72	1-Jan-73	254%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-73	1-Jan-74	259%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-74	1-Jan-75	264%	15	\$2,691,588	\$40,852,325	\$40,852,325
19-Dec-75	1-Jan-76	269%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-76	1-Jan-77	275%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-77	1-Jan-78	280%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-78	1-Jan-79	286%	15	\$2,913,461	\$44,219,870	\$44,219,870
18-Dec-79	1-Jan-80	291%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-80	1-Jan-81	297%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-81	1-Jan-82	303%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-82	1-Jan-83	309%	15	\$3,153,624	\$47,865,010	\$47,865,010
17-Dec-83	1-Jan-84	315%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-84	1-Jan-85	322%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-85	1-Jan-86	328%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-86	1-Jan-87	335%	15	\$3,413,584	\$51,810,626	\$51,810,626
16-Dec-87	1-Jan-88	341%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-88	1-Jan-89	348%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-89	1-Jan-90	355%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-90	1-Jan-91	362%	15	\$3,694,974	\$56,081,488	\$56,081,488
15-Dec-91	1-Jan-92	369%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-92	1-Jan-93	377%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-93	1-Jan-94	384%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-94	1-Jan-95	392%	15	\$3,999,558	\$60,704,406	\$60,704,406
14-Dec-95	1-Jan-96	400%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-96	1-Jan-97	408%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-97	1-Jan-98	416%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-98	1-Jan-99	424%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-99	1-Jan-00	433%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-00	1-Jan-01	442%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-01	1-Jan-02	450%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-02	1-Jan-03	459%	15	\$4,686,120	\$71,124,887	\$71,124,887
13-Dec-03	1-Jan-04	469%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-04	1-Jan-05	478%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-05	1-Jan-06	488%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-06	1-Jan-07	497%	15	\$5,072,407	\$76,987,865	\$76,987,865
12-Dec-07	1-Jan-08	507%	15	\$5,173,855	\$78,527,622	\$78,527,622

MuniCap, Inc. Ranch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 C (2047-2057 Development).xlsx]/V1-4.7.2
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.29.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.30.1: Projected Assessed Value - 2054 Development ¹ Parker County

Development Year	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Value Per Sq Ft ³	Projected Assessed Value		
Ending			Sq Ft ³	Sq Ft ⁴		
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	15	\$1,775,845	\$26,953,376	\$26,953,376
24-Dec-55	1-Jan-56	181%	15	\$1,811,362	\$27,492,444	\$27,492,444
23-Dec-56	1-Jan-57	185%	15	\$1,847,589	\$28,042,292	\$28,042,292
23-Dec-57	1-Jan-58	188%	15	\$1,884,541	\$28,603,138	\$28,603,138
23-Dec-58	1-Jan-59	192%	15	\$1,922,231	\$29,175,201	\$29,175,201
23-Dec-59	1-Jan-60	196%	15	\$1,960,676	\$29,758,705	\$29,758,705
22-Dec-60	1-Jan-61	200%	15	\$1,999,890	\$30,353,879	\$30,353,879
22-Dec-61	1-Jan-62	204%	15	\$2,039,887	\$30,960,957	\$30,960,957
22-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	\$31,580,176
22-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	\$32,211,779
21-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	\$32,856,015
21-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	\$33,513,135
21-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	\$34,183,398
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	\$34,867,066
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	\$35,564,407
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

MuniCap, Inc. nch TIRZ/CONSULTING/Projects/[Walsh Ranch TIRZ Projections - v1.0 C (2047-2057 Development).xlsx]W1-A.8.2
\$46,076

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.30.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-1.31.1: Projected Assessed Value - 2055 Development ¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential				Total Projected Assessed Value
			Single Family - Custom Type 2		Projected Assessed Value		
			Sq Ft ³	Value Per Sq Ft ⁴			
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0.00	
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0.00	
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0.00	
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0.00	
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0.00	
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0.00	
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0.00	
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0.00	
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0.00	
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0.00	
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0.00	
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0.00	
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0.00	
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0.00	
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0.00	
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0.00	
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0.00	
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0.00	
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0.00	
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0.00	
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0.00	
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0.00	
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0.00	
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0.00	
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0.00	
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0.00	
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0.00	
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0.00	
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0.00	
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0.00	
24-Dec-55	1-Jan-56	181%	15	\$1,811,362	\$27,492,444	\$27,492,443.60	
23-Dec-56	1-Jan-57	185%	15	\$1,847,589	\$28,042,292	\$28,042,292.47	
23-Dec-57	1-Jan-58	188%	15	\$1,884,541	\$28,603,138	\$28,603,138.32	
23-Dec-58	1-Jan-59	192%	15	\$1,922,231	\$29,175,201	\$29,175,201.09	
23-Dec-59	1-Jan-60	196%	15	\$1,960,676	\$29,758,705	\$29,758,705.11	
22-Dec-60	1-Jan-61	200%	15	\$1,999,890	\$30,353,879	\$30,353,879.21	
22-Dec-61	1-Jan-62	204%	15	\$2,039,887	\$30,960,957	\$30,960,956.79	
22-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	\$31,580,175.93	
22-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	\$32,211,779.45	
21-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	\$32,856,015.04	
21-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	\$33,513,135.34	
21-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	\$34,183,398.05	
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	\$34,867,066.01	
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	\$35,564,407.33	
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695.47	
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209.38	
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,233.57	
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058.24	
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979.41	
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,298.99	
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,324.97	
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371.47	
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,758.90	
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814.08	
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870.36	
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,267.77	
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353.13	
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480.19	
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,009.79	
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,309.99	
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756.19	
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731.31	
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,625.94	
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838.46	
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775.23	
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,850.73	
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,487.74	
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117.50	
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,179.85	
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123.45	
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,405.92	
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494.03	
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,863.91	
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001.19	
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401.22	
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569.24	
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,020.63	
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281.04	
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,886.66	
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384.39	
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332.08	
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,298.72	
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,864.70	

MuniCap, Inc. ranch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 C (2047-2057 Development).xlsx]/V1-A.9.2
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.31.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.32.1: Projected Assessed Value - 2056 Development¹ - Parker County

Development Year	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Value Per Sq Ft ³	Projected Assessed Value		
Ending	As Of ¹		Sq Ft ³	Sq Ft ⁴		Assessed Value
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	15	\$1,847,589	\$28,042,292	\$28,042,292
23-Dec-57	1-Jan-58	188%	15	\$1,884,541	\$28,603,138	\$28,603,138
23-Dec-58	1-Jan-59	192%	15	\$1,922,231	\$29,175,201	\$29,175,201
23-Dec-59	1-Jan-60	196%	15	\$1,960,676	\$29,758,705	\$29,758,705
22-Dec-60	1-Jan-61	200%	15	\$1,999,890	\$30,353,879	\$30,353,879
22-Dec-61	1-Jan-62	204%	15	\$2,039,887	\$30,960,957	\$30,960,957
22-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	\$31,580,176
22-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	\$32,211,779
21-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	\$32,856,015
21-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	\$33,513,135
21-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	\$34,183,398
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	\$34,867,066
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	\$35,564,407
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.32.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.33.1: Projected Assessed Value - 2057 Development¹ - Parker County

Development Year	Assessed As Of ¹	2.0% Inflation Factor ²	Residential				Total Projected Assessed Value
			Single Family - Custom Type 2		Projected		
			Sq Ft ³	Value Per Sq Ft ⁴	Assessed Value	Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0	
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0	
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0	
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0	
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0	
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0	
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0	
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0	
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0	
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0	
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0	
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0	
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0	
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0	
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0	
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0	
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0	
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0	
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0	
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0	
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0	
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0	
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0	
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0	
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0	
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0	
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0	
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0	
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0	
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0	
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0	
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0	
23-Dec-57	1-Jan-58	188%	15	\$1,884,541	\$28,603,138	\$28,603,138	
23-Dec-58	1-Jan-59	192%	15	\$1,922,231	\$29,175,201	\$29,175,201	
23-Dec-59	1-Jan-60	196%	15	\$1,960,676	\$29,758,705	\$29,758,705	
22-Dec-60	1-Jan-61	200%	15	\$1,999,890	\$30,353,879	\$30,353,879	
22-Dec-61	1-Jan-62	204%	15	\$2,039,887	\$30,960,957	\$30,960,957	
22-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	\$31,580,176	
22-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	\$32,211,779	
21-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	\$32,856,015	
21-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	\$33,513,135	
21-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	\$34,183,398	
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	\$34,867,066	
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	\$35,564,407	
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695	
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209	
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234	
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058	
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979	
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299	
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325	
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371	
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759	
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814	
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870	
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268	
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353	
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480	
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010	
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310	
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756	
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731	
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626	
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838	
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775	
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851	
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488	
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117	
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180	
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123	
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406	
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494	
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864	
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001	
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401	
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569	
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021	
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281	
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887	
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384	
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332	
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299	
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865	

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22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.33.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.34.1: Projected Assessed Value - 2058 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
31-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
31-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
31-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
31-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
31-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
31-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
31-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
31-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
31-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
31-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
31-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
31-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
31-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
31-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
31-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
31-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
31-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
31-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
31-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
31-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
31-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
31-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
31-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
31-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
31-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
31-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
31-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
31-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
31-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
31-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
31-Dec-58	1-Jan-59	192%	15	\$1,922,231	\$29,175,201	\$29,175,201
31-Dec-59	1-Jan-60	196%	15	\$1,960,676	\$29,758,705	\$29,758,705
31-Dec-60	1-Jan-61	200%	15	\$1,999,890	\$30,353,879	\$30,353,879
31-Dec-61	1-Jan-62	204%	15	\$2,039,887	\$30,960,957	\$30,960,957
31-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	\$31,580,176
31-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	\$32,211,779
31-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	\$32,856,015
31-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	\$33,513,135
31-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	\$34,183,398
31-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	\$34,867,066
31-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	\$35,564,407
31-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695
31-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209
31-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234
31-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058
31-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979
31-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
31-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
31-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
31-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
31-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
31-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
31-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
31-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
31-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
31-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
31-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
31-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
31-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
31-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
31-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
31-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
31-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
31-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
31-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
31-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
31-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
31-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
31-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
31-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
31-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
31-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
31-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
31-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
31-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
31-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
31-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
31-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
31-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
31-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

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22-Feb-26

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.34.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.35.1: Projected Assessed Value - 2059 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	15	\$1,960,676	\$29,758,705	\$29,758,705
22-Dec-60	1-Jan-61	200%	15	\$1,999,890	\$30,353,879	\$30,353,879
22-Dec-61	1-Jan-62	204%	15	\$2,039,887	\$30,960,957	\$30,960,957
22-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	\$31,580,176
22-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	\$32,211,779
21-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	\$32,856,015
21-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	\$33,513,135
21-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	\$34,183,398
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	\$34,867,066
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	\$35,564,407
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

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22-Feb-26

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.
²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.35.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.36.1: Projected Assessed Value - 2060 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
31-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
31-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
31-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
31-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
31-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
31-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
31-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
31-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
31-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
31-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
31-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
31-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
31-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
31-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
31-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
31-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
31-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
31-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
31-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
31-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
31-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
31-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
31-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
31-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
31-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
31-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
31-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
31-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
31-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
31-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
31-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
31-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
31-Dec-60	1-Jan-61	200%	15	\$1,999,890	\$30,353,879	\$30,353,879
31-Dec-61	1-Jan-62	204%	15	\$2,039,887	\$30,960,957	\$30,960,957
31-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	\$31,580,176
31-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	\$32,211,779
31-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	\$32,856,015
31-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	\$33,513,135
31-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	\$34,183,398
31-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	\$34,867,066
31-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	\$35,564,407
31-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695
31-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209
31-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234
31-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058
31-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979
31-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
31-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
31-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
31-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
31-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
31-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
31-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
31-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
31-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
31-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
31-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
31-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
31-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
31-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
31-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
31-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
31-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
31-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
31-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
31-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
31-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
31-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
31-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
31-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
31-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
31-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
31-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
31-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
31-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
31-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
31-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
31-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
31-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
31-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.
²Assumes an annual inflation factor of 2.0%.
³See Exhibit C-1.36.1.
⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.37.1: Projected Assessed Value - 2061 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,061,208	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,082,432	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,104,081	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,126,162	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,148,686	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,171,659	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,195,093	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,218,994	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,243,374	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,268,242	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,293,607	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,319,479	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,345,868	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,372,786	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,400,241	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,428,246	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,456,811	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,485,947	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,515,666	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,545,980	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,576,899	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,608,437	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,640,606	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,673,418	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,706,886	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,741,024	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,775,845	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,811,362	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,847,589	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,884,541	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,922,231	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,960,676	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,999,890	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$2,039,887	\$0	\$0
22-Dec-61	1-Jan-62	204%	15	\$2,080,685	\$31,580,176	\$31,580,176
22-Dec-62	1-Jan-63	208%	15	\$2,122,299	\$32,211,779	\$32,211,779
22-Dec-63	1-Jan-64	212%	15	\$2,164,745	\$32,856,015	\$32,856,015
21-Dec-64	1-Jan-65	216%	15	\$2,208,040	\$33,513,135	\$33,513,135
21-Dec-65	1-Jan-66	221%	15	\$2,252,200	\$34,183,398	\$34,183,398
21-Dec-66	1-Jan-67	225%	15	\$2,297,244	\$34,867,066	\$34,867,066
21-Dec-67	1-Jan-68	230%	15	\$2,343,189	\$35,564,407	\$35,564,407
20-Dec-68	1-Jan-69	234%	15	\$2,390,053	\$36,275,695	\$36,275,695
20-Dec-69	1-Jan-70	239%	15	\$2,437,854	\$37,001,209	\$37,001,209
20-Dec-70	1-Jan-71	244%	15	\$2,486,611	\$37,741,234	\$37,741,234
20-Dec-71	1-Jan-72	249%	15	\$2,536,344	\$38,496,058	\$38,496,058
19-Dec-72	1-Jan-73	254%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-73	1-Jan-74	259%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-74	1-Jan-75	264%	15	\$2,691,588	\$40,852,325	\$40,852,325
19-Dec-75	1-Jan-76	269%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-76	1-Jan-77	275%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-77	1-Jan-78	280%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-78	1-Jan-79	286%	15	\$2,913,461	\$44,219,870	\$44,219,870
18-Dec-79	1-Jan-80	291%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-80	1-Jan-81	297%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-81	1-Jan-82	303%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-82	1-Jan-83	309%	15	\$3,153,624	\$47,865,010	\$47,865,010
17-Dec-83	1-Jan-84	315%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-84	1-Jan-85	322%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-85	1-Jan-86	328%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-86	1-Jan-87	335%	15	\$3,413,584	\$51,810,626	\$51,810,626
16-Dec-87	1-Jan-88	341%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-88	1-Jan-89	348%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-89	1-Jan-90	355%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-90	1-Jan-91	362%	15	\$3,694,974	\$56,081,488	\$56,081,488
15-Dec-91	1-Jan-92	369%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-92	1-Jan-93	377%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-93	1-Jan-94	384%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-94	1-Jan-95	392%	15	\$3,999,558	\$60,704,406	\$60,704,406
14-Dec-95	1-Jan-96	400%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-96	1-Jan-97	408%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-97	1-Jan-98	416%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-98	1-Jan-99	424%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-99	1-Jan-00	433%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-00	1-Jan-01	442%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-01	1-Jan-02	450%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-02	1-Jan-03	459%	15	\$4,686,120	\$71,124,887	\$71,124,887
13-Dec-03	1-Jan-04	469%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-04	1-Jan-05	478%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-05	1-Jan-06	488%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-06	1-Jan-07	497%	15	\$5,072,407	\$76,987,865	\$76,987,865
12-Dec-07	1-Jan-08	507%	15	\$5,173,855	\$78,527,622	\$78,527,622

MuniCap, Inc. Ranch TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections - v1.0 D (2058-2068 Development).xlsx\VI-A.4.
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.
²Assumes an annual inflation factor of 2.0%.
³See Exhibit C-1.37.1.
⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.38.1: Projected Assessed Value - 2062 Development¹ - Parker County

Development Year	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
Ending						
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
22-Dec-62	1-Jan-63	208%	15	\$2,080,685	\$31,580,176	\$31,580,176
22-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	\$32,211,779
21-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	\$32,856,015
21-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	\$33,513,135
21-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	\$34,183,398
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	\$34,867,066
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	\$35,564,407
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

MuniCap, Inc. 6 Ranch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 D (2058-2068 Development).xlsx]/VT-A.5.2
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.
²Assumes an annual inflation factor of 2.0%.
³See Exhibit C-1.38.1.
⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.39.1: Projected Assessed Value - 2063 Development1 - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
22-Dec-63	1-Jan-64	212%	15	\$2,122,299	\$32,211,779	\$32,211,779
21-Dec-64	1-Jan-65	216%	15	\$2,164,745	\$32,856,015	\$32,856,015
21-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	\$33,513,135
21-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	\$34,183,398
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	\$34,867,066
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	\$35,564,407
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

MuniCap, Inc. Ish Ranch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 D (2058-2068 Development).xlsx]/V1-A.6.22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.39.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.40.1: Projected Assessed Value - 2064 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,061,208	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,082,432	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,104,081	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,126,162	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,148,686	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,171,659	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,195,093	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,218,994	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,243,374	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,268,242	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,293,607	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,319,479	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,345,868	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,372,786	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,400,241	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,428,246	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,456,811	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,485,947	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,515,666	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,545,980	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,576,899	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,608,437	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,640,606	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,673,418	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,706,886	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,741,024	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,775,845	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,811,362	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,847,589	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,884,541	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,922,231	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,960,676	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,999,890	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$2,039,887	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,080,685	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,122,299	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,164,745	\$0	\$0
21-Dec-64	1-Jan-65	216%	15	\$2,208,040	\$33,513,135	\$33,513,135
21-Dec-65	1-Jan-66	221%	15	\$2,252,200	\$34,183,398	\$34,183,398
21-Dec-66	1-Jan-67	225%	15	\$2,297,244	\$34,867,066	\$34,867,066
21-Dec-67	1-Jan-68	230%	15	\$2,343,189	\$35,564,407	\$35,564,407
20-Dec-68	1-Jan-69	234%	15	\$2,390,053	\$36,275,695	\$36,275,695
20-Dec-69	1-Jan-70	239%	15	\$2,437,854	\$37,001,209	\$37,001,209
20-Dec-70	1-Jan-71	244%	15	\$2,486,611	\$37,741,234	\$37,741,234
20-Dec-71	1-Jan-72	249%	15	\$2,536,344	\$38,496,058	\$38,496,058
19-Dec-72	1-Jan-73	254%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-73	1-Jan-74	259%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-74	1-Jan-75	264%	15	\$2,691,588	\$40,852,325	\$40,852,325
19-Dec-75	1-Jan-76	269%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-76	1-Jan-77	275%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-77	1-Jan-78	280%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-78	1-Jan-79	286%	15	\$2,913,461	\$44,219,870	\$44,219,870
18-Dec-79	1-Jan-80	291%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-80	1-Jan-81	297%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-81	1-Jan-82	303%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-82	1-Jan-83	309%	15	\$3,153,624	\$47,865,010	\$47,865,010
17-Dec-83	1-Jan-84	315%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-84	1-Jan-85	322%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-85	1-Jan-86	328%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-86	1-Jan-87	335%	15	\$3,413,584	\$51,810,626	\$51,810,626
16-Dec-87	1-Jan-88	341%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-88	1-Jan-89	348%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-89	1-Jan-90	355%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-90	1-Jan-91	362%	15	\$3,694,974	\$56,081,488	\$56,081,488
15-Dec-91	1-Jan-92	369%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-92	1-Jan-93	377%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-93	1-Jan-94	384%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-94	1-Jan-95	392%	15	\$3,999,558	\$60,704,406	\$60,704,406
14-Dec-95	1-Jan-96	400%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-96	1-Jan-97	408%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-97	1-Jan-98	416%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-98	1-Jan-99	424%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-99	1-Jan-00	433%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-00	1-Jan-01	442%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-01	1-Jan-02	450%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-02	1-Jan-03	459%	15	\$4,686,120	\$71,124,887	\$71,124,887
13-Dec-03	1-Jan-04	469%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-04	1-Jan-05	478%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-05	1-Jan-06	488%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-06	1-Jan-07	497%	15	\$5,072,407	\$76,987,865	\$76,987,865
12-Dec-07	1-Jan-08	507%	15	\$5,173,855	\$78,527,622	\$78,527,622

MuniCap, Inc. sh Ranch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 D (2058-2068 Development).xlsx]V1-A.7.
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.
²Assumes an annual inflation factor of 2.0%.
³See Exhibit C-1.40.1.
⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.41.1: Projected Assessed Value - 2065 Development¹ Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Sq Ft ³	Value Per Sq Ft ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
21-Dec-65	1-Jan-66	221%	15	\$2,208,040	\$33,513,135	\$33,513,135
21-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	\$34,183,398
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	\$34,867,066
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	\$35,564,407
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

MumCap, Inc. h Ranch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0.D (2058-2068 Development).xlsx]V1-A.8.2
\$46,076

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.41.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.42.1: Projected Assessed Value - 2066 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Sq Ft ³	Value Per Sq Ft ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0.00
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0.00
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0.00
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0.00
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0.00
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0.00
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0.00
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0.00
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0.00
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0.00
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0.00
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0.00
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0.00
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0.00
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0.00
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0.00
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0.00
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0.00
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0.00
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0.00
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0.00
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0.00
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0.00
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0.00
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0.00
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0.00
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0.00
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0.00
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0.00
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0.00
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0.00
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0.00
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0.00
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0.00
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0.00
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0.00
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0.00
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0.00
22-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0.00
21-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0.00
21-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0.00
21-Dec-66	1-Jan-67	225%	15	\$2,252,200	\$34,183,398	\$34,183,398.05
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	\$34,867,066.01
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	\$35,564,407.33
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695.47
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209.38
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,233.57
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058.24
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979.41
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,298.99
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,324.97
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371.47
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,758.90
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814.08
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870.36
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,267.77
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353.13
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480.19
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,009.79
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,309.99
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756.19
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731.31
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,625.94
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838.46
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775.23
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,850.73
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,487.74
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117.50
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,179.85
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123.45
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,405.92
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494.03
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,863.91
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001.19
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401.22
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569.24
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,020.63
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281.04
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,886.66
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384.39
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332.08
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,298.72
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,864.70

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22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.42.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.43.1: Projected Assessed Value - 2067 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2		Projected Assessed Value	
			Sq Ft ³	Value Per Sq Ft ⁴		
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
21-Dec-67	1-Jan-68	230%	15	\$2,297,244	\$34,867,066	\$34,867,066
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	\$35,564,407
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

MumCap, Inc. Ranch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 D (2058-2068 Development).xlsx]V1-A.10.1
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.43.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.44.1: Projected Assessed Value - 2068 Development¹ - Tarrant County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Sq Ft ³	Value Per Sq Ft ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
21-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0
20-Dec-68	1-Jan-69	234%	15	\$2,343,189	\$35,564,407	\$35,564,407
20-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

MuniCap, Inc. ranch TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections - v1.0 D (2058-2068 Development).xlsx|V-A.11.2
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.44.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.45.1: Projected Assessed Value - 2069 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
31-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
31-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
31-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
31-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
31-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
31-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
31-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
31-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
31-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
31-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
31-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
31-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
31-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
31-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
31-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
31-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
31-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
31-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
31-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
31-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
31-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
31-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
31-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
31-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
31-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
31-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
31-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
31-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
31-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
31-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
31-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
31-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
31-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
31-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
31-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
31-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
31-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
31-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
31-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
31-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0
31-Dec-68	1-Jan-69	234%	0	\$2,343,189	\$0	\$0
31-Dec-69	1-Jan-70	239%	15	\$2,390,053	\$36,275,695	\$36,275,695
31-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209
31-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234
31-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058
31-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979
31-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
31-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
31-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
31-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
31-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
31-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
31-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
31-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
31-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
31-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
31-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
31-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
31-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
31-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
31-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
31-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
31-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
31-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
31-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
31-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
31-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
31-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
31-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
31-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
31-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
31-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
31-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
31-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
31-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
31-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
31-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
31-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
31-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
31-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

MuniCap, Inc. nch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 E (2069-2079 Development)v2.0.xlsx]11-A.1.2
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.
²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.45.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.46.1: Projected Assessed Value - 2070 Development¹ - Parker County

Development Year	Assessed	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2		Projected Assessed Value	
			Units ³	Value Per Unit ⁴		
Ending	As Of ¹					
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
21-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0
20-Dec-68	1-Jan-69	234%	0	\$2,343,189	\$0	\$0
20-Dec-69	1-Jan-70	239%	0	\$2,390,053	\$0	\$0
20-Dec-70	1-Jan-71	244%	15	\$2,437,854	\$37,001,209	\$37,001,209
20-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234
19-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.
²Assumes an annual inflation factor of 2.0%.
³See Exhibit C-1.46.1.
⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.47.1: Projected Assessed Value - 2071 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
31-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
31-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
31-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
31-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
31-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
31-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
31-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
31-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
31-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
31-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
31-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
31-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
31-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
31-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
31-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
31-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
31-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
31-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
31-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
31-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
31-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
31-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
31-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
31-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
31-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
31-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
31-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
31-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
31-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
31-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
31-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
31-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
31-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
31-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
31-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
31-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
31-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
31-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
31-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
31-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0
31-Dec-68	1-Jan-69	234%	0	\$2,343,189	\$0	\$0
31-Dec-69	1-Jan-70	239%	0	\$2,390,053	\$0	\$0
31-Dec-70	1-Jan-71	244%	0	\$2,437,854	\$0	\$0
31-Dec-71	1-Jan-72	249%	15	\$2,486,611	\$37,741,234	\$37,741,234
31-Dec-72	1-Jan-73	254%	15	\$2,536,344	\$38,496,058	\$38,496,058
31-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979
31-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
31-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
31-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
31-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
31-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
31-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
31-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
31-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
31-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
31-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
31-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
31-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
31-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
31-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
31-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
31-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
31-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
31-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
31-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
31-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
31-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
31-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
31-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
31-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
31-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
31-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
31-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
31-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
31-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
31-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
31-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
31-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
31-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
31-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.
²Assumes an annual inflation factor of 2.0%.
³See Exhibit C-1.47.1.
⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.48.1: Projected Assessed Value - 2072 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,061,208	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,082,432	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,104,081	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,126,162	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,148,686	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,171,659	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,195,093	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,218,994	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,243,374	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,268,242	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,293,607	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,319,479	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,345,868	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,372,786	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,400,241	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,428,246	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,456,811	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,485,947	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,515,666	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,545,980	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,576,899	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,608,437	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,640,606	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,673,418	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,706,886	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,741,024	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,775,845	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,811,362	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,847,589	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,884,541	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,922,231	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,960,676	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,999,890	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$2,039,887	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,080,685	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,122,299	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,164,745	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,208,040	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,252,200	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,297,244	\$0	\$0
21-Dec-67	1-Jan-68	230%	0	\$2,343,189	\$0	\$0
20-Dec-68	1-Jan-69	234%	0	\$2,390,053	\$0	\$0
20-Dec-69	1-Jan-70	239%	0	\$2,437,854	\$0	\$0
20-Dec-70	1-Jan-71	244%	0	\$2,486,611	\$0	\$0
20-Dec-71	1-Jan-72	249%	0	\$2,536,344	\$0	\$0
19-Dec-72	1-Jan-73	254%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-73	1-Jan-74	259%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-74	1-Jan-75	264%	15	\$2,691,588	\$40,852,325	\$40,852,325
19-Dec-75	1-Jan-76	269%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-76	1-Jan-77	275%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-77	1-Jan-78	280%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-78	1-Jan-79	286%	15	\$2,913,461	\$44,219,870	\$44,219,870
18-Dec-79	1-Jan-80	291%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-80	1-Jan-81	297%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-81	1-Jan-82	303%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-82	1-Jan-83	309%	15	\$3,153,624	\$47,865,010	\$47,865,010
17-Dec-83	1-Jan-84	315%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-84	1-Jan-85	322%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-85	1-Jan-86	328%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-86	1-Jan-87	335%	15	\$3,413,584	\$51,810,626	\$51,810,626
16-Dec-87	1-Jan-88	341%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-88	1-Jan-89	348%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-89	1-Jan-90	355%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-90	1-Jan-91	362%	15	\$3,694,974	\$56,081,488	\$56,081,488
15-Dec-91	1-Jan-92	369%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-92	1-Jan-93	377%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-93	1-Jan-94	384%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-94	1-Jan-95	392%	15	\$3,999,558	\$60,704,406	\$60,704,406
14-Dec-95	1-Jan-96	400%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-96	1-Jan-97	408%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-97	1-Jan-98	416%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-98	1-Jan-99	424%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-99	1-Jan-00	433%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-00	1-Jan-01	442%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-01	1-Jan-02	450%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-02	1-Jan-03	459%	15	\$4,686,120	\$71,124,887	\$71,124,887
13-Dec-03	1-Jan-04	469%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-04	1-Jan-05	478%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-05	1-Jan-06	488%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-06	1-Jan-07	497%	15	\$5,072,407	\$76,987,865	\$76,987,865
12-Dec-07	1-Jan-08	507%	15	\$5,173,855	\$78,527,622	\$78,527,622

MumCap, Inc. TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 E (2069-2079 Development) v2.xlsx]VF-A.4.2
22-Feb-26

¹ According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually.
During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

² Assumes an annual inflation factor of 2.0%.

³ See Exhibit C-1.48.1.

⁴ See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.49.1: Projected Assessed Value - 2073 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2		Projected Assessed Value	
			Units ³	Value Per Unit ⁴		
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
21-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0
20-Dec-68	1-Jan-69	234%	0	\$2,343,189	\$0	\$0
20-Dec-69	1-Jan-70	239%	0	\$2,390,053	\$0	\$0
20-Dec-70	1-Jan-71	244%	0	\$2,437,854	\$0	\$0
20-Dec-71	1-Jan-72	249%	0	\$2,486,611	\$0	\$0
19-Dec-72	1-Jan-73	254%	0	\$2,536,344	\$0	\$0
19-Dec-73	1-Jan-74	259%	15	\$2,587,070	\$39,265,979	\$39,265,979
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.49.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.50.1: Projected Assessed Value - 2074 Development1 - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2		Projected Assessed Value	
			Units ³	Value Per Unit ⁴		
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
21-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0
20-Dec-68	1-Jan-69	234%	0	\$2,343,189	\$0	\$0
20-Dec-69	1-Jan-70	239%	0	\$2,390,053	\$0	\$0
20-Dec-70	1-Jan-71	244%	0	\$2,437,854	\$0	\$0
20-Dec-71	1-Jan-72	249%	0	\$2,486,611	\$0	\$0
19-Dec-72	1-Jan-73	254%	0	\$2,536,344	\$0	\$0
19-Dec-73	1-Jan-74	259%	0	\$2,587,070	\$0	\$0
19-Dec-74	1-Jan-75	264%	15	\$2,638,812	\$40,051,299	\$40,051,299
19-Dec-75	1-Jan-76	269%	15	\$2,691,588	\$40,852,325	\$40,852,325
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.
²Assumes an annual inflation factor of 2.0%.
³See Exhibit C-1.50.1.
⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.51.1: Projected Assessed Value - 2075 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,061,208	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,082,432	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,104,081	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,126,162	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,148,686	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,171,659	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,195,093	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,218,994	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,243,374	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,268,242	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,293,607	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,319,479	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,345,868	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,372,786	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,400,241	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,428,246	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,456,811	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,485,947	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,515,666	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,545,980	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,576,899	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,608,437	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,640,606	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,673,418	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,706,886	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,741,024	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,775,845	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,811,362	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,847,589	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,884,541	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,922,231	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,960,676	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,999,890	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$2,039,887	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,080,685	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,122,299	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,164,745	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,208,040	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,252,200	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,297,244	\$0	\$0
21-Dec-67	1-Jan-68	230%	0	\$2,343,189	\$0	\$0
20-Dec-68	1-Jan-69	234%	0	\$2,390,053	\$0	\$0
20-Dec-69	1-Jan-70	239%	0	\$2,437,854	\$0	\$0
20-Dec-70	1-Jan-71	244%	0	\$2,486,611	\$0	\$0
20-Dec-71	1-Jan-72	249%	0	\$2,536,344	\$0	\$0
19-Dec-72	1-Jan-73	254%	0	\$2,587,070	\$0	\$0
19-Dec-73	1-Jan-74	259%	0	\$2,638,812	\$0	\$0
19-Dec-74	1-Jan-75	264%	0	\$2,691,588	\$0	\$0
19-Dec-75	1-Jan-76	269%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-76	1-Jan-77	275%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-77	1-Jan-78	280%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-78	1-Jan-79	286%	15	\$2,913,461	\$44,219,870	\$44,219,870
18-Dec-79	1-Jan-80	291%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-80	1-Jan-81	297%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-81	1-Jan-82	303%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-82	1-Jan-83	309%	15	\$3,153,624	\$47,865,010	\$47,865,010
17-Dec-83	1-Jan-84	315%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-84	1-Jan-85	322%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-85	1-Jan-86	328%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-86	1-Jan-87	335%	15	\$3,413,584	\$51,810,626	\$51,810,626
16-Dec-87	1-Jan-88	341%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-88	1-Jan-89	348%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-89	1-Jan-90	355%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-90	1-Jan-91	362%	15	\$3,694,974	\$56,081,488	\$56,081,488
15-Dec-91	1-Jan-92	369%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-92	1-Jan-93	377%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-93	1-Jan-94	384%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-94	1-Jan-95	392%	15	\$3,999,558	\$60,704,406	\$60,704,406
14-Dec-95	1-Jan-96	400%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-96	1-Jan-97	408%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-97	1-Jan-98	416%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-98	1-Jan-99	424%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-99	1-Jan-00	433%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-00	1-Jan-01	442%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-01	1-Jan-02	450%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-02	1-Jan-03	459%	15	\$4,686,120	\$71,124,887	\$71,124,887
13-Dec-03	1-Jan-04	469%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-04	1-Jan-05	478%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-05	1-Jan-06	488%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-06	1-Jan-07	497%	15	\$5,072,407	\$76,987,865	\$76,987,865
12-Dec-07	1-Jan-08	507%	15	\$5,173,855	\$78,527,622	\$78,527,622

MuniCap, Inc. Walsh Ranch TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections - v1.0 E (2069-2079 Development)v2.0.xlsx|V1-A.7.2
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.51.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.52.1: Projected Assessed Value - 2076 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Sq Ft ³	Value Per Sq Ft ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
21-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0
20-Dec-68	1-Jan-69	234%	0	\$2,343,189	\$0	\$0
20-Dec-69	1-Jan-70	239%	0	\$2,390,053	\$0	\$0
20-Dec-70	1-Jan-71	244%	0	\$2,437,854	\$0	\$0
20-Dec-71	1-Jan-72	249%	0	\$2,486,611	\$0	\$0
19-Dec-72	1-Jan-73	254%	0	\$2,536,344	\$0	\$0
19-Dec-73	1-Jan-74	259%	0	\$2,587,070	\$0	\$0
19-Dec-74	1-Jan-75	264%	0	\$2,638,812	\$0	\$0
19-Dec-75	1-Jan-76	269%	0	\$2,691,588	\$0	\$0
18-Dec-76	1-Jan-77	275%	15	\$2,745,420	\$41,669,371	\$41,669,371
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,759
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

MuniCap, Inc. anch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 E (2069-2079 Development)v2.0.xlsx][V1-A.8.2
\$46,076

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.
²Assumes an annual inflation factor of 2.0%.
³See Exhibit C-1.52.1.
⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.53.1: Projected Assessed Value - 2077 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Sq Ft ³	Value Per Sq Ft ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0.00
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0.00
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0.00
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0.00
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0.00
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0.00
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0.00
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0.00
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0.00
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0.00
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0.00
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0.00
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0.00
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0.00
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0.00
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0.00
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0.00
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0.00
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0.00
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0.00
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0.00
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0.00
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0.00
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0.00
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0.00
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0.00
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0.00
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0.00
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0.00
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0.00
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0.00
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0.00
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0.00
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0.00
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0.00
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0.00
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0.00
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0.00
22-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0.00
21-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0.00
21-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0.00
21-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0.00
21-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0.00
20-Dec-68	1-Jan-69	234%	0	\$2,343,189	\$0	\$0.00
20-Dec-69	1-Jan-70	239%	0	\$2,390,053	\$0	\$0.00
20-Dec-70	1-Jan-71	244%	0	\$2,437,854	\$0	\$0.00
20-Dec-71	1-Jan-72	249%	0	\$2,486,611	\$0	\$0.00
19-Dec-72	1-Jan-73	254%	0	\$2,536,344	\$0	\$0.00
19-Dec-73	1-Jan-74	259%	0	\$2,587,070	\$0	\$0.00
19-Dec-74	1-Jan-75	264%	0	\$2,638,812	\$0	\$0.00
19-Dec-75	1-Jan-76	269%	0	\$2,691,588	\$0	\$0.00
18-Dec-76	1-Jan-77	275%	0	\$2,745,420	\$0	\$0.00
18-Dec-77	1-Jan-78	280%	15	\$2,800,328	\$42,502,759	\$42,502,758.90
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814.08
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870.36
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,267.77
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353.13
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480.19
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,009.79
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,309.99
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756.19
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731.31
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,625.94
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838.46
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775.23
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,850.73
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,487.74
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117.50
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,179.85
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123.45
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,405.92
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494.03
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,863.91
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001.19
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401.22
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569.24
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,020.63
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281.04
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,886.66
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384.39
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332.08
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,298.72
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,864.70

MuniCap, Inc. Walsh Ranch TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections - v1.0 E (2069-2079 Development)v2.0.xlsx|V1-A.9.2
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.53.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.54.1: Projected Assessed Value - 2078 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Sq Ft ³	Value Per Sq Ft ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
21-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0
20-Dec-68	1-Jan-69	234%	0	\$2,343,189	\$0	\$0
20-Dec-69	1-Jan-70	239%	0	\$2,390,053	\$0	\$0
20-Dec-70	1-Jan-71	244%	0	\$2,437,854	\$0	\$0
20-Dec-71	1-Jan-72	249%	0	\$2,486,611	\$0	\$0
19-Dec-72	1-Jan-73	254%	0	\$2,536,344	\$0	\$0
19-Dec-73	1-Jan-74	259%	0	\$2,587,070	\$0	\$0
19-Dec-74	1-Jan-75	264%	0	\$2,638,812	\$0	\$0
19-Dec-75	1-Jan-76	269%	0	\$2,691,588	\$0	\$0
18-Dec-76	1-Jan-77	275%	0	\$2,745,420	\$0	\$0
18-Dec-77	1-Jan-78	280%	0	\$2,800,328	\$0	\$0
18-Dec-78	1-Jan-79	286%	15	\$2,856,335	\$43,352,814	\$43,352,814
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

MuniCap, Inc. \TIRZ\CONSULTING\Projects\Walsh Ranch TIRZ Projections - v1.0 E (2069-2079 Development)v2.0.xlsx\Y1-A.10.2
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.54.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.55.1: Projected Assessed Value - 2079 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Sq Ft ³	Value Per Sq Ft ¹	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
21-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0
20-Dec-68	1-Jan-69	234%	0	\$2,343,189	\$0	\$0
20-Dec-69	1-Jan-70	239%	0	\$2,390,053	\$0	\$0
20-Dec-70	1-Jan-71	244%	0	\$2,437,854	\$0	\$0
20-Dec-71	1-Jan-72	249%	0	\$2,486,611	\$0	\$0
19-Dec-72	1-Jan-73	254%	0	\$2,536,344	\$0	\$0
19-Dec-73	1-Jan-74	259%	0	\$2,587,070	\$0	\$0
19-Dec-74	1-Jan-75	264%	0	\$2,638,812	\$0	\$0
19-Dec-75	1-Jan-76	269%	0	\$2,691,588	\$0	\$0
18-Dec-76	1-Jan-77	275%	0	\$2,745,420	\$0	\$0
18-Dec-77	1-Jan-78	280%	0	\$2,800,328	\$0	\$0
18-Dec-78	1-Jan-79	286%	0	\$2,856,335	\$0	\$0
18-Dec-79	1-Jan-80	291%	15	\$2,913,461	\$44,219,870	\$44,219,870
17-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

MuniCap, Inc. ch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 E (2069-2079 Development)]v2.0.xlsx/V1-A.11.2
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.55.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.56.1: Projected Assessed Value - 2080 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2		Projected Assessed Value	
			Units ³	Value Per Unit ⁴		
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
31-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
31-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
31-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
31-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
31-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
31-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
31-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
31-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
31-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
31-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
31-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
31-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
31-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
31-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
31-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
31-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
31-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
31-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
31-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
31-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
31-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
31-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
31-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
31-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
31-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
31-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
31-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
31-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
31-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
31-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
31-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
31-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
31-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
31-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
31-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
31-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
31-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
31-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
31-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
31-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0
31-Dec-68	1-Jan-69	234%	0	\$2,343,189	\$0	\$0
31-Dec-69	1-Jan-70	239%	0	\$2,390,053	\$0	\$0
31-Dec-70	1-Jan-71	244%	0	\$2,437,854	\$0	\$0
31-Dec-71	1-Jan-72	249%	0	\$2,486,611	\$0	\$0
31-Dec-72	1-Jan-73	254%	0	\$2,536,344	\$0	\$0
31-Dec-73	1-Jan-74	259%	0	\$2,587,070	\$0	\$0
31-Dec-74	1-Jan-75	264%	0	\$2,638,812	\$0	\$0
31-Dec-75	1-Jan-76	269%	0	\$2,691,588	\$0	\$0
31-Dec-76	1-Jan-77	275%	0	\$2,745,420	\$0	\$0
31-Dec-77	1-Jan-78	280%	0	\$2,800,328	\$0	\$0
31-Dec-78	1-Jan-79	286%	0	\$2,856,335	\$0	\$0
31-Dec-79	1-Jan-80	291%	0	\$2,913,461	\$0	\$0
31-Dec-80	1-Jan-81	297%	15	\$2,971,731	\$45,104,268	\$45,104,268
31-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
31-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
31-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
31-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
31-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
31-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
31-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
31-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
31-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
31-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
31-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
31-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
31-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
31-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
31-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
31-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
31-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
31-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
31-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
31-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
31-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
31-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
31-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
31-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
31-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
31-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
31-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

MuniCap, Inc. TIRZ/CONSULTING/Projects/[Walsh Ranch TIRZ Projections - v1.0 F (2080-2087 Development) v2.0.xlsx]VT-A.1.2

22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.56.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.57.1: Projected Assessed Value - 2081 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
21-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0
20-Dec-68	1-Jan-69	234%	0	\$2,343,189	\$0	\$0
20-Dec-69	1-Jan-70	239%	0	\$2,390,053	\$0	\$0
20-Dec-70	1-Jan-71	244%	0	\$2,437,854	\$0	\$0
20-Dec-71	1-Jan-72	249%	0	\$2,486,611	\$0	\$0
19-Dec-72	1-Jan-73	254%	0	\$2,536,344	\$0	\$0
19-Dec-73	1-Jan-74	259%	0	\$2,587,070	\$0	\$0
19-Dec-74	1-Jan-75	264%	0	\$2,638,812	\$0	\$0
19-Dec-75	1-Jan-76	269%	0	\$2,691,588	\$0	\$0
18-Dec-76	1-Jan-77	275%	0	\$2,745,420	\$0	\$0
18-Dec-77	1-Jan-78	280%	0	\$2,800,328	\$0	\$0
18-Dec-78	1-Jan-79	286%	0	\$2,856,335	\$0	\$0
18-Dec-79	1-Jan-80	291%	0	\$2,913,461	\$0	\$0
17-Dec-80	1-Jan-81	297%	0	\$2,971,731	\$0	\$0
17-Dec-81	1-Jan-82	303%	15	\$3,031,165	\$46,006,353	\$46,006,353
17-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
17-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

MuniCap, Inc. TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections - v1.0 F (2080-2087 Development) v2.0.xlsx|V1-A.2.2
22-Feb-26

¹ According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

² Assumes an annual inflation factor of 2.0%.

³ See Exhibit C-1.57.1.

⁴ See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.58.1: Projected Assessed Value - 2082 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
31-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
31-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
31-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
31-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
31-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
31-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
31-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
31-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
31-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
31-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
31-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
31-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
31-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
31-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
31-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
31-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
31-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
31-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
31-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
31-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
31-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
31-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
31-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
31-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
31-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
31-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
31-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
31-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
31-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
31-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
31-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
31-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
31-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
31-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
31-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
31-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
31-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
31-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
31-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
31-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0
31-Dec-68	1-Jan-69	234%	0	\$2,343,189	\$0	\$0
31-Dec-69	1-Jan-70	239%	0	\$2,390,053	\$0	\$0
31-Dec-70	1-Jan-71	244%	0	\$2,437,854	\$0	\$0
31-Dec-71	1-Jan-72	249%	0	\$2,486,611	\$0	\$0
31-Dec-72	1-Jan-73	254%	0	\$2,536,344	\$0	\$0
31-Dec-73	1-Jan-74	259%	0	\$2,587,070	\$0	\$0
31-Dec-74	1-Jan-75	264%	0	\$2,638,812	\$0	\$0
31-Dec-75	1-Jan-76	269%	0	\$2,691,588	\$0	\$0
31-Dec-76	1-Jan-77	275%	0	\$2,745,420	\$0	\$0
31-Dec-77	1-Jan-78	280%	0	\$2,800,328	\$0	\$0
31-Dec-78	1-Jan-79	286%	0	\$2,856,335	\$0	\$0
31-Dec-79	1-Jan-80	291%	0	\$2,913,461	\$0	\$0
31-Dec-80	1-Jan-81	297%	0	\$2,971,731	\$0	\$0
31-Dec-81	1-Jan-82	303%	0	\$3,031,165	\$0	\$0
31-Dec-82	1-Jan-83	309%	15	\$3,091,789	\$46,926,480	\$46,926,480
31-Dec-83	1-Jan-84	315%	15	\$3,153,624	\$47,865,010	\$47,865,010
31-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
31-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
31-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
31-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
31-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
31-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
31-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
31-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
31-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
31-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
31-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
31-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
31-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
31-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
31-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
31-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
31-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
31-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
31-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
31-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
31-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
31-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
31-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
31-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

MuniCap, Inc. TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 F (2080-2087 Development) v2.0.xlsx]/VT-A.3.2
22-Feb-26

¹ According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

² Assumes an annual inflation factor of 2.0%.

³ See Exhibit C-1.58.1.

⁴ See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.59.1: Projected Assessed Value - 2083 Development¹ -Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,061,208	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,082,432	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,104,081	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,126,162	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,148,686	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,171,659	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,195,093	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,218,994	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,243,374	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,268,242	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,293,607	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,319,479	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,345,868	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,372,786	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,400,241	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,428,246	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,456,811	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,485,947	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,515,666	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,545,980	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,576,899	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,608,437	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,640,606	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,673,418	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,706,886	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,741,024	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,775,845	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,811,362	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,847,589	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,884,541	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,922,231	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,960,676	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,999,890	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$2,039,887	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,080,685	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,122,299	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,164,745	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,208,040	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,252,200	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,297,244	\$0	\$0
21-Dec-67	1-Jan-68	230%	0	\$2,343,189	\$0	\$0
20-Dec-68	1-Jan-69	234%	0	\$2,390,053	\$0	\$0
20-Dec-69	1-Jan-70	239%	0	\$2,437,854	\$0	\$0
20-Dec-70	1-Jan-71	244%	0	\$2,486,611	\$0	\$0
20-Dec-71	1-Jan-72	249%	0	\$2,536,344	\$0	\$0
19-Dec-72	1-Jan-73	254%	0	\$2,587,070	\$0	\$0
19-Dec-73	1-Jan-74	259%	0	\$2,638,812	\$0	\$0
19-Dec-74	1-Jan-75	264%	0	\$2,691,588	\$0	\$0
19-Dec-75	1-Jan-76	269%	0	\$2,745,420	\$0	\$0
18-Dec-76	1-Jan-77	275%	0	\$2,800,328	\$0	\$0
18-Dec-77	1-Jan-78	280%	0	\$2,856,335	\$0	\$0
18-Dec-78	1-Jan-79	286%	0	\$2,913,461	\$0	\$0
18-Dec-79	1-Jan-80	291%	0	\$2,971,731	\$0	\$0
17-Dec-80	1-Jan-81	297%	0	\$3,031,165	\$0	\$0
17-Dec-81	1-Jan-82	303%	0	\$3,091,789	\$0	\$0
17-Dec-82	1-Jan-83	309%	0	\$3,153,624	\$0	\$0
17-Dec-83	1-Jan-84	315%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-84	1-Jan-85	322%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-85	1-Jan-86	328%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-86	1-Jan-87	335%	15	\$3,413,584	\$51,810,626	\$51,810,626
16-Dec-87	1-Jan-88	341%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-88	1-Jan-89	348%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-89	1-Jan-90	355%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-90	1-Jan-91	362%	15	\$3,694,974	\$56,081,488	\$56,081,488
15-Dec-91	1-Jan-92	369%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-92	1-Jan-93	377%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-93	1-Jan-94	384%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-94	1-Jan-95	392%	15	\$3,999,558	\$60,704,406	\$60,704,406
14-Dec-95	1-Jan-96	400%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-96	1-Jan-97	408%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-97	1-Jan-98	416%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-98	1-Jan-99	424%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-99	1-Jan-00	433%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-00	1-Jan-01	442%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-01	1-Jan-02	450%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-02	1-Jan-03	459%	15	\$4,686,120	\$71,124,887	\$71,124,887
13-Dec-03	1-Jan-04	469%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-04	1-Jan-05	478%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-05	1-Jan-06	488%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-06	1-Jan-07	497%	15	\$5,072,407	\$76,987,865	\$76,987,865
12-Dec-07	1-Jan-08	507%	15	\$5,173,855	\$78,527,622	\$78,527,622

MumCap, Inc. \\RZ\CONSULTING\Projections\[Walsh Ranch TIRZ Projections - v1.0 F (2080-2087 Development) v2.0.xlsx]V1-A.4.2
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually.
During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.59.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.60.1: Projected Assessed Value - 2084 Development¹ -Parker County

Development Year	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2		Projected Assessed Value	
			Units ³	Value Per Unit ⁴		
Ending						
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
21-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0
20-Dec-68	1-Jan-69	234%	0	\$2,343,189	\$0	\$0
20-Dec-69	1-Jan-70	239%	0	\$2,390,053	\$0	\$0
20-Dec-70	1-Jan-71	244%	0	\$2,437,854	\$0	\$0
20-Dec-71	1-Jan-72	249%	0	\$2,486,611	\$0	\$0
19-Dec-72	1-Jan-73	254%	0	\$2,536,344	\$0	\$0
19-Dec-73	1-Jan-74	259%	0	\$2,587,070	\$0	\$0
19-Dec-74	1-Jan-75	264%	0	\$2,638,812	\$0	\$0
19-Dec-75	1-Jan-76	269%	0	\$2,691,588	\$0	\$0
18-Dec-76	1-Jan-77	275%	0	\$2,745,420	\$0	\$0
18-Dec-77	1-Jan-78	280%	0	\$2,800,328	\$0	\$0
18-Dec-78	1-Jan-79	286%	0	\$2,856,335	\$0	\$0
18-Dec-79	1-Jan-80	291%	0	\$2,913,461	\$0	\$0
17-Dec-80	1-Jan-81	297%	0	\$2,971,731	\$0	\$0
17-Dec-81	1-Jan-82	303%	0	\$3,031,165	\$0	\$0
17-Dec-82	1-Jan-83	309%	0	\$3,091,789	\$0	\$0
17-Dec-83	1-Jan-84	315%	0	\$3,153,624	\$0	\$0
16-Dec-84	1-Jan-85	322%	15	\$3,216,697	\$48,822,310	\$48,822,310
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

MuniCap, Inc. "TRZ/CONSULTING/Projections/[Walsh Ranch TRZ Projections - v1.0 F (2080-2087 Development) v2.0.xlsx]VF-A.5.2
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.60.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.61.1: Projected Assessed Value - 2085 Development1 - Parker County

Development Year	Assessed	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
Ending	As Of ¹					
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
21-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0
20-Dec-68	1-Jan-69	234%	0	\$2,343,189	\$0	\$0
20-Dec-69	1-Jan-70	239%	0	\$2,390,053	\$0	\$0
20-Dec-70	1-Jan-71	244%	0	\$2,437,854	\$0	\$0
20-Dec-71	1-Jan-72	249%	0	\$2,486,611	\$0	\$0
19-Dec-72	1-Jan-73	254%	0	\$2,536,344	\$0	\$0
19-Dec-73	1-Jan-74	259%	0	\$2,587,070	\$0	\$0
19-Dec-74	1-Jan-75	264%	0	\$2,638,812	\$0	\$0
19-Dec-75	1-Jan-76	269%	0	\$2,691,588	\$0	\$0
18-Dec-76	1-Jan-77	275%	0	\$2,745,420	\$0	\$0
18-Dec-77	1-Jan-78	280%	0	\$2,800,328	\$0	\$0
18-Dec-78	1-Jan-79	286%	0	\$2,856,335	\$0	\$0
18-Dec-79	1-Jan-80	291%	0	\$2,913,461	\$0	\$0
17-Dec-80	1-Jan-81	297%	0	\$2,971,731	\$0	\$0
17-Dec-81	1-Jan-82	303%	0	\$3,031,165	\$0	\$0
17-Dec-82	1-Jan-83	309%	0	\$3,091,789	\$0	\$0
17-Dec-83	1-Jan-84	315%	0	\$3,153,624	\$0	\$0
16-Dec-84	1-Jan-85	322%	0	\$3,216,697	\$0	\$0
16-Dec-85	1-Jan-86	328%	15	\$3,281,031	\$49,798,756	\$49,798,756
16-Dec-86	1-Jan-87	335%	15	\$3,346,651	\$50,794,731	\$50,794,731
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

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22-Feb-26

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.
²Assumes an annual inflation factor of 2.0%.
³See Exhibit C-1.61.1.
⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.62.1: Projected Assessed Value - 2086 Development¹ - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2			
			Units ³	Value Per Unit ⁴	Projected Assessed Value	
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,061,208	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,082,432	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,104,081	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,126,162	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,148,686	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,171,659	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,195,093	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,218,994	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,243,374	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,268,242	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,293,607	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,319,479	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,345,868	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,372,786	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,400,241	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,428,246	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,456,811	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,485,947	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,515,666	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,545,980	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,576,899	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,608,437	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,640,606	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,673,418	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,706,886	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,741,024	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,775,845	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,811,362	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,847,589	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,884,541	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,922,231	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,960,676	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,999,890	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$2,039,887	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,080,685	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,122,299	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,164,745	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,208,040	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,252,200	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,297,244	\$0	\$0
21-Dec-67	1-Jan-68	230%	0	\$2,343,189	\$0	\$0
20-Dec-68	1-Jan-69	234%	0	\$2,390,053	\$0	\$0
20-Dec-69	1-Jan-70	239%	0	\$2,437,854	\$0	\$0
20-Dec-70	1-Jan-71	244%	0	\$2,486,611	\$0	\$0
20-Dec-71	1-Jan-72	249%	0	\$2,536,344	\$0	\$0
19-Dec-72	1-Jan-73	254%	0	\$2,587,070	\$0	\$0
19-Dec-73	1-Jan-74	259%	0	\$2,638,812	\$0	\$0
19-Dec-74	1-Jan-75	264%	0	\$2,691,588	\$0	\$0
19-Dec-75	1-Jan-76	269%	0	\$2,745,420	\$0	\$0
18-Dec-76	1-Jan-77	275%	0	\$2,800,328	\$0	\$0
18-Dec-77	1-Jan-78	280%	0	\$2,856,335	\$0	\$0
18-Dec-78	1-Jan-79	286%	0	\$2,913,461	\$0	\$0
18-Dec-79	1-Jan-80	291%	0	\$2,971,731	\$0	\$0
17-Dec-80	1-Jan-81	297%	0	\$3,031,165	\$0	\$0
17-Dec-81	1-Jan-82	303%	0	\$3,091,789	\$0	\$0
17-Dec-82	1-Jan-83	309%	0	\$3,153,624	\$0	\$0
17-Dec-83	1-Jan-84	315%	0	\$3,216,697	\$0	\$0
16-Dec-84	1-Jan-85	322%	0	\$3,281,031	\$0	\$0
16-Dec-85	1-Jan-86	328%	0	\$3,346,651	\$0	\$0
16-Dec-86	1-Jan-87	335%	15	\$3,413,584	\$51,810,626	\$51,810,626
16-Dec-87	1-Jan-88	341%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-88	1-Jan-89	348%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-89	1-Jan-90	355%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-90	1-Jan-91	362%	15	\$3,694,974	\$56,081,488	\$56,081,488
15-Dec-91	1-Jan-92	369%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-92	1-Jan-93	377%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-93	1-Jan-94	384%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-94	1-Jan-95	392%	15	\$3,999,558	\$60,704,406	\$60,704,406
14-Dec-95	1-Jan-96	400%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-96	1-Jan-97	408%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-97	1-Jan-98	416%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-98	1-Jan-99	424%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-99	1-Jan-00	433%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-00	1-Jan-01	442%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-01	1-Jan-02	450%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-02	1-Jan-03	459%	15	\$4,686,120	\$71,124,887	\$71,124,887
13-Dec-03	1-Jan-04	469%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-04	1-Jan-05	478%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-05	1-Jan-06	488%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-06	1-Jan-07	497%	15	\$5,072,407	\$76,987,865	\$76,987,865
12-Dec-07	1-Jan-08	507%	15	\$5,173,855	\$78,527,622	\$78,527,622

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22-Feb-26

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.62.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-2.63.1: Projected Assessed Value - 2087 Development¹ - Parker County

Development Year Ending	Assessed As Of ²	2.0% Inflation Factor ²	Residential			Total Projected Assessed Value
			Single Family - Custom Type 2		Projected Assessed Value	
			Sq Ft ³	Value Per Sq Ft ⁴		
31-Dec-25	1-Jan-26	100%	0	\$1,000,000	\$0	\$0
31-Dec-26	1-Jan-27	102%	0	\$1,020,000	\$0	\$0
31-Dec-27	1-Jan-28	104%	0	\$1,040,400	\$0	\$0
30-Dec-28	1-Jan-29	106%	0	\$1,061,208	\$0	\$0
30-Dec-29	1-Jan-30	108%	0	\$1,082,432	\$0	\$0
30-Dec-30	1-Jan-31	110%	0	\$1,104,081	\$0	\$0
30-Dec-31	1-Jan-32	113%	0	\$1,126,162	\$0	\$0
29-Dec-32	1-Jan-33	115%	0	\$1,148,686	\$0	\$0
29-Dec-33	1-Jan-34	117%	0	\$1,171,659	\$0	\$0
29-Dec-34	1-Jan-35	120%	0	\$1,195,093	\$0	\$0
29-Dec-35	1-Jan-36	122%	0	\$1,218,994	\$0	\$0
28-Dec-36	1-Jan-37	124%	0	\$1,243,374	\$0	\$0
28-Dec-37	1-Jan-38	127%	0	\$1,268,242	\$0	\$0
28-Dec-38	1-Jan-39	129%	0	\$1,293,607	\$0	\$0
28-Dec-39	1-Jan-40	132%	0	\$1,319,479	\$0	\$0
27-Dec-40	1-Jan-41	135%	0	\$1,345,868	\$0	\$0
27-Dec-41	1-Jan-42	137%	0	\$1,372,786	\$0	\$0
27-Dec-42	1-Jan-43	140%	0	\$1,400,241	\$0	\$0
27-Dec-43	1-Jan-44	143%	0	\$1,428,246	\$0	\$0
26-Dec-44	1-Jan-45	146%	0	\$1,456,811	\$0	\$0
26-Dec-45	1-Jan-46	149%	0	\$1,485,947	\$0	\$0
26-Dec-46	1-Jan-47	152%	0	\$1,515,666	\$0	\$0
26-Dec-47	1-Jan-48	155%	0	\$1,545,980	\$0	\$0
25-Dec-48	1-Jan-49	158%	0	\$1,576,899	\$0	\$0
25-Dec-49	1-Jan-50	161%	0	\$1,608,437	\$0	\$0
25-Dec-50	1-Jan-51	164%	0	\$1,640,606	\$0	\$0
25-Dec-51	1-Jan-52	167%	0	\$1,673,418	\$0	\$0
24-Dec-52	1-Jan-53	171%	0	\$1,706,886	\$0	\$0
24-Dec-53	1-Jan-54	174%	0	\$1,741,024	\$0	\$0
24-Dec-54	1-Jan-55	178%	0	\$1,775,845	\$0	\$0
24-Dec-55	1-Jan-56	181%	0	\$1,811,362	\$0	\$0
23-Dec-56	1-Jan-57	185%	0	\$1,847,589	\$0	\$0
23-Dec-57	1-Jan-58	188%	0	\$1,884,541	\$0	\$0
23-Dec-58	1-Jan-59	192%	0	\$1,922,231	\$0	\$0
23-Dec-59	1-Jan-60	196%	0	\$1,960,676	\$0	\$0
22-Dec-60	1-Jan-61	200%	0	\$1,999,890	\$0	\$0
22-Dec-61	1-Jan-62	204%	0	\$2,039,887	\$0	\$0
22-Dec-62	1-Jan-63	208%	0	\$2,080,685	\$0	\$0
22-Dec-63	1-Jan-64	212%	0	\$2,122,299	\$0	\$0
21-Dec-64	1-Jan-65	216%	0	\$2,164,745	\$0	\$0
21-Dec-65	1-Jan-66	221%	0	\$2,208,040	\$0	\$0
21-Dec-66	1-Jan-67	225%	0	\$2,252,200	\$0	\$0
21-Dec-67	1-Jan-68	230%	0	\$2,297,244	\$0	\$0
20-Dec-68	1-Jan-69	234%	0	\$2,343,189	\$0	\$0
20-Dec-69	1-Jan-70	239%	0	\$2,390,053	\$0	\$0
20-Dec-70	1-Jan-71	244%	0	\$2,437,854	\$0	\$0
20-Dec-71	1-Jan-72	249%	0	\$2,486,611	\$0	\$0
19-Dec-72	1-Jan-73	254%	0	\$2,536,344	\$0	\$0
19-Dec-73	1-Jan-74	259%	0	\$2,587,070	\$0	\$0
19-Dec-74	1-Jan-75	264%	0	\$2,638,812	\$0	\$0
19-Dec-75	1-Jan-76	269%	0	\$2,691,588	\$0	\$0
18-Dec-76	1-Jan-77	275%	0	\$2,745,420	\$0	\$0
18-Dec-77	1-Jan-78	280%	0	\$2,800,328	\$0	\$0
18-Dec-78	1-Jan-79	286%	0	\$2,856,335	\$0	\$0
18-Dec-79	1-Jan-80	291%	0	\$2,913,461	\$0	\$0
17-Dec-80	1-Jan-81	297%	0	\$2,971,731	\$0	\$0
17-Dec-81	1-Jan-82	303%	0	\$3,031,165	\$0	\$0
17-Dec-82	1-Jan-83	309%	0	\$3,091,789	\$0	\$0
17-Dec-83	1-Jan-84	315%	0	\$3,153,624	\$0	\$0
16-Dec-84	1-Jan-85	322%	0	\$3,216,697	\$0	\$0
16-Dec-85	1-Jan-86	328%	0	\$3,281,031	\$0	\$0
16-Dec-86	1-Jan-87	335%	0	\$3,346,651	\$0	\$0
16-Dec-87	1-Jan-88	341%	15	\$3,413,584	\$51,810,626	\$51,810,626
15-Dec-88	1-Jan-89	348%	15	\$3,481,856	\$52,846,838	\$52,846,838
15-Dec-89	1-Jan-90	355%	15	\$3,551,493	\$53,903,775	\$53,903,775
15-Dec-90	1-Jan-91	362%	15	\$3,622,523	\$54,981,851	\$54,981,851
15-Dec-91	1-Jan-92	369%	15	\$3,694,974	\$56,081,488	\$56,081,488
14-Dec-92	1-Jan-93	377%	15	\$3,768,873	\$57,203,117	\$57,203,117
14-Dec-93	1-Jan-94	384%	15	\$3,844,251	\$58,347,180	\$58,347,180
14-Dec-94	1-Jan-95	392%	15	\$3,921,136	\$59,514,123	\$59,514,123
14-Dec-95	1-Jan-96	400%	15	\$3,999,558	\$60,704,406	\$60,704,406
13-Dec-96	1-Jan-97	408%	15	\$4,079,549	\$61,918,494	\$61,918,494
13-Dec-97	1-Jan-98	416%	15	\$4,161,140	\$63,156,864	\$63,156,864
13-Dec-98	1-Jan-99	424%	15	\$4,244,363	\$64,420,001	\$64,420,001
13-Dec-99	1-Jan-00	433%	15	\$4,329,250	\$65,708,401	\$65,708,401
13-Dec-00	1-Jan-01	442%	15	\$4,415,835	\$67,022,569	\$67,022,569
13-Dec-01	1-Jan-02	450%	15	\$4,504,152	\$68,363,021	\$68,363,021
13-Dec-02	1-Jan-03	459%	15	\$4,594,235	\$69,730,281	\$69,730,281
13-Dec-03	1-Jan-04	469%	15	\$4,686,120	\$71,124,887	\$71,124,887
12-Dec-04	1-Jan-05	478%	15	\$4,779,842	\$72,547,384	\$72,547,384
12-Dec-05	1-Jan-06	488%	15	\$4,875,439	\$73,998,332	\$73,998,332
12-Dec-06	1-Jan-07	497%	15	\$4,972,948	\$75,478,299	\$75,478,299
12-Dec-07	1-Jan-08	507%	15	\$5,072,407	\$76,987,865	\$76,987,865

MumCap, Inc. TIRZ/CONSULTING/Projections/(Walsh Ranch TIRZ Projections - v1.0 F (2080-2087 Development) v2.0.xlsx|V1-A.8.2
\$46,076

¹According to the Parker County Appraisal District and Tarrant Count Appraisal District property is assessed as of January 1 annually.
During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-1.63.1.

⁴See Exhibit B.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.1.2: Projected Assessed Value - All Land Uses - Development Years 2025-2029 - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2025 Development Projected Assessed Value ³	2026 Development Projected Assessed Value ⁴	2027 Development Projected Assessed Value ⁵	2028 Development Projected Assessed Value ⁶	2029 Development Projected Assessed Value ⁷	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$148,050,000	\$0	\$0	\$0	\$0	\$148,050,000
31-Dec-26	1-Jan-27	102%	\$151,011,000	\$234,085,750	\$0	\$0	\$0	\$385,096,750
31-Dec-27	1-Jan-28	104%	\$157,111,844	\$241,016,851	\$11,021,426	\$0	\$0	\$409,150,122
31-Dec-28	1-Jan-29	106%	\$160,254,081	\$245,837,188	\$11,241,855	\$446,494,868	\$0	\$863,827,992
31-Dec-29	1-Jan-30	108%	\$163,459,163	\$250,753,932	\$12,486,618	\$455,424,765	\$420,555,050	\$1,597,689,529
31-Dec-30	1-Jan-31	110%	\$166,728,346	\$255,769,011	\$13,646,550	\$464,533,261	\$428,966,151	\$1,629,643,319
31-Dec-31	1-Jan-32	113%	\$170,062,913	\$260,884,391	\$13,919,481	\$473,823,926	\$437,545,474	\$1,662,236,186
31-Dec-32	1-Jan-33	115%	\$173,464,171	\$266,102,079	\$14,231,787	\$483,300,404	\$446,296,384	\$1,695,480,909
31-Dec-33	1-Jan-34	117%	\$176,933,455	\$271,424,120	\$14,584,228	\$492,966,412	\$455,222,312	\$1,729,390,528
31-Dec-34	1-Jan-35	120%	\$180,472,124	\$276,852,603	\$14,950,113	\$502,825,741	\$464,326,758	\$1,763,978,338
31-Dec-35	1-Jan-36	122%	\$184,081,566	\$282,389,655	\$15,326,135	\$512,882,255	\$473,613,293	\$1,799,257,905
31-Dec-36	1-Jan-37	124%	\$187,763,198	\$288,037,448	\$15,711,958	\$523,139,901	\$483,085,559	\$1,835,243,063
31-Dec-37	1-Jan-38	127%	\$191,518,462	\$293,798,197	\$16,108,297	\$533,602,699	\$492,747,270	\$1,871,947,924
31-Dec-38	1-Jan-39	129%	\$195,348,831	\$299,674,161	\$16,504,923	\$544,274,753	\$502,602,215	\$1,909,386,883
31-Dec-39	1-Jan-40	132%	\$199,255,807	\$305,667,644	\$17,000,000	\$555,160,248	\$512,654,260	\$1,947,574,620
31-Dec-40	1-Jan-41	135%	\$203,240,924	\$311,780,997	\$17,500,000	\$566,263,453	\$522,907,345	\$1,986,526,113
31-Dec-41	1-Jan-42	137%	\$207,305,742	\$318,016,617	\$18,000,000	\$577,588,722	\$533,365,492	\$2,026,256,635
31-Dec-42	1-Jan-43	140%	\$211,451,857	\$324,376,949	\$18,500,000	\$589,140,496	\$544,032,802	\$2,066,781,768
31-Dec-43	1-Jan-44	143%	\$215,680,894	\$330,864,488	\$19,000,000	\$600,923,306	\$554,913,458	\$2,108,117,403
31-Dec-44	1-Jan-45	146%	\$219,994,512	\$337,481,778	\$19,500,000	\$612,941,772	\$566,011,727	\$2,150,279,751
31-Dec-45	1-Jan-46	149%	\$224,394,402	\$344,231,414	\$20,000,000	\$625,200,608	\$577,331,961	\$2,193,285,346
31-Dec-46	1-Jan-47	152%	\$228,882,290	\$351,116,042	\$20,500,000	\$637,704,620	\$588,878,601	\$2,237,151,053
31-Dec-47	1-Jan-48	155%	\$233,459,936	\$358,138,363	\$21,000,000	\$650,458,712	\$600,656,173	\$2,281,894,074
31-Dec-48	1-Jan-49	158%	\$238,129,135	\$365,301,130	\$21,500,000	\$663,467,886	\$612,669,296	\$2,327,531,956
31-Dec-49	1-Jan-50	161%	\$242,891,717	\$372,607,153	\$22,000,000	\$676,737,244	\$624,922,682	\$2,374,082,595
31-Dec-50	1-Jan-51	164%	\$247,749,552	\$380,059,296	\$22,500,000	\$690,271,989	\$637,421,136	\$2,421,564,247
31-Dec-51	1-Jan-52	167%	\$252,704,543	\$387,660,482	\$23,000,000	\$704,077,429	\$650,169,558	\$2,469,995,532
31-Dec-52	1-Jan-53	171%	\$257,758,634	\$395,413,691	\$23,500,000	\$718,158,977	\$663,172,949	\$2,519,395,442
31-Dec-53	1-Jan-54	174%	\$262,913,806	\$403,321,965	\$24,000,000	\$732,522,157	\$676,436,408	\$2,569,783,351
31-Dec-54	1-Jan-55	178%	\$268,172,083	\$411,388,404	\$24,500,000	\$747,172,600	\$689,965,137	\$2,621,179,018
31-Dec-55	1-Jan-56	181%	\$273,535,524	\$419,616,172	\$25,000,000	\$762,116,052	\$703,764,439	\$2,673,602,598
31-Dec-56	1-Jan-57	185%	\$279,006,235	\$428,008,496	\$25,500,000	\$777,358,373	\$717,839,728	\$2,727,074,650
31-Dec-57	1-Jan-58	188%	\$284,586,359	\$436,568,666	\$26,000,000	\$792,905,540	\$732,196,523	\$2,781,616,143
31-Dec-58	1-Jan-59	192%	\$290,278,087	\$445,300,039	\$26,500,000	\$808,763,651	\$746,840,453	\$2,837,248,466
31-Dec-59	1-Jan-60	196%	\$296,083,648	\$454,206,040	\$27,000,000	\$824,938,924	\$761,777,262	\$2,893,993,436
31-Dec-60	1-Jan-61	200%	\$302,005,321	\$463,290,161	\$27,500,000	\$841,437,703	\$777,012,807	\$2,951,873,304
31-Dec-61	1-Jan-62	204%	\$308,045,428	\$472,555,964	\$28,000,000	\$858,266,457	\$792,553,064	\$3,010,910,770
31-Dec-62	1-Jan-63	208%	\$314,206,336	\$482,007,083	\$28,500,000	\$875,431,786	\$808,404,125	\$3,071,128,986
31-Dec-63	1-Jan-64	212%	\$320,490,463	\$491,647,225	\$29,000,000	\$892,940,422	\$824,572,207	\$3,132,551,565
31-Dec-64	1-Jan-65	216%	\$326,900,272	\$501,480,169	\$29,500,000	\$910,799,230	\$841,063,652	\$3,195,202,597
31-Dec-65	1-Jan-66	221%	\$333,438,278	\$511,509,773	\$30,000,000	\$929,015,215	\$857,884,925	\$3,259,106,649
31-Dec-66	1-Jan-67	225%	\$340,107,043	\$521,739,968	\$30,500,000	\$947,595,519	\$875,042,623	\$3,324,288,782
31-Dec-67	1-Jan-68	230%	\$346,909,184	\$532,174,768	\$31,000,000	\$966,547,429	\$892,543,476	\$3,390,774,557
31-Dec-68	1-Jan-69	234%	\$353,847,368	\$542,818,263	\$31,500,000	\$985,878,378	\$910,394,345	\$3,458,590,048
31-Dec-69	1-Jan-70	239%	\$360,924,315	\$553,674,628	\$32,000,000	\$1,005,595,946	\$928,602,232	\$3,527,761,849
31-Dec-70	1-Jan-71	244%	\$368,142,801	\$564,748,121	\$32,500,000	\$1,025,707,865	\$947,174,277	\$3,598,317,086
31-Dec-71	1-Jan-72	249%	\$375,505,657	\$576,043,085	\$33,000,000	\$1,046,222,022	\$966,117,762	\$3,670,283,428
31-Dec-72	1-Jan-73	254%	\$383,015,771	\$587,563,945	\$33,500,000	\$1,067,146,462	\$985,440,117	\$3,743,689,097
31-Dec-73	1-Jan-74	259%	\$390,676,086	\$599,315,224	\$34,000,000	\$1,088,489,391	\$1,005,148,920	\$3,818,562,879
31-Dec-74	1-Jan-75	264%	\$398,489,608	\$611,301,528	\$34,500,000	\$1,110,259,179	\$1,025,251,898	\$3,894,934,136
31-Dec-75	1-Jan-76	269%	\$406,459,400	\$623,527,559	\$35,000,000	\$1,132,464,363	\$1,045,756,936	\$3,972,832,819
31-Dec-76	1-Jan-77	275%	\$414,588,588	\$635,998,110	\$35,500,000	\$1,155,113,650	\$1,066,672,075	\$4,052,289,475
31-Dec-77	1-Jan-78	280%	\$422,880,360	\$648,718,072	\$36,000,000	\$1,178,215,923	\$1,088,005,516	\$4,133,335,265
31-Dec-78	1-Jan-79	286%	\$431,337,967	\$661,692,434	\$36,500,000	\$1,201,780,242	\$1,109,765,627	\$4,216,001,970
31-Dec-79	1-Jan-80	291%	\$439,964,726	\$674,926,282	\$37,000,000	\$1,225,815,846	\$1,131,960,939	\$4,300,322,010
31-Dec-80	1-Jan-81	297%	\$448,764,021	\$688,424,808	\$37,500,000	\$1,250,332,163	\$1,154,600,158	\$4,386,328,450
31-Dec-81	1-Jan-82	303%	\$457,739,301	\$702,193,304	\$38,000,000	\$1,275,338,807	\$1,177,692,161	\$4,474,055,019
31-Dec-82	1-Jan-83	309%	\$466,894,087	\$716,237,170	\$38,500,000	\$1,300,845,583	\$1,201,246,004	\$4,563,536,119
31-Dec-83	1-Jan-84	315%	\$476,231,969	\$730,561,913	\$39,000,000	\$1,326,862,494	\$1,225,270,924	\$4,654,806,841
31-Dec-84	1-Jan-85	322%	\$485,756,608	\$745,173,152	\$39,500,000	\$1,353,399,744	\$1,249,776,343	\$4,747,902,978
31-Dec-85	1-Jan-86	328%	\$495,471,740	\$760,076,615	\$40,000,000	\$1,380,467,739	\$1,274,771,870	\$4,842,861,038
31-Dec-86	1-Jan-87	335%	\$505,381,175	\$775,278,147	\$40,500,000	\$1,408,077,094	\$1,300,267,307	\$4,939,718,259
31-Dec-87	1-Jan-88	341%	\$515,488,799	\$790,783,710	\$41,000,000	\$1,436,238,636	\$1,326,272,653	\$5,038,512,624
31-Dec-88	1-Jan-89	348%	\$525,798,575	\$806,599,384	\$41,500,000	\$1,464,963,409	\$1,352,798,106	\$5,139,282,876
31-Dec-89	1-Jan-90	355%	\$536,314,546	\$822,731,372	\$42,000,000	\$1,494,262,677	\$1,379,854,068	\$5,242,068,534
31-Dec-90	1-Jan-91	362%	\$547,040,837	\$839,185,999	\$42,500,000	\$1,524,147,930	\$1,407,451,150	\$5,346,909,904
31-Dec-91	1-Jan-92	369%	\$557,981,654	\$855,969,719	\$43,000,000	\$1,554,630,889	\$1,435,600,173	\$5,453,848,103
31-Dec-92	1-Jan-93	377%	\$569,141,287	\$873,089,114	\$43,500,000	\$1,585,723,507	\$1,464,312,176	\$5,562,925,065
31-Dec-93	1-Jan-94	384%	\$580,524,113	\$890,550,896	\$44,000,000	\$1,617,437,977	\$1,493,598,420	\$5,674,183,566
31-Dec-94	1-Jan-95	392%	\$592,134,595	\$908,361,914	\$44,500,000	\$1,649,786,736	\$1,523,470,388	\$5,787,667,237
31-Dec-95	1-Jan-96	400%	\$603,977,287	\$926,529,152	\$45,000,000	\$1,682,872,471	\$1,553,939,796	\$5,903,420,582
31-Dec-96	1-Jan-97	408%	\$616,056,833	\$945,059,725	\$45,500,000	\$1,716,438,120	\$1,585,018,592	\$6,021,488,994
31-Dec-97	1-Jan-98	416%	\$628,377,969	\$963,960,930	\$46,000,000	\$1,750,766,883	\$1,616,718,964	\$6,141,918,773
31-Dec-98	1-Jan-99	424%	\$640,945,529	\$983,240,149	\$46,500,000	\$1,785,782,221	\$1,649,053,343	\$6,264,757,149
31-Dec-99	1-Jan-00	433%	\$653,764,439	\$1,002,904,951	\$47,000,000	\$1,821,497,865	\$1,682,034,410	\$6,390,052,292
31-Dec-00	1-Jan-01	442%	\$666,839,728	\$1,022,963,051	\$47,500,000	\$1,857,927,822	\$1,715,675,098	\$6,517,853,338
31-Dec-01	1-Jan-02	450%	\$680,176,522	\$1,043,422,312	\$48,000,000	\$1,895,086,379	\$1,749,988,600	\$6,648,210,405
31-Dec-02	1-Jan-03	459%	\$693,780,053	\$1,064,290,758	\$48,500,000	\$1,932,988,106	\$1,784,988,372	\$6,781,174,613
31-Dec-03	1-Jan-04	469%	\$707,655,654	\$1,085,576,573	\$49,000,000	\$1,971,647,868	\$1,820,688,139	\$6,916,798,105
31-Dec-04	1-Jan-05	478%	\$721,808,767	\$1,107,288,104	\$49,500,000	\$2,011,080,826	\$1,857,101,902	\$7,055,134,067
31-Dec-05	1-Jan-06	488%	\$736,244,942	\$1,129,433,866	\$50,000,000	\$2,051,302,442	\$1,894,243,940	\$7,196,236,748
31-Dec-06	1-Jan-07	497%	\$750,969,841	\$1,152,022,544	\$50,500,000	\$2,092,328,491	\$1,932,128,819	\$7,340,161,483
31-Dec-07	1-Jan-08	507%	\$765,989,238	\$1,175,062,995	\$51,000,000	\$2,134,175,061	\$1,970,771,395	\$7,486,964,713

MuniCap, Inc.

[https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/Fort Worth Walsh Ranch TIRZ/CONSULTING/Projections/\[Walsh Ranch TIRZ Projections - v1.0 A \(2025-2035 Development\) v2.0.xlsx\]\(V1-B.1.2](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/Fort Worth Walsh Ranch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 A (2025-2035 Development) v2.0.xlsx](V1-B.1.2)

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-2.1.1.

⁴See Exhibit C-2.2.1.

⁵See Exhibit C-2.3.1.

⁶See Exhibit C-2.4.1.

⁷See Exhibit C-2.5.1.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.1.3: Projected Assessed Value - All Land Uses - Development Years 2025-2029 - Tarrant County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2025 Development Projected Assessed Value	2026 Development Projected Assessed Value	2027 Development Projected Assessed Value	2028 Development Projected Assessed Value ³	2029 Development Projected Assessed Value ⁴	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0	\$71,919,522	\$0	\$71,919,522
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0	\$73,357,912	\$89,323,786	\$162,681,698
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0	\$74,825,070	\$91,110,262	\$165,935,332
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0	\$76,321,572	\$92,932,467	\$169,254,039
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0	\$77,848,003	\$94,791,117	\$172,639,120
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0	\$79,404,963	\$96,686,939	\$176,091,902
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0	\$80,993,062	\$98,620,678	\$179,613,740
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0	\$82,612,924	\$100,593,091	\$183,206,015
31-Dec-36	1-Jan-37	124%	\$0	\$0	\$0	\$84,265,182	\$102,604,953	\$186,870,135
31-Dec-37	1-Jan-38	127%	\$0	\$0	\$0	\$85,950,486	\$104,657,052	\$190,607,538
31-Dec-38	1-Jan-39	129%	\$0	\$0	\$0	\$87,669,495	\$106,750,193	\$194,419,689
31-Dec-39	1-Jan-40	132%	\$0	\$0	\$0	\$89,422,885	\$108,885,197	\$198,308,082
31-Dec-40	1-Jan-41	135%	\$0	\$0	\$0	\$91,211,343	\$111,062,901	\$202,274,244
31-Dec-41	1-Jan-42	137%	\$0	\$0	\$0	\$93,035,570	\$113,284,159	\$206,319,729
31-Dec-42	1-Jan-43	140%	\$0	\$0	\$0	\$94,896,281	\$115,549,842	\$210,446,124
31-Dec-43	1-Jan-44	143%	\$0	\$0	\$0	\$96,794,207	\$117,860,839	\$214,655,046
31-Dec-44	1-Jan-45	146%	\$0	\$0	\$0	\$98,730,091	\$120,218,056	\$218,948,147
31-Dec-45	1-Jan-46	149%	\$0	\$0	\$0	\$100,704,693	\$122,622,417	\$223,327,110
31-Dec-46	1-Jan-47	152%	\$0	\$0	\$0	\$102,718,787	\$125,074,865	\$227,793,652
31-Dec-47	1-Jan-48	155%	\$0	\$0	\$0	\$104,773,162	\$127,576,363	\$232,349,525
31-Dec-48	1-Jan-49	158%	\$0	\$0	\$0	\$106,868,626	\$130,127,890	\$236,996,516
31-Dec-49	1-Jan-50	161%	\$0	\$0	\$0	\$109,005,998	\$132,730,448	\$241,736,446
31-Dec-50	1-Jan-51	164%	\$0	\$0	\$0	\$111,186,118	\$135,385,057	\$246,571,175
31-Dec-51	1-Jan-52	167%	\$0	\$0	\$0	\$113,409,841	\$138,092,758	\$251,502,598
31-Dec-52	1-Jan-53	171%	\$0	\$0	\$0	\$115,678,037	\$140,854,613	\$256,532,650
31-Dec-53	1-Jan-54	174%	\$0	\$0	\$0	\$117,991,598	\$143,671,705	\$261,663,303
31-Dec-54	1-Jan-55	178%	\$0	\$0	\$0	\$120,351,430	\$146,545,139	\$266,896,569
31-Dec-55	1-Jan-56	181%	\$0	\$0	\$0	\$122,758,459	\$149,476,042	\$272,234,501
31-Dec-56	1-Jan-57	185%	\$0	\$0	\$0	\$125,213,628	\$152,465,563	\$277,679,191
31-Dec-57	1-Jan-58	188%	\$0	\$0	\$0	\$127,717,900	\$155,514,874	\$283,232,775
31-Dec-58	1-Jan-59	192%	\$0	\$0	\$0	\$130,272,258	\$158,625,172	\$288,897,430
31-Dec-59	1-Jan-60	196%	\$0	\$0	\$0	\$132,877,704	\$161,797,675	\$294,675,379
31-Dec-60	1-Jan-61	200%	\$0	\$0	\$0	\$135,535,258	\$165,033,629	\$300,568,886
31-Dec-61	1-Jan-62	204%	\$0	\$0	\$0	\$138,245,963	\$168,334,301	\$306,580,264
31-Dec-62	1-Jan-63	208%	\$0	\$0	\$0	\$141,010,882	\$171,700,987	\$312,711,869
31-Dec-63	1-Jan-64	212%	\$0	\$0	\$0	\$143,831,100	\$175,135,007	\$318,966,107
31-Dec-64	1-Jan-65	216%	\$0	\$0	\$0	\$146,707,722	\$178,637,707	\$325,345,429
31-Dec-65	1-Jan-66	221%	\$0	\$0	\$0	\$149,641,876	\$182,210,461	\$331,852,337
31-Dec-66	1-Jan-67	225%	\$0	\$0	\$0	\$152,634,714	\$185,854,670	\$338,489,384
31-Dec-67	1-Jan-68	230%	\$0	\$0	\$0	\$155,687,408	\$189,571,764	\$345,259,172
31-Dec-68	1-Jan-69	234%	\$0	\$0	\$0	\$158,801,156	\$193,363,199	\$352,164,355
31-Dec-69	1-Jan-70	239%	\$0	\$0	\$0	\$161,977,179	\$197,230,463	\$359,207,642
31-Dec-70	1-Jan-71	244%	\$0	\$0	\$0	\$165,216,723	\$201,175,072	\$366,391,795
31-Dec-71	1-Jan-72	249%	\$0	\$0	\$0	\$168,521,057	\$205,198,574	\$373,719,631
31-Dec-72	1-Jan-73	254%	\$0	\$0	\$0	\$171,891,478	\$209,302,545	\$381,194,024
31-Dec-73	1-Jan-74	259%	\$0	\$0	\$0	\$175,329,308	\$213,488,596	\$388,817,904
31-Dec-74	1-Jan-75	264%	\$0	\$0	\$0	\$178,835,894	\$217,758,368	\$396,594,262
31-Dec-75	1-Jan-76	269%	\$0	\$0	\$0	\$182,412,612	\$222,113,535	\$404,526,148
31-Dec-76	1-Jan-77	275%	\$0	\$0	\$0	\$186,060,864	\$226,555,806	\$412,616,670
31-Dec-77	1-Jan-78	280%	\$0	\$0	\$0	\$189,782,082	\$231,086,922	\$420,869,004
31-Dec-78	1-Jan-79	286%	\$0	\$0	\$0	\$193,577,723	\$235,708,661	\$429,286,384
31-Dec-79	1-Jan-80	291%	\$0	\$0	\$0	\$197,449,278	\$240,422,834	\$437,872,112
31-Dec-80	1-Jan-81	297%	\$0	\$0	\$0	\$201,398,263	\$245,231,291	\$446,629,554
31-Dec-81	1-Jan-82	303%	\$0	\$0	\$0	\$205,426,228	\$250,135,916	\$455,562,145
31-Dec-82	1-Jan-83	309%	\$0	\$0	\$0	\$209,534,753	\$255,138,635	\$464,673,388
31-Dec-83	1-Jan-84	315%	\$0	\$0	\$0	\$213,725,448	\$260,241,407	\$473,966,856
31-Dec-84	1-Jan-85	322%	\$0	\$0	\$0	\$217,999,957	\$265,446,236	\$483,446,193
31-Dec-85	1-Jan-86	328%	\$0	\$0	\$0	\$222,359,956	\$270,755,160	\$493,115,117
31-Dec-86	1-Jan-87	335%	\$0	\$0	\$0	\$226,807,155	\$276,170,264	\$502,977,419
31-Dec-87	1-Jan-88	341%	\$0	\$0	\$0	\$231,343,298	\$281,693,669	\$513,036,967
31-Dec-88	1-Jan-89	348%	\$0	\$0	\$0	\$235,970,164	\$287,327,542	\$523,297,707
31-Dec-89	1-Jan-90	355%	\$0	\$0	\$0	\$240,689,568	\$293,074,093	\$533,763,661
31-Dec-90	1-Jan-91	362%	\$0	\$0	\$0	\$245,503,359	\$298,935,575	\$544,438,934
31-Dec-91	1-Jan-92	369%	\$0	\$0	\$0	\$250,413,426	\$304,914,286	\$555,327,713
31-Dec-92	1-Jan-93	377%	\$0	\$0	\$0	\$255,421,695	\$311,012,572	\$566,434,267
31-Dec-93	1-Jan-94	384%	\$0	\$0	\$0	\$260,530,129	\$317,232,824	\$577,762,952
31-Dec-94	1-Jan-95	392%	\$0	\$0	\$0	\$265,740,731	\$323,577,480	\$589,318,211
31-Dec-95	1-Jan-96	400%	\$0	\$0	\$0	\$271,055,546	\$330,049,030	\$600,104,576
31-Dec-96	1-Jan-97	408%	\$0	\$0	\$0	\$276,476,657	\$336,650,010	\$613,126,667
31-Dec-97	1-Jan-98	416%	\$0	\$0	\$0	\$282,006,190	\$343,383,010	\$625,389,200
31-Dec-98	1-Jan-99	424%	\$0	\$0	\$0	\$287,646,314	\$350,250,671	\$637,896,984
31-Dec-99	1-Jan-00	433%	\$0	\$0	\$0	\$293,399,240	\$357,255,684	\$650,654,924
31-Dec-00	1-Jan-01	442%	\$0	\$0	\$0	\$299,267,225	\$364,400,798	\$663,668,023
31-Dec-01	1-Jan-02	450%	\$0	\$0	\$0	\$305,252,569	\$371,688,814	\$676,941,383
31-Dec-02	1-Jan-03	459%	\$0	\$0	\$0	\$311,357,621	\$379,122,590	\$690,480,211
31-Dec-03	1-Jan-04	469%	\$0	\$0	\$0	\$317,584,773	\$386,705,042	\$704,289,815
31-Dec-04	1-Jan-05	478%	\$0	\$0	\$0	\$323,936,469	\$394,439,143	\$718,375,611
31-Dec-05	1-Jan-06	488%	\$0	\$0	\$0	\$330,415,198	\$402,327,925	\$732,743,123
31-Dec-06	1-Jan-07	497%	\$0	\$0	\$0	\$337,023,502	\$410,374,484	\$747,397,986
31-Dec-07	1-Jan-08	507%	\$0	\$0	\$0	\$343,763,972	\$418,581,974	\$762,345,946

MuniCap, Inc.

[https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/Fort Worth/Walsh Ranch TRZ/CONSULTING/Projections\(Walsh Ranch TRZ Projections - v1.0 A \(2025-2035 Development\) v2.0.xlsx\)](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/Fort%20Worth/Walsh%20Ranch%20TRZ/CONSULTING/Projections%20(Walsh%20Ranch%20TRZ%20Projections)-v1.0.A%20(2025-2035%20Development).xlsx)

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-2.4.2.

⁴See Exhibit C-2.5.2.

12-Feb-26

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.2.2.: Projected Assessed Value - All Land Uses - Development Years 2030-2035 - Parker County

Development Year	Assessed As Of ¹	2.0% Inflation Factor ²	2030 Development Projected Assessed Value ³	2031 Development Projected Assessed Value ⁴	2032 Development Projected Assessed Value ⁵	2033 Development Projected Assessed Value ⁶	2034 Development Projected Assessed Value ⁷	2035 Development Projected Assessed Value ⁸	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$681,896,244	\$0	\$0	\$0	\$0	\$0	\$681,896,244
31-Dec-31	1-Jan-32	113%	\$695,534,169	\$682,484,424	\$0	\$0	\$0	\$0	\$1,378,018,593
31-Dec-32	1-Jan-33	115%	\$709,444,852	\$696,134,112	\$772,247,173	\$0	\$0	\$0	\$2,177,826,138
31-Dec-33	1-Jan-34	117%	\$723,633,749	\$710,056,795	\$787,692,117	\$721,282,176	\$0	\$0	\$2,943,164,837
31-Dec-34	1-Jan-35	120%	\$738,106,424	\$724,257,931	\$803,445,959	\$736,217,819	\$716,561,752	\$0	\$7,718,589,886
31-Dec-35	1-Jan-36	122%	\$752,868,553	\$738,743,089	\$819,514,878	\$750,942,176	\$730,892,987	\$987,411,367	\$4,780,373,051
31-Dec-36	1-Jan-37	124%	\$767,925,924	\$753,517,951	\$835,905,176	\$765,961,019	\$745,510,847	\$1,007,159,595	\$4,875,980,512
31-Dec-37	1-Jan-38	127%	\$783,284,442	\$768,588,310	\$852,623,280	\$781,280,240	\$760,421,064	\$1,027,302,786	\$4,973,500,122
31-Dec-38	1-Jan-39	129%	\$798,950,131	\$783,960,045	\$869,675,745	\$796,905,845	\$775,629,485	\$1,047,848,842	\$5,072,970,125
31-Dec-39	1-Jan-40	132%	\$814,929,134	\$799,639,278	\$887,009,260	\$812,893,961	\$794,172,075	\$1,068,805,819	\$5,174,429,527
31-Dec-40	1-Jan-41	135%	\$831,227,716	\$815,632,063	\$904,810,645	\$829,100,841	\$806,964,917	\$1,090,181,935	\$5,277,918,118
31-Dec-41	1-Jan-42	137%	\$847,852,271	\$831,944,705	\$922,906,858	\$845,682,857	\$823,104,215	\$1,111,985,574	\$5,383,476,480
31-Dec-42	1-Jan-43	140%	\$864,809,316	\$848,583,599	\$941,364,995	\$862,596,515	\$839,566,299	\$1,134,225,286	\$5,491,146,010
31-Dec-43	1-Jan-44	143%	\$882,105,502	\$865,825,271	\$960,139,881	\$879,848,445	\$856,357,625	\$1,156,909,791	\$5,600,968,930
31-Dec-44	1-Jan-45	146%	\$899,747,613	\$882,866,376	\$979,396,141	\$897,445,414	\$873,484,778	\$1,180,047,987	\$5,712,988,308
31-Dec-45	1-Jan-46	149%	\$917,742,565	\$900,523,704	\$998,984,064	\$915,394,322	\$890,954,473	\$1,203,648,947	\$5,827,248,074
31-Dec-46	1-Jan-47	152%	\$936,097,416	\$918,534,178	\$1,018,963,745	\$933,702,209	\$908,773,563	\$1,227,721,926	\$5,943,793,036
31-Dec-47	1-Jan-48	155%	\$954,819,364	\$936,904,861	\$1,039,343,020	\$952,376,253	\$926,949,034	\$1,252,276,364	\$6,062,668,897
31-Dec-48	1-Jan-49	158%	\$973,915,752	\$955,642,968	\$1,060,129,481	\$975,488,015	\$945,488,015	\$1,277,321,892	\$6,183,922,275
31-Dec-49	1-Jan-50	161%	\$993,394,067	\$974,755,818	\$1,081,332,902	\$990,852,253	\$961,332,478	\$1,302,868,329	\$6,307,609,727
31-Dec-50	1-Jan-51	164%	\$1,013,261,948	\$994,250,934	\$1,102,959,128	\$1,010,669,298	\$983,685,731	\$1,328,925,696	\$6,433,752,735
31-Dec-51	1-Jan-52	167%	\$1,033,527,187	\$1,014,135,953	\$1,125,018,310	\$1,030,882,684	\$1,003,359,445	\$1,355,504,210	\$6,562,427,789
31-Dec-52	1-Jan-53	171%	\$1,054,197,731	\$1,034,418,672	\$1,147,518,676	\$1,051,500,338	\$1,023,426,634	\$1,382,614,294	\$6,693,676,345
31-Dec-53	1-Jan-54	175%	\$1,075,281,685	\$1,055,107,045	\$1,170,469,050	\$1,072,530,345	\$1,043,898,167	\$1,410,266,580	\$6,827,549,872
31-Dec-54	1-Jan-55	178%	\$1,096,787,319	\$1,076,039,186	\$1,193,978,431	\$1,093,990,952	\$1,064,717,070	\$1,438,471,912	\$6,964,100,869
31-Dec-55	1-Jan-56	181%	\$1,118,723,065	\$1,097,733,370	\$1,217,756,000	\$1,115,860,571	\$1,086,068,531	\$1,467,241,350	\$7,103,382,887
31-Dec-56	1-Jan-57	185%	\$1,141,097,527	\$1,119,688,037	\$1,242,111,120	\$1,138,177,782	\$1,107,789,902	\$1,496,586,177	\$7,245,450,544
31-Dec-57	1-Jan-58	188%	\$1,163,919,477	\$1,142,081,798	\$1,266,953,342	\$1,161,491,338	\$1,129,945,700	\$1,526,517,900	\$7,390,359,555
31-Dec-58	1-Jan-59	192%	\$1,187,197,867	\$1,164,923,434	\$1,292,292,409	\$1,184,160,165	\$1,152,544,614	\$1,557,048,286	\$7,538,166,746
31-Dec-59	1-Jan-60	196%	\$1,210,941,824	\$1,188,221,902	\$1,318,182,957	\$1,207,843,368	\$1,178,595,500	\$1,588,189,223	\$7,688,930,081
31-Dec-60	1-Jan-61	200%	\$1,235,160,661	\$1,211,986,340	\$1,344,501,022	\$1,232,000,235	\$1,199,107,417	\$1,619,953,008	\$7,842,708,683
31-Dec-61	1-Jan-62	204%	\$1,259,863,874	\$1,236,226,067	\$1,371,391,043	\$1,256,640,240	\$1,223,089,565	\$1,652,352,068	\$7,999,562,857
31-Dec-62	1-Jan-63	208%	\$1,285,061,151	\$1,260,950,589	\$1,398,818,863	\$1,281,773,045	\$1,247,551,356	\$1,685,399,109	\$8,159,554,114
31-Dec-63	1-Jan-64	212%	\$1,310,762,374	\$1,286,169,600	\$1,426,795,241	\$1,307,408,506	\$1,272,502,383	\$1,719,107,092	\$8,322,745,196
31-Dec-64	1-Jan-65	216%	\$1,336,977,622	\$1,311,892,992	\$1,455,331,146	\$1,333,556,676	\$1,297,952,431	\$1,753,489,214	\$8,489,200,102
31-Dec-65	1-Jan-66	221%	\$1,363,717,174	\$1,338,130,852	\$1,484,437,768	\$1,360,227,809	\$1,323,991,480	\$1,788,559,018	\$8,658,984,102
31-Dec-66	1-Jan-67	225%	\$1,390,991,518	\$1,364,893,469	\$1,514,126,524	\$1,387,432,365	\$1,350,389,709	\$1,824,330,199	\$8,832,163,784
31-Dec-67	1-Jan-68	230%	\$1,418,811,348	\$1,392,191,339	\$1,544,409,054	\$1,415,181,013	\$1,377,397,503	\$1,860,816,803	\$9,008,807,060
31-Dec-68	1-Jan-69	234%	\$1,447,187,575	\$1,420,055,165	\$1,575,297,235	\$1,443,484,633	\$1,404,945,453	\$1,898,033,139	\$9,188,983,201
31-Dec-69	1-Jan-70	239%	\$1,476,131,327	\$1,448,435,869	\$1,606,803,180	\$1,472,354,326	\$1,433,044,363	\$1,935,993,801	\$9,372,762,865
31-Dec-70	1-Jan-71	244%	\$1,505,653,953	\$1,477,404,586	\$1,638,939,244	\$1,501,801,412	\$1,461,705,250	\$1,974,713,677	\$9,560,218,122
31-Dec-71	1-Jan-72	249%	\$1,535,767,032	\$1,506,952,678	\$1,671,718,029	\$1,531,837,440	\$1,490,939,355	\$2,014,207,951	\$9,751,422,485
31-Dec-72	1-Jan-73	254%	\$1,566,482,373	\$1,537,091,731	\$1,705,152,389	\$1,562,474,189	\$1,520,758,142	\$2,054,492,110	\$9,946,450,934
31-Dec-73	1-Jan-74	259%	\$1,597,812,020	\$1,567,853,566	\$1,739,255,437	\$1,593,723,673	\$1,551,173,305	\$2,095,581,952	\$10,145,379,983
31-Dec-74	1-Jan-75	264%	\$1,629,768,261	\$1,599,190,237	\$1,774,040,546	\$1,625,598,146	\$1,582,196,771	\$2,137,493,591	\$10,348,287,552
31-Dec-75	1-Jan-76	269%	\$1,662,363,626	\$1,631,174,042	\$1,809,521,357	\$1,658,110,109	\$1,613,840,706	\$2,180,243,463	\$10,555,253,303
31-Dec-76	1-Jan-77	275%	\$1,695,610,898	\$1,663,797,523	\$1,845,711,784	\$1,691,272,312	\$1,646,117,520	\$2,223,848,332	\$10,766,358,669
31-Dec-77	1-Jan-78	280%	\$1,729,523,116	\$1,697,073,473	\$1,882,626,019	\$1,725,097,598	\$1,679,039,871	\$2,268,325,299	\$10,981,685,537
31-Dec-78	1-Jan-79	286%	\$1,764,113,579	\$1,731,014,943	\$1,920,278,540	\$1,759,599,713	\$1,712,620,668	\$2,313,691,805	\$11,201,319,247
31-Dec-79	1-Jan-80	291%	\$1,799,395,850	\$1,765,635,242	\$1,958,084,111	\$1,794,791,707	\$1,746,873,081	\$2,359,965,641	\$11,425,345,632
31-Dec-80	1-Jan-81	297%	\$1,835,383,767	\$1,800,947,947	\$1,997,857,793	\$1,830,687,541	\$1,781,810,543	\$2,407,164,954	\$11,653,852,545
31-Dec-81	1-Jan-82	303%	\$1,872,091,443	\$1,836,966,906	\$2,037,814,949	\$1,867,301,292	\$1,817,446,754	\$2,455,308,253	\$11,886,929,596
31-Dec-82	1-Jan-83	309%	\$1,909,533,272	\$1,873,706,244	\$2,078,751,248	\$1,904,647,318	\$1,853,795,689	\$2,504,414,418	\$12,124,668,188
31-Dec-83	1-Jan-84	315%	\$1,947,723,937	\$1,911,180,369	\$2,120,142,673	\$1,942,740,264	\$1,890,871,603	\$2,554,502,706	\$12,367,161,551
31-Dec-84	1-Jan-85	322%	\$1,986,678,416	\$1,949,403,976	\$2,162,545,526	\$1,981,595,070	\$1,928,689,035	\$2,605,592,760	\$12,614,504,783
31-Dec-85	1-Jan-86	328%	\$2,026,411,984	\$1,988,392,055	\$2,205,796,436	\$2,021,226,971	\$1,967,262,816	\$2,657,704,616	\$12,866,794,878
31-Dec-86	1-Jan-87	335%	\$2,066,940,224	\$2,028,159,897	\$2,249,912,365	\$2,061,651,510	\$2,006,608,072	\$2,710,858,708	\$13,124,130,776
31-Dec-87	1-Jan-88	341%	\$2,108,279,028	\$2,068,723,094	\$2,294,910,613	\$2,102,884,541	\$2,046,740,233	\$2,765,075,882	\$13,386,613,391
31-Dec-88	1-Jan-89	348%	\$2,150,444,609	\$2,110,097,556	\$2,340,808,825	\$2,144,942,231	\$2,087,673,038	\$2,820,377,400	\$13,654,345,659
31-Dec-89	1-Jan-90	355%	\$2,193,455,501	\$2,152,299,507	\$2,387,625,001	\$2,187,941,076	\$2,129,428,539	\$2,876,784,948	\$13,927,432,572
31-Dec-90	1-Jan-91	362%	\$2,237,322,571	\$2,195,345,498	\$2,435,377,501	\$2,231,597,898	\$2,172,017,110	\$2,934,320,647	\$14,205,981,224
31-Dec-91	1-Jan-92	369%	\$2,282,069,022	\$2,239,252,408	\$2,484,085,051	\$2,276,229,856	\$2,215,457,452	\$2,993,007,060	\$14,490,100,848
31-Dec-92	1-Jan-93	377%	\$2,327,710,403	\$2,284,037,456	\$2,533,766,752	\$2,321,754,453	\$2,259,766,601	\$3,052,867,201	\$14,779,902,865
31-Dec-93	1-Jan-94	384%	\$2,374,264,611	\$2,329,718,205	\$2,584,442,087	\$2,368,189,542	\$2,304,961,933	\$3,113,924,545	\$15,075,500,922
31-Dec-94	1-Jan-95	392%	\$2,421,749,903	\$2,376,312,569	\$2,636,130,929	\$2,415,553,333	\$2,351,061,171	\$3,176,203,016	\$15,377,010,941
31-Dec-95	1-Jan-96	400%	\$2,470,184,901	\$2,423,838,820	\$2,688,853,548	\$2,463,864,399	\$2,398,082,395	\$3,239,727,096	\$15,684,551,160
31-Dec-96	1-Jan-97	408%	\$2,519,588,599	\$2,472,315,597	\$2,742,630,619	\$2,513,141,687	\$2,446,044,043	\$3,304,521,638	\$15,998,242,183
31-Dec-97	1-Jan-98	416%	\$2,569,980,371	\$2,521,761,909	\$2,797,483,231	\$2,563,404,521	\$2,494,964,924	\$3,370,612,071	\$16,318,207,027
31-Dec-98	1-Jan-99	424%	\$2,621,379,979	\$2,572,197,147	\$2,853,432,896	\$2,614,672,611	\$2,544,864,222	\$3,438,024,313	\$16,644,571,167
31-Dec-99	1-Jan-00	433%	\$2,673,807,578	\$2,623,641,090	\$2,910,501,554	\$2,666,966,064	\$2,595,761,507	\$3,506,784,799	\$16,977,462,590
31-Dec-00	1-Jan-01	442%	\$2,727,283,730	\$2,676,113,912	\$2,968,711,585	\$2,720,305,385	\$2,647,676,737	\$3,576,920,495	\$17,317,011,842
31-Dec-01	1-Jan-02	450%	\$2,781,829,404	\$2,729,636,190	\$3,028,085,816	\$2,774,711,493	\$2,700,630,271	\$3,648,458,905	\$17,663,352,079
31-Dec-02	1-Jan-03	459%	\$2,837,465,992	\$2,784,228,914	\$3,088,647,533	\$2,830,205,722	\$2,754,642,877	\$3,721,428,083	\$18,016,619,121
31-Dec-03	1-Jan-04	469%	\$2,894,215,312	\$2,839,913,492	\$3,150,420,483	\$2,886,809,837	\$2,809,735,734	\$3,795,856,644	\$18,376,951,503
31-Dec-04	1-Jan-05	478%	\$2,952,099,618	\$2,896,711,762	\$3,212,428,493	\$2,944,546,034	\$2,865,930,449	\$3,871,773,777	\$18,744,490,533
31-Dec-05	1-Jan-06	488%	\$3,011,141,611	\$2,954,645,997					

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.2.3: Projected Assessed Value - All Land Uses - Development Years 2030-2035 - Tarrant County

Development Year	Assessed As Of ¹	2.0% Inflation Factor ²	2030 Development Projected Assessed Value ³	2031 Development Projected Assessed Value ⁴	2032 Development Projected Assessed Value ⁵	2033 Development Projected Assessed Value ⁶	2034 Development Projected Assessed Value ⁷	2035 Development Projected Assessed Value ⁸	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$91,110,262	\$0	\$0	\$0	\$0	\$0	\$91,110,262
31-Dec-31	1-Jan-32	113%	\$92,932,467	\$76,470,133	\$0	\$0	\$0	\$0	\$169,402,600
31-Dec-32	1-Jan-33	115%	\$94,791,117	\$77,999,536	\$77,848,003	\$0	\$0	\$0	\$250,638,656
31-Dec-33	1-Jan-34	117%	\$96,686,939	\$79,559,527	\$79,404,963	\$17,613,001	\$0	\$0	\$393,264,430
31-Dec-34	1-Jan-35	120%	\$98,620,673	\$81,150,717	\$80,993,062	\$140,365,261	\$0	\$0	\$551,494,980
31-Dec-35	1-Jan-36	122%	\$100,593,091	\$82,773,731	\$82,612,924	\$143,172,566	\$143,172,566	\$260,049,751	\$812,374,631
31-Dec-36	1-Jan-37	124%	\$102,604,953	\$84,429,206	\$84,265,182	\$146,036,018	\$146,036,018	\$265,250,746	\$828,622,123
31-Dec-37	1-Jan-38	127%	\$104,657,052	\$86,117,790	\$85,950,486	\$148,956,738	\$148,956,738	\$270,555,761	\$845,194,566
31-Dec-38	1-Jan-39	129%	\$106,750,193	\$87,840,146	\$87,669,495	\$151,935,873	\$151,935,873	\$275,966,877	\$862,098,457
31-Dec-39	1-Jan-40	132%	\$108,885,197	\$89,596,949	\$89,422,885	\$154,974,590	\$154,974,590	\$281,486,214	\$879,340,426
31-Dec-40	1-Jan-41	135%	\$111,062,901	\$91,388,888	\$91,211,343	\$158,074,082	\$158,074,082	\$287,115,938	\$896,927,235
31-Dec-41	1-Jan-42	137%	\$113,284,159	\$93,216,666	\$93,035,570	\$161,235,564	\$161,235,564	\$292,858,257	\$914,865,779
31-Dec-42	1-Jan-43	140%	\$115,549,842	\$95,080,999	\$94,896,281	\$164,460,275	\$164,460,275	\$298,715,422	\$933,163,095
31-Dec-43	1-Jan-44	143%	\$117,868,409	\$96,982,619	\$96,794,207	\$167,749,481	\$167,749,481	\$304,689,731	\$951,826,357
31-Dec-44	1-Jan-45	146%	\$120,218,056	\$98,922,271	\$98,730,091	\$171,104,470	\$171,104,470	\$311,731,525	\$970,862,884
31-Dec-45	1-Jan-46	149%	\$122,622,417	\$100,900,717	\$100,704,693	\$174,526,560	\$174,526,560	\$316,999,196	\$990,280,142
31-Dec-46	1-Jan-47	152%	\$125,074,865	\$102,918,731	\$102,718,787	\$178,017,091	\$178,017,091	\$323,339,180	\$1,010,085,744
31-Dec-47	1-Jan-48	155%	\$127,576,363	\$104,977,106	\$104,773,162	\$181,577,433	\$181,577,433	\$329,805,963	\$1,030,287,459
31-Dec-48	1-Jan-49	158%	\$130,127,890	\$107,076,648	\$106,868,626	\$185,208,981	\$185,208,981	\$336,402,083	\$1,050,893,208
31-Dec-49	1-Jan-50	161%	\$132,730,448	\$109,218,181	\$109,005,998	\$188,913,161	\$188,913,161	\$343,130,121	\$1,071,911,073
31-Dec-50	1-Jan-51	164%	\$135,385,057	\$111,402,544	\$111,186,118	\$192,691,424	\$192,691,424	\$349,922,727	\$1,093,349,294
31-Dec-51	1-Jan-52	167%	\$138,092,758	\$113,630,595	\$113,409,841	\$196,545,253	\$196,545,253	\$356,992,581	\$1,115,216,280
31-Dec-52	1-Jan-53	171%	\$140,854,613	\$115,903,207	\$115,678,037	\$200,476,158	\$200,476,158	\$364,132,433	\$1,137,520,606
31-Dec-53	1-Jan-54	174%	\$143,671,705	\$118,221,271	\$117,991,598	\$204,485,681	\$204,485,681	\$371,415,082	\$1,160,271,018
31-Dec-54	1-Jan-55	178%	\$146,545,139	\$120,585,697	\$120,351,430	\$208,575,394	\$208,575,394	\$378,943,383	\$1,183,476,438
31-Dec-55	1-Jan-56	181%	\$149,476,042	\$122,997,411	\$122,758,459	\$212,746,902	\$212,746,902	\$386,420,251	\$1,207,145,967
31-Dec-56	1-Jan-57	185%	\$152,465,563	\$125,457,359	\$125,213,628	\$217,001,840	\$217,001,840	\$394,148,656	\$1,231,288,886
31-Dec-57	1-Jan-58	188%	\$155,514,874	\$127,966,506	\$127,717,900	\$221,341,877	\$221,341,877	\$402,031,629	\$1,255,914,664
31-Dec-58	1-Jan-59	192%	\$158,625,172	\$130,523,836	\$130,272,258	\$225,768,715	\$225,768,715	\$410,072,262	\$1,281,032,957
31-Dec-59	1-Jan-60	196%	\$161,797,675	\$133,136,353	\$132,877,704	\$230,284,089	\$230,284,089	\$418,273,307	\$1,306,665,617
31-Dec-60	1-Jan-61	200%	\$165,033,629	\$135,799,080	\$135,535,258	\$234,889,771	\$234,889,771	\$426,639,181	\$1,332,786,689
31-Dec-61	1-Jan-62	204%	\$168,334,301	\$138,515,062	\$138,245,963	\$239,587,566	\$239,587,566	\$435,171,965	\$1,359,442,422
31-Dec-62	1-Jan-63	208%	\$171,700,987	\$141,285,363	\$141,010,882	\$244,379,317	\$244,379,317	\$443,875,404	\$1,386,631,271
31-Dec-63	1-Jan-64	212%	\$175,135,007	\$144,111,070	\$143,831,100	\$249,266,904	\$249,266,904	\$452,752,912	\$1,414,363,896
31-Dec-64	1-Jan-65	216%	\$178,637,707	\$146,993,291	\$146,707,722	\$254,252,242	\$254,252,242	\$461,807,970	\$1,442,651,174
31-Dec-65	1-Jan-66	221%	\$182,210,461	\$149,933,157	\$149,641,876	\$259,337,287	\$259,337,287	\$471,044,130	\$1,471,504,198
31-Dec-66	1-Jan-67	225%	\$185,854,670	\$152,931,820	\$152,634,714	\$264,524,032	\$264,524,032	\$480,465,012	\$1,500,934,282
31-Dec-67	1-Jan-68	230%	\$189,571,764	\$155,990,437	\$155,687,408	\$269,814,513	\$269,814,513	\$490,074,312	\$1,530,952,967
31-Dec-68	1-Jan-69	234%	\$193,363,199	\$159,110,266	\$158,801,156	\$275,210,803	\$275,210,803	\$499,875,799	\$1,561,572,027
31-Dec-69	1-Jan-70	239%	\$197,230,463	\$162,292,471	\$161,977,179	\$280,715,019	\$280,715,019	\$509,873,519	\$1,592,803,467
31-Dec-70	1-Jan-71	244%	\$201,175,072	\$165,538,321	\$165,216,723	\$286,329,320	\$286,329,320	\$520,070,781	\$1,624,659,536
31-Dec-71	1-Jan-72	249%	\$205,198,574	\$168,849,087	\$168,521,057	\$292,055,906	\$292,055,906	\$530,472,197	\$1,657,152,727
31-Dec-72	1-Jan-73	254%	\$209,302,545	\$172,226,069	\$171,891,478	\$297,897,024	\$297,897,024	\$541,081,641	\$1,690,295,782
31-Dec-73	1-Jan-74	259%	\$213,488,996	\$175,665,965	\$175,329,388	\$303,854,965	\$303,854,965	\$551,903,273	\$1,724,101,697
31-Dec-74	1-Jan-75	264%	\$217,758,368	\$179,184,002	\$178,835,804	\$309,932,064	\$309,932,064	\$562,941,339	\$1,758,583,731
31-Dec-75	1-Jan-76	269%	\$222,113,535	\$182,767,682	\$182,412,612	\$316,130,705	\$316,130,705	\$574,200,166	\$1,793,755,406
31-Dec-76	1-Jan-77	275%	\$226,555,806	\$186,423,036	\$186,060,864	\$322,453,319	\$322,453,319	\$585,684,169	\$1,829,630,514
31-Dec-77	1-Jan-78	280%	\$231,086,922	\$190,151,497	\$189,782,082	\$328,902,386	\$328,902,386	\$597,397,852	\$1,866,223,124
31-Dec-78	1-Jan-79	286%	\$235,708,661	\$193,954,526	\$193,577,723	\$335,480,434	\$335,480,434	\$609,345,809	\$1,903,547,587
31-Dec-79	1-Jan-80	291%	\$240,422,834	\$197,833,617	\$197,449,278	\$342,190,042	\$342,190,042	\$621,532,725	\$1,941,618,539
31-Dec-80	1-Jan-81	297%	\$245,231,291	\$201,790,289	\$201,398,263	\$349,033,843	\$349,033,843	\$633,963,380	\$1,980,450,909
31-Dec-81	1-Jan-82	303%	\$250,135,916	\$205,826,095	\$205,426,228	\$356,014,520	\$356,014,520	\$646,642,648	\$2,020,059,927
31-Dec-82	1-Jan-83	309%	\$255,138,635	\$209,942,617	\$209,534,753	\$363,134,810	\$363,134,810	\$659,575,501	\$2,060,461,126
31-Dec-83	1-Jan-84	315%	\$260,241,407	\$214,141,469	\$213,725,448	\$370,397,507	\$370,397,507	\$672,767,011	\$2,101,670,349
31-Dec-84	1-Jan-85	322%	\$265,446,236	\$218,424,299	\$217,999,957	\$377,805,457	\$377,805,457	\$686,222,351	\$2,143,703,756
31-Dec-85	1-Jan-86	328%	\$270,755,160	\$222,792,785	\$222,359,956	\$385,361,566	\$385,361,566	\$699,946,798	\$2,186,577,831
31-Dec-86	1-Jan-87	335%	\$276,170,264	\$227,248,640	\$226,807,155	\$393,068,797	\$393,068,797	\$713,945,734	\$2,230,309,387
31-Dec-87	1-Jan-88	341%	\$281,693,669	\$231,793,613	\$231,343,298	\$400,930,173	\$400,930,173	\$728,224,648	\$2,274,915,575
31-Dec-88	1-Jan-89	348%	\$287,327,542	\$236,429,485	\$235,970,164	\$408,948,777	\$408,948,777	\$742,789,141	\$2,320,415,887
31-Dec-89	1-Jan-90	355%	\$293,074,093	\$241,158,075	\$240,689,568	\$417,127,752	\$417,127,752	\$757,644,924	\$2,366,822,164
31-Dec-90	1-Jan-91	362%	\$298,935,575	\$245,981,237	\$245,503,359	\$425,470,307	\$425,470,307	\$772,797,823	\$2,414,158,608
31-Dec-91	1-Jan-92	369%	\$304,914,286	\$250,900,861	\$250,413,426	\$433,979,713	\$433,979,713	\$788,253,779	\$2,462,441,780
31-Dec-92	1-Jan-93	377%	\$311,012,572	\$255,918,879	\$255,421,695	\$442,659,307	\$442,659,307	\$804,018,855	\$2,511,690,615
31-Dec-93	1-Jan-94	384%	\$317,232,824	\$261,037,256	\$260,530,129	\$451,512,494	\$451,512,494	\$820,098,232	\$2,561,924,428
31-Dec-94	1-Jan-95	392%	\$323,577,480	\$266,258,001	\$265,740,731	\$460,542,744	\$460,542,744	\$836,501,214	\$2,613,162,916
31-Dec-95	1-Jan-96	400%	\$330,049,030	\$271,583,161	\$271,055,546	\$469,753,598	\$469,753,598	\$853,231,241	\$2,665,426,174
31-Dec-96	1-Jan-97	408%	\$336,650,010	\$277,014,825	\$276,476,657	\$479,148,670	\$479,148,670	\$870,295,866	\$2,718,734,698
31-Dec-97	1-Jan-98	416%	\$343,383,010	\$282,555,121	\$282,006,190	\$488,731,644	\$488,731,644	\$887,701,783	\$2,773,109,392
31-Dec-98	1-Jan-99	424%	\$350,250,671	\$288,206,223	\$287,646,314	\$498,506,277	\$498,506,277	\$905,455,817	\$2,828,571,580
31-Dec-99	1-Jan-00	433%	\$357,255,684	\$293,970,348	\$293,399,240	\$508,476,402	\$508,476,402	\$923,564,935	\$2,885,143,011
31-Dec-00	1-Jan-01	442%	\$364,400,798	\$299,849,755	\$299,267,225	\$518,645,930	\$518,645,930	\$942,036,234	\$2,942,845,872
31-Dec-01	1-Jan-02	450%	\$371,688,814	\$305,846,750	\$305,252,569	\$529,018,849	\$529,018,849	\$960,876,958	\$3,001,702,789
31-Dec-02	1-Jan-03	459%	\$379,122,590	\$311,963,685	\$311,357,621	\$539,599,226	\$539,599,226	\$980,094,497	\$3,061,736,845
31-Dec-03	1-Jan-04	468%	\$386,708,042	\$318,202,959	\$317,584,773	\$550,391,210	\$550,391,210	\$999,696,387	\$3,122,971,582
31-Dec-04	1-Jan-05	478%	\$394,439,143	\$324,567,018	\$323,936,469	\$561,399,035	\$561,399,035	\$1,019,690,315	\$3,185,431,013
31-Dec-05	1-Jan-06	488%	\$402,327,925	\$331,058,358	\$330,415,198	\$572,627,015	\$572,627,015	\$1,040,084,121	\$3,249,139,634
31-Dec-06	1-Jan-07	497%	\$410,374,484	\$337,679,525	\$337,023,502	\$584,079,556	\$584,079,556	\$1,060,885,804	\$3,314,122,426
31-Dec-07	1-Jan-08	507%	\$418,581,974	\$344,433,116	\$343,763,972	\$595,761,147	\$595,761,147	\$1,082,103,520	\$3,380,404,875

ManCap, Inc.

[https://manicap.sharepoint.com/sites/ALLSTAFF/TEXAS/texasFortWorthWalshRanchTRIZ/CONSULTING/Projections/WalshRanchTRIZProjections-v1.0.4\(2025-2035Development\)v2.0.xlsx](https://manicap.sharepoint.com/sites/ALLSTAFF/TEXAS/texasFortWorthWalshRanchTRIZ/CONSULTING/Projections/WalshRanchTRIZProjections-v1.0.4(2025-2035Development)v2.0.xlsx)
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-2.6.2.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.3.2: Projected Assessed Value - All Land Uses - Development Years 2036-2040 - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2036 Development Projected Assessed Value ³	2037 Development Projected Assessed Value ⁴	2038 Development Projected Assessed Value ⁵	2039 Development Projected Assessed Value ⁶	2040 Development Projected Assessed Value ⁷	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$680,121,632	\$0	\$0	\$0	\$0	\$680,121,632
31-Dec-37	1-Jan-38	127%	\$693,724,065	\$637,892,909	\$0	\$0	\$0	\$1,331,616,974
31-Dec-38	1-Jan-39	129%	\$707,598,546	\$650,650,767	\$519,582,799	\$0	\$0	\$1,877,832,112
31-Dec-39	1-Jan-40	132%	\$721,750,517	\$663,663,782	\$529,974,455	\$652,709,335	\$0	\$2,568,098,089
31-Dec-40	1-Jan-41	135%	\$736,185,528	\$676,937,058	\$540,573,944	\$665,763,521	\$703,064,292	\$3,322,524,343
31-Dec-41	1-Jan-42	137%	\$750,909,238	\$690,475,799	\$551,385,423	\$679,078,792	\$717,125,578	\$3,388,974,830
31-Dec-42	1-Jan-43	140%	\$765,927,423	\$704,285,315	\$562,413,131	\$692,660,368	\$731,468,090	\$3,456,754,327
31-Dec-43	1-Jan-44	143%	\$781,245,971	\$718,371,021	\$573,661,394	\$706,513,575	\$746,097,452	\$3,525,889,413
31-Dec-44	1-Jan-45	146%	\$796,870,891	\$732,738,442	\$585,134,622	\$720,643,846	\$761,019,401	\$3,596,407,201
31-Dec-45	1-Jan-46	149%	\$812,808,309	\$747,393,211	\$596,837,314	\$736,239,789	\$776,239,789	\$3,668,335,346
31-Dec-46	1-Jan-47	152%	\$829,064,475	\$762,341,075	\$608,774,060	\$751,764,584	\$791,764,584	\$3,741,702,052
31-Dec-47	1-Jan-48	155%	\$845,645,764	\$777,587,896	\$620,949,542	\$764,753,015	\$807,599,876	\$3,816,536,093
31-Dec-48	1-Jan-49	158%	\$862,558,680	\$793,139,654	\$633,368,533	\$780,048,075	\$823,751,874	\$3,892,866,815
31-Dec-49	1-Jan-50	161%	\$879,809,853	\$809,002,447	\$646,035,903	\$795,649,037	\$840,226,911	\$3,970,724,152
31-Dec-50	1-Jan-51	164%	\$895,625,042	\$825,182,496	\$658,956,621	\$811,562,017	\$857,031,449	\$4,138,537,626
31-Dec-51	1-Jan-52	167%	\$915,354,171	\$841,686,146	\$672,135,754	\$827,793,258	\$874,172,078	\$4,131,141,407
31-Dec-52	1-Jan-53	171%	\$933,661,255	\$858,519,869	\$685,578,469	\$844,349,123	\$891,655,520	\$4,213,764,236
31-Dec-53	1-Jan-54	174%	\$952,334,480	\$875,690,267	\$699,290,038	\$861,236,105	\$909,488,630	\$4,298,039,520
31-Dec-54	1-Jan-55	178%	\$971,381,169	\$893,204,072	\$713,275,839	\$878,460,828	\$927,678,403	\$4,384,000,311
31-Dec-55	1-Jan-56	181%	\$990,808,793	\$911,068,153	\$727,541,356	\$896,030,044	\$946,231,971	\$4,471,680,317
31-Dec-56	1-Jan-57	185%	\$1,010,624,969	\$929,289,516	\$742,092,183	\$913,950,645	\$965,156,610	\$4,561,113,923
31-Dec-57	1-Jan-58	188%	\$1,030,837,468	\$947,875,307	\$756,934,026	\$932,229,658	\$984,459,743	\$4,652,336,202
31-Dec-58	1-Jan-59	192%	\$1,051,454,217	\$966,832,813	\$772,072,707	\$950,874,251	\$1,004,148,937	\$4,745,382,926
31-Dec-59	1-Jan-60	196%	\$1,072,483,302	\$986,169,469	\$787,514,161	\$969,891,736	\$1,024,231,916	\$4,840,290,584
31-Dec-60	1-Jan-61	200%	\$1,093,932,968	\$1,005,892,859	\$803,264,444	\$989,289,571	\$1,044,716,554	\$4,937,096,396
31-Dec-61	1-Jan-62	204%	\$1,115,811,627	\$1,026,010,716	\$819,329,733	\$1,009,075,362	\$1,065,610,886	\$5,035,838,324
31-Dec-62	1-Jan-63	208%	\$1,138,127,860	\$1,046,530,930	\$835,716,328	\$1,029,256,869	\$1,086,923,103	\$5,136,555,090
31-Dec-63	1-Jan-64	212%	\$1,160,890,417	\$1,067,461,549	\$852,430,654	\$1,049,842,007	\$1,108,661,565	\$5,239,286,192
31-Dec-64	1-Jan-65	216%	\$1,184,108,225	\$1,088,810,780	\$869,479,268	\$1,070,838,847	\$1,130,834,797	\$5,344,071,916
31-Dec-65	1-Jan-66	221%	\$1,207,790,390	\$1,110,586,995	\$886,868,853	\$1,092,255,624	\$1,153,451,493	\$5,450,953,354
31-Dec-66	1-Jan-67	225%	\$1,231,946,198	\$1,132,798,735	\$904,606,230	\$1,114,100,736	\$1,176,520,522	\$5,559,972,421
31-Dec-67	1-Jan-68	230%	\$1,256,585,121	\$1,155,454,710	\$922,698,355	\$1,136,382,751	\$1,200,050,933	\$5,671,171,870
31-Dec-68	1-Jan-69	234%	\$1,281,716,824	\$1,178,563,804	\$941,152,322	\$1,159,110,406	\$1,224,051,952	\$5,784,595,307
31-Dec-69	1-Jan-70	239%	\$1,307,351,160	\$1,202,135,080	\$959,975,368	\$1,182,292,614	\$1,248,532,991	\$5,900,287,213
31-Dec-70	1-Jan-71	244%	\$1,333,498,184	\$1,226,177,782	\$979,174,875	\$1,205,938,467	\$1,273,503,650	\$6,018,292,958
31-Dec-71	1-Jan-72	249%	\$1,360,168,147	\$1,250,701,337	\$998,758,373	\$1,230,057,236	\$1,298,973,723	\$6,138,658,817
31-Dec-72	1-Jan-73	254%	\$1,387,371,510	\$1,275,715,364	\$1,018,733,540	\$1,254,658,381	\$1,324,953,198	\$6,261,431,993
31-Dec-73	1-Jan-74	259%	\$1,415,118,940	\$1,301,229,671	\$1,039,108,211	\$1,279,751,548	\$1,351,452,262	\$6,386,660,633
31-Dec-74	1-Jan-75	264%	\$1,443,421,319	\$1,327,254,265	\$1,059,890,375	\$1,305,346,579	\$1,378,481,307	\$6,514,393,846
31-Dec-75	1-Jan-76	269%	\$1,472,289,746	\$1,353,799,350	\$1,081,088,183	\$1,331,453,511	\$1,406,050,933	\$6,644,681,722
31-Dec-76	1-Jan-77	275%	\$1,501,735,540	\$1,380,875,337	\$1,102,709,947	\$1,358,082,581	\$1,434,171,952	\$6,777,575,357
31-Dec-77	1-Jan-78	280%	\$1,531,770,251	\$1,408,492,844	\$1,124,764,146	\$1,385,244,233	\$1,462,855,391	\$6,913,126,864
31-Dec-78	1-Jan-79	286%	\$1,562,405,656	\$1,436,662,701	\$1,147,259,428	\$1,412,949,117	\$1,492,112,499	\$7,051,389,401
31-Dec-79	1-Jan-80	291%	\$1,593,653,769	\$1,465,395,955	\$1,170,204,617	\$1,441,208,100	\$1,521,954,749	\$7,192,417,189
31-Dec-80	1-Jan-81	297%	\$1,625,526,845	\$1,494,703,874	\$1,193,608,709	\$1,470,032,262	\$1,552,393,844	\$7,336,265,533
31-Dec-81	1-Jan-82	303%	\$1,658,037,382	\$1,524,597,951	\$1,217,480,884	\$1,499,432,907	\$1,583,441,721	\$7,482,990,844
31-Dec-82	1-Jan-83	309%	\$1,691,198,129	\$1,555,089,910	\$1,241,830,501	\$1,529,421,565	\$1,615,110,555	\$7,632,650,661
31-Dec-83	1-Jan-84	315%	\$1,725,022,092	\$1,586,191,708	\$1,266,667,111	\$1,560,090,996	\$1,647,412,766	\$7,785,303,674
31-Dec-84	1-Jan-85	322%	\$1,759,522,534	\$1,617,915,543	\$1,292,000,453	\$1,591,210,196	\$1,680,361,021	\$7,941,009,747
31-Dec-85	1-Jan-86	328%	\$1,794,712,984	\$1,650,273,853	\$1,317,840,463	\$1,623,034,400	\$1,713,968,242	\$8,099,829,942
31-Dec-86	1-Jan-87	335%	\$1,830,607,244	\$1,683,279,331	\$1,344,197,272	\$1,655,495,088	\$1,748,247,607	\$8,261,826,541
31-Dec-87	1-Jan-88	341%	\$1,867,219,389	\$1,716,944,917	\$1,371,083,217	\$1,688,604,990	\$1,783,212,559	\$8,427,063,072
31-Dec-88	1-Jan-89	348%	\$1,904,563,777	\$1,751,283,815	\$1,398,502,842	\$1,722,377,090	\$1,818,876,810	\$8,595,604,333
31-Dec-89	1-Jan-90	355%	\$1,942,655,052	\$1,786,309,492	\$1,426,472,898	\$1,756,824,631	\$1,855,254,346	\$8,767,516,420
31-Dec-90	1-Jan-91	362%	\$1,981,508,153	\$1,822,035,682	\$1,455,002,356	\$1,791,961,124	\$1,892,359,433	\$8,942,866,749
31-Dec-91	1-Jan-92	369%	\$2,021,138,316	\$1,858,476,395	\$1,484,102,403	\$1,827,800,347	\$1,930,206,622	\$9,121,724,083
31-Dec-92	1-Jan-93	377%	\$2,061,561,083	\$1,895,645,923	\$1,513,784,452	\$1,864,356,353	\$1,968,810,754	\$9,304,158,565
31-Dec-93	1-Jan-94	384%	\$2,102,792,304	\$1,933,558,842	\$1,544,060,141	\$1,901,643,481	\$2,008,186,969	\$9,490,241,736
31-Dec-94	1-Jan-95	392%	\$2,144,848,151	\$1,972,230,018	\$1,574,941,343	\$1,939,676,350	\$2,048,350,709	\$9,680,046,571
31-Dec-95	1-Jan-96	400%	\$2,187,745,114	\$2,011,674,619	\$1,606,480,170	\$1,978,469,877	\$2,089,317,723	\$9,873,647,503
31-Dec-96	1-Jan-97	408%	\$2,231,500,016	\$2,051,908,111	\$1,638,568,974	\$2,018,039,275	\$2,131,104,077	\$10,071,120,453
31-Dec-97	1-Jan-98	416%	\$2,276,130,016	\$2,092,946,273	\$1,671,340,353	\$2,058,400,060	\$2,173,726,159	\$10,272,542,862
31-Dec-98	1-Jan-99	424%	\$2,321,652,616	\$2,134,805,199	\$1,704,767,160	\$2,099,568,061	\$2,217,200,682	\$10,477,993,719
31-Dec-99	1-Jan-00	433%	\$2,368,085,669	\$2,177,501,303	\$1,738,862,503	\$2,141,559,423	\$2,261,544,696	\$10,687,553,593
31-Dec-00	1-Jan-01	442%	\$2,415,447,382	\$2,221,051,329	\$1,773,639,753	\$2,184,390,611	\$2,306,775,590	\$10,901,304,665
31-Dec-01	1-Jan-02	450%	\$2,463,756,330	\$2,265,472,356	\$1,809,112,549	\$2,228,078,423	\$2,352,911,101	\$11,119,330,759
31-Dec-02	1-Jan-03	459%	\$2,513,031,456	\$2,310,781,803	\$1,845,294,799	\$2,272,639,992	\$2,399,969,323	\$11,341,717,374
31-Dec-03	1-Jan-04	469%	\$2,563,292,086	\$2,356,997,439	\$1,882,200,695	\$2,318,092,792	\$2,447,968,710	\$11,568,551,721
31-Dec-04	1-Jan-05	478%	\$2,614,557,927	\$2,404,137,387	\$1,919,844,709	\$2,364,454,647	\$2,496,928,084	\$11,799,922,756
31-Dec-05	1-Jan-06	488%	\$2,666,849,086	\$2,452,220,135	\$1,958,241,604	\$2,411,743,740	\$2,546,866,646	\$12,035,921,211
31-Dec-06	1-Jan-07	497%	\$2,720,186,068	\$2,501,264,538	\$1,997,406,436	\$2,459,978,615	\$2,597,803,979	\$12,276,639,635
31-Dec-07	1-Jan-08	507%	\$2,774,589,789	\$2,551,289,829	\$2,037,354,564	\$2,509,178,187	\$2,649,760,058	\$12,522,172,428

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[https://municap.sharepoint.com/sites/ALLSTAFF/TEXASNews/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections - v1.2 B \(2036-2046 Development\) v2.0.xlsx](https://municap.sharepoint.com/sites/ALLSTAFF/TEXASNews/Fort%20Worth/Walsh%20Ranch%20TIRZ/CONSULTING/Projections/Walsh%20Ranch%20TIRZ%20Projections-v1.2%20B%20(2036-2046%20Development)%20v2.0.xlsx) V1-B-1.2
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-2.12.1.

⁴See Exhibit C-2.13.1.

⁵See Exhibit C-2.14.1.

⁶See Exhibit C-2.15.1.

⁷See Exhibit C-2.16.1.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.3.3: Projected Assessed Value - All Land Uses - Development Years 2036-2040 - Tarrant County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2036 Development Projected Assessed Value ³	2037 Development Projected Assessed Value ⁴	2038 Development Projected Assessed Value ⁵	2039 Development Projected Assessed Value ⁶	2040 Development Projected Assessed Value ⁷	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$63,006,252	\$0	\$0	\$0	\$0	\$63,006,252
31-Dec-37	1-Jan-38	127%	\$64,266,377	\$148,956,738	\$0	\$0	\$0	\$213,223,115
31-Dec-38	1-Jan-39	129%	\$65,551,705	\$151,935,873	\$151,314,942	\$0	\$0	\$368,802,519
31-Dec-39	1-Jan-40	132%	\$66,862,739	\$154,974,590	\$154,341,240	\$154,974,590	\$0	\$531,153,160
31-Dec-40	1-Jan-41	135%	\$68,199,994	\$158,074,082	\$157,428,065	\$158,074,082	\$227,270,557	\$769,046,780
31-Dec-41	1-Jan-42	137%	\$69,563,994	\$161,235,564	\$160,576,627	\$161,235,564	\$231,815,968	\$784,427,716
31-Dec-42	1-Jan-43	140%	\$70,955,274	\$164,460,275	\$163,788,159	\$164,460,275	\$236,452,287	\$800,116,270
31-Dec-43	1-Jan-44	143%	\$72,374,379	\$167,749,481	\$167,063,922	\$167,749,481	\$241,181,333	\$816,118,595
31-Dec-44	1-Jan-45	146%	\$73,821,867	\$171,104,470	\$170,405,201	\$171,104,470	\$246,004,960	\$832,440,967
31-Dec-45	1-Jan-46	149%	\$75,298,304	\$174,526,560	\$173,813,305	\$174,526,560	\$250,925,059	\$849,089,787
31-Dec-46	1-Jan-47	152%	\$76,804,270	\$178,017,091	\$177,289,571	\$178,017,091	\$255,943,560	\$866,071,582
31-Dec-47	1-Jan-48	155%	\$78,340,355	\$181,577,433	\$180,835,362	\$181,577,433	\$261,062,431	\$883,393,014
31-Dec-48	1-Jan-49	158%	\$79,907,163	\$185,208,981	\$184,452,070	\$185,208,981	\$266,283,680	\$901,060,874
31-Dec-49	1-Jan-50	161%	\$81,505,306	\$188,913,161	\$188,141,111	\$188,913,161	\$271,609,354	\$919,082,092
31-Dec-50	1-Jan-51	164%	\$83,135,412	\$192,691,424	\$191,903,933	\$192,691,424	\$277,041,541	\$937,463,734
31-Dec-51	1-Jan-52	167%	\$84,798,120	\$196,545,253	\$195,742,012	\$196,545,253	\$282,582,371	\$956,213,008
31-Dec-52	1-Jan-53	171%	\$86,494,083	\$200,476,158	\$199,656,852	\$200,476,158	\$288,234,019	\$975,337,269
31-Dec-53	1-Jan-54	174%	\$88,223,964	\$204,485,681	\$203,649,989	\$204,485,681	\$293,998,699	\$994,844,014
31-Dec-54	1-Jan-55	178%	\$89,988,443	\$208,575,394	\$207,722,989	\$208,575,394	\$299,878,673	\$1,014,740,894
31-Dec-55	1-Jan-56	181%	\$91,788,212	\$212,746,902	\$211,877,449	\$212,746,902	\$305,876,247	\$1,035,035,712
31-Dec-56	1-Jan-57	185%	\$93,623,977	\$217,001,840	\$216,114,998	\$217,001,840	\$311,993,772	\$1,055,736,426
31-Dec-57	1-Jan-58	188%	\$95,496,456	\$221,341,877	\$220,437,298	\$221,341,877	\$318,233,647	\$1,076,851,155
31-Dec-58	1-Jan-59	192%	\$97,406,385	\$225,768,715	\$224,846,044	\$225,768,715	\$324,598,320	\$1,098,388,178
31-Dec-59	1-Jan-60	196%	\$99,354,513	\$230,284,089	\$229,342,964	\$230,284,089	\$331,090,286	\$1,120,355,942
31-Dec-60	1-Jan-61	200%	\$101,341,603	\$234,889,771	\$233,929,824	\$234,889,771	\$337,712,092	\$1,142,763,060
31-Dec-61	1-Jan-62	204%	\$103,368,435	\$239,587,566	\$238,608,420	\$239,587,566	\$344,466,334	\$1,165,618,322
31-Dec-62	1-Jan-63	208%	\$105,435,804	\$244,379,317	\$243,380,589	\$244,379,317	\$351,155,661	\$1,188,930,688
31-Dec-63	1-Jan-64	212%	\$107,544,520	\$249,266,904	\$248,248,200	\$249,266,904	\$358,288,774	\$1,212,709,302
31-Dec-64	1-Jan-65	216%	\$109,695,410	\$254,252,242	\$253,213,164	\$254,252,242	\$365,590,429	\$1,236,963,488
31-Dec-65	1-Jan-66	221%	\$111,889,319	\$259,337,287	\$258,277,428	\$259,337,287	\$372,861,438	\$1,261,702,758
31-Dec-66	1-Jan-67	225%	\$114,127,105	\$264,524,032	\$263,442,976	\$264,524,032	\$380,318,667	\$1,286,936,813
31-Dec-67	1-Jan-68	230%	\$116,409,647	\$269,814,513	\$268,711,836	\$269,814,513	\$387,925,040	\$1,312,675,549
31-Dec-68	1-Jan-69	234%	\$118,737,840	\$275,210,803	\$274,086,072	\$275,210,803	\$395,683,541	\$1,338,929,060
31-Dec-69	1-Jan-70	239%	\$121,112,597	\$280,715,019	\$279,567,794	\$280,715,019	\$403,597,212	\$1,365,707,641
31-Dec-70	1-Jan-71	244%	\$123,534,849	\$286,329,320	\$285,159,150	\$286,329,320	\$411,669,156	\$1,393,021,794
31-Dec-71	1-Jan-72	249%	\$126,005,546	\$292,055,906	\$290,862,333	\$292,055,906	\$419,902,539	\$1,420,882,230
31-Dec-72	1-Jan-73	254%	\$128,525,657	\$297,897,024	\$296,679,579	\$297,897,024	\$428,300,590	\$1,449,299,874
31-Dec-73	1-Jan-74	259%	\$131,096,170	\$303,854,965	\$302,613,171	\$303,854,965	\$436,866,602	\$1,478,285,872
31-Dec-74	1-Jan-75	264%	\$133,718,093	\$309,932,064	\$308,665,434	\$309,932,064	\$445,603,934	\$1,507,851,589
31-Dec-75	1-Jan-76	269%	\$136,392,455	\$316,130,705	\$314,838,743	\$316,130,705	\$454,516,012	\$1,538,008,621
31-Dec-76	1-Jan-77	275%	\$139,120,304	\$322,453,319	\$321,135,518	\$322,453,319	\$463,606,333	\$1,568,768,794
31-Dec-77	1-Jan-78	280%	\$141,902,710	\$328,902,386	\$327,558,228	\$328,902,386	\$472,878,459	\$1,600,144,169
31-Dec-78	1-Jan-79	286%	\$144,740,765	\$335,480,434	\$334,109,393	\$335,480,434	\$482,336,028	\$1,632,147,053
31-Dec-79	1-Jan-80	291%	\$147,635,580	\$342,190,042	\$340,791,581	\$342,190,042	\$491,982,749	\$1,664,789,994
31-Dec-80	1-Jan-81	297%	\$150,588,291	\$349,033,843	\$347,607,412	\$349,033,843	\$501,822,404	\$1,698,085,794
31-Dec-81	1-Jan-82	303%	\$153,600,057	\$356,014,520	\$354,559,561	\$356,014,520	\$511,888,852	\$1,732,047,510
31-Dec-82	1-Jan-83	309%	\$156,672,058	\$363,134,810	\$361,650,752	\$363,134,810	\$522,096,029	\$1,766,688,460
31-Dec-83	1-Jan-84	315%	\$159,805,500	\$370,397,507	\$368,883,767	\$370,397,507	\$532,537,590	\$1,802,022,229
31-Dec-84	1-Jan-85	322%	\$163,001,610	\$377,805,457	\$376,261,442	\$377,805,457	\$543,188,709	\$1,838,062,674
31-Dec-85	1-Jan-86	328%	\$166,261,642	\$385,361,566	\$383,786,671	\$385,361,566	\$554,052,483	\$1,874,823,927
31-Dec-86	1-Jan-87	335%	\$169,586,875	\$393,068,797	\$391,462,404	\$393,068,797	\$565,133,532	\$1,912,320,406
31-Dec-87	1-Jan-88	341%	\$172,978,612	\$400,930,173	\$399,291,653	\$400,930,173	\$576,436,203	\$1,950,566,814
31-Dec-88	1-Jan-89	348%	\$176,438,184	\$408,948,777	\$407,277,486	\$408,948,777	\$587,964,927	\$1,989,578,150
31-Dec-89	1-Jan-90	355%	\$179,966,948	\$417,127,752	\$415,423,035	\$417,127,752	\$599,724,226	\$2,029,369,713
31-Dec-90	1-Jan-91	362%	\$183,566,287	\$425,470,307	\$423,731,496	\$425,470,307	\$611,718,710	\$2,069,957,107
31-Dec-91	1-Jan-92	369%	\$187,237,613	\$433,979,713	\$432,206,126	\$433,979,713	\$623,953,084	\$2,111,356,249
31-Dec-92	1-Jan-93	377%	\$190,982,365	\$442,659,307	\$440,850,248	\$442,659,307	\$636,432,146	\$2,153,583,374
31-Dec-93	1-Jan-94	384%	\$194,802,012	\$451,512,494	\$449,667,253	\$451,512,494	\$649,160,789	\$2,196,655,042
31-Dec-94	1-Jan-95	392%	\$198,698,053	\$460,542,744	\$458,660,598	\$460,542,744	\$662,144,005	\$2,240,588,143
31-Dec-95	1-Jan-96	400%	\$202,672,014	\$469,753,598	\$467,833,810	\$469,753,598	\$675,386,885	\$2,285,399,906
31-Dec-96	1-Jan-97	408%	\$206,725,454	\$479,148,670	\$477,190,487	\$479,148,670	\$688,894,623	\$2,331,107,904
31-Dec-97	1-Jan-98	416%	\$210,859,963	\$488,731,644	\$486,734,296	\$488,731,644	\$702,672,515	\$2,377,730,062
31-Dec-98	1-Jan-99	424%	\$215,077,162	\$498,506,277	\$496,468,982	\$498,506,277	\$716,725,965	\$2,425,284,663
31-Dec-99	1-Jan-00	433%	\$219,378,705	\$508,476,402	\$506,398,362	\$508,476,402	\$731,060,485	\$2,473,790,356
31-Dec-00	1-Jan-01	442%	\$223,766,280	\$518,645,930	\$516,526,329	\$518,645,930	\$745,681,694	\$2,523,266,163
31-Dec-01	1-Jan-02	450%	\$228,241,605	\$529,018,849	\$526,856,856	\$529,018,849	\$760,595,328	\$2,573,731,487
31-Dec-02	1-Jan-03	459%	\$232,806,437	\$539,599,226	\$537,393,993	\$539,599,226	\$775,807,235	\$2,625,206,116
31-Dec-03	1-Jan-04	469%	\$237,462,566	\$550,391,210	\$548,141,873	\$550,391,210	\$791,323,379	\$2,677,710,239
31-Dec-04	1-Jan-05	478%	\$242,211,817	\$561,399,035	\$559,104,710	\$561,399,035	\$807,149,847	\$2,731,264,444
31-Dec-05	1-Jan-06	488%	\$247,056,054	\$572,627,015	\$570,286,804	\$572,627,015	\$823,292,844	\$2,785,889,732
31-Dec-06	1-Jan-07	497%	\$251,997,175	\$584,079,556	\$581,692,540	\$584,079,556	\$839,758,701	\$2,841,607,527
31-Dec-07	1-Jan-08	507%	\$257,037,118	\$595,761,147	\$593,326,391	\$595,761,147	\$856,553,875	\$2,898,439,678

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22-Feb-26

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²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-2.122.

⁴See Exhibit C-2.132.

⁵See Exhibit C-2.142.

⁶See Exhibit C-2.152.

⁷See Exhibit C-2.162.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.4.2: Projected Assessed Value - All Land Uses - Development Years 2041-2046 - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2041 Development Projected Assessed Value ³	2042 Development Projected Assessed Value ⁴	2043 Development Projected Assessed Value ⁵	2044 Development Projected Assessed Value ⁶	2045 Development Projected Assessed Value ⁷	2046 Development Projected Assessed Value ⁸	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-37	1-Jan-38	127%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-38	1-Jan-39	129%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-39	1-Jan-40	132%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-40	1-Jan-41	135%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-41	1-Jan-42	137%	\$711,359,878	\$0	\$0	\$0	\$0	\$0	\$711,359,878
31-Dec-42	1-Jan-43	140%	\$725,587,076	\$576,113,122	\$0	\$0	\$0	\$0	\$1,301,700,198
31-Dec-43	1-Jan-44	143%	\$740,098,817	\$587,635,384	\$477,850,348	\$0	\$0	\$0	\$1,805,584,550
31-Dec-44	1-Jan-45	146%	\$754,900,794	\$599,388,092	\$487,407,355	\$621,499,248	\$0	\$0	\$2,463,195,489
31-Dec-45	1-Jan-46	149%	\$769,998,810	\$611,375,854	\$497,155,502	\$633,929,233	\$656,775,674	\$0	\$3,169,235,073
31-Dec-46	1-Jan-47	152%	\$785,398,786	\$623,603,371	\$507,098,612	\$646,607,818	\$669,911,188	\$529,074,072	\$3,761,693,846
31-Dec-47	1-Jan-48	155%	\$801,106,761	\$636,075,438	\$517,240,585	\$659,539,974	\$683,309,412	\$559,655,553	\$3,836,927,723
31-Dec-48	1-Jan-49	158%	\$817,128,897	\$648,796,947	\$527,585,396	\$672,730,774	\$696,975,600	\$550,448,664	\$3,913,666,278
31-Dec-49	1-Jan-50	161%	\$833,471,475	\$661,772,886	\$538,137,104	\$686,185,389	\$710,915,112	\$561,457,637	\$3,991,939,603
31-Dec-50	1-Jan-51	164%	\$850,140,904	\$675,008,344	\$548,899,846	\$699,909,097	\$725,133,414	\$572,686,790	\$4,071,778,395
31-Dec-51	1-Jan-52	167%	\$867,143,722	\$688,508,511	\$559,877,843	\$713,907,279	\$739,636,082	\$584,140,526	\$4,153,213,963
31-Dec-52	1-Jan-53	171%	\$884,486,597	\$702,278,681	\$571,075,400	\$728,185,424	\$754,428,804	\$595,823,337	\$4,236,278,242
31-Dec-53	1-Jan-54	174%	\$902,176,329	\$716,324,254	\$582,496,908	\$742,789,133	\$769,517,380	\$607,739,803	\$4,321,003,807
31-Dec-54	1-Jan-55	178%	\$920,219,855	\$730,650,739	\$594,146,846	\$757,604,116	\$784,907,728	\$619,894,594	\$4,407,423,883
31-Dec-55	1-Jan-56	181%	\$938,624,252	\$745,263,754	\$606,029,783	\$772,756,198	\$800,605,882	\$632,292,491	\$4,495,572,361
31-Dec-56	1-Jan-57	185%	\$957,396,737	\$760,169,029	\$618,150,379	\$788,211,322	\$816,618,000	\$644,938,341	\$4,585,483,808
31-Dec-57	1-Jan-58	188%	\$976,544,672	\$775,372,410	\$630,513,386	\$803,975,548	\$832,950,360	\$657,837,108	\$4,677,193,484
31-Dec-58	1-Jan-59	192%	\$996,075,566	\$790,879,858	\$643,123,654	\$820,055,059	\$849,609,367	\$670,993,850	\$4,770,737,354
31-Dec-59	1-Jan-60	196%	\$1,015,997,077	\$806,697,453	\$655,986,127	\$836,456,160	\$866,601,554	\$684,413,727	\$4,866,152,101
31-Dec-60	1-Jan-61	200%	\$1,036,317,018	\$822,831,404	\$669,105,850	\$853,185,284	\$883,933,585	\$698,102,002	\$4,963,475,143
31-Dec-61	1-Jan-62	204%	\$1,057,043,359	\$839,288,032	\$682,487,967	\$870,248,989	\$901,612,257	\$712,064,042	\$5,062,744,646
31-Dec-62	1-Jan-63	208%	\$1,078,184,226	\$856,073,793	\$696,137,726	\$887,653,969	\$919,644,502	\$726,305,323	\$5,163,999,539
31-Dec-63	1-Jan-64	212%	\$1,099,747,910	\$873,195,269	\$710,060,481	\$903,407,048	\$938,037,392	\$740,831,429	\$5,267,279,530
31-Dec-64	1-Jan-65	216%	\$1,121,742,869	\$890,659,174	\$724,161,690	\$923,515,189	\$956,798,140	\$755,648,058	\$5,372,625,120
31-Dec-65	1-Jan-66	221%	\$1,144,177,726	\$908,472,358	\$738,746,924	\$941,985,493	\$975,934,103	\$770,761,019	\$5,480,077,623
31-Dec-66	1-Jan-67	225%	\$1,167,061,281	\$926,641,805	\$753,521,862	\$960,825,203	\$995,452,785	\$786,176,239	\$5,589,679,175
31-Dec-67	1-Jan-68	230%	\$1,190,402,506	\$945,174,641	\$768,592,300	\$980,041,707	\$1,015,361,841	\$801,899,764	\$5,701,472,759
31-Dec-68	1-Jan-69	234%	\$1,214,210,556	\$964,078,134	\$783,964,146	\$999,642,541	\$1,035,669,078	\$817,937,759	\$5,815,502,214
31-Dec-69	1-Jan-70	239%	\$1,238,494,767	\$983,359,697	\$799,643,429	\$1,019,635,392	\$1,056,382,459	\$834,206,514	\$5,931,812,258
31-Dec-70	1-Jan-71	244%	\$1,263,264,663	\$1,003,026,891	\$815,636,297	\$1,040,028,100	\$1,077,510,108	\$850,982,445	\$6,050,448,503
31-Dec-71	1-Jan-72	249%	\$1,288,529,956	\$1,023,087,428	\$831,949,023	\$1,060,828,662	\$1,099,060,311	\$868,002,094	\$6,171,457,473
31-Dec-72	1-Jan-73	254%	\$1,314,300,555	\$1,043,549,177	\$848,588,004	\$1,082,045,235	\$1,121,041,517	\$885,362,135	\$6,294,886,623
31-Dec-73	1-Jan-74	259%	\$1,340,586,566	\$1,064,420,160	\$865,559,764	\$1,103,686,140	\$1,143,462,347	\$903,669,378	\$6,420,784,355
31-Dec-74	1-Jan-75	264%	\$1,367,398,298	\$1,085,708,564	\$882,870,959	\$1,125,759,863	\$1,166,331,594	\$921,130,766	\$6,549,200,042
31-Dec-75	1-Jan-76	269%	\$1,394,746,263	\$1,107,422,735	\$900,528,378	\$1,148,275,060	\$1,189,658,226	\$939,553,381	\$6,680,184,043
31-Dec-76	1-Jan-77	275%	\$1,422,641,189	\$1,129,571,190	\$918,538,946	\$1,171,240,561	\$1,213,451,390	\$958,344,449	\$6,813,787,724
31-Dec-77	1-Jan-78	280%	\$1,451,094,013	\$1,152,162,613	\$936,909,725	\$1,194,665,372	\$1,237,720,418	\$977,511,338	\$6,950,063,479
31-Dec-78	1-Jan-79	286%	\$1,480,115,893	\$1,175,205,866	\$955,647,919	\$1,218,558,680	\$1,262,474,827	\$997,061,564	\$7,089,064,748
31-Dec-79	1-Jan-80	291%	\$1,509,718,211	\$1,198,709,983	\$974,760,877	\$1,242,929,853	\$1,287,724,323	\$1,017,002,796	\$7,230,846,043
31-Dec-80	1-Jan-81	297%	\$1,539,912,575	\$1,222,684,183	\$994,256,095	\$1,267,788,450	\$1,313,478,810	\$1,037,342,852	\$7,375,462,964
31-Dec-81	1-Jan-82	303%	\$1,570,710,826	\$1,247,137,866	\$1,014,141,217	\$1,293,144,219	\$1,339,748,386	\$1,058,089,709	\$7,522,972,223
31-Dec-82	1-Jan-83	309%	\$1,602,125,043	\$1,272,080,621	\$1,034,424,041	\$1,319,007,104	\$1,366,543,353	\$1,079,251,503	\$7,673,431,668
31-Dec-83	1-Jan-84	315%	\$1,634,167,544	\$1,297,522,236	\$1,055,112,522	\$1,345,387,246	\$1,393,874,221	\$1,100,836,523	\$7,826,900,301
31-Dec-84	1-Jan-85	322%	\$1,666,850,895	\$1,323,472,681	\$1,076,214,773	\$1,372,294,991	\$1,421,751,705	\$1,122,853,263	\$7,983,438,307
31-Dec-85	1-Jan-86	328%	\$1,700,187,912	\$1,349,942,134	\$1,097,739,068	\$1,399,740,891	\$1,450,186,739	\$1,145,310,329	\$8,143,107,073
31-Dec-86	1-Jan-87	335%	\$1,734,191,671	\$1,376,940,977	\$1,119,693,849	\$1,427,735,708	\$1,479,190,474	\$1,168,216,535	\$8,305,969,215
31-Dec-87	1-Jan-88	341%	\$1,768,875,504	\$1,404,479,797	\$1,142,087,726	\$1,456,290,423	\$1,508,774,283	\$1,191,580,866	\$8,472,088,599
31-Dec-88	1-Jan-89	348%	\$1,804,253,014	\$1,432,569,393	\$1,164,929,481	\$1,485,416,231	\$1,538,949,769	\$1,215,412,483	\$8,641,530,371
31-Dec-89	1-Jan-90	355%	\$1,840,338,075	\$1,461,220,780	\$1,188,228,070	\$1,515,124,556	\$1,569,728,764	\$1,239,720,733	\$8,814,360,978
31-Dec-90	1-Jan-91	362%	\$1,877,144,836	\$1,490,445,196	\$1,211,992,632	\$1,545,427,047	\$1,601,123,340	\$1,264,515,148	\$8,990,648,198
31-Dec-91	1-Jan-92	369%	\$1,914,687,733	\$1,520,254,100	\$1,236,232,484	\$1,576,335,588	\$1,633,145,806	\$1,289,805,451	\$9,170,461,162
31-Dec-92	1-Jan-93	377%	\$1,952,981,487	\$1,550,659,182	\$1,260,957,134	\$1,607,862,300	\$1,665,808,723	\$1,315,601,560	\$9,353,870,385
31-Dec-93	1-Jan-94	384%	\$1,992,041,117	\$1,581,672,366	\$1,286,176,277	\$1,640,019,546	\$1,699,124,897	\$1,341,913,591	\$9,540,947,793
31-Dec-94	1-Jan-95	392%	\$2,031,881,939	\$1,613,305,813	\$1,311,899,802	\$1,672,819,936	\$1,733,107,395	\$1,368,751,863	\$9,731,766,749
31-Dec-95	1-Jan-96	400%	\$2,072,519,578	\$1,645,571,929	\$1,338,137,798	\$1,706,276,335	\$1,767,769,543	\$1,396,126,900	\$9,926,402,084
31-Dec-96	1-Jan-97	408%	\$2,113,969,970	\$1,678,483,368	\$1,364,900,554	\$1,740,401,862	\$1,803,124,934	\$1,424,049,438	\$10,124,930,125
31-Dec-97	1-Jan-98	416%	\$2,156,249,369	\$1,712,053,035	\$1,392,198,566	\$1,775,209,899	\$1,839,187,432	\$1,452,530,427	\$10,327,428,728
31-Dec-98	1-Jan-99	424%	\$2,199,374,357	\$1,746,294,096	\$1,420,042,537	\$1,810,714,097	\$1,875,971,181	\$1,481,581,035	\$10,535,977,303
31-Dec-99	1-Jan-00	433%	\$2,243,361,844	\$1,781,219,978	\$1,448,443,388	\$1,846,928,379	\$1,913,490,065	\$1,511,212,656	\$10,744,656,849
31-Dec-00	1-Jan-01	442%	\$2,288,229,081	\$1,816,844,377	\$1,477,412,255	\$1,883,866,947	\$1,951,760,417	\$1,541,436,909	\$10,959,549,986
31-Dec-01	1-Jan-02	450%	\$2,333,993,662	\$1,853,181,265	\$1,506,960,500	\$1,921,544,286	\$1,990,795,625	\$1,572,265,647	\$11,178,740,985
31-Dec-02	1-Jan-03	459%	\$2,380,673,535	\$1,890,244,890	\$1,537,099,710	\$1,959,975,171	\$2,030,611,538	\$1,603,710,960	\$11,402,315,805
31-Dec-03	1-Jan-04	469%	\$2,428,287,006	\$1,928,049,788	\$1,567,841,705	\$1,999,174,675	\$2,071,223,768	\$1,635,785,179	\$11,630,362,121
31-Dec-04	1-Jan-05	478%	\$2,476,852,746	\$1,966,610,784	\$1,599,195,239	\$2,039,158,168	\$2,112,648,244	\$1,668,500,883	\$11,862,969,263
31-Dec-05	1-Jan-06	488%	\$2,526,389,801	\$2,005,942,999	\$1,631,182,509	\$2,079,941,332	\$2,154,901,209	\$1,701,870,901	\$12,100,228,751
31-Dec-06	1-Jan-07	497%	\$2,576,917,597	\$2,046,061,859	\$1,663,806,160	\$2,121,540,158	\$2,197,999,233	\$1,735,908,319	\$12,342,233,326
31-Dec-07	1-Jan-08	507%	\$2,628,455,949	\$2,086,983,097	\$1,697,082,283	\$2,163,970,961	\$2,241,959,217	\$1,770,626,485	\$12,589,077,992

¹MuniCap, Inc.

²[https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/News/Fort Worth/Walsh Ranch TRZ/CONSULTING/Projections/Walsh Ranch TRZ Projections - v1.2 B \(2036-2046 Development\).xlsx](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/News/Fort%20Worth/Walsh%20Ranch%20TRZ/CONSULTING/Projections/Walsh%20Ranch%20TRZ%20Projections-v1.2%20(2036-2046%20Development).xlsx)

³According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assume no assessed value during construction.

⁴Assumes an annual inflation factor of 2.0%.

⁵See Exhibit C-2.17.1.

⁶See Exhibit C-2.18.1.

⁷See Exhibit C-2.19.1.

⁸See Exhibit C-2.20.1.

⁹See Exhibit C-2.21.1.

¹⁰See Exhibit C-2.22.1.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.4.3: Projected Assessed Value - All Land Uses - Development Years 2041-2046 - Tarrant County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2041 Development Projected Assessed Value ³	2042 Development Projected Assessed Value ⁴	2043 Development Projected Assessed Value ⁵	2044 Development Projected Assessed Value ⁶	2045 Development Projected Assessed Value	2046 Development Projected Assessed Value	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-37	1-Jan-38	127%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-38	1-Jan-39	129%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-39	1-Jan-40	132%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-40	1-Jan-41	135%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-41	1-Jan-42	137%	\$163,615,974	\$0	\$0	\$0	\$0	\$0	\$163,615,974
31-Dec-42	1-Jan-43	140%	\$166,888,294	\$141,556,006	\$0	\$0	\$0	\$0	\$308,444,300
31-Dec-43	1-Jan-44	143%	\$170,226,060	\$144,387,126	\$73,431,853	\$0	\$0	\$0	\$388,045,038
31-Dec-44	1-Jan-45	146%	\$171,630,581	\$147,274,869	\$74,900,490	\$74,900,490	\$0	\$0	\$470,706,429
31-Dec-45	1-Jan-46	149%	\$177,103,192	\$150,220,366	\$76,398,499	\$76,398,499	\$0	\$0	\$480,120,557
31-Dec-46	1-Jan-47	152%	\$180,645,256	\$153,224,773	\$77,926,469	\$77,926,469	\$0	\$0	\$489,722,968
31-Dec-47	1-Jan-48	155%	\$184,258,161	\$156,289,269	\$79,484,999	\$79,484,999	\$0	\$0	\$499,517,428
31-Dec-48	1-Jan-49	158%	\$187,943,325	\$159,415,054	\$81,074,699	\$81,074,699	\$0	\$0	\$509,507,776
31-Dec-49	1-Jan-50	161%	\$191,702,191	\$162,603,355	\$82,696,193	\$82,696,193	\$0	\$0	\$519,697,932
31-Dec-50	1-Jan-51	164%	\$195,536,235	\$165,855,422	\$84,350,117	\$84,350,117	\$0	\$0	\$530,091,890
31-Dec-51	1-Jan-52	167%	\$199,446,960	\$169,172,531	\$86,037,119	\$86,037,119	\$0	\$0	\$540,693,728
31-Dec-52	1-Jan-53	171%	\$203,435,899	\$172,555,981	\$87,757,861	\$87,757,861	\$0	\$0	\$551,507,603
31-Dec-53	1-Jan-54	174%	\$207,504,617	\$176,007,101	\$89,513,019	\$89,513,019	\$0	\$0	\$562,537,755
31-Dec-54	1-Jan-55	178%	\$211,654,709	\$179,527,243	\$91,303,279	\$91,303,279	\$0	\$0	\$573,788,510
31-Dec-55	1-Jan-56	181%	\$215,887,803	\$183,117,788	\$93,129,344	\$93,129,344	\$0	\$0	\$585,264,280
31-Dec-56	1-Jan-57	185%	\$220,205,559	\$186,780,144	\$94,991,931	\$94,991,931	\$0	\$0	\$596,969,566
31-Dec-57	1-Jan-58	188%	\$224,609,670	\$190,515,747	\$96,891,770	\$96,891,770	\$0	\$0	\$608,908,957
31-Dec-58	1-Jan-59	192%	\$229,101,864	\$194,326,062	\$98,829,605	\$98,829,605	\$0	\$0	\$621,087,136
31-Dec-59	1-Jan-60	196%	\$233,683,901	\$198,212,583	\$100,806,198	\$100,806,198	\$0	\$0	\$633,508,879
31-Dec-60	1-Jan-61	200%	\$238,357,579	\$202,176,834	\$102,822,321	\$102,822,321	\$0	\$0	\$646,179,057
31-Dec-61	1-Jan-62	204%	\$243,124,731	\$206,220,371	\$104,878,768	\$104,878,768	\$0	\$0	\$659,102,638
31-Dec-62	1-Jan-63	208%	\$247,987,225	\$210,344,779	\$106,976,343	\$106,976,343	\$0	\$0	\$672,284,690
31-Dec-63	1-Jan-64	212%	\$252,946,970	\$214,551,674	\$109,115,870	\$109,115,870	\$0	\$0	\$685,730,384
31-Dec-64	1-Jan-65	216%	\$258,005,909	\$218,842,708	\$111,298,188	\$111,298,188	\$0	\$0	\$699,444,992
31-Dec-65	1-Jan-66	221%	\$263,166,027	\$223,219,562	\$113,524,151	\$113,524,151	\$0	\$0	\$713,433,892
31-Dec-66	1-Jan-67	225%	\$268,429,348	\$227,683,953	\$115,794,634	\$115,794,634	\$0	\$0	\$727,702,570
31-Dec-67	1-Jan-68	230%	\$273,797,935	\$232,237,632	\$118,110,527	\$118,110,527	\$0	\$0	\$742,256,621
31-Dec-68	1-Jan-69	234%	\$279,273,894	\$236,882,385	\$120,472,738	\$120,472,738	\$0	\$0	\$757,101,753
31-Dec-69	1-Jan-70	239%	\$284,859,372	\$241,620,032	\$122,882,192	\$122,882,192	\$0	\$0	\$772,243,788
31-Dec-70	1-Jan-71	244%	\$290,556,559	\$246,452,433	\$125,339,836	\$125,339,836	\$0	\$0	\$787,688,664
31-Dec-71	1-Jan-72	249%	\$296,367,690	\$251,381,482	\$127,846,633	\$127,846,633	\$0	\$0	\$803,442,437
31-Dec-72	1-Jan-73	254%	\$302,295,044	\$256,409,111	\$130,403,565	\$130,403,565	\$0	\$0	\$819,511,286
31-Dec-73	1-Jan-74	259%	\$308,340,945	\$261,537,294	\$133,011,637	\$133,011,637	\$0	\$0	\$835,901,512
31-Dec-74	1-Jan-75	264%	\$314,507,764	\$266,768,039	\$135,671,870	\$135,671,870	\$0	\$0	\$852,619,542
31-Dec-75	1-Jan-76	269%	\$320,797,919	\$272,103,400	\$138,385,307	\$138,385,307	\$0	\$0	\$869,671,933
31-Dec-76	1-Jan-77	275%	\$327,213,877	\$277,545,468	\$141,153,013	\$141,153,013	\$0	\$0	\$887,065,372
31-Dec-77	1-Jan-78	280%	\$333,758,155	\$283,096,378	\$143,976,073	\$143,976,073	\$0	\$0	\$904,806,679
31-Dec-78	1-Jan-79	286%	\$340,433,318	\$288,758,305	\$146,855,595	\$146,855,595	\$0	\$0	\$922,902,813
31-Dec-79	1-Jan-80	291%	\$347,241,084	\$294,533,471	\$149,792,707	\$149,792,707	\$0	\$0	\$941,360,869
31-Dec-80	1-Jan-81	297%	\$354,186,824	\$300,424,141	\$152,788,561	\$152,788,561	\$0	\$0	\$960,188,086
31-Dec-81	1-Jan-82	303%	\$361,270,561	\$306,432,623	\$155,844,332	\$155,844,332	\$0	\$0	\$979,391,848
31-Dec-82	1-Jan-83	309%	\$368,495,972	\$312,561,276	\$158,961,219	\$158,961,219	\$0	\$0	\$998,979,685
31-Dec-83	1-Jan-84	315%	\$375,865,891	\$318,812,501	\$162,140,443	\$162,140,443	\$0	\$0	\$1,018,959,279
31-Dec-84	1-Jan-85	322%	\$383,383,209	\$325,188,751	\$165,383,252	\$165,383,252	\$0	\$0	\$1,039,338,464
31-Dec-85	1-Jan-86	328%	\$391,050,873	\$331,692,527	\$168,690,917	\$168,690,917	\$0	\$0	\$1,060,125,234
31-Dec-86	1-Jan-87	335%	\$398,871,891	\$338,326,377	\$172,064,735	\$172,064,735	\$0	\$0	\$1,081,327,738
31-Dec-87	1-Jan-88	341%	\$406,849,328	\$345,092,905	\$175,506,030	\$175,506,030	\$0	\$0	\$1,102,954,293
31-Dec-88	1-Jan-89	348%	\$414,986,315	\$351,994,763	\$179,016,151	\$179,016,151	\$0	\$0	\$1,125,013,379
31-Dec-89	1-Jan-90	355%	\$423,286,041	\$359,034,658	\$182,596,474	\$182,596,474	\$0	\$0	\$1,147,513,646
31-Dec-90	1-Jan-91	362%	\$431,751,762	\$366,215,351	\$186,248,403	\$186,248,403	\$0	\$0	\$1,170,463,919
31-Dec-91	1-Jan-92	369%	\$440,386,797	\$373,539,658	\$189,973,371	\$189,973,371	\$0	\$0	\$1,193,873,198
31-Dec-92	1-Jan-93	377%	\$449,194,533	\$381,010,451	\$193,772,839	\$193,772,839	\$0	\$0	\$1,217,750,662
31-Dec-93	1-Jan-94	384%	\$458,178,424	\$388,630,660	\$197,648,295	\$197,648,295	\$0	\$0	\$1,242,105,675
31-Dec-94	1-Jan-95	392%	\$467,341,992	\$396,403,274	\$201,601,261	\$201,601,261	\$0	\$0	\$1,266,947,788
31-Dec-95	1-Jan-96	400%	\$476,688,832	\$404,331,339	\$205,633,286	\$205,633,286	\$0	\$0	\$1,292,286,744
31-Dec-96	1-Jan-97	408%	\$486,222,609	\$412,417,066	\$209,745,952	\$209,745,952	\$0	\$0	\$1,318,132,479
31-Dec-97	1-Jan-98	416%	\$495,947,061	\$420,666,325	\$213,940,871	\$213,940,871	\$0	\$0	\$1,344,495,129
31-Dec-98	1-Jan-99	424%	\$505,866,002	\$429,079,652	\$218,219,689	\$218,219,689	\$0	\$0	\$1,371,385,031
31-Dec-99	1-Jan-00	433%	\$515,983,322	\$437,661,245	\$222,584,082	\$222,584,082	\$0	\$0	\$1,398,812,732
31-Dec-00	1-Jan-01	442%	\$526,302,989	\$446,414,470	\$227,035,764	\$227,035,764	\$0	\$0	\$1,426,788,987
31-Dec-01	1-Jan-02	450%	\$536,829,409	\$455,342,759	\$231,576,479	\$231,576,479	\$0	\$0	\$1,455,324,766
31-Dec-02	1-Jan-03	459%	\$547,565,630	\$464,449,614	\$236,208,009	\$236,208,009	\$0	\$0	\$1,484,431,262
31-Dec-03	1-Jan-04	469%	\$558,516,942	\$473,738,606	\$240,932,169	\$240,932,169	\$0	\$0	\$1,514,119,887
31-Dec-04	1-Jan-05	478%	\$569,687,281	\$483,313,378	\$245,750,813	\$245,750,813	\$0	\$0	\$1,544,402,285
31-Dec-05	1-Jan-06	488%	\$581,081,027	\$492,877,646	\$250,665,829	\$250,665,829	\$0	\$0	\$1,575,290,330
31-Dec-06	1-Jan-07	497%	\$592,702,647	\$502,735,199	\$255,679,145	\$255,679,145	\$0	\$0	\$1,606,796,137
31-Dec-07	1-Jan-08	507%	\$604,556,700	\$512,789,903	\$260,792,728	\$260,792,728	\$0	\$0	\$1,638,932,060

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[https://municap.sharepoint.com/sites/ALISTAFF/TEXAS/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections - v1.2 B \(2036-2046 Development\) v2.0.xlsx](https://municap.sharepoint.com/sites/ALISTAFF/TEXAS/Fort%20Worth/Walsh%20Ranch%20TIRZ/CONSULTING/Projections/Walsh%20Ranch%20TIRZ%20Projections%20v1.2%20B%2036-2046%20Development%20v2.0.xlsx)
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-2.17.2.

⁴See Exhibit C-2.18.2.

⁵See Exhibit C-2.19.2.

⁶See Exhibit C-2.20.2.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.5: Projected Assessed Value - All Land Uses - Development Years 2047-2051 - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2047 Development Projected Assessed Value ³	2048 Development Projected Assessed Value ⁴	2049 Development Projected Assessed Value ⁵	2050 Development Projected Assessed Value ⁶	2051 Development Projected Assessed Value ⁷	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-37	1-Jan-38	127%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-38	1-Jan-39	129%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-39	1-Jan-40	132%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-40	1-Jan-41	135%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-41	1-Jan-42	137%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-42	1-Jan-43	140%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-43	1-Jan-44	143%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-44	1-Jan-45	146%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-45	1-Jan-46	149%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-46	1-Jan-47	152%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-47	1-Jan-48	155%	\$165,763,925	\$0	\$0	\$0	\$0	\$165,763,925
31-Dec-48	1-Jan-49	158%	\$169,079,204	\$166,233,216	\$0	\$0	\$0	\$335,312,420
31-Dec-49	1-Jan-50	161%	\$172,460,788	\$169,557,881	\$24,412,503	\$0	\$0	\$366,431,172
31-Dec-50	1-Jan-51	164%	\$175,910,004	\$172,949,038	\$24,900,753	\$25,398,768	\$0	\$399,158,563
31-Dec-51	1-Jan-52	167%	\$179,428,204	\$176,408,019	\$25,398,768	\$25,906,744	\$25,398,768	\$432,540,503
31-Dec-52	1-Jan-53	171%	\$183,016,768	\$179,936,179	\$25,906,744	\$26,424,879	\$25,906,744	\$441,191,313
31-Dec-53	1-Jan-54	174%	\$186,677,103	\$183,534,903	\$26,424,879	\$26,953,376	\$26,424,879	\$450,015,139
31-Dec-54	1-Jan-55	178%	\$190,410,645	\$187,205,601	\$26,953,376	\$27,492,444	\$26,953,376	\$459,015,442
31-Dec-55	1-Jan-56	181%	\$194,218,858	\$190,949,713	\$27,492,444	\$28,042,292	\$27,492,444	\$468,195,751
31-Dec-56	1-Jan-57	185%	\$198,103,236	\$194,768,707	\$28,042,292	\$28,603,138	\$28,042,292	\$477,559,666
31-Dec-57	1-Jan-58	188%	\$202,065,300	\$198,664,081	\$28,603,138	\$29,175,201	\$28,603,138	\$487,110,859
31-Dec-58	1-Jan-59	192%	\$206,106,606	\$202,637,363	\$29,175,201	\$29,758,705	\$29,175,201	\$496,853,076
31-Dec-59	1-Jan-60	196%	\$210,228,738	\$206,690,110	\$29,758,705	\$30,353,879	\$29,758,705	\$506,790,138
31-Dec-60	1-Jan-61	200%	\$214,433,313	\$210,823,912	\$30,353,879	\$30,960,957	\$30,353,879	\$516,925,941
31-Dec-61	1-Jan-62	204%	\$218,721,979	\$215,040,391	\$30,960,957	\$31,580,176	\$30,960,957	\$527,264,460
31-Dec-62	1-Jan-63	208%	\$223,096,419	\$219,341,199	\$31,580,176	\$32,211,779	\$31,580,176	\$537,809,749
31-Dec-63	1-Jan-64	212%	\$227,558,347	\$223,728,022	\$32,211,779	\$32,856,015	\$32,211,779	\$548,565,944
31-Dec-64	1-Jan-65	216%	\$232,109,514	\$228,202,583	\$32,856,015	\$33,513,135	\$32,856,015	\$559,537,263
31-Dec-65	1-Jan-66	221%	\$236,751,705	\$232,766,635	\$33,513,135	\$34,183,398	\$33,513,135	\$570,728,008
31-Dec-66	1-Jan-67	225%	\$241,486,739	\$237,421,967	\$34,183,398	\$34,867,066	\$34,183,398	\$582,142,568
31-Dec-67	1-Jan-68	230%	\$246,316,473	\$242,170,407	\$34,867,066	\$35,564,407	\$34,867,066	\$593,785,419
31-Dec-68	1-Jan-69	234%	\$251,242,803	\$247,013,815	\$35,564,407	\$36,275,695	\$35,564,407	\$605,661,128
31-Dec-69	1-Jan-70	239%	\$256,267,659	\$251,954,091	\$36,275,695	\$37,001,209	\$36,275,695	\$617,774,350
31-Dec-70	1-Jan-71	244%	\$261,393,012	\$256,993,173	\$37,001,209	\$37,741,234	\$37,001,209	\$630,129,837
31-Dec-71	1-Jan-72	249%	\$266,620,872	\$262,133,036	\$37,741,234	\$38,496,058	\$37,741,234	\$642,732,434
31-Dec-72	1-Jan-73	254%	\$271,953,290	\$267,375,697	\$38,496,058	\$39,265,979	\$38,496,058	\$655,587,083
31-Dec-73	1-Jan-74	259%	\$277,392,356	\$272,723,211	\$39,265,979	\$40,051,299	\$39,265,979	\$668,698,824
31-Dec-74	1-Jan-75	264%	\$282,940,203	\$278,177,675	\$40,051,299	\$40,852,325	\$40,051,299	\$682,072,801
31-Dec-75	1-Jan-76	269%	\$288,599,007	\$283,741,229	\$40,852,325	\$41,669,371	\$40,852,325	\$695,714,257
31-Dec-76	1-Jan-77	275%	\$294,370,987	\$289,416,053	\$41,669,371	\$42,502,759	\$41,669,371	\$709,628,542
31-Dec-77	1-Jan-78	280%	\$300,258,407	\$295,204,374	\$42,502,759	\$43,352,814	\$42,502,759	\$723,821,113
31-Dec-78	1-Jan-79	286%	\$306,263,575	\$301,108,462	\$43,352,814	\$44,219,870	\$43,352,814	\$738,297,535
31-Dec-79	1-Jan-80	291%	\$312,388,846	\$307,130,631	\$44,219,870	\$45,104,268	\$44,219,870	\$753,063,486
31-Dec-80	1-Jan-81	297%	\$318,636,623	\$313,273,244	\$45,104,268	\$46,006,353	\$45,104,268	\$768,124,756
31-Dec-81	1-Jan-82	303%	\$325,009,356	\$319,538,709	\$46,006,353	\$46,926,480	\$46,006,353	\$783,487,251
31-Dec-82	1-Jan-83	309%	\$331,509,543	\$325,929,483	\$46,926,480	\$47,865,010	\$46,926,480	\$799,156,996
31-Dec-83	1-Jan-84	315%	\$338,139,734	\$332,448,072	\$47,865,010	\$48,822,310	\$47,865,010	\$815,140,136
31-Dec-84	1-Jan-85	322%	\$344,902,528	\$339,097,034	\$48,822,310	\$49,798,756	\$48,822,310	\$831,442,938
31-Dec-85	1-Jan-86	328%	\$351,800,579	\$345,878,975	\$49,798,756	\$50,794,731	\$49,798,756	\$848,071,797
31-Dec-86	1-Jan-87	335%	\$358,836,590	\$352,796,554	\$50,794,731	\$51,810,626	\$50,794,731	\$865,033,233
31-Dec-87	1-Jan-88	341%	\$366,013,322	\$359,852,485	\$51,810,626	\$52,846,838	\$51,810,626	\$882,333,898
31-Dec-88	1-Jan-89	348%	\$373,333,589	\$367,409,535	\$52,846,838	\$53,903,775	\$52,846,838	\$899,980,576
31-Dec-89	1-Jan-90	355%	\$380,800,261	\$374,390,525	\$53,903,775	\$54,981,851	\$53,903,775	\$917,980,187
31-Dec-90	1-Jan-91	362%	\$388,416,266	\$381,878,336	\$54,981,851	\$56,081,488	\$54,981,851	\$936,339,791
31-Dec-91	1-Jan-92	369%	\$396,184,591	\$389,515,903	\$56,081,488	\$57,203,117	\$56,081,488	\$955,066,587
31-Dec-92	1-Jan-93	377%	\$404,108,283	\$397,306,221	\$57,203,117	\$58,347,180	\$57,203,117	\$974,167,918
31-Dec-93	1-Jan-94	384%	\$412,190,449	\$405,252,345	\$58,347,180	\$59,514,123	\$58,347,180	\$993,651,277
31-Dec-94	1-Jan-95	392%	\$420,434,257	\$413,357,392	\$59,514,123	\$60,704,406	\$59,514,123	\$1,013,524,502
31-Dec-95	1-Jan-96	400%	\$428,842,943	\$421,624,540	\$60,704,406	\$61,918,494	\$60,704,406	\$1,033,794,788
31-Dec-96	1-Jan-97	408%	\$437,419,801	\$430,057,031	\$61,918,494	\$63,156,864	\$61,918,494	\$1,054,470,684
31-Dec-97	1-Jan-98	416%	\$446,168,198	\$438,658,171	\$63,156,864	\$64,420,001	\$63,156,864	\$1,075,560,098
31-Dec-98	1-Jan-99	424%	\$455,091,561	\$447,431,335	\$64,420,001	\$65,708,401	\$64,420,001	\$1,097,071,300
31-Dec-99	1-Jan-00	433%	\$464,193,393	\$456,379,961	\$65,708,401	\$67,022,569	\$65,708,401	\$1,119,012,726
31-Dec-00	1-Jan-01	442%	\$473,477,261	\$465,507,561	\$67,022,569	\$68,363,021	\$67,022,569	\$1,141,392,980
31-Dec-01	1-Jan-02	450%	\$482,946,806	\$474,817,712	\$68,363,021	\$69,730,281	\$68,363,021	\$1,164,220,840
31-Dec-02	1-Jan-03	459%	\$492,605,742	\$484,314,066	\$69,730,281	\$71,124,887	\$69,730,281	\$1,187,505,257
31-Dec-03	1-Jan-04	469%	\$502,457,857	\$494,000,347	\$71,124,887	\$72,547,384	\$71,124,887	\$1,211,255,362
31-Dec-04	1-Jan-05	478%	\$512,507,014	\$503,880,354	\$72,547,384	\$73,998,332	\$72,547,384	\$1,235,480,469
31-Dec-05	1-Jan-06	488%	\$522,757,154	\$513,957,962	\$73,998,332	\$75,478,299	\$73,998,332	\$1,260,190,079
31-Dec-06	1-Jan-07	497%	\$533,212,297	\$524,237,121	\$75,478,299	\$76,987,865	\$75,478,299	\$1,285,393,880
31-Dec-07	1-Jan-08	507%	\$543,876,543	\$534,721,863	\$76,987,865	\$78,527,622	\$76,987,865	\$1,311,101,758

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[https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/Fort Worth/Walsh Ranch TRZ/CONSULTING/Projections/\(Walsh Ranch TRZ Projections - v1.0 C \(2047-2057 Development\).xlsx\)/11-B.1.2](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/Fort%20Worth/Walsh%20Ranch/TRZ/CONSULTING/Projections/(Walsh%20Ranch%20TRZ%20Projections%20-%20v1.0%20C%20(2047-2057%20Development).xlsx)/11-B.1.2)
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-2.23.1.

⁴See Exhibit C-2.24.1.

⁵See Exhibit C-2.25.1.

⁶See Exhibit C-2.26.1.

⁷See Exhibit C-2.27.1.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.6: Projected Assessed Value - All Land Uses - Development Years 2052-2057 - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2052 Development Projected Assessed Value ³	2053 Development Projected Assessed Value ⁴	2054 Development Projected Assessed Value ⁵	2055 Development Projected Assessed Value ⁶	2056 Development Projected Assessed Value ⁷	2057 Development Projected Assessed Value ⁸	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-37	1-Jan-38	127%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-38	1-Jan-39	129%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-39	1-Jan-40	132%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-40	1-Jan-41	135%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-41	1-Jan-42	137%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-42	1-Jan-43	140%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-43	1-Jan-44	143%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-44	1-Jan-45	146%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-45	1-Jan-46	149%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-46	1-Jan-47	152%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-47	1-Jan-48	155%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-48	1-Jan-49	158%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-49	1-Jan-50	161%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-50	1-Jan-51	164%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-51	1-Jan-52	167%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-52	1-Jan-53	171%	\$162,457,662	\$0	\$0	\$0	\$0	\$0	\$162,457,662
31-Dec-53	1-Jan-54	174%	\$165,706,815	\$26,953,376	\$0	\$0	\$0	\$0	\$192,660,191
31-Dec-54	1-Jan-55	178%	\$169,020,951	\$27,492,444	\$26,953,376	\$0	\$0	\$0	\$223,466,771
31-Dec-55	1-Jan-56	181%	\$172,401,370	\$28,042,292	\$27,492,444	\$27,492,444	\$0	\$0	\$255,428,550
31-Dec-56	1-Jan-57	185%	\$175,849,398	\$28,603,138	\$28,042,292	\$28,042,292	\$28,042,292	\$0	\$288,579,413
31-Dec-57	1-Jan-58	188%	\$179,366,386	\$29,175,201	\$28,603,138	\$28,603,138	\$28,603,138	\$28,603,138	\$322,954,140
31-Dec-58	1-Jan-59	192%	\$182,953,713	\$29,758,705	\$29,175,201	\$29,175,201	\$29,175,201	\$29,175,201	\$329,413,223
31-Dec-59	1-Jan-60	196%	\$186,612,788	\$30,353,879	\$29,758,705	\$29,758,705	\$29,758,705	\$29,758,705	\$336,001,487
31-Dec-60	1-Jan-61	200%	\$190,345,043	\$30,960,957	\$30,353,879	\$30,353,879	\$30,353,879	\$30,353,879	\$342,721,517
31-Dec-61	1-Jan-62	204%	\$194,151,944	\$31,580,176	\$30,960,957	\$30,960,957	\$30,960,957	\$30,960,957	\$349,575,947
31-Dec-62	1-Jan-63	208%	\$198,034,983	\$32,211,779	\$31,580,176	\$31,580,176	\$31,580,176	\$31,580,176	\$356,567,466
31-Dec-63	1-Jan-64	212%	\$201,995,683	\$32,856,015	\$32,211,779	\$32,211,779	\$32,211,779	\$32,211,779	\$363,698,816
31-Dec-64	1-Jan-65	216%	\$206,035,596	\$33,513,135	\$32,856,015	\$32,856,015	\$32,856,015	\$32,856,015	\$370,972,792
31-Dec-65	1-Jan-66	221%	\$210,156,308	\$34,183,398	\$33,513,135	\$33,513,135	\$33,513,135	\$33,513,135	\$378,392,248
31-Dec-66	1-Jan-67	225%	\$214,359,435	\$34,867,066	\$34,183,398	\$34,183,398	\$34,183,398	\$34,183,398	\$385,960,093
31-Dec-67	1-Jan-68	230%	\$218,646,623	\$35,564,407	\$34,867,066	\$34,867,066	\$34,867,066	\$34,867,066	\$393,679,295
31-Dec-68	1-Jan-69	234%	\$223,019,556	\$36,275,695	\$35,564,407	\$35,564,407	\$35,564,407	\$35,564,407	\$401,552,881
31-Dec-69	1-Jan-70	239%	\$227,479,947	\$37,001,209	\$36,275,695	\$36,275,695	\$36,275,695	\$36,275,695	\$409,583,938
31-Dec-70	1-Jan-71	244%	\$232,029,546	\$37,741,234	\$37,001,209	\$37,001,209	\$37,001,209	\$37,001,209	\$417,775,617
31-Dec-71	1-Jan-72	249%	\$236,670,137	\$38,496,058	\$37,741,234	\$37,741,234	\$37,741,234	\$37,741,234	\$426,131,129
31-Dec-72	1-Jan-73	254%	\$241,403,539	\$39,265,979	\$38,496,058	\$38,496,058	\$38,496,058	\$38,496,058	\$434,653,752
31-Dec-73	1-Jan-74	259%	\$246,231,610	\$40,051,299	\$39,265,979	\$39,265,979	\$39,265,979	\$39,265,979	\$443,346,827
31-Dec-74	1-Jan-75	264%	\$251,156,242	\$40,852,325	\$40,051,299	\$40,051,299	\$40,051,299	\$40,051,299	\$452,213,763
31-Dec-75	1-Jan-76	269%	\$256,179,367	\$41,669,371	\$40,852,325	\$40,852,325	\$40,852,325	\$40,852,325	\$461,258,039
31-Dec-76	1-Jan-77	275%	\$261,302,955	\$42,502,759	\$41,669,371	\$41,669,371	\$41,669,371	\$41,669,371	\$470,483,199
31-Dec-77	1-Jan-78	280%	\$266,529,014	\$43,352,814	\$42,502,759	\$42,502,759	\$42,502,759	\$42,502,759	\$479,892,863
31-Dec-78	1-Jan-79	286%	\$271,859,594	\$44,219,870	\$43,352,814	\$43,352,814	\$43,352,814	\$43,352,814	\$489,490,721
31-Dec-79	1-Jan-80	291%	\$277,296,786	\$45,104,268	\$44,219,870	\$44,219,870	\$44,219,870	\$44,219,870	\$499,280,535
31-Dec-80	1-Jan-81	297%	\$282,842,722	\$46,006,353	\$45,104,268	\$45,104,268	\$45,104,268	\$45,104,268	\$509,266,146
31-Dec-81	1-Jan-82	303%	\$288,499,576	\$46,926,480	\$46,006,353	\$46,006,353	\$46,006,353	\$46,006,353	\$519,451,469
31-Dec-82	1-Jan-83	309%	\$294,269,568	\$47,865,010	\$46,926,480	\$46,926,480	\$46,926,480	\$46,926,480	\$529,840,498
31-Dec-83	1-Jan-84	315%	\$300,154,999	\$48,822,310	\$47,865,010	\$47,865,010	\$47,865,010	\$47,865,010	\$540,437,308
31-Dec-84	1-Jan-85	322%	\$306,158,058	\$49,798,756	\$48,822,310	\$48,822,310	\$48,822,310	\$48,822,310	\$551,246,054
31-Dec-85	1-Jan-86	328%	\$312,281,219	\$50,794,731	\$49,798,756	\$49,798,756	\$49,798,756	\$49,798,756	\$562,270,975
31-Dec-86	1-Jan-87	335%	\$318,526,844	\$51,810,626	\$50,794,731	\$50,794,731	\$50,794,731	\$50,794,731	\$573,516,395
31-Dec-87	1-Jan-88	341%	\$324,897,381	\$52,846,838	\$51,810,626	\$51,810,626	\$51,810,626	\$51,810,626	\$584,986,723
31-Dec-88	1-Jan-89	348%	\$331,395,328	\$53,903,775	\$52,846,838	\$52,846,838	\$52,846,838	\$52,846,838	\$596,686,457
31-Dec-89	1-Jan-90	355%	\$338,023,235	\$54,981,851	\$53,903,775	\$53,903,775	\$53,903,775	\$53,903,775	\$608,620,186
31-Dec-90	1-Jan-91	362%	\$344,783,699	\$56,081,488	\$54,981,851	\$54,981,851	\$54,981,851	\$54,981,851	\$620,792,590
31-Dec-91	1-Jan-92	369%	\$351,679,373	\$57,203,117	\$56,081,488	\$56,081,488	\$56,081,488	\$56,081,488	\$633,208,442
31-Dec-92	1-Jan-93	377%	\$358,712,961	\$58,347,180	\$57,203,117	\$57,203,117	\$57,203,117	\$57,203,117	\$645,872,611
31-Dec-93	1-Jan-94	384%	\$365,887,220	\$59,514,123	\$58,347,180	\$58,347,180	\$58,347,180	\$58,347,180	\$658,790,063
31-Dec-94	1-Jan-95	392%	\$373,204,964	\$60,704,406	\$59,514,123	\$59,514,123	\$59,514,123	\$59,514,123	\$671,965,864
31-Dec-95	1-Jan-96	400%	\$380,669,064	\$61,918,494	\$60,704,406	\$60,704,406	\$60,704,406	\$60,704,406	\$685,405,181
31-Dec-96	1-Jan-97	408%	\$388,282,445	\$63,156,864	\$61,918,494	\$61,918,494	\$61,918,494	\$61,918,494	\$699,113,285
31-Dec-97	1-Jan-98	416%	\$396,048,094	\$64,420,001	\$63,156,864	\$63,156,864	\$63,156,864	\$63,156,864	\$713,095,551
31-Dec-98	1-Jan-99	424%	\$403,969,056	\$65,708,401	\$64,420,001	\$64,420,001	\$64,420,001	\$64,420,001	\$727,357,462
31-Dec-99	1-Jan-00	433%	\$412,048,437	\$67,022,569	\$65,708,401	\$65,708,401	\$65,708,401	\$65,708,401	\$741,904,611
31-Dec-00	1-Jan-01	442%	\$420,289,406	\$68,363,021	\$67,022,569	\$67,022,569	\$67,022,569	\$67,022,569	\$756,742,703
31-Dec-01	1-Jan-02	450%	\$428,695,194	\$69,730,281	\$68,363,021	\$68,363,021	\$68,363,021	\$68,363,021	\$771,877,557
31-Dec-02	1-Jan-03	459%	\$437,269,098	\$71,124,887	\$69,730,281	\$69,730,281	\$69,730,281	\$69,730,281	\$787,315,108
31-Dec-03	1-Jan-04	469%	\$446,014,480	\$72,547,384	\$71,124,887	\$71,124,887	\$71,124,887	\$71,124,887	\$803,061,411
31-Dec-04	1-Jan-05	478%	\$454,934,769	\$73,998,332	\$72,547,384	\$72,547,384	\$72,547,384	\$72,547,384	\$819,122,639
31-Dec-05	1-Jan-06	488%	\$464,033,465	\$75,478,299	\$73,998,332	\$73,998,332	\$73,998,332	\$73,998,332	\$835,505,092
31-Dec-06	1-Jan-07	497%	\$473,314,134	\$76,987,865	\$75,478,299	\$75,478,299	\$75,478,299	\$75,478,299	\$852,215,193
31-Dec-07	1-Jan-08	507%	\$482,780,417	\$78,527,622	\$76,987,865	\$76,987,865	\$76,987,865	\$76,987,865	\$869,259,497

ManCap, Inc.

[https://manicap.sharepoint.com/sites/ALLSTAFF/TEXAS/ueas/Fort Walsh Ranch TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections v1.0 C \(2047-2057 Development\).xlsx](https://manicap.sharepoint.com/sites/ALLSTAFF/TEXAS/ueas/Fort%20Worth/Walsh%20Ranch%20TIRZ/CONSULTING/Projections/Walsh%20Ranch%20TIRZ%20Projections%20v1.0%20(2047-2057%20Development).xlsx) 11-8-22
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-2.28.1.

⁴See Exhibit C-2.29.1.

⁵See Exhibit C-2.30.1.

⁶See Exhibit C-2.31.1.

⁷See Exhibit C-2.32.1.

⁸See Exhibit C-2.33.1.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.7.1: Projected Assessed Value - All Land Uses - Development Years 2058-2062 - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2058 Development Projected Assessed Value ³	2059 Development Projected Assessed Value ⁴	2060 Development Projected Assessed Value ⁵	2061 Development Projected Assessed Value ⁶	2062 Development Projected Assessed Value ⁷	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-37	1-Jan-38	127%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-38	1-Jan-39	129%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-39	1-Jan-40	132%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-40	1-Jan-41	135%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-41	1-Jan-42	137%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-42	1-Jan-43	140%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-43	1-Jan-44	143%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-44	1-Jan-45	146%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-45	1-Jan-46	149%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-46	1-Jan-47	152%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-47	1-Jan-48	155%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-48	1-Jan-49	158%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-49	1-Jan-50	161%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-50	1-Jan-51	164%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-51	1-Jan-52	167%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-52	1-Jan-53	171%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-53	1-Jan-54	174%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-54	1-Jan-55	178%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-55	1-Jan-56	181%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-56	1-Jan-57	185%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-57	1-Jan-58	188%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-58	1-Jan-59	192%	\$29,175,201	\$0	\$0	\$0	\$0	\$29,175,201
31-Dec-59	1-Jan-60	196%	\$29,758,705	\$29,758,705	\$0	\$0	\$0	\$59,517,410
31-Dec-60	1-Jan-61	200%	\$30,353,879	\$30,353,879	\$30,353,879	\$0	\$0	\$91,061,638
31-Dec-61	1-Jan-62	204%	\$30,960,957	\$30,960,957	\$30,960,957	\$31,580,176	\$0	\$124,463,046
31-Dec-62	1-Jan-63	208%	\$31,580,176	\$31,580,176	\$31,580,176	\$32,211,779	\$31,580,176	\$158,532,483
31-Dec-63	1-Jan-64	212%	\$32,211,779	\$32,211,779	\$32,211,779	\$32,856,015	\$32,211,779	\$161,703,133
31-Dec-64	1-Jan-65	216%	\$32,856,015	\$32,856,015	\$32,856,015	\$33,513,135	\$32,856,015	\$164,937,195
31-Dec-65	1-Jan-66	221%	\$33,513,135	\$33,513,135	\$33,513,135	\$34,183,398	\$33,513,135	\$168,235,939
31-Dec-66	1-Jan-67	225%	\$34,183,398	\$34,183,398	\$34,183,398	\$34,867,066	\$34,183,398	\$171,600,658
31-Dec-67	1-Jan-68	230%	\$34,867,066	\$34,867,066	\$34,867,066	\$35,564,407	\$34,867,066	\$175,032,671
31-Dec-68	1-Jan-69	234%	\$35,564,407	\$35,564,407	\$35,564,407	\$36,275,695	\$35,564,407	\$178,533,325
31-Dec-69	1-Jan-70	239%	\$36,275,695	\$36,275,695	\$36,275,695	\$37,001,209	\$36,275,695	\$182,103,991
31-Dec-70	1-Jan-71	244%	\$37,001,209	\$37,001,209	\$37,001,209	\$37,741,234	\$37,001,209	\$185,746,071
31-Dec-71	1-Jan-72	249%	\$37,741,234	\$37,741,234	\$37,741,234	\$38,496,058	\$37,741,234	\$189,460,993
31-Dec-72	1-Jan-73	254%	\$38,496,058	\$38,496,058	\$38,496,058	\$39,265,979	\$38,496,058	\$193,250,212
31-Dec-73	1-Jan-74	259%	\$39,265,979	\$39,265,979	\$39,265,979	\$40,051,299	\$39,265,979	\$197,115,217
31-Dec-74	1-Jan-75	264%	\$40,051,299	\$40,051,299	\$40,051,299	\$40,852,325	\$40,051,299	\$201,057,521
31-Dec-75	1-Jan-76	269%	\$40,852,325	\$40,852,325	\$40,852,325	\$41,669,371	\$40,852,325	\$205,078,671
31-Dec-76	1-Jan-77	275%	\$41,669,371	\$41,669,371	\$41,669,371	\$42,502,759	\$41,669,371	\$209,180,245
31-Dec-77	1-Jan-78	280%	\$42,502,759	\$42,502,759	\$42,502,759	\$43,352,814	\$42,502,759	\$213,363,850
31-Dec-78	1-Jan-79	286%	\$43,352,814	\$43,352,814	\$43,352,814	\$44,219,870	\$43,352,814	\$217,631,127
31-Dec-79	1-Jan-80	291%	\$44,219,870	\$44,219,870	\$44,219,870	\$45,104,268	\$44,219,870	\$221,983,749
31-Dec-80	1-Jan-81	297%	\$45,104,268	\$45,104,268	\$45,104,268	\$46,006,353	\$45,104,268	\$226,423,424
31-Dec-81	1-Jan-82	303%	\$46,006,353	\$46,006,353	\$46,006,353	\$46,926,480	\$46,006,353	\$230,951,893
31-Dec-82	1-Jan-83	309%	\$46,926,480	\$46,926,480	\$46,926,480	\$47,865,010	\$46,926,480	\$235,570,931
31-Dec-83	1-Jan-84	315%	\$47,865,010	\$47,865,010	\$47,865,010	\$48,822,310	\$47,865,010	\$240,282,249
31-Dec-84	1-Jan-85	322%	\$48,822,310	\$48,822,310	\$48,822,310	\$49,798,756	\$48,822,310	\$245,087,996
31-Dec-85	1-Jan-86	328%	\$49,798,756	\$49,798,756	\$49,798,756	\$50,794,731	\$49,798,756	\$249,989,756
31-Dec-86	1-Jan-87	335%	\$50,794,731	\$50,794,731	\$50,794,731	\$51,810,626	\$50,794,731	\$254,989,551
31-Dec-87	1-Jan-88	341%	\$51,810,626	\$51,810,626	\$51,810,626	\$52,846,838	\$51,810,626	\$260,089,342
31-Dec-88	1-Jan-89	348%	\$52,846,838	\$52,846,838	\$52,846,838	\$53,903,775	\$52,846,838	\$265,291,129
31-Dec-89	1-Jan-90	355%	\$53,903,775	\$53,903,775	\$53,903,775	\$54,981,851	\$53,903,775	\$270,596,952
31-Dec-90	1-Jan-91	362%	\$54,981,851	\$54,981,851	\$54,981,851	\$56,081,488	\$54,981,851	\$276,008,891
31-Dec-91	1-Jan-92	369%	\$56,081,488	\$56,081,488	\$56,081,488	\$57,203,117	\$56,081,488	\$281,529,068
31-Dec-92	1-Jan-93	377%	\$57,203,117	\$57,203,117	\$57,203,117	\$58,347,180	\$57,203,117	\$287,159,650
31-Dec-93	1-Jan-94	384%	\$58,347,180	\$58,347,180	\$58,347,180	\$59,514,123	\$58,347,180	\$292,902,843
31-Dec-94	1-Jan-95	392%	\$59,514,123	\$59,514,123	\$59,514,123	\$60,704,406	\$59,514,123	\$298,760,990
31-Dec-95	1-Jan-96	400%	\$60,704,406	\$60,704,406	\$60,704,406	\$61,918,494	\$60,704,406	\$304,736,118
31-Dec-96	1-Jan-97	408%	\$61,918,494	\$61,918,494	\$61,918,494	\$63,156,864	\$61,918,494	\$310,830,840
31-Dec-97	1-Jan-98	416%	\$63,156,864	\$63,156,864	\$63,156,864	\$64,420,001	\$63,156,864	\$317,047,457
31-Dec-98	1-Jan-99	424%	\$64,420,001	\$64,420,001	\$64,420,001	\$65,708,401	\$64,420,001	\$323,388,406
31-Dec-99	1-Jan-00	433%	\$65,708,401	\$65,708,401	\$65,708,401	\$67,022,569	\$65,708,401	\$329,856,174
31-Dec-00	1-Jan-01	442%	\$67,022,569	\$67,022,569	\$67,022,569	\$68,363,021	\$67,022,569	\$336,453,298
31-Dec-01	1-Jan-02	450%	\$68,363,021	\$68,363,021	\$68,363,021	\$69,730,281	\$68,363,021	\$343,182,364
31-Dec-02	1-Jan-03	459%	\$69,730,281	\$69,730,281	\$69,730,281	\$71,124,887	\$69,730,281	\$350,046,011
31-Dec-03	1-Jan-04	469%	\$71,124,887	\$71,124,887	\$71,124,887	\$72,547,384	\$71,124,887	\$357,046,931
31-Dec-04	1-Jan-05	478%	\$72,547,384	\$72,547,384	\$72,547,384	\$73,998,332	\$72,547,384	\$364,187,870
31-Dec-05	1-Jan-06	488%	\$73,998,332	\$73,998,332	\$73,998,332	\$75,478,299	\$73,998,332	\$371,471,627
31-Dec-06	1-Jan-07	497%	\$75,478,299	\$75,478,299	\$75,478,299	\$76,987,865	\$75,478,299	\$378,901,060
31-Dec-07	1-Jan-08	507%	\$76,987,865	\$76,987,865	\$76,987,865	\$78,527,622	\$76,987,865	\$386,479,081

MuniCap, Inc.

[https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/teus/Fort Worth Walsh Ranch TIRZ/CONSULTING/Projections/Walsh Ranch TIRZ Projections - v1 0 D \(2058-2068 Development\).xlsx](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/teus/Fort%20Worth%20Walsh%20Ranch%20TIRZ/CONSULTING/Projections/Walsh%20Ranch%20TIRZ%20Projections%20v1%20D%20(2058-2068%20Development).xlsx) 1/18/12

22-Feb-26

¹ According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

² Assumes an annual inflation factor of 2.0%.

³ See Exhibit C-2.34.1.

⁴ See Exhibit C-2.35.1.

⁵ See Exhibit C-2.36.1.

⁶ See Exhibit C-2.37.1.

⁷ See Exhibit C-2.38.1.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.8.1: Projected Assessed Value - All Land Uses - Development Years 2063-2068 - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2063 Development Projected Assessed Value ³	2064 Development Projected Assessed Value ⁴	2065 Development Projected Assessed Value ⁵	2066 Development Projected Assessed Value ⁶	2067 Development Projected Assessed Value ⁷	2068 Development Projected Assessed Value ⁸	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-37	1-Jan-38	127%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-38	1-Jan-39	129%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-39	1-Jan-40	132%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-40	1-Jan-41	135%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-41	1-Jan-42	137%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-42	1-Jan-43	140%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-43	1-Jan-44	143%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-44	1-Jan-45	146%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-45	1-Jan-46	149%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-46	1-Jan-47	152%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-47	1-Jan-48	155%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-48	1-Jan-49	158%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-49	1-Jan-50	161%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-50	1-Jan-51	164%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-51	1-Jan-52	167%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-52	1-Jan-53	171%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-53	1-Jan-54	174%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-54	1-Jan-55	178%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-55	1-Jan-56	181%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-56	1-Jan-57	185%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-57	1-Jan-58	188%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-58	1-Jan-59	192%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-59	1-Jan-60	196%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-60	1-Jan-61	200%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-61	1-Jan-62	204%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-62	1-Jan-63	208%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-63	1-Jan-64	212%	\$32,211,779	\$0	\$0	\$0	\$0	\$0	\$32,211,779
31-Dec-64	1-Jan-65	216%	\$32,856,015	\$33,513,135	\$0	\$0	\$0	\$0	\$66,369,150
31-Dec-65	1-Jan-66	221%	\$33,513,135	\$34,183,398	\$33,513,135	\$0	\$0	\$0	\$101,209,669
31-Dec-66	1-Jan-67	225%	\$34,183,398	\$34,867,066	\$34,183,398	\$34,183,398	\$0	\$0	\$137,417,260
31-Dec-67	1-Jan-68	230%	\$34,867,066	\$35,564,407	\$34,867,066	\$34,867,066	\$34,867,066	\$0	\$175,032,671
31-Dec-68	1-Jan-69	234%	\$35,564,407	\$36,275,695	\$35,564,407	\$35,564,407	\$35,564,407	\$35,564,407	\$214,097,732
31-Dec-69	1-Jan-70	239%	\$36,275,695	\$37,001,209	\$36,275,695	\$36,275,695	\$36,275,695	\$36,275,695	\$218,379,687
31-Dec-70	1-Jan-71	244%	\$37,001,209	\$37,741,234	\$37,001,209	\$37,001,209	\$37,001,209	\$37,001,209	\$222,747,280
31-Dec-71	1-Jan-72	249%	\$37,741,234	\$38,496,058	\$37,741,234	\$37,741,234	\$37,741,234	\$37,741,234	\$227,202,226
31-Dec-72	1-Jan-73	254%	\$38,496,058	\$39,265,979	\$38,496,058	\$38,496,058	\$38,496,058	\$38,496,058	\$231,746,271
31-Dec-73	1-Jan-74	259%	\$39,265,979	\$40,051,299	\$39,265,979	\$39,265,979	\$39,265,979	\$39,265,979	\$236,381,196
31-Dec-74	1-Jan-75	264%	\$40,051,299	\$40,852,325	\$40,051,299	\$40,051,299	\$40,051,299	\$40,051,299	\$241,108,820
31-Dec-75	1-Jan-76	269%	\$40,852,325	\$41,669,371	\$40,852,325	\$40,852,325	\$40,852,325	\$40,852,325	\$245,930,996
31-Dec-76	1-Jan-77	275%	\$41,669,371	\$42,502,759	\$41,669,371	\$41,669,371	\$41,669,371	\$41,669,371	\$250,849,616
31-Dec-77	1-Jan-78	280%	\$42,502,759	\$43,352,814	\$42,502,759	\$42,502,759	\$42,502,759	\$42,502,759	\$255,866,609
31-Dec-78	1-Jan-79	286%	\$43,352,814	\$44,219,870	\$43,352,814	\$43,352,814	\$43,352,814	\$43,352,814	\$260,983,941
31-Dec-79	1-Jan-80	291%	\$44,219,870	\$45,104,268	\$44,219,870	\$44,219,870	\$44,219,870	\$44,219,870	\$266,203,620
31-Dec-80	1-Jan-81	297%	\$45,104,268	\$46,006,353	\$45,104,268	\$45,104,268	\$45,104,268	\$45,104,268	\$271,527,692
31-Dec-81	1-Jan-82	303%	\$46,006,353	\$46,926,480	\$46,006,353	\$46,006,353	\$46,006,353	\$46,006,353	\$276,958,246
31-Dec-82	1-Jan-83	309%	\$46,926,480	\$47,865,010	\$46,926,480	\$46,926,480	\$46,926,480	\$46,926,480	\$282,497,411
31-Dec-83	1-Jan-84	315%	\$47,865,010	\$48,822,310	\$47,865,010	\$47,865,010	\$47,865,010	\$47,865,010	\$288,147,359
31-Dec-84	1-Jan-85	322%	\$48,822,310	\$49,798,756	\$48,822,310	\$48,822,310	\$48,822,310	\$48,822,310	\$293,910,306
31-Dec-85	1-Jan-86	328%	\$49,798,756	\$50,794,731	\$49,798,756	\$49,798,756	\$49,798,756	\$49,798,756	\$299,788,512
31-Dec-86	1-Jan-87	335%	\$50,794,731	\$51,810,626	\$50,794,731	\$50,794,731	\$50,794,731	\$50,794,731	\$305,784,282
31-Dec-87	1-Jan-88	341%	\$51,810,626	\$52,846,838	\$51,810,626	\$51,810,626	\$51,810,626	\$51,810,626	\$311,899,968
31-Dec-88	1-Jan-89	348%	\$52,846,838	\$53,903,775	\$52,846,838	\$52,846,838	\$52,846,838	\$52,846,838	\$318,137,968
31-Dec-89	1-Jan-90	355%	\$53,903,775	\$54,981,851	\$53,903,775	\$53,903,775	\$53,903,775	\$53,903,775	\$324,500,727
31-Dec-90	1-Jan-91	362%	\$54,981,851	\$56,081,488	\$54,981,851	\$54,981,851	\$54,981,851	\$54,981,851	\$330,990,741
31-Dec-91	1-Jan-92	369%	\$56,081,488	\$57,203,117	\$56,081,488	\$56,081,488	\$56,081,488	\$56,081,488	\$337,610,556
31-Dec-92	1-Jan-93	377%	\$57,203,117	\$58,347,180	\$57,203,117	\$57,203,117	\$57,203,117	\$57,203,117	\$344,362,767
31-Dec-93	1-Jan-94	384%	\$58,347,180	\$59,514,123	\$58,347,180	\$58,347,180	\$58,347,180	\$58,347,180	\$351,250,023
31-Dec-94	1-Jan-95	392%	\$59,514,123	\$60,704,406	\$59,514,123	\$59,514,123	\$59,514,123	\$59,514,123	\$358,275,023
31-Dec-95	1-Jan-96	400%	\$60,704,406	\$61,918,494	\$60,704,406	\$60,704,406	\$60,704,406	\$60,704,406	\$365,440,524
31-Dec-96	1-Jan-97	408%	\$61,918,494	\$63,156,864	\$61,918,494	\$61,918,494	\$61,918,494	\$61,918,494	\$372,749,334
31-Dec-97	1-Jan-98	416%	\$63,156,864	\$64,420,001	\$63,156,864	\$63,156,864	\$63,156,864	\$63,156,864	\$380,204,321
31-Dec-98	1-Jan-99	424%	\$64,420,001	\$65,708,401	\$64,420,001	\$64,420,001	\$64,420,001	\$64,420,001	\$387,808,407
31-Dec-99	1-Jan-00	433%	\$65,708,401	\$67,022,569	\$65,708,401	\$65,708,401	\$65,708,401	\$65,708,401	\$395,564,575
31-Dec-00	1-Jan-01	442%	\$67,022,569	\$68,363,021	\$67,022,569	\$67,022,569	\$67,022,569	\$67,022,569	\$403,475,867
31-Dec-01	1-Jan-02	450%	\$68,363,021	\$69,730,281	\$68,363,021	\$68,363,021	\$68,363,021	\$68,363,021	\$411,545,384
31-Dec-02	1-Jan-03	459%	\$69,730,281	\$71,124,887	\$69,730,281	\$69,730,281	\$69,730,281	\$69,730,281	\$419,776,292
31-Dec-03	1-Jan-04	469%	\$71,124,887	\$72,547,384	\$71,124,887	\$71,124,887	\$71,124,887	\$71,124,887	\$428,171,818
31-Dec-04	1-Jan-05	478%	\$72,547,384	\$73,998,332	\$72,547,384	\$72,547,384	\$72,547,384	\$72,547,384	\$436,735,254
31-Dec-05	1-Jan-06	488%	\$73,998,332	\$75,478,299	\$73,998,332	\$73,998,332	\$73,998,332	\$73,998,332	\$445,469,959
31-Dec-06	1-Jan-07	497%	\$75,478,299	\$76,987,865	\$75,478,299	\$75,478,299	\$75,478,299	\$75,478,299	\$454,379,358
31-Dec-07	1-Jan-08	507%	\$76,987,865	\$78,527,622	\$76,987,865	\$76,987,865	\$76,987,865	\$76,987,865	\$463,466,945

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<https://manicap.sharepoint.com/sites/ALLSTAFF/TEXAS/texasFortWorthWalshRanchTIRZCONSULTING/Projections/WalshRanchTIRZProjections-v1.0.D.2058-2068Development.xlsx> (17-B.2.2
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-2.39.1.

⁴See Exhibit C-2.40.1.

⁵See Exhibit C-2.41.1.

⁶See Exhibit C-2.42.1.

⁷See Exhibit C-2.43.1.

⁸See Exhibit C-2.44.1.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.9.1: Projected Assessed Value - All Land Uses - Development Years 2069-2073 - Parker County

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2069 Development Projected Assessed Value ³	2070 Development Projected Assessed Value ⁴	2071 Development Projected Assessed Value ⁵	2072 Development Projected Assessed Value ⁶	2073 Development Projected Assessed Value ⁷	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-37	1-Jan-38	127%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-38	1-Jan-39	129%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-39	1-Jan-40	132%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-40	1-Jan-41	135%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-41	1-Jan-42	137%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-42	1-Jan-43	140%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-43	1-Jan-44	143%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-44	1-Jan-45	146%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-45	1-Jan-46	149%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-46	1-Jan-47	152%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-47	1-Jan-48	155%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-48	1-Jan-49	158%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-49	1-Jan-50	161%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-50	1-Jan-51	164%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-51	1-Jan-52	167%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-52	1-Jan-53	171%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-53	1-Jan-54	174%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-54	1-Jan-55	178%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-55	1-Jan-56	181%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-56	1-Jan-57	185%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-57	1-Jan-58	188%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-58	1-Jan-59	192%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-59	1-Jan-60	196%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-60	1-Jan-61	200%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-61	1-Jan-62	204%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-62	1-Jan-63	208%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-63	1-Jan-64	212%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-64	1-Jan-65	216%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-65	1-Jan-66	221%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-66	1-Jan-67	225%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-67	1-Jan-68	230%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-68	1-Jan-69	234%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-69	1-Jan-70	239%	\$36,275,695	\$0	\$0	\$0	\$0	\$36,275,695
31-Dec-70	1-Jan-71	244%	\$37,001,209	\$37,001,209	\$0	\$0	\$0	\$74,002,419
31-Dec-71	1-Jan-72	249%	\$37,741,234	\$37,741,234	\$37,741,234	\$0	\$0	\$113,223,701
31-Dec-72	1-Jan-73	254%	\$38,496,058	\$38,496,058	\$38,496,058	\$39,265,979	\$0	\$154,754,154
31-Dec-73	1-Jan-74	259%	\$39,265,979	\$39,265,979	\$39,265,979	\$40,051,299	\$39,265,979	\$197,115,217
31-Dec-74	1-Jan-75	264%	\$40,051,299	\$40,051,299	\$40,051,299	\$40,852,325	\$40,051,299	\$201,057,521
31-Dec-75	1-Jan-76	269%	\$40,852,325	\$40,852,325	\$40,852,325	\$41,669,371	\$40,852,325	\$205,078,671
31-Dec-76	1-Jan-77	275%	\$41,669,371	\$41,669,371	\$41,669,371	\$42,502,759	\$41,669,371	\$209,180,245
31-Dec-77	1-Jan-78	280%	\$42,502,759	\$42,502,759	\$42,502,759	\$43,352,814	\$42,502,759	\$213,363,850
31-Dec-78	1-Jan-79	286%	\$43,352,814	\$43,352,814	\$43,352,814	\$44,219,870	\$43,352,814	\$217,631,127
31-Dec-79	1-Jan-80	291%	\$44,219,870	\$44,219,870	\$44,219,870	\$45,104,268	\$44,219,870	\$221,983,749
31-Dec-80	1-Jan-81	297%	\$45,104,268	\$45,104,268	\$45,104,268	\$46,006,353	\$45,104,268	\$226,423,424
31-Dec-81	1-Jan-82	303%	\$46,006,353	\$46,006,353	\$46,006,353	\$46,926,480	\$46,006,353	\$230,951,893
31-Dec-82	1-Jan-83	309%	\$46,926,480	\$46,926,480	\$46,926,480	\$47,865,010	\$46,926,480	\$235,570,931
31-Dec-83	1-Jan-84	315%	\$47,865,010	\$47,865,010	\$47,865,010	\$48,822,310	\$47,865,010	\$240,282,349
31-Dec-84	1-Jan-85	322%	\$48,822,310	\$48,822,310	\$48,822,310	\$49,798,756	\$48,822,310	\$245,087,996
31-Dec-85	1-Jan-86	328%	\$49,798,756	\$49,798,756	\$49,798,756	\$50,794,731	\$49,798,756	\$249,989,756
31-Dec-86	1-Jan-87	335%	\$50,794,731	\$50,794,731	\$50,794,731	\$51,810,626	\$50,794,731	\$254,989,551
31-Dec-87	1-Jan-88	341%	\$51,810,626	\$51,810,626	\$51,810,626	\$52,846,838	\$51,810,626	\$260,089,342
31-Dec-88	1-Jan-89	348%	\$52,846,838	\$52,846,838	\$52,846,838	\$53,903,775	\$52,846,838	\$265,291,129
31-Dec-89	1-Jan-90	355%	\$53,903,775	\$53,903,775	\$53,903,775	\$54,981,851	\$53,903,775	\$270,596,952
31-Dec-90	1-Jan-91	362%	\$54,981,851	\$54,981,851	\$54,981,851	\$56,081,488	\$54,981,851	\$276,008,891
31-Dec-91	1-Jan-92	369%	\$56,081,488	\$56,081,488	\$56,081,488	\$57,203,117	\$56,081,488	\$281,529,068
31-Dec-92	1-Jan-93	377%	\$57,203,117	\$57,203,117	\$57,203,117	\$58,347,180	\$57,203,117	\$287,159,650
31-Dec-93	1-Jan-94	384%	\$58,347,180	\$58,347,180	\$58,347,180	\$59,514,123	\$58,347,180	\$292,902,843
31-Dec-94	1-Jan-95	392%	\$59,514,123	\$59,514,123	\$59,514,123	\$60,704,406	\$59,514,123	\$298,760,990
31-Dec-95	1-Jan-96	400%	\$60,704,406	\$60,704,406	\$60,704,406	\$61,918,494	\$60,704,406	\$304,736,118
31-Dec-96	1-Jan-97	408%	\$61,918,494	\$61,918,494	\$61,918,494	\$63,156,864	\$61,918,494	\$310,830,840
31-Dec-97	1-Jan-98	416%	\$63,156,864	\$63,156,864	\$63,156,864	\$64,420,001	\$63,156,864	\$317,047,457
31-Dec-98	1-Jan-99	424%	\$64,420,001	\$64,420,001	\$64,420,001	\$65,708,401	\$64,420,001	\$323,388,406
31-Dec-99	1-Jan-00	433%	\$65,708,401	\$65,708,401	\$65,708,401	\$67,022,569	\$65,708,401	\$329,856,174
31-Dec-00	1-Jan-01	442%	\$67,022,569	\$67,022,569	\$67,022,569	\$68,363,021	\$67,022,569	\$336,453,298
31-Dec-01	1-Jan-02	450%	\$68,363,021	\$68,363,021	\$68,363,021	\$69,730,281	\$68,363,021	\$343,182,364
31-Dec-02	1-Jan-03	459%	\$69,730,281	\$69,730,281	\$69,730,281	\$71,124,887	\$69,730,281	\$350,046,011
31-Dec-03	1-Jan-04	469%	\$71,124,887	\$71,124,887	\$71,124,887	\$72,547,384	\$71,124,887	\$357,046,931
31-Dec-04	1-Jan-05	478%	\$72,547,384	\$72,547,384	\$72,547,384	\$73,998,332	\$72,547,384	\$364,187,870
31-Dec-05	1-Jan-06	488%	\$73,998,332	\$73,998,332	\$73,998,332	\$75,478,299	\$73,998,332	\$371,471,627
31-Dec-06	1-Jan-07	497%	\$75,478,299	\$75,478,299	\$75,478,299	\$76,987,865	\$75,478,299	\$378,901,060
31-Dec-07	1-Jan-08	507%	\$76,987,865	\$76,987,865	\$76,987,865	\$78,527,622	\$76,987,865	\$386,479,081

MuniCap, Inc.

[https://municap.sharepoint.com/sites/ALISTAFF/TEXAS/texas/Fort Worth Walsh Ranch TBZ/CONSULTING/Projections/Walsh Ranch TBZ Projections - v1.0.E \(2069-2079 Development\)/v1.0.E \(2069-2079 Development\).xlsx](https://municap.sharepoint.com/sites/ALISTAFF/TEXAS/texas/Fort%20Worth%20Walsh%20Ranch%20TBZ/CONSULTING/Projections/Walsh%20Ranch%20TBZ%20Projections-v1.0.E%20(2069-2079%20Development)/v1.0.E%20(2069-2079%20Development)/v1.0.E%20(2069-2079%20Development).xlsx)

22-Feb-26

¹ According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

² Assumes an annual inflation factor of 2.0%.

³ See Exhibit C-2.45.1.

⁴ See Exhibit C-2.46.1.

⁵ See Exhibit C-2.47.1.

⁶ See Exhibit C-2.48.1.

⁷ See Exhibit C-2.49.1.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.10.1: Projected Assessed Value - All Land Uses - Development Years 2074-2079 - Parker County

Development Year Ending	Assessed As Of	2.0% Inflation Factor ²	2074 Development Projected Assessed Value ³	2075 Development Projected Assessed Value ⁴	2076 Development Projected Assessed Value ⁵	2077 Development Projected Assessed Value ⁶	2078 Development Projected Assessed Value ⁷	2079 Development Projected Assessed Value ⁸	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-37	1-Jan-38	127%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-38	1-Jan-39	129%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-39	1-Jan-40	132%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-40	1-Jan-41	135%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-41	1-Jan-42	137%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-42	1-Jan-43	140%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-43	1-Jan-44	143%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-44	1-Jan-45	146%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-45	1-Jan-46	149%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-46	1-Jan-47	152%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-47	1-Jan-48	155%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-48	1-Jan-49	158%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-49	1-Jan-50	161%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-50	1-Jan-51	164%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-51	1-Jan-52	167%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-52	1-Jan-53	171%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-53	1-Jan-54	174%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-54	1-Jan-55	178%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-55	1-Jan-56	181%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-56	1-Jan-57	185%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-57	1-Jan-58	188%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-58	1-Jan-59	192%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-59	1-Jan-60	196%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-60	1-Jan-61	200%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-61	1-Jan-62	204%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-62	1-Jan-63	208%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-63	1-Jan-64	212%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-64	1-Jan-65	216%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-65	1-Jan-66	221%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-66	1-Jan-67	225%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-67	1-Jan-68	230%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-68	1-Jan-69	234%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-69	1-Jan-70	239%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-70	1-Jan-71	244%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-71	1-Jan-72	249%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-72	1-Jan-73	254%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-73	1-Jan-74	259%	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-74	1-Jan-75	264%	\$40,051,299	\$0	\$0	\$0	\$0	\$0	\$40,051,299
31-Dec-75	1-Jan-76	269%	\$40,852,325	\$41,669,371	\$0	\$0	\$0	\$0	\$82,521,696
31-Dec-76	1-Jan-77	275%	\$41,669,371	\$42,502,759	\$41,669,371	\$0	\$0	\$0	\$125,841,502
31-Dec-77	1-Jan-78	280%	\$42,502,759	\$43,352,814	\$42,502,759	\$42,502,759	\$0	\$0	\$170,861,091
31-Dec-78	1-Jan-79	286%	\$43,352,814	\$44,219,870	\$43,352,814	\$43,352,814	\$43,352,814	\$0	\$217,631,127
31-Dec-79	1-Jan-80	291%	\$44,219,870	\$45,104,268	\$44,219,870	\$44,219,870	\$44,219,870	\$44,219,870	\$266,203,620
31-Dec-80	1-Jan-81	297%	\$45,104,268	\$46,006,353	\$45,104,268	\$45,104,268	\$45,104,268	\$45,104,268	\$271,527,692
31-Dec-81	1-Jan-82	303%	\$46,006,353	\$46,926,480	\$46,006,353	\$46,006,353	\$46,006,353	\$46,006,353	\$276,958,246
31-Dec-82	1-Jan-83	309%	\$46,926,480	\$47,865,010	\$46,926,480	\$46,926,480	\$46,926,480	\$46,926,480	\$282,497,411
31-Dec-83	1-Jan-84	315%	\$47,865,010	\$48,822,310	\$47,865,010	\$47,865,010	\$47,865,010	\$47,865,010	\$288,147,359
31-Dec-84	1-Jan-85	322%	\$48,822,310	\$49,798,756	\$48,822,310	\$48,822,310	\$48,822,310	\$48,822,310	\$293,910,306
31-Dec-85	1-Jan-86	328%	\$49,798,756	\$50,794,731	\$49,798,756	\$49,798,756	\$49,798,756	\$49,798,756	\$299,788,512
31-Dec-86	1-Jan-87	335%	\$50,794,731	\$51,810,626	\$50,794,731	\$50,794,731	\$50,794,731	\$50,794,731	\$305,784,282
31-Dec-87	1-Jan-88	341%	\$51,810,626	\$52,846,838	\$51,810,626	\$51,810,626	\$51,810,626	\$51,810,626	\$311,899,968
31-Dec-88	1-Jan-89	348%	\$52,846,838	\$53,903,775	\$52,846,838	\$52,846,838	\$52,846,838	\$52,846,838	\$318,137,968
31-Dec-89	1-Jan-90	355%	\$53,903,775	\$54,981,851	\$53,903,775	\$53,903,775	\$53,903,775	\$53,903,775	\$324,500,727
31-Dec-90	1-Jan-91	362%	\$54,981,851	\$56,081,488	\$54,981,851	\$54,981,851	\$54,981,851	\$54,981,851	\$330,990,741
31-Dec-91	1-Jan-92	369%	\$56,081,488	\$57,203,117	\$56,081,488	\$56,081,488	\$56,081,488	\$56,081,488	\$337,610,556
31-Dec-92	1-Jan-93	377%	\$57,203,117	\$58,347,180	\$57,203,117	\$57,203,117	\$57,203,117	\$57,203,117	\$344,362,767
31-Dec-93	1-Jan-94	384%	\$58,347,180	\$59,514,123	\$58,347,180	\$58,347,180	\$58,347,180	\$58,347,180	\$351,250,023
31-Dec-94	1-Jan-95	392%	\$59,514,123	\$60,704,406	\$59,514,123	\$59,514,123	\$59,514,123	\$59,514,123	\$358,275,023
31-Dec-95	1-Jan-96	400%	\$60,704,406	\$61,918,494	\$60,704,406	\$60,704,406	\$60,704,406	\$60,704,406	\$365,440,524
31-Dec-96	1-Jan-97	408%	\$61,918,494	\$63,156,864	\$61,918,494	\$61,918,494	\$61,918,494	\$61,918,494	\$372,749,334
31-Dec-97	1-Jan-98	416%	\$63,156,864	\$64,420,001	\$63,156,864	\$63,156,864	\$63,156,864	\$63,156,864	\$380,204,321
31-Dec-98	1-Jan-99	424%	\$64,420,001	\$65,708,401	\$64,420,001	\$64,420,001	\$64,420,001	\$64,420,001	\$387,808,407
31-Dec-99	1-Jan-00	433%	\$65,708,401	\$67,022,569	\$65,708,401	\$65,708,401	\$65,708,401	\$65,708,401	\$395,564,575
31-Dec-00	1-Jan-01	442%	\$67,022,569	\$68,363,021	\$67,022,569	\$67,022,569	\$67,022,569	\$67,022,569	\$403,475,867
31-Dec-01	1-Jan-02	450%	\$68,363,021	\$69,730,281	\$68,363,021	\$68,363,021	\$68,363,021	\$68,363,021	\$411,545,384
31-Dec-02	1-Jan-03	459%	\$69,730,281	\$71,124,887	\$69,730,281	\$69,730,281	\$69,730,281	\$69,730,281	\$419,776,292
31-Dec-03	1-Jan-04	469%	\$71,124,887	\$72,547,284	\$71,124,887	\$71,124,887	\$71,124,887	\$71,124,887	\$428,171,818
31-Dec-04	1-Jan-05	478%	\$72,547,284	\$73,998,332	\$72,547,284	\$72,547,284	\$72,547,284	\$72,547,284	\$436,735,254
31-Dec-05	1-Jan-06	488%	\$73,998,332	\$75,478,299	\$73,998,332	\$73,998,332	\$73,998,332	\$73,998,332	\$445,469,959
31-Dec-06	1-Jan-07	497%	\$75,478,299	\$76,987,865	\$75,478,299	\$75,478,299	\$75,478,299	\$75,478,299	\$454,379,358
31-Dec-07	1-Jan-08	507%	\$76,987,865	\$78,527,622	\$76,987,865	\$76,987,865	\$76,987,865	\$76,987,865	\$463,466,945

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[https://manicap.sharepoint.com/sites/ALLSTAFF/TEXAS/texasFortWorthWalshRanchTIRZ/CONSULTING/Projections/WalshRanchTIRZProjections-v10E\(2069-2079Development\)20.xlsx](https://manicap.sharepoint.com/sites/ALLSTAFF/TEXAS/texasFortWorthWalshRanchTIRZ/CONSULTING/Projections/WalshRanchTIRZProjections-v10E(2069-2079Development)20.xlsx)
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-2.50.1.

⁴See Exhibit C-2.51.1.

⁵See Exhibit C-2.52.1.

⁶See Exhibit C-2.53.1.

⁷See Exhibit C-2.54.1.

⁸See Exhibit C-2.55.1.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.11.1: Projected Assessed Value - All Land Uses - Development Years 2080-2084 - Summary

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2080 Development Projected Assessed Value ³	2081 Development Projected Assessed Value ⁴	2082 Development Projected Assessed Value ⁵	2083 Development Projected Assessed Value ⁶	2084 Development Projected Assessed Value ⁷	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-37	1-Jan-38	127%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-38	1-Jan-39	129%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-39	1-Jan-40	132%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-40	1-Jan-41	135%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-41	1-Jan-42	137%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-42	1-Jan-43	140%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-43	1-Jan-44	143%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-44	1-Jan-45	146%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-45	1-Jan-46	149%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-46	1-Jan-47	152%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-47	1-Jan-48	155%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-48	1-Jan-49	158%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-49	1-Jan-50	161%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-50	1-Jan-51	164%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-51	1-Jan-52	167%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-52	1-Jan-53	171%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-53	1-Jan-54	174%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-54	1-Jan-55	178%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-55	1-Jan-56	181%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-56	1-Jan-57	185%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-57	1-Jan-58	188%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-58	1-Jan-59	192%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-59	1-Jan-60	196%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-60	1-Jan-61	200%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-61	1-Jan-62	204%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-62	1-Jan-63	208%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-63	1-Jan-64	212%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-64	1-Jan-65	216%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-65	1-Jan-66	221%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-66	1-Jan-67	225%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-67	1-Jan-68	230%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-68	1-Jan-69	234%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-69	1-Jan-70	239%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-70	1-Jan-71	244%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-71	1-Jan-72	249%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-72	1-Jan-73	254%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-73	1-Jan-74	259%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-74	1-Jan-75	264%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-75	1-Jan-76	269%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-76	1-Jan-77	275%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-77	1-Jan-78	280%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-78	1-Jan-79	286%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-79	1-Jan-80	291%	\$0	\$0	\$0	\$0	\$0	\$0
31-Dec-80	1-Jan-81	297%	\$45,104,268	\$0	\$0	\$0	\$0	\$45,104,268
31-Dec-81	1-Jan-82	303%	\$46,006,353	\$46,006,353	\$0	\$0	\$0	\$92,012,706
31-Dec-82	1-Jan-83	309%	\$46,926,480	\$46,926,480	\$46,926,480	\$0	\$0	\$140,779,441
31-Dec-83	1-Jan-84	315%	\$47,865,010	\$47,865,010	\$47,865,010	\$48,822,310	\$0	\$192,417,339
31-Dec-84	1-Jan-85	322%	\$48,822,310	\$48,822,310	\$48,822,310	\$49,798,756	\$48,822,310	\$245,087,996
31-Dec-85	1-Jan-86	328%	\$49,798,756	\$49,798,756	\$49,798,756	\$50,794,731	\$49,798,756	\$249,989,756
31-Dec-86	1-Jan-87	335%	\$50,794,731	\$50,794,731	\$50,794,731	\$51,810,626	\$50,794,731	\$254,989,551
31-Dec-87	1-Jan-88	341%	\$51,810,626	\$51,810,626	\$51,810,626	\$52,846,838	\$51,810,626	\$260,089,342
31-Dec-88	1-Jan-89	348%	\$52,846,838	\$52,846,838	\$52,846,838	\$53,903,775	\$52,846,838	\$265,291,129
31-Dec-89	1-Jan-90	355%	\$53,903,775	\$53,903,775	\$53,903,775	\$54,981,851	\$53,903,775	\$270,596,952
31-Dec-90	1-Jan-91	362%	\$54,981,851	\$54,981,851	\$54,981,851	\$56,081,488	\$54,981,851	\$276,008,891
31-Dec-91	1-Jan-92	369%	\$56,081,488	\$56,081,488	\$56,081,488	\$57,203,117	\$56,081,488	\$281,529,068
31-Dec-92	1-Jan-93	377%	\$57,203,117	\$57,203,117	\$57,203,117	\$58,347,180	\$57,203,117	\$287,159,650
31-Dec-93	1-Jan-94	384%	\$58,347,180	\$58,347,180	\$58,347,180	\$59,514,123	\$58,347,180	\$292,902,843
31-Dec-94	1-Jan-95	392%	\$59,514,123	\$59,514,123	\$59,514,123	\$60,704,406	\$59,514,123	\$298,760,900
31-Dec-95	1-Jan-96	400%	\$60,704,406	\$60,704,406	\$60,704,406	\$61,918,494	\$60,704,406	\$304,736,118
31-Dec-96	1-Jan-97	408%	\$61,918,494	\$61,918,494	\$61,918,494	\$63,156,864	\$61,918,494	\$310,830,840
31-Dec-97	1-Jan-98	416%	\$63,156,864	\$63,156,864	\$63,156,864	\$64,420,001	\$63,156,864	\$317,047,457
31-Dec-98	1-Jan-99	424%	\$64,420,001	\$64,420,001	\$64,420,001	\$65,708,401	\$64,420,001	\$323,388,406
31-Dec-99	1-Jan-00	433%	\$65,708,401	\$65,708,401	\$65,708,401	\$67,022,569	\$65,708,401	\$329,856,174
31-Dec-00	1-Jan-01	442%	\$67,022,569	\$67,022,569	\$67,022,569	\$68,363,021	\$67,022,569	\$336,453,298
31-Dec-01	1-Jan-02	450%	\$68,363,021	\$68,363,021	\$68,363,021	\$69,730,281	\$68,363,021	\$343,182,364
31-Dec-02	1-Jan-03	459%	\$69,730,281	\$69,730,281	\$69,730,281	\$71,124,887	\$69,730,281	\$350,046,011
31-Dec-03	1-Jan-04	469%	\$71,124,887	\$71,124,887	\$71,124,887	\$72,547,384	\$71,124,887	\$357,046,931
31-Dec-04	1-Jan-05	478%	\$72,547,384	\$72,547,384	\$72,547,384	\$73,998,332	\$72,547,384	\$364,187,870
31-Dec-05	1-Jan-06	488%	\$73,998,332	\$73,998,332	\$73,998,332	\$75,478,299	\$73,998,332	\$371,471,627
31-Dec-06	1-Jan-07	497%	\$75,478,299	\$75,478,299	\$75,478,299	\$76,987,865	\$75,478,299	\$378,901,060
31-Dec-07	1-Jan-08	507%	\$76,987,865	\$76,987,865	\$76,987,865	\$78,527,622	\$76,987,865	\$386,479,081

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[https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/\(Walsh Ranch TIRZ Projections - v1.0 F \(2080-2087 Development\) v2.0.xlsx\)/V1-B.1.2](https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort%20Worth/Walsh%20Ranch%20TIRZ/CONSULTING/Projections/(Walsh%20Ranch%20TIRZ%20Projections%20-v1.0.F%20(2080-2087%20Development)%20v2.0.xlsx)/V1-B.1.2)
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-2.56.1.

⁴See Exhibit C-2.57.1.

⁵See Exhibit C-2.58.1.

⁶See Exhibit C-2.59.1.

⁷See Exhibit C-2.60.1.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-3.12.1: Projected Assessed Value - All Land Uses - Development Years 2085-2087 - Summary

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2085 Development Projected Assessed Value ³	2086 Development Projected Assessed Value ⁴	2087 Development Projected Assessed Value ⁵	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$0	\$0	\$0	\$0
31-Dec-37	1-Jan-38	127%	\$0	\$0	\$0	\$0
31-Dec-38	1-Jan-39	129%	\$0	\$0	\$0	\$0
31-Dec-39	1-Jan-40	132%	\$0	\$0	\$0	\$0
31-Dec-40	1-Jan-41	135%	\$0	\$0	\$0	\$0
31-Dec-41	1-Jan-42	137%	\$0	\$0	\$0	\$0
31-Dec-42	1-Jan-43	140%	\$0	\$0	\$0	\$0
31-Dec-43	1-Jan-44	143%	\$0	\$0	\$0	\$0
31-Dec-44	1-Jan-45	146%	\$0	\$0	\$0	\$0
31-Dec-45	1-Jan-46	149%	\$0	\$0	\$0	\$0
31-Dec-46	1-Jan-47	152%	\$0	\$0	\$0	\$0
31-Dec-47	1-Jan-48	155%	\$0	\$0	\$0	\$0
31-Dec-48	1-Jan-49	158%	\$0	\$0	\$0	\$0
31-Dec-49	1-Jan-50	161%	\$0	\$0	\$0	\$0
31-Dec-50	1-Jan-51	164%	\$0	\$0	\$0	\$0
31-Dec-51	1-Jan-52	167%	\$0	\$0	\$0	\$0
31-Dec-52	1-Jan-53	171%	\$0	\$0	\$0	\$0
31-Dec-53	1-Jan-54	174%	\$0	\$0	\$0	\$0
31-Dec-54	1-Jan-55	178%	\$0	\$0	\$0	\$0
31-Dec-55	1-Jan-56	181%	\$0	\$0	\$0	\$0
31-Dec-56	1-Jan-57	185%	\$0	\$0	\$0	\$0
31-Dec-57	1-Jan-58	188%	\$0	\$0	\$0	\$0
31-Dec-58	1-Jan-59	192%	\$0	\$0	\$0	\$0
31-Dec-59	1-Jan-60	196%	\$0	\$0	\$0	\$0
31-Dec-60	1-Jan-61	200%	\$0	\$0	\$0	\$0
31-Dec-61	1-Jan-62	204%	\$0	\$0	\$0	\$0
31-Dec-62	1-Jan-63	208%	\$0	\$0	\$0	\$0
31-Dec-63	1-Jan-64	212%	\$0	\$0	\$0	\$0
31-Dec-64	1-Jan-65	216%	\$0	\$0	\$0	\$0
31-Dec-65	1-Jan-66	221%	\$0	\$0	\$0	\$0
31-Dec-66	1-Jan-67	225%	\$0	\$0	\$0	\$0
31-Dec-67	1-Jan-68	230%	\$0	\$0	\$0	\$0
31-Dec-68	1-Jan-69	234%	\$0	\$0	\$0	\$0
31-Dec-69	1-Jan-70	239%	\$0	\$0	\$0	\$0
31-Dec-70	1-Jan-71	244%	\$0	\$0	\$0	\$0
31-Dec-71	1-Jan-72	249%	\$0	\$0	\$0	\$0
31-Dec-72	1-Jan-73	254%	\$0	\$0	\$0	\$0
31-Dec-73	1-Jan-74	259%	\$0	\$0	\$0	\$0
31-Dec-74	1-Jan-75	264%	\$0	\$0	\$0	\$0
31-Dec-75	1-Jan-76	269%	\$0	\$0	\$0	\$0
31-Dec-76	1-Jan-77	275%	\$0	\$0	\$0	\$0
31-Dec-77	1-Jan-78	280%	\$0	\$0	\$0	\$0
31-Dec-78	1-Jan-79	286%	\$0	\$0	\$0	\$0
31-Dec-79	1-Jan-80	291%	\$0	\$0	\$0	\$0
31-Dec-80	1-Jan-81	297%	\$0	\$0	\$0	\$0
31-Dec-81	1-Jan-82	303%	\$0	\$0	\$0	\$0
31-Dec-82	1-Jan-83	309%	\$0	\$0	\$0	\$0
31-Dec-83	1-Jan-84	315%	\$0	\$0	\$0	\$0
31-Dec-84	1-Jan-85	322%	\$0	\$0	\$0	\$0
31-Dec-85	1-Jan-86	328%	\$49,798,756	\$0	\$0	\$49,798,756
31-Dec-86	1-Jan-87	335%	\$50,794,731	\$51,810,626	\$0	\$102,605,357
31-Dec-87	1-Jan-88	341%	\$51,810,626	\$52,846,838	\$51,810,626	\$156,468,090
31-Dec-88	1-Jan-89	348%	\$52,846,838	\$53,903,775	\$52,846,838	\$159,597,452
31-Dec-89	1-Jan-90	355%	\$53,903,775	\$54,981,851	\$53,903,775	\$162,789,401
31-Dec-90	1-Jan-91	362%	\$54,981,851	\$56,081,488	\$54,981,851	\$166,045,189
31-Dec-91	1-Jan-92	369%	\$56,081,488	\$57,203,117	\$56,081,488	\$169,366,093
31-Dec-92	1-Jan-93	377%	\$57,203,117	\$58,347,180	\$57,203,117	\$172,753,415
31-Dec-93	1-Jan-94	384%	\$58,347,180	\$59,514,123	\$58,347,180	\$176,208,483
31-Dec-94	1-Jan-95	392%	\$59,514,123	\$60,704,406	\$59,514,123	\$179,732,653
31-Dec-95	1-Jan-96	400%	\$60,704,406	\$61,918,494	\$60,704,406	\$183,327,306
31-Dec-96	1-Jan-97	408%	\$61,918,494	\$63,156,864	\$61,918,494	\$186,993,852
31-Dec-97	1-Jan-98	416%	\$63,156,864	\$64,420,001	\$63,156,864	\$190,733,729
31-Dec-98	1-Jan-99	424%	\$64,420,001	\$65,708,401	\$64,420,001	\$194,548,404
31-Dec-99	1-Jan-00	433%	\$65,708,401	\$67,022,569	\$65,708,401	\$198,439,372
31-Dec-00	1-Jan-01	442%	\$67,022,569	\$68,363,021	\$67,022,569	\$202,408,159
31-Dec-01	1-Jan-02	450%	\$68,363,021	\$69,730,281	\$68,363,021	\$206,456,322
31-Dec-02	1-Jan-03	459%	\$69,730,281	\$71,124,887	\$69,730,281	\$210,585,449
31-Dec-03	1-Jan-04	469%	\$71,124,887	\$72,547,384	\$71,124,887	\$214,797,158
31-Dec-04	1-Jan-05	478%	\$72,547,384	\$73,998,332	\$72,547,384	\$219,093,101
31-Dec-05	1-Jan-06	488%	\$73,998,332	\$75,478,299	\$73,998,332	\$223,474,963
31-Dec-06	1-Jan-07	497%	\$75,478,299	\$76,987,865	\$75,478,299	\$227,944,462
31-Dec-07	1-Jan-08	507%	\$76,987,865	\$78,527,622	\$76,987,865	\$232,503,351

MuniCap, Inc. arepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/[Walsh Ranch TIRZ Projections - v1.0 F (2080-2087 Development) v2.0.xlsx]/VL-B.2.2
22-Feb-26

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.
²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-2.61.1.

⁴See Exhibit C-2.62.1.

⁵See Exhibit C-2.63.1.

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit C-4.1: Projected Assessed Value - All Land Uses - Development Years 2025-2035 - Summary

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2025-2029 Development Projected Assessed Value ³	2030-2035 Development Projected Assessed Value ⁴	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$148,050,000	\$0	\$148,050,000
31-Dec-26	1-Jan-27	102%	\$385,096,750	\$0	\$385,096,750
31-Dec-27	1-Jan-28	104%	\$409,150,122	\$0	\$409,150,122
31-Dec-28	1-Jan-29	106%	\$935,747,514	\$0	\$935,747,514
31-Dec-29	1-Jan-30	108%	\$1,760,371,227	\$0	\$1,760,371,227
31-Dec-30	1-Jan-31	110%	\$1,795,578,651	\$773,006,506	\$2,568,585,157
31-Dec-31	1-Jan-32	113%	\$1,831,490,225	\$1,547,421,193	\$3,378,911,418
31-Dec-32	1-Jan-33	115%	\$1,868,120,029	\$2,428,464,794	\$4,296,584,823
31-Dec-33	1-Jan-34	117%	\$1,905,482,430	\$3,336,429,267	\$5,241,911,696
31-Dec-34	1-Jan-35	120%	\$1,943,592,078	\$4,260,084,866	\$6,203,676,944
31-Dec-35	1-Jan-36	122%	\$1,982,463,920	\$5,592,747,681	\$7,575,211,601
31-Dec-36	1-Jan-37	124%	\$2,022,113,198	\$5,704,602,635	\$7,726,715,833
31-Dec-37	1-Jan-38	127%	\$2,062,555,462	\$5,818,694,688	\$7,881,250,150
31-Dec-38	1-Jan-39	129%	\$2,103,806,571	\$5,935,068,581	\$8,038,875,153
31-Dec-39	1-Jan-40	132%	\$2,145,882,703	\$6,053,769,953	\$8,199,652,656
31-Dec-40	1-Jan-41	135%	\$2,188,800,357	\$6,174,845,352	\$8,363,645,709
31-Dec-41	1-Jan-42	137%	\$2,232,576,364	\$6,298,342,259	\$8,530,918,623
31-Dec-42	1-Jan-43	140%	\$2,277,227,891	\$6,424,309,104	\$8,701,536,996
31-Dec-43	1-Jan-44	143%	\$2,322,772,449	\$6,552,795,286	\$8,875,567,736
31-Dec-44	1-Jan-45	146%	\$2,369,227,898	\$6,683,851,192	\$9,053,079,090
31-Dec-45	1-Jan-46	149%	\$2,416,612,456	\$6,817,528,216	\$9,234,140,672
31-Dec-46	1-Jan-47	152%	\$2,464,944,705	\$6,953,878,780	\$9,418,823,485
31-Dec-47	1-Jan-48	155%	\$2,514,243,599	\$7,092,956,356	\$9,607,199,955
31-Dec-48	1-Jan-49	158%	\$2,564,528,471	\$7,234,815,483	\$9,799,343,954
31-Dec-49	1-Jan-50	161%	\$2,615,819,041	\$7,379,511,793	\$9,995,330,833
31-Dec-50	1-Jan-51	164%	\$2,668,135,421	\$7,527,102,029	\$10,195,237,450
31-Dec-51	1-Jan-52	167%	\$2,721,498,130	\$7,677,644,069	\$10,399,142,199
31-Dec-52	1-Jan-53	171%	\$2,775,928,092	\$7,831,196,951	\$10,607,125,043
31-Dec-53	1-Jan-54	174%	\$2,831,446,654	\$7,987,820,890	\$10,819,267,544
31-Dec-54	1-Jan-55	178%	\$2,888,075,587	\$8,147,577,307	\$11,035,652,895
31-Dec-55	1-Jan-56	181%	\$2,945,837,099	\$8,310,528,854	\$11,256,365,953
31-Dec-56	1-Jan-57	185%	\$3,004,753,841	\$8,476,739,431	\$11,481,493,272
31-Dec-57	1-Jan-58	188%	\$3,064,848,918	\$8,646,274,219	\$11,711,123,137
31-Dec-58	1-Jan-59	192%	\$3,126,145,896	\$8,819,199,704	\$11,945,345,600
31-Dec-59	1-Jan-60	196%	\$3,188,668,814	\$8,995,583,698	\$12,184,252,512
31-Dec-60	1-Jan-61	200%	\$3,252,442,191	\$9,175,495,372	\$12,427,937,562
31-Dec-61	1-Jan-62	204%	\$3,317,491,034	\$9,359,005,279	\$12,676,496,313
31-Dec-62	1-Jan-63	208%	\$3,383,840,855	\$9,546,185,385	\$12,930,026,240
31-Dec-63	1-Jan-64	212%	\$3,451,517,672	\$9,737,109,092	\$13,188,626,764
31-Dec-64	1-Jan-65	216%	\$3,520,548,026	\$9,931,851,274	\$13,452,399,300
31-Dec-65	1-Jan-66	221%	\$3,590,958,986	\$10,130,488,300	\$13,721,447,286
31-Dec-66	1-Jan-67	225%	\$3,662,778,166	\$10,333,098,066	\$13,995,876,231
31-Dec-67	1-Jan-68	230%	\$3,736,033,729	\$10,539,760,027	\$14,275,793,756
31-Dec-68	1-Jan-69	234%	\$3,810,754,404	\$10,750,555,227	\$14,561,309,631
31-Dec-69	1-Jan-70	239%	\$3,886,969,492	\$10,965,566,332	\$14,852,535,824
31-Dec-70	1-Jan-71	244%	\$3,964,708,882	\$11,184,877,659	\$15,149,586,540
31-Dec-71	1-Jan-72	249%	\$4,044,003,059	\$11,408,575,212	\$15,452,578,271
31-Dec-72	1-Jan-73	254%	\$4,124,883,120	\$11,636,746,716	\$15,761,629,837
31-Dec-73	1-Jan-74	259%	\$4,207,380,783	\$11,869,481,650	\$16,076,862,433
31-Dec-74	1-Jan-75	264%	\$4,291,528,399	\$12,106,871,283	\$16,398,399,682
31-Dec-75	1-Jan-76	269%	\$4,377,358,966	\$12,349,008,709	\$16,726,367,676
31-Dec-76	1-Jan-77	275%	\$4,464,906,146	\$12,595,988,883	\$17,060,895,029
31-Dec-77	1-Jan-78	280%	\$4,554,204,269	\$12,847,908,661	\$17,402,112,930
31-Dec-78	1-Jan-79	286%	\$4,645,288,354	\$13,104,866,834	\$17,750,155,188
31-Dec-79	1-Jan-80	291%	\$4,738,194,121	\$13,366,964,171	\$18,105,158,292
31-Dec-80	1-Jan-81	297%	\$4,832,958,004	\$13,634,303,454	\$18,467,261,458
31-Dec-81	1-Jan-82	303%	\$4,929,617,164	\$13,906,989,523	\$18,836,606,687
31-Dec-82	1-Jan-83	309%	\$5,028,209,507	\$14,185,129,314	\$19,213,338,821
31-Dec-83	1-Jan-84	315%	\$5,128,773,697	\$14,468,831,900	\$19,597,605,597
31-Dec-84	1-Jan-85	322%	\$5,231,349,171	\$14,758,208,538	\$19,989,557,709
31-Dec-85	1-Jan-86	328%	\$5,335,976,154	\$15,053,372,709	\$20,389,348,863
31-Dec-86	1-Jan-87	335%	\$5,442,695,678	\$15,354,440,163	\$20,797,135,841
31-Dec-87	1-Jan-88	341%	\$5,551,549,591	\$15,661,528,966	\$21,213,078,557
31-Dec-88	1-Jan-89	348%	\$5,662,580,583	\$15,974,759,546	\$21,637,340,128
31-Dec-89	1-Jan-90	355%	\$5,775,832,195	\$16,294,254,736	\$22,070,086,931
31-Dec-90	1-Jan-91	362%	\$5,891,348,838	\$16,620,139,831	\$22,511,488,670
31-Dec-91	1-Jan-92	369%	\$6,009,175,815	\$16,952,542,628	\$22,961,718,443
31-Dec-92	1-Jan-93	377%	\$6,129,359,332	\$17,291,593,480	\$23,420,952,812
31-Dec-93	1-Jan-94	384%	\$6,251,946,518	\$17,637,425,350	\$23,889,371,868
31-Dec-94	1-Jan-95	392%	\$6,376,985,449	\$17,990,173,857	\$24,367,159,306
31-Dec-95	1-Jan-96	400%	\$6,504,525,158	\$18,349,977,334	\$24,854,502,492
31-Dec-96	1-Jan-97	408%	\$6,634,615,661	\$18,716,976,881	\$25,351,592,541
31-Dec-97	1-Jan-98	416%	\$6,767,307,974	\$19,091,316,418	\$25,858,624,392
31-Dec-98	1-Jan-99	424%	\$6,902,654,133	\$19,473,142,747	\$26,375,796,880
31-Dec-99	1-Jan-00	433%	\$7,040,707,216	\$19,862,605,602	\$26,903,312,818
31-Dec-00	1-Jan-01	442%	\$7,181,521,360	\$20,259,857,714	\$27,441,379,074
31-Dec-01	1-Jan-02	450%	\$7,325,151,788	\$20,665,054,868	\$27,990,206,656
31-Dec-02	1-Jan-03	459%	\$7,471,654,823	\$21,078,355,965	\$28,550,010,789
31-Dec-03	1-Jan-04	469%	\$7,621,087,920	\$21,499,923,085	\$29,121,011,004
31-Dec-04	1-Jan-05	478%	\$7,773,509,678	\$21,929,921,546	\$29,703,431,225
31-Dec-05	1-Jan-06	488%	\$7,928,979,872	\$22,368,519,977	\$30,297,499,849
31-Dec-06	1-Jan-07	497%	\$8,087,559,469	\$22,815,890,377	\$30,903,449,846
31-Dec-07	1-Jan-08	507%	\$8,249,310,659	\$23,272,208,184	\$31,521,518,843

MuniCap, Inc. zs/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/Copy of Walsh Ranch TIRZ Projections - v1.2 G All Development.xlsx\YT-C.1.1 (2025-2035)
24-Oct-25

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-3.1.1.

⁴See Exhibit C-3.2.1.

Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)

Exhibit C-4.2: Projected Assessed Value - All Land Uses - Development Years 2036-2046 - Summary

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2036-2040 Development Projected Assessed Value ³	2041-2046 Development Projected Assessed Value ⁴	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$743,127,885	\$0	\$743,127,885
31-Dec-37	1-Jan-38	127%	\$1,544,840,089	\$0	\$1,544,840,089
31-Dec-38	1-Jan-39	129%	\$2,246,634,632	\$0	\$2,246,634,632
31-Dec-39	1-Jan-40	132%	\$3,099,251,249	\$0	\$3,099,251,249
31-Dec-40	1-Jan-41	135%	\$4,091,571,123	\$0	\$4,091,571,123
31-Dec-41	1-Jan-42	137%	\$4,173,402,546	\$874,975,852	\$5,048,378,398
31-Dec-42	1-Jan-43	140%	\$4,256,870,597	\$1,610,144,497	\$5,867,015,094
31-Dec-43	1-Jan-44	143%	\$4,342,008,009	\$2,193,629,588	\$6,535,637,597
31-Dec-44	1-Jan-45	146%	\$4,428,848,169	\$2,933,901,918	\$7,362,750,086
31-Dec-45	1-Jan-46	149%	\$4,517,425,132	\$3,649,355,630	\$8,166,780,763
31-Dec-46	1-Jan-47	152%	\$4,607,773,635	\$4,251,416,815	\$8,859,190,449
31-Dec-47	1-Jan-48	155%	\$4,699,929,108	\$4,336,445,151	\$9,036,374,258
31-Dec-48	1-Jan-49	158%	\$4,793,927,690	\$4,423,174,054	\$9,217,101,744
31-Dec-49	1-Jan-50	161%	\$4,889,806,244	\$4,511,637,535	\$9,401,443,778
31-Dec-50	1-Jan-51	164%	\$5,075,821,360	\$4,601,870,286	\$9,677,691,646
31-Dec-51	1-Jan-52	167%	\$5,087,354,416	\$4,693,907,691	\$9,781,262,107
31-Dec-52	1-Jan-53	171%	\$5,189,101,504	\$4,787,785,845	\$9,976,887,349
31-Dec-53	1-Jan-54	174%	\$5,292,883,534	\$4,883,541,562	\$10,176,425,096
31-Dec-54	1-Jan-55	178%	\$5,398,741,205	\$4,981,212,393	\$10,379,953,598
31-Dec-55	1-Jan-56	181%	\$5,506,716,029	\$5,080,836,641	\$10,587,552,670
31-Dec-56	1-Jan-57	185%	\$5,616,850,350	\$5,182,453,374	\$10,799,303,724
31-Dec-57	1-Jan-58	188%	\$5,729,187,357	\$5,286,102,441	\$11,015,289,798
31-Dec-58	1-Jan-59	192%	\$5,843,771,104	\$5,391,824,490	\$11,235,595,594
31-Dec-59	1-Jan-60	196%	\$5,960,646,526	\$5,499,660,980	\$11,460,307,506
31-Dec-60	1-Jan-61	200%	\$6,079,859,456	\$5,609,654,200	\$11,689,513,656
31-Dec-61	1-Jan-62	204%	\$6,201,456,645	\$5,721,847,284	\$11,923,303,929
31-Dec-62	1-Jan-63	208%	\$6,325,485,778	\$5,836,284,229	\$12,161,770,008
31-Dec-63	1-Jan-64	212%	\$6,451,995,494	\$5,953,009,914	\$12,405,005,408
31-Dec-64	1-Jan-65	216%	\$6,581,035,404	\$6,072,070,112	\$12,653,105,516
31-Dec-65	1-Jan-66	221%	\$6,712,656,112	\$6,193,511,514	\$12,906,167,626
31-Dec-66	1-Jan-67	225%	\$6,846,909,234	\$6,317,381,745	\$13,164,290,979
31-Dec-67	1-Jan-68	230%	\$6,983,847,419	\$6,443,729,380	\$13,427,576,798
31-Dec-68	1-Jan-69	234%	\$7,123,524,367	\$6,572,603,967	\$13,696,128,334
31-Dec-69	1-Jan-70	239%	\$7,265,994,854	\$6,704,056,047	\$13,970,050,901
31-Dec-70	1-Jan-71	244%	\$7,411,314,752	\$6,838,137,168	\$14,249,451,919
31-Dec-71	1-Jan-72	249%	\$7,559,541,047	\$6,974,899,911	\$14,534,440,957
31-Dec-72	1-Jan-73	254%	\$7,710,731,867	\$7,114,397,909	\$14,825,129,777
31-Dec-73	1-Jan-74	259%	\$7,864,946,505	\$7,256,685,867	\$15,121,632,372
31-Dec-74	1-Jan-75	264%	\$8,022,245,435	\$7,401,819,585	\$15,424,065,020
31-Dec-75	1-Jan-76	269%	\$8,182,690,344	\$7,549,855,976	\$15,732,546,320
31-Dec-76	1-Jan-77	275%	\$8,346,344,151	\$7,700,853,096	\$16,047,197,246
31-Dec-77	1-Jan-78	280%	\$8,513,271,034	\$7,854,870,158	\$16,368,141,191
31-Dec-78	1-Jan-79	286%	\$8,683,536,454	\$8,011,967,561	\$16,695,504,015
31-Dec-79	1-Jan-80	291%	\$8,857,207,183	\$8,172,206,912	\$17,029,414,095
31-Dec-80	1-Jan-81	297%	\$9,034,351,327	\$8,335,651,050	\$17,370,002,377
31-Dec-81	1-Jan-82	303%	\$9,215,038,353	\$8,502,364,071	\$17,717,402,425
31-Dec-82	1-Jan-83	309%	\$9,399,339,121	\$8,672,411,353	\$18,071,750,473
31-Dec-83	1-Jan-84	315%	\$9,587,325,903	\$8,845,859,580	\$18,433,185,483
31-Dec-84	1-Jan-85	322%	\$9,779,072,421	\$9,022,776,771	\$18,801,849,192
31-Dec-85	1-Jan-86	328%	\$9,974,653,869	\$9,203,232,307	\$19,177,886,176
31-Dec-86	1-Jan-87	335%	\$10,174,146,947	\$9,387,296,953	\$19,561,443,900
31-Dec-87	1-Jan-88	341%	\$10,377,629,886	\$9,575,042,892	\$19,952,672,778
31-Dec-88	1-Jan-89	348%	\$10,585,182,483	\$9,766,543,750	\$20,351,726,233
31-Dec-89	1-Jan-90	355%	\$10,796,886,133	\$9,961,874,625	\$20,758,760,758
31-Dec-90	1-Jan-91	362%	\$11,012,823,856	\$10,161,112,117	\$21,173,935,973
31-Dec-91	1-Jan-92	369%	\$11,233,080,333	\$10,364,334,360	\$21,597,414,693
31-Dec-92	1-Jan-93	377%	\$11,457,741,940	\$10,571,621,047	\$22,029,362,987
31-Dec-93	1-Jan-94	384%	\$11,686,896,778	\$10,783,053,468	\$22,469,950,246
31-Dec-94	1-Jan-95	392%	\$11,920,634,714	\$10,998,714,537	\$22,919,349,251
31-Dec-95	1-Jan-96	400%	\$12,159,047,408	\$11,218,688,828	\$23,377,736,236
31-Dec-96	1-Jan-97	408%	\$12,402,228,356	\$11,443,062,605	\$23,845,290,961
31-Dec-97	1-Jan-98	416%	\$12,650,272,924	\$11,671,923,857	\$24,322,196,780
31-Dec-98	1-Jan-99	424%	\$12,903,278,382	\$11,905,362,334	\$24,808,640,716
31-Dec-99	1-Jan-00	433%	\$13,161,343,950	\$12,143,469,580	\$25,304,813,530
31-Dec-00	1-Jan-01	442%	\$13,424,570,829	\$12,386,338,972	\$25,810,909,801
31-Dec-01	1-Jan-02	450%	\$13,693,062,245	\$12,634,065,752	\$26,327,127,997
31-Dec-02	1-Jan-03	459%	\$13,966,923,490	\$12,886,747,067	\$26,853,670,557
31-Dec-03	1-Jan-04	469%	\$14,246,261,960	\$13,144,482,008	\$27,390,743,968
31-Dec-04	1-Jan-05	478%	\$14,531,187,199	\$13,407,371,648	\$27,938,558,847
31-Dec-05	1-Jan-06	488%	\$14,821,810,943	\$13,675,519,081	\$28,497,330,024
31-Dec-06	1-Jan-07	497%	\$15,118,247,162	\$13,949,029,463	\$29,067,276,625
31-Dec-07	1-Jan-08	507%	\$15,420,612,105	\$14,228,010,052	\$29,648,622,157

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-3.3.1.

⁴See Exhibit C-3.4.1.

Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)

Exhibit C-4.3: Projected Assessed Value - All Land Uses - Development Years 2047-2057 - Summary

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2047-2051 Development Projected Assessed Value ³	2052-2057 Development Projected Assessed Value ⁴	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$0	\$0	\$0
31-Dec-37	1-Jan-38	127%	\$0	\$0	\$0
31-Dec-38	1-Jan-39	129%	\$0	\$0	\$0
31-Dec-39	1-Jan-40	132%	\$0	\$0	\$0
31-Dec-40	1-Jan-41	135%	\$0	\$0	\$0
31-Dec-41	1-Jan-42	137%	\$0	\$0	\$0
31-Dec-42	1-Jan-43	140%	\$0	\$0	\$0
31-Dec-43	1-Jan-44	143%	\$0	\$0	\$0
31-Dec-44	1-Jan-45	146%	\$0	\$0	\$0
31-Dec-45	1-Jan-46	149%	\$0	\$0	\$0
31-Dec-46	1-Jan-47	152%	\$0	\$0	\$0
31-Dec-47	1-Jan-48	155%	\$165,763,925	\$0	\$165,763,925
31-Dec-48	1-Jan-49	158%	\$335,312,420	\$0	\$335,312,420
31-Dec-49	1-Jan-50	161%	\$366,431,172	\$0	\$366,431,172
31-Dec-50	1-Jan-51	164%	\$399,158,563	\$0	\$399,158,563
31-Dec-51	1-Jan-52	167%	\$432,540,503	\$0	\$432,540,503
31-Dec-52	1-Jan-53	171%	\$441,191,313	\$162,457,662	\$603,648,975
31-Dec-53	1-Jan-54	174%	\$450,015,139	\$192,660,191	\$642,675,330
31-Dec-54	1-Jan-55	178%	\$459,015,442	\$223,466,771	\$682,482,213
31-Dec-55	1-Jan-56	181%	\$468,195,751	\$255,428,550	\$723,624,301
31-Dec-56	1-Jan-57	185%	\$477,559,666	\$288,579,413	\$766,139,079
31-Dec-57	1-Jan-58	188%	\$487,110,859	\$322,954,140	\$810,064,999
31-Dec-58	1-Jan-59	192%	\$496,853,076	\$329,413,223	\$826,266,299
31-Dec-59	1-Jan-60	196%	\$506,790,138	\$336,001,487	\$842,791,625
31-Dec-60	1-Jan-61	200%	\$516,925,941	\$342,721,517	\$859,647,458
31-Dec-61	1-Jan-62	204%	\$527,264,460	\$349,575,947	\$876,840,407
31-Dec-62	1-Jan-63	208%	\$537,809,749	\$356,567,466	\$894,377,215
31-Dec-63	1-Jan-64	212%	\$548,565,944	\$363,698,816	\$912,264,759
31-Dec-64	1-Jan-65	216%	\$559,537,263	\$370,972,792	\$930,510,055
31-Dec-65	1-Jan-66	221%	\$570,728,008	\$378,392,248	\$949,120,256
31-Dec-66	1-Jan-67	225%	\$582,142,568	\$385,960,093	\$968,102,661
31-Dec-67	1-Jan-68	230%	\$593,785,419	\$393,679,295	\$987,464,714
31-Dec-68	1-Jan-69	234%	\$605,661,128	\$401,552,881	\$1,007,214,008
31-Dec-69	1-Jan-70	239%	\$617,774,350	\$409,583,938	\$1,027,358,288
31-Dec-70	1-Jan-71	244%	\$630,129,837	\$417,775,617	\$1,047,905,454
31-Dec-71	1-Jan-72	249%	\$642,732,434	\$426,131,129	\$1,068,863,563
31-Dec-72	1-Jan-73	254%	\$655,587,083	\$434,653,752	\$1,090,240,835
31-Dec-73	1-Jan-74	259%	\$668,698,824	\$443,346,827	\$1,112,045,651
31-Dec-74	1-Jan-75	264%	\$682,072,801	\$452,213,763	\$1,134,286,564
31-Dec-75	1-Jan-76	269%	\$695,714,257	\$461,258,039	\$1,156,972,296
31-Dec-76	1-Jan-77	275%	\$709,628,542	\$470,483,199	\$1,180,111,742
31-Dec-77	1-Jan-78	280%	\$723,821,113	\$479,892,863	\$1,203,713,976
31-Dec-78	1-Jan-79	286%	\$738,297,535	\$489,490,721	\$1,227,788,256
31-Dec-79	1-Jan-80	291%	\$753,063,486	\$499,280,535	\$1,252,344,021
31-Dec-80	1-Jan-81	297%	\$768,124,756	\$509,266,146	\$1,277,390,901
31-Dec-81	1-Jan-82	303%	\$783,487,251	\$519,451,469	\$1,302,938,719
31-Dec-82	1-Jan-83	309%	\$799,156,996	\$529,840,498	\$1,328,997,494
31-Dec-83	1-Jan-84	315%	\$815,140,136	\$540,437,308	\$1,355,577,444
31-Dec-84	1-Jan-85	322%	\$831,442,938	\$551,246,054	\$1,382,688,993
31-Dec-85	1-Jan-86	328%	\$848,071,797	\$562,270,975	\$1,410,342,772
31-Dec-86	1-Jan-87	335%	\$865,033,233	\$573,516,395	\$1,438,549,628
31-Dec-87	1-Jan-88	341%	\$882,333,898	\$584,986,723	\$1,467,320,620
31-Dec-88	1-Jan-89	348%	\$899,980,576	\$596,686,457	\$1,496,667,033
31-Dec-89	1-Jan-90	355%	\$917,980,187	\$608,620,186	\$1,526,600,374
31-Dec-90	1-Jan-91	362%	\$936,339,791	\$620,792,590	\$1,557,132,381
31-Dec-91	1-Jan-92	369%	\$955,066,587	\$633,208,442	\$1,588,275,029
31-Dec-92	1-Jan-93	377%	\$974,167,918	\$645,872,611	\$1,620,040,529
31-Dec-93	1-Jan-94	384%	\$993,651,277	\$658,790,063	\$1,652,441,340
31-Dec-94	1-Jan-95	392%	\$1,013,524,302	\$671,965,864	\$1,685,490,167
31-Dec-95	1-Jan-96	400%	\$1,033,794,788	\$685,405,181	\$1,719,199,970
31-Dec-96	1-Jan-97	408%	\$1,054,470,684	\$699,113,285	\$1,753,583,969
31-Dec-97	1-Jan-98	416%	\$1,075,560,098	\$713,095,551	\$1,788,655,649
31-Dec-98	1-Jan-99	424%	\$1,097,071,300	\$727,357,462	\$1,824,428,762
31-Dec-99	1-Jan-00	433%	\$1,119,012,726	\$741,904,611	\$1,860,917,337
31-Dec-00	1-Jan-01	442%	\$1,141,392,980	\$756,742,703	\$1,898,135,684
31-Dec-01	1-Jan-02	450%	\$1,164,220,840	\$771,877,557	\$1,936,098,397
31-Dec-02	1-Jan-03	459%	\$1,187,505,257	\$787,315,108	\$1,974,820,365
31-Dec-03	1-Jan-04	469%	\$1,211,255,362	\$803,061,411	\$2,014,316,773
31-Dec-04	1-Jan-05	478%	\$1,235,480,469	\$819,122,639	\$2,054,603,108
31-Dec-05	1-Jan-06	488%	\$1,260,190,079	\$835,505,092	\$2,095,695,170
31-Dec-06	1-Jan-07	497%	\$1,285,393,880	\$852,215,193	\$2,137,609,074
31-Dec-07	1-Jan-08	507%	\$1,311,101,758	\$869,259,497	\$2,180,361,255

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-3.5.1.

⁴See Exhibit C-3.6.1.

Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)

Exhibit C-4.4: Projected Assessed Value - All Land Uses - Development Years 2058-2068 - Summary

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2058-2062 Development Projected Assessed Value ³	2063-2068 Development Projected Assessed Value ⁴	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$0	\$0	\$0
31-Dec-37	1-Jan-38	127%	\$0	\$0	\$0
31-Dec-38	1-Jan-39	129%	\$0	\$0	\$0
31-Dec-39	1-Jan-40	132%	\$0	\$0	\$0
31-Dec-40	1-Jan-41	135%	\$0	\$0	\$0
31-Dec-41	1-Jan-42	137%	\$0	\$0	\$0
31-Dec-42	1-Jan-43	140%	\$0	\$0	\$0
31-Dec-43	1-Jan-44	143%	\$0	\$0	\$0
31-Dec-44	1-Jan-45	146%	\$0	\$0	\$0
31-Dec-45	1-Jan-46	149%	\$0	\$0	\$0
31-Dec-46	1-Jan-47	152%	\$0	\$0	\$0
31-Dec-47	1-Jan-48	155%	\$0	\$0	\$0
31-Dec-48	1-Jan-49	158%	\$0	\$0	\$0
31-Dec-49	1-Jan-50	161%	\$0	\$0	\$0
31-Dec-50	1-Jan-51	164%	\$0	\$0	\$0
31-Dec-51	1-Jan-52	167%	\$0	\$0	\$0
31-Dec-52	1-Jan-53	171%	\$0	\$0	\$0
31-Dec-53	1-Jan-54	174%	\$0	\$0	\$0
31-Dec-54	1-Jan-55	178%	\$0	\$0	\$0
31-Dec-55	1-Jan-56	181%	\$0	\$0	\$0
31-Dec-56	1-Jan-57	185%	\$0	\$0	\$0
31-Dec-57	1-Jan-58	188%	\$0	\$0	\$0
31-Dec-58	1-Jan-59	192%	\$29,175,201	\$0	\$29,175,201
31-Dec-59	1-Jan-60	196%	\$59,517,410	\$0	\$59,517,410
31-Dec-60	1-Jan-61	200%	\$91,061,638	\$0	\$91,061,638
31-Dec-61	1-Jan-62	204%	\$124,463,046	\$0	\$124,463,046
31-Dec-62	1-Jan-63	208%	\$158,532,483	\$0	\$158,532,483
31-Dec-63	1-Jan-64	212%	\$161,703,133	\$32,211,779	\$193,914,912
31-Dec-64	1-Jan-65	216%	\$164,937,195	\$66,369,150	\$231,306,346
31-Dec-65	1-Jan-66	221%	\$168,235,939	\$101,209,669	\$269,445,608
31-Dec-66	1-Jan-67	225%	\$171,600,658	\$137,417,260	\$309,017,918
31-Dec-67	1-Jan-68	230%	\$175,032,671	\$175,032,671	\$350,065,343
31-Dec-68	1-Jan-69	234%	\$178,533,325	\$214,097,732	\$392,631,057
31-Dec-69	1-Jan-70	239%	\$182,103,991	\$218,379,687	\$400,483,678
31-Dec-70	1-Jan-71	244%	\$185,746,071	\$222,747,280	\$408,493,352
31-Dec-71	1-Jan-72	249%	\$189,460,993	\$227,202,226	\$416,663,219
31-Dec-72	1-Jan-73	254%	\$193,250,212	\$231,746,271	\$424,996,483
31-Dec-73	1-Jan-74	259%	\$197,115,217	\$236,381,196	\$433,496,413
31-Dec-74	1-Jan-75	264%	\$201,057,521	\$241,108,820	\$442,166,341
31-Dec-75	1-Jan-76	269%	\$205,078,671	\$245,930,996	\$451,009,668
31-Dec-76	1-Jan-77	275%	\$209,180,245	\$250,849,616	\$460,029,861
31-Dec-77	1-Jan-78	280%	\$213,363,850	\$255,866,609	\$469,230,458
31-Dec-78	1-Jan-79	286%	\$217,631,127	\$260,983,941	\$478,615,067
31-Dec-79	1-Jan-80	291%	\$221,983,749	\$266,203,620	\$488,187,369
31-Dec-80	1-Jan-81	297%	\$226,423,424	\$271,527,692	\$497,951,116
31-Dec-81	1-Jan-82	303%	\$230,951,893	\$276,958,246	\$507,910,139
31-Dec-82	1-Jan-83	309%	\$235,570,931	\$282,497,411	\$518,068,341
31-Dec-83	1-Jan-84	315%	\$240,282,349	\$288,147,359	\$528,429,708
31-Dec-84	1-Jan-85	322%	\$245,087,996	\$293,910,306	\$538,998,302
31-Dec-85	1-Jan-86	328%	\$249,989,756	\$299,788,512	\$549,778,268
31-Dec-86	1-Jan-87	335%	\$254,989,551	\$305,784,282	\$560,773,834
31-Dec-87	1-Jan-88	341%	\$260,089,342	\$311,899,968	\$571,989,310
31-Dec-88	1-Jan-89	348%	\$265,291,129	\$318,137,968	\$583,429,097
31-Dec-89	1-Jan-90	355%	\$270,596,952	\$324,500,727	\$595,097,678
31-Dec-90	1-Jan-91	362%	\$276,008,891	\$330,990,741	\$606,999,632
31-Dec-91	1-Jan-92	369%	\$281,529,068	\$337,610,556	\$619,139,625
31-Dec-92	1-Jan-93	377%	\$287,159,650	\$344,362,767	\$631,522,417
31-Dec-93	1-Jan-94	384%	\$292,902,843	\$351,250,023	\$644,152,866
31-Dec-94	1-Jan-95	392%	\$298,760,900	\$358,275,023	\$657,035,923
31-Dec-95	1-Jan-96	400%	\$304,736,118	\$365,440,524	\$670,176,641
31-Dec-96	1-Jan-97	408%	\$310,830,840	\$372,749,334	\$683,580,174
31-Dec-97	1-Jan-98	416%	\$317,047,457	\$380,204,321	\$697,251,778
31-Dec-98	1-Jan-99	424%	\$323,388,406	\$387,808,407	\$711,196,813
31-Dec-99	1-Jan-00	433%	\$329,856,174	\$395,564,575	\$725,420,749
31-Dec-00	1-Jan-01	442%	\$336,453,298	\$403,475,867	\$739,929,164
31-Dec-01	1-Jan-02	450%	\$343,182,364	\$411,545,384	\$754,727,748
31-Dec-02	1-Jan-03	459%	\$350,046,011	\$419,776,292	\$769,822,303
31-Dec-03	1-Jan-04	469%	\$357,046,931	\$428,171,818	\$785,218,749
31-Dec-04	1-Jan-05	478%	\$364,187,870	\$436,735,254	\$800,923,124
31-Dec-05	1-Jan-06	488%	\$371,471,627	\$445,469,959	\$816,941,586
31-Dec-06	1-Jan-07	497%	\$378,901,060	\$454,379,358	\$833,280,418
31-Dec-07	1-Jan-08	507%	\$386,479,081	\$463,466,945	\$849,946,026

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-3.7.1.

⁴See Exhibit C-3.8.1.

Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)

Exhibit C-4.5: Projected Assessed Value - All Land Uses - Development Years 2069-2079 - Summary

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2069-2073 Projected Assessed Value ³	2074-2079 Development Projected Assessed Value ⁴	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$0	\$0	\$0
31-Dec-37	1-Jan-38	127%	\$0	\$0	\$0
31-Dec-38	1-Jan-39	129%	\$0	\$0	\$0
31-Dec-39	1-Jan-40	132%	\$0	\$0	\$0
31-Dec-40	1-Jan-41	135%	\$0	\$0	\$0
31-Dec-41	1-Jan-42	137%	\$0	\$0	\$0
31-Dec-42	1-Jan-43	140%	\$0	\$0	\$0
31-Dec-43	1-Jan-44	143%	\$0	\$0	\$0
31-Dec-44	1-Jan-45	146%	\$0	\$0	\$0
31-Dec-45	1-Jan-46	149%	\$0	\$0	\$0
31-Dec-46	1-Jan-47	152%	\$0	\$0	\$0
31-Dec-47	1-Jan-48	155%	\$0	\$0	\$0
31-Dec-48	1-Jan-49	158%	\$0	\$0	\$0
31-Dec-49	1-Jan-50	161%	\$0	\$0	\$0
31-Dec-50	1-Jan-51	164%	\$0	\$0	\$0
31-Dec-51	1-Jan-52	167%	\$0	\$0	\$0
31-Dec-52	1-Jan-53	171%	\$0	\$0	\$0
31-Dec-53	1-Jan-54	174%	\$0	\$0	\$0
31-Dec-54	1-Jan-55	178%	\$0	\$0	\$0
31-Dec-55	1-Jan-56	181%	\$0	\$0	\$0
31-Dec-56	1-Jan-57	185%	\$0	\$0	\$0
31-Dec-57	1-Jan-58	188%	\$0	\$0	\$0
31-Dec-58	1-Jan-59	192%	\$0	\$0	\$0
31-Dec-59	1-Jan-60	196%	\$0	\$0	\$0
31-Dec-60	1-Jan-61	200%	\$0	\$0	\$0
31-Dec-61	1-Jan-62	204%	\$0	\$0	\$0
31-Dec-62	1-Jan-63	208%	\$0	\$0	\$0
31-Dec-63	1-Jan-64	212%	\$0	\$0	\$0
31-Dec-64	1-Jan-65	216%	\$0	\$0	\$0
31-Dec-65	1-Jan-66	221%	\$0	\$0	\$0
31-Dec-66	1-Jan-67	225%	\$0	\$0	\$0
31-Dec-67	1-Jan-68	230%	\$0	\$0	\$0
31-Dec-68	1-Jan-69	234%	\$0	\$0	\$0
31-Dec-69	1-Jan-70	239%	\$36,275,695	\$0	\$36,275,695
31-Dec-70	1-Jan-71	244%	\$74,002,419	\$0	\$74,002,419
31-Dec-71	1-Jan-72	249%	\$113,223,701	\$0	\$113,223,701
31-Dec-72	1-Jan-73	254%	\$154,754,154	\$0	\$154,754,154
31-Dec-73	1-Jan-74	259%	\$197,115,217	\$0	\$197,115,217
31-Dec-74	1-Jan-75	264%	\$201,057,521	\$40,051,299	\$241,108,820
31-Dec-75	1-Jan-76	269%	\$205,078,671	\$82,521,696	\$287,600,368
31-Dec-76	1-Jan-77	275%	\$209,180,245	\$125,841,502	\$335,021,747
31-Dec-77	1-Jan-78	280%	\$213,363,850	\$170,861,091	\$384,224,940
31-Dec-78	1-Jan-79	286%	\$217,631,127	\$217,631,127	\$435,262,253
31-Dec-79	1-Jan-80	291%	\$221,983,749	\$266,203,620	\$488,187,369
31-Dec-80	1-Jan-81	297%	\$226,423,424	\$271,527,692	\$497,951,116
31-Dec-81	1-Jan-82	303%	\$230,951,893	\$276,958,246	\$507,910,139
31-Dec-82	1-Jan-83	309%	\$235,570,931	\$282,497,411	\$518,068,341
31-Dec-83	1-Jan-84	315%	\$240,282,349	\$288,147,359	\$528,429,708
31-Dec-84	1-Jan-85	322%	\$245,087,996	\$293,910,306	\$538,998,302
31-Dec-85	1-Jan-86	328%	\$249,989,756	\$299,788,512	\$549,778,268
31-Dec-86	1-Jan-87	335%	\$254,989,551	\$305,784,282	\$560,773,834
31-Dec-87	1-Jan-88	341%	\$260,089,342	\$311,899,968	\$571,989,310
31-Dec-88	1-Jan-89	348%	\$265,291,129	\$318,137,968	\$583,429,097
31-Dec-89	1-Jan-90	355%	\$270,596,952	\$324,500,727	\$595,097,678
31-Dec-90	1-Jan-91	362%	\$276,008,891	\$330,990,741	\$606,999,632
31-Dec-91	1-Jan-92	369%	\$281,529,068	\$337,610,556	\$619,139,625
31-Dec-92	1-Jan-93	377%	\$287,159,650	\$344,362,767	\$631,522,417
31-Dec-93	1-Jan-94	384%	\$292,902,843	\$351,250,023	\$644,152,866
31-Dec-94	1-Jan-95	392%	\$298,760,900	\$358,275,023	\$657,035,923
31-Dec-95	1-Jan-96	400%	\$304,736,118	\$365,440,524	\$670,176,641
31-Dec-96	1-Jan-97	408%	\$310,830,840	\$372,749,334	\$683,580,174
31-Dec-97	1-Jan-98	416%	\$317,047,457	\$380,204,321	\$697,251,778
31-Dec-98	1-Jan-99	424%	\$323,388,406	\$387,808,407	\$711,196,813
31-Dec-99	1-Jan-00	433%	\$329,856,174	\$395,564,575	\$725,420,749
31-Dec-00	1-Jan-01	442%	\$336,453,298	\$403,475,867	\$739,929,164
31-Dec-01	1-Jan-02	450%	\$343,182,364	\$411,545,384	\$754,727,748
31-Dec-02	1-Jan-03	459%	\$350,046,011	\$419,776,292	\$769,822,303
31-Dec-03	1-Jan-04	469%	\$357,046,931	\$428,171,818	\$785,218,749
31-Dec-04	1-Jan-05	478%	\$364,187,870	\$436,735,254	\$800,923,124
31-Dec-05	1-Jan-06	488%	\$371,471,627	\$445,469,959	\$816,941,586
31-Dec-06	1-Jan-07	497%	\$378,901,060	\$454,379,358	\$833,280,418
31-Dec-07	1-Jan-08	507%	\$386,479,081	\$463,466,945	\$849,946,026

MuniCap, Inc. rt Worth/Walsh Ranch TIRZ/CONSULTING/Projections/[Copy of Walsh Ranch TIRZ Projections - v1.2 G All Development.xlsx]/VI-C.1.5 (2069-2079)
24-Oct-25

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-3.9.1.

⁴See Exhibit C-3.10.1.

Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)

Exhibit C-4.6: Projected Assessed Value - All Land Uses - Development Years 2080-2087 - Summary

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2080-2084 Development Projected Assessed Value ³	2085-2087 Development Projected Assessed Value ⁴	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$0	\$0	\$0
31-Dec-26	1-Jan-27	102%	\$0	\$0	\$0
31-Dec-27	1-Jan-28	104%	\$0	\$0	\$0
31-Dec-28	1-Jan-29	106%	\$0	\$0	\$0
31-Dec-29	1-Jan-30	108%	\$0	\$0	\$0
31-Dec-30	1-Jan-31	110%	\$0	\$0	\$0
31-Dec-31	1-Jan-32	113%	\$0	\$0	\$0
31-Dec-32	1-Jan-33	115%	\$0	\$0	\$0
31-Dec-33	1-Jan-34	117%	\$0	\$0	\$0
31-Dec-34	1-Jan-35	120%	\$0	\$0	\$0
31-Dec-35	1-Jan-36	122%	\$0	\$0	\$0
31-Dec-36	1-Jan-37	124%	\$0	\$0	\$0
31-Dec-37	1-Jan-38	127%	\$0	\$0	\$0
31-Dec-38	1-Jan-39	129%	\$0	\$0	\$0
31-Dec-39	1-Jan-40	132%	\$0	\$0	\$0
31-Dec-40	1-Jan-41	135%	\$0	\$0	\$0
31-Dec-41	1-Jan-42	137%	\$0	\$0	\$0
31-Dec-42	1-Jan-43	140%	\$0	\$0	\$0
31-Dec-43	1-Jan-44	143%	\$0	\$0	\$0
31-Dec-44	1-Jan-45	146%	\$0	\$0	\$0
31-Dec-45	1-Jan-46	149%	\$0	\$0	\$0
31-Dec-46	1-Jan-47	152%	\$0	\$0	\$0
31-Dec-47	1-Jan-48	155%	\$0	\$0	\$0
31-Dec-48	1-Jan-49	158%	\$0	\$0	\$0
31-Dec-49	1-Jan-50	161%	\$0	\$0	\$0
31-Dec-50	1-Jan-51	164%	\$0	\$0	\$0
31-Dec-51	1-Jan-52	167%	\$0	\$0	\$0
31-Dec-52	1-Jan-53	171%	\$0	\$0	\$0
31-Dec-53	1-Jan-54	174%	\$0	\$0	\$0
31-Dec-54	1-Jan-55	178%	\$0	\$0	\$0
31-Dec-55	1-Jan-56	181%	\$0	\$0	\$0
31-Dec-56	1-Jan-57	185%	\$0	\$0	\$0
31-Dec-57	1-Jan-58	188%	\$0	\$0	\$0
31-Dec-58	1-Jan-59	192%	\$0	\$0	\$0
31-Dec-59	1-Jan-60	196%	\$0	\$0	\$0
31-Dec-60	1-Jan-61	200%	\$0	\$0	\$0
31-Dec-61	1-Jan-62	204%	\$0	\$0	\$0
31-Dec-62	1-Jan-63	208%	\$0	\$0	\$0
31-Dec-63	1-Jan-64	212%	\$0	\$0	\$0
31-Dec-64	1-Jan-65	216%	\$0	\$0	\$0
31-Dec-65	1-Jan-66	221%	\$0	\$0	\$0
31-Dec-66	1-Jan-67	225%	\$0	\$0	\$0
31-Dec-67	1-Jan-68	230%	\$0	\$0	\$0
31-Dec-68	1-Jan-69	234%	\$0	\$0	\$0
31-Dec-69	1-Jan-70	239%	\$0	\$0	\$0
31-Dec-70	1-Jan-71	244%	\$0	\$0	\$0
31-Dec-71	1-Jan-72	249%	\$0	\$0	\$0
31-Dec-72	1-Jan-73	254%	\$0	\$0	\$0
31-Dec-73	1-Jan-74	259%	\$0	\$0	\$0
31-Dec-74	1-Jan-75	264%	\$0	\$0	\$0
31-Dec-75	1-Jan-76	269%	\$0	\$0	\$0
31-Dec-76	1-Jan-77	275%	\$0	\$0	\$0
31-Dec-77	1-Jan-78	280%	\$0	\$0	\$0
31-Dec-78	1-Jan-79	286%	\$0	\$0	\$0
31-Dec-79	1-Jan-80	291%	\$0	\$0	\$0
31-Dec-80	1-Jan-81	297%	\$45,104,268	\$0	\$45,104,268
31-Dec-81	1-Jan-82	303%	\$92,012,706	\$0	\$92,012,706
31-Dec-82	1-Jan-83	309%	\$140,779,441	\$0	\$140,779,441
31-Dec-83	1-Jan-84	315%	\$192,417,339	\$0	\$192,417,339
31-Dec-84	1-Jan-85	322%	\$245,087,996	\$0	\$245,087,996
31-Dec-85	1-Jan-86	328%	\$249,989,756	\$49,798,756	\$299,788,512
31-Dec-86	1-Jan-87	335%	\$254,989,551	\$102,605,357	\$357,594,908
31-Dec-87	1-Jan-88	341%	\$260,089,342	\$156,468,090	\$416,557,433
31-Dec-88	1-Jan-89	348%	\$265,291,129	\$159,597,452	\$424,888,581
31-Dec-89	1-Jan-90	355%	\$270,596,952	\$162,789,401	\$433,386,353
31-Dec-90	1-Jan-91	362%	\$276,008,891	\$166,045,189	\$442,054,080
31-Dec-91	1-Jan-92	369%	\$281,529,068	\$169,366,093	\$450,895,161
31-Dec-92	1-Jan-93	377%	\$287,159,650	\$172,753,415	\$459,913,065
31-Dec-93	1-Jan-94	384%	\$292,902,843	\$176,208,483	\$469,111,326
31-Dec-94	1-Jan-95	392%	\$298,760,900	\$179,732,653	\$478,493,553
31-Dec-95	1-Jan-96	400%	\$304,736,118	\$183,327,306	\$488,063,424
31-Dec-96	1-Jan-97	408%	\$310,830,840	\$186,993,852	\$497,824,692
31-Dec-97	1-Jan-98	416%	\$317,047,457	\$190,733,729	\$507,781,186
31-Dec-98	1-Jan-99	424%	\$323,388,406	\$194,548,404	\$517,936,810
31-Dec-99	1-Jan-00	433%	\$329,856,174	\$198,439,372	\$528,295,546
31-Dec-00	1-Jan-01	442%	\$336,453,298	\$202,408,159	\$538,861,457
31-Dec-01	1-Jan-02	450%	\$343,182,364	\$206,456,322	\$549,638,686
31-Dec-02	1-Jan-03	459%	\$350,046,011	\$210,585,449	\$560,631,460
31-Dec-03	1-Jan-04	469%	\$357,046,931	\$214,797,158	\$571,844,089
31-Dec-04	1-Jan-05	478%	\$364,187,870	\$219,093,101	\$583,280,971
31-Dec-05	1-Jan-06	488%	\$371,471,627	\$223,474,963	\$594,946,590
31-Dec-06	1-Jan-07	497%	\$378,901,060	\$227,944,462	\$606,845,522
31-Dec-07	1-Jan-08	507%	\$386,479,081	\$232,503,351	\$618,982,432

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Exhibit C-3.11.1.

⁴See Exhibit C-3.12.1.

Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)

Exhibit C-5: Projected Assessed Value - All Land Uses - Summary

Development Year Ending	Assessed As Of ¹	2.0% Inflation Factor ²	2025-2035 Development Projected Assessed Value ³	2036-2046 Development Projected Assessed Value ⁴	2047-2057 Development Projected Assessed Value ⁵	2058-2068 Development Projected Assessed Value ⁶	2069-2079 Development Projected Assessed Value ⁷	2080-2087 Development Projected Assessed Value ⁸	Total Projected Assessed Value
31-Dec-25	1-Jan-26	100%	\$148,050,000	\$0	\$0	\$0	\$0	\$0	\$148,050,000
31-Dec-26	1-Jan-27	102%	\$385,096,750	\$0	\$0	\$0	\$0	\$0	\$385,096,750
31-Dec-27	1-Jan-28	104%	\$409,150,122	\$0	\$0	\$0	\$0	\$0	\$409,150,122
31-Dec-28	1-Jan-29	106%	\$935,747,514	\$0	\$0	\$0	\$0	\$0	\$935,747,514
31-Dec-29	1-Jan-30	108%	\$1,760,371,227	\$0	\$0	\$0	\$0	\$0	\$1,760,371,227
31-Dec-30	1-Jan-31	110%	\$2,568,585,157	\$0	\$0	\$0	\$0	\$0	\$2,568,585,157
31-Dec-31	1-Jan-32	113%	\$3,378,911,418	\$0	\$0	\$0	\$0	\$0	\$3,378,911,418
31-Dec-32	1-Jan-33	115%	\$4,296,584,823	\$0	\$0	\$0	\$0	\$0	\$4,296,584,823
31-Dec-33	1-Jan-34	117%	\$5,241,911,696	\$0	\$0	\$0	\$0	\$0	\$5,241,911,696
31-Dec-34	1-Jan-35	120%	\$6,203,676,944	\$0	\$0	\$0	\$0	\$0	\$6,203,676,944
31-Dec-35	1-Jan-36	122%	\$7,575,211,601	\$0	\$0	\$0	\$0	\$0	\$7,575,211,601
31-Dec-36	1-Jan-37	124%	\$7,726,715,833	\$743,127,885	\$0	\$0	\$0	\$0	\$8,469,843,718
31-Dec-37	1-Jan-38	127%	\$7,881,250,150	\$1,544,840,089	\$0	\$0	\$0	\$0	\$9,426,090,239
31-Dec-38	1-Jan-39	129%	\$8,038,875,153	\$2,246,634,632	\$0	\$0	\$0	\$0	\$10,285,509,784
31-Dec-39	1-Jan-40	132%	\$8,199,652,656	\$3,099,251,249	\$0	\$0	\$0	\$0	\$11,298,903,905
31-Dec-40	1-Jan-41	135%	\$8,363,645,709	\$4,091,571,123	\$0	\$0	\$0	\$0	\$12,455,216,832
31-Dec-41	1-Jan-42	137%	\$8,530,918,623	\$5,048,378,398	\$0	\$0	\$0	\$0	\$13,579,297,021
31-Dec-42	1-Jan-43	140%	\$8,701,536,996	\$5,867,015,094	\$0	\$0	\$0	\$0	\$14,568,552,090
31-Dec-43	1-Jan-44	143%	\$8,875,567,736	\$6,535,637,597	\$0	\$0	\$0	\$0	\$15,411,205,332
31-Dec-44	1-Jan-45	146%	\$9,053,079,090	\$7,362,750,086	\$0	\$0	\$0	\$0	\$16,415,829,177
31-Dec-45	1-Jan-46	149%	\$9,234,140,672	\$8,166,780,763	\$0	\$0	\$0	\$0	\$17,400,921,435
31-Dec-46	1-Jan-47	152%	\$9,418,823,485	\$8,859,190,449	\$0	\$0	\$0	\$0	\$18,278,013,935
31-Dec-47	1-Jan-48	155%	\$9,607,199,955	\$9,036,374,258	\$165,763,925	\$0	\$0	\$0	\$18,809,338,139
31-Dec-48	1-Jan-49	158%	\$9,799,343,954	\$9,217,101,744	\$335,312,420	\$0	\$0	\$0	\$19,351,758,118
31-Dec-49	1-Jan-50	161%	\$9,995,330,833	\$9,401,443,778	\$366,431,172	\$0	\$0	\$0	\$19,763,205,784
31-Dec-50	1-Jan-51	164%	\$10,195,237,450	\$9,677,691,646	\$399,158,563	\$0	\$0	\$0	\$20,272,087,659
31-Dec-51	1-Jan-52	167%	\$10,399,142,199	\$9,781,262,107	\$432,540,503	\$0	\$0	\$0	\$20,612,944,809
31-Dec-52	1-Jan-53	171%	\$10,607,125,043	\$9,976,887,349	\$603,648,975	\$0	\$0	\$0	\$21,187,661,367
31-Dec-53	1-Jan-54	174%	\$10,819,267,544	\$10,176,425,096	\$642,675,330	\$0	\$0	\$0	\$21,638,367,971
31-Dec-54	1-Jan-55	178%	\$11,035,652,895	\$10,379,953,598	\$682,482,213	\$0	\$0	\$0	\$22,098,088,706
31-Dec-55	1-Jan-56	181%	\$11,256,365,953	\$10,587,552,670	\$723,624,301	\$0	\$0	\$0	\$22,567,542,924
31-Dec-56	1-Jan-57	185%	\$11,481,493,272	\$10,799,303,724	\$766,139,079	\$0	\$0	\$0	\$23,046,936,075
31-Dec-57	1-Jan-58	188%	\$11,711,123,137	\$11,015,289,798	\$810,064,999	\$0	\$0	\$0	\$23,536,477,935
31-Dec-58	1-Jan-59	192%	\$11,945,345,600	\$11,235,595,594	\$826,266,299	\$29,175,201	\$0	\$0	\$24,036,382,694
31-Dec-59	1-Jan-60	196%	\$12,184,252,512	\$11,460,307,506	\$842,791,625	\$59,517,410	\$0	\$0	\$24,546,869,053
31-Dec-60	1-Jan-61	200%	\$12,427,937,562	\$11,689,513,656	\$859,647,458	\$91,061,638	\$0	\$0	\$25,068,160,314
31-Dec-61	1-Jan-62	204%	\$12,676,496,313	\$11,923,303,929	\$876,840,407	\$124,463,046	\$0	\$0	\$25,601,103,696
31-Dec-62	1-Jan-63	208%	\$12,930,026,240	\$12,161,770,008	\$894,377,215	\$158,532,483	\$0	\$0	\$26,144,705,946
31-Dec-63	1-Jan-64	212%	\$13,188,626,764	\$12,405,005,408	\$912,264,759	\$193,914,912	\$0	\$0	\$26,699,811,844
31-Dec-64	1-Jan-65	216%	\$13,452,399,300	\$12,653,105,516	\$930,510,055	\$231,306,346	\$0	\$0	\$27,267,321,216
31-Dec-65	1-Jan-66	221%	\$13,721,447,286	\$12,906,167,626	\$949,120,256	\$269,445,608	\$0	\$0	\$27,846,180,776
31-Dec-66	1-Jan-67	225%	\$13,995,876,231	\$13,164,290,979	\$968,102,661	\$309,017,918	\$0	\$0	\$28,437,287,789
31-Dec-67	1-Jan-68	230%	\$14,275,793,756	\$13,427,576,798	\$987,464,714	\$350,065,343	\$0	\$0	\$29,040,900,611
31-Dec-68	1-Jan-69	234%	\$14,561,309,631	\$13,696,128,334	\$1,007,214,008	\$392,631,057	\$0	\$0	\$29,657,283,031
31-Dec-69	1-Jan-70	239%	\$14,852,535,824	\$13,970,050,901	\$1,027,358,288	\$400,483,678	\$362,775,695	\$0	\$30,286,704,387
31-Dec-70	1-Jan-71	244%	\$15,140,586,540	\$14,249,451,919	\$1,047,905,454	\$408,493,352	\$74,002,419	\$0	\$30,929,439,684
31-Dec-71	1-Jan-72	249%	\$15,452,578,271	\$14,534,440,957	\$1,068,863,563	\$416,663,219	\$113,223,701	\$0	\$31,585,769,711
31-Dec-72	1-Jan-73	254%	\$15,761,629,837	\$14,825,129,777	\$1,090,240,835	\$424,996,483	\$154,754,154	\$0	\$32,256,751,085
31-Dec-73	1-Jan-74	259%	\$16,076,862,433	\$15,121,632,372	\$1,112,045,651	\$433,496,413	\$197,115,217	\$0	\$32,941,152,086
31-Dec-74	1-Jan-75	264%	\$16,398,399,682	\$15,424,065,020	\$1,134,286,564	\$442,166,341	\$241,108,820	\$0	\$33,640,026,427
31-Dec-75	1-Jan-76	269%	\$16,726,367,676	\$15,732,546,320	\$1,156,972,296	\$451,009,668	\$287,600,368	\$0	\$34,354,496,327
31-Dec-76	1-Jan-77	275%	\$17,060,895,029	\$16,047,197,246	\$1,180,111,742	\$460,029,861	\$335,021,747	\$0	\$35,083,255,625
31-Dec-77	1-Jan-78	280%	\$17,402,112,930	\$16,368,141,191	\$1,203,713,976	\$469,230,458	\$384,224,940	\$0	\$35,827,423,496
31-Dec-78	1-Jan-79	286%	\$17,750,155,188	\$16,695,504,015	\$1,227,788,256	\$478,615,067	\$435,262,253	\$0	\$36,587,324,780
31-Dec-79	1-Jan-80	291%	\$18,105,158,292	\$17,029,414,095	\$1,252,344,021	\$488,187,369	\$488,187,369	\$0	\$37,363,291,146
31-Dec-80	1-Jan-81	297%	\$18,467,261,458	\$17,370,002,377	\$1,277,390,051	\$497,951,116	\$497,951,116	\$45,104,268	\$38,155,661,237
31-Dec-81	1-Jan-82	303%	\$18,836,606,687	\$17,717,402,425	\$1,302,938,719	\$507,910,139	\$507,910,139	\$92,012,706	\$38,964,780,815
31-Dec-82	1-Jan-83	309%	\$19,213,338,821	\$18,071,750,473	\$1,328,997,494	\$518,068,341	\$518,068,341	\$140,779,441	\$39,791,002,911
31-Dec-83	1-Jan-84	315%	\$19,597,605,597	\$18,433,185,483	\$1,355,577,444	\$528,229,708	\$528,229,708	\$192,417,239	\$40,635,645,279
31-Dec-84	1-Jan-85	322%	\$19,989,557,709	\$18,801,849,192	\$1,382,688,993	\$538,998,302	\$538,998,302	\$245,087,996	\$41,497,180,495
31-Dec-85	1-Jan-86	328%	\$20,389,348,863	\$19,177,886,176	\$1,410,342,772	\$549,778,268	\$549,778,268	\$299,788,512	\$42,376,922,861
31-Dec-86	1-Jan-87	335%	\$20,797,135,841	\$19,561,443,900	\$1,438,549,628	\$560,773,834	\$560,773,834	\$357,594,908	\$43,276,271,944
31-Dec-87	1-Jan-88	341%	\$21,213,078,557	\$19,952,672,778	\$1,467,320,620	\$571,989,310	\$571,989,310	\$416,557,433	\$44,193,608,009
31-Dec-88	1-Jan-89	348%	\$21,637,340,128	\$20,351,726,233	\$1,496,667,033	\$583,429,097	\$583,429,097	\$474,888,581	\$45,077,480,169
31-Dec-89	1-Jan-90	355%	\$22,070,086,931	\$20,758,760,758	\$1,526,600,374	\$595,097,678	\$595,097,678	\$533,386,353	\$45,979,029,772
31-Dec-90	1-Jan-91	362%	\$22,511,488,670	\$21,173,935,973	\$1,557,132,381	\$606,999,632	\$606,999,632	\$442,054,080	\$46,898,610,368
31-Dec-91	1-Jan-92	369%	\$22,961,718,443	\$21,597,414,693	\$1,588,275,029	\$619,139,625	\$619,139,625	\$450,895,161	\$47,836,582,575
31-Dec-92	1-Jan-93	377%	\$23,420,952,812	\$22,029,362,987	\$1,620,040,529	\$631,522,417	\$631,522,417	\$459,913,065	\$48,793,314,227
31-Dec-93	1-Jan-94	384%	\$23,889,371,868	\$22,469,950,246	\$1,652,441,340	\$644,152,866	\$644,152,866	\$469,111,326	\$49,769,180,511
31-Dec-94	1-Jan-95	392%	\$24,367,159,306	\$22,919,349,251	\$1,685,490,167	\$657,035,923	\$657,035,923	\$478,493,553	\$50,764,564,122
31-Dec-95	1-Jan-96	400%	\$24,854,502,492	\$23,377,726,236	\$1,719,199,970	\$670,176,641	\$670,176,641	\$488,063,424	\$51,779,855,404
31-Dec-96	1-Jan-97	408%	\$25,351,592,541	\$23,845,290,961	\$1,753,583,969	\$683,580,174	\$683,580,174	\$497,824,692	\$52,815,452,512
31-Dec-97	1-Jan-98	416%	\$25,858,624,392	\$24,322,196,780	\$1,788,655,649	\$697,251,778	\$697,251,778	\$507,781,186	\$53,871,761,562
31-Dec-98	1-Jan-99	424%	\$26,375,796,880	\$24,808,640,716	\$1,824,428,762	\$711,196,813	\$711,196,813	\$517,936,810	\$54,949,196,794
31-Dec-99	1-Jan-00	433%	\$26,903,312,818	\$25,304,813,530	\$1,860,917,337	\$725,420,749	\$725,420,749	\$528,295,546	\$56,048,180,729
31-Dec-00	1-Jan-01	442%	\$27,441,379,074	\$25,810,909,801	\$1,898,135,684	\$739,929,164	\$739,929,164	\$538,861,457	\$57,169,144,344
31-Dec-01	1-Jan-02	450%	\$27,990,206,456	\$26,327,127,997	\$1,936,096,097	\$754,727,748	\$754,727,748	\$549,638,086	\$58,312,527,231
31-Dec-02	1-Jan-03	459%	\$28,550,010,789	\$26,853,670,557	\$1,974,820,365	\$769,822,303	\$769,822,303	\$560,631,460	\$59,478,777,775
31-Dec-03	1-Jan-04	469%	\$29,121,011,004	\$27,390,743,968	\$2,014,316,773	\$785,218,749	\$785,218,749	\$571,844,089	\$60,668,353,331
31-Dec-04	1-Jan-05	478%	\$29,703,431,225	\$27,938,558,847	\$2,054,603,108	\$800,923,124	\$800,923,124	\$583,280,971	\$61,881,720,398
31-Dec-05	1-Jan-06	488%	\$30,297,499,849	\$28,497,330,024	\$2,095,695,170	\$816,941,586	\$816,941,586	\$594,946,590	\$63,119,354,806
31-Dec-06	1-Jan-07	497%	\$30,903,449,846	\$29,067,276,625	\$2,137,609,074	\$833,280,418	\$833,280,418	\$606,845,522	\$64,381,741,902
31-Dec-07	1-Jan-08	507%	\$31,521,518,843	\$29,648,622,157	\$2,180,361,255	\$849,946,026	\$849,946,026	\$618,982,432	\$65,669,376,740

MunCap, Inc.

<https://muncap.sharepoint.com/sites/ALLSTAFF/TEXAS/Fort Worth Walsh Ranch TIRZ/CONSULTING/Projections/Copy of Walsh Ranch TIRZ Projections - v1.2 G All Development.xlsx> | V1-D.1 Summary

24-Oct-23

¹According to the Parker County Appraisal District and Tarrant County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

²Assumes an annual inflation factor of 2.0%.

³See Model A Schedule VI-C.2.1 and Schedule VI-C.3.1

⁴See Model B Schedule VI-C.2.2 and Schedule VI-C.3.2

⁵See Model C Schedule VI-C.2.3.

⁶See Model D Schedule VI-C.2.4.

⁷See Model E Schedule VI-C.2.5.

⁸See Model F Schedule VI-C.2.6.

EXHIBIT D-1.1

**PROJECTED INCREMENTAL ASSESSED VALUE & INCREMENTAL REAL
PROPERTY TAXES AVAILABLE FOR TIRZ OBLIGATIONS**

Exhibit D-1.1: Projected Incremental Assessed Value & Incremental Real Property Taxes Available for TIRZ Obligations

Total	\$16,749,271,003	\$8,374,635,501
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[https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort Worth/Walsh Ranch TIRZ/CONSULTING/Projections/\[Copy of Walsh Ranch TIRZ Projections - v1.2 G All Development.xlsx\]EXHIBIT D-1.1](https://municip.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Fort%20Worth/Walsh%20Ranch%20TIRZ/CONSULTING/Projections/[Copy%20of%20Walsh%20Ranch%20TIRZ%20Projections%20-%20v1.2%20G%20All%20Development.xlsx]EXHIBIT%20D-1.1)

⁵ Assumes 50% the incremental tax revenues are available for the repayment of TIRZ obligation.

24-Oct-25

EXHIBIT D-1.2

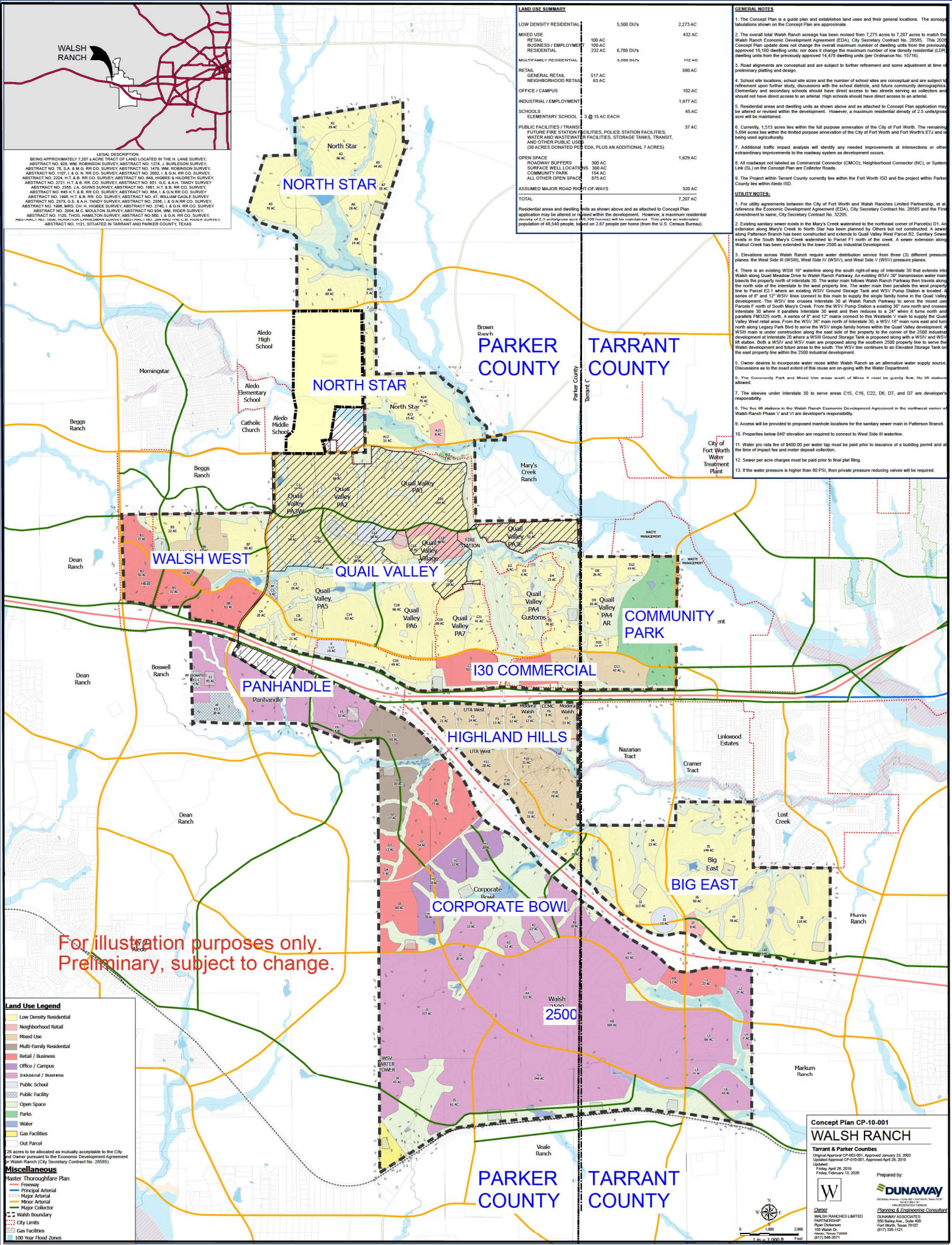
**PROJECTED INCREMENTAL ASSESSED VALUE & INCREMENTAL REAL
PROPERTY TAXES AVAILABLE FOR THE CITY**

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)**

Exhibit D-1.2: Projected Incremental Assessed Value & Incremental Real Property Taxes Available for the City

Development Year	Assessed	Inflation	Total Projected	0.50% Land Inflation	Residual Land Total Projected	Estimated	City of Fort Worth Real Property Tax Rate	Total Incremental	Percent Available for	Total Available Incremental
Ending	As of	Factor ¹	Assessed Value ²	Factor ³	Assessed Value ²	Base Value ³	(Per \$100 A.V.) ⁴	Tax Revenues	to the City ⁵	Tax Revenues
31-Dec-25	1-Jan-26	100%	\$148,050,000	100%	\$94,481,124	(\$94,896,631)	\$147,634,493	\$0.670000	50.00%	\$494,576
31-Dec-26	1-Jan-27	102%	\$385,096,750	101%	\$90,445,485	(\$94,896,631)	\$380,645,604	\$0.670000	50.00%	\$1,275,163
31-Dec-27	1-Jan-28	104%	\$409,150,122	101%	\$85,800,519	(\$94,896,631)	\$400,054,010	\$0.670000	50.00%	\$1,340,181
31-Dec-28	1-Jan-29	106%	\$935,747,514	102%	\$79,875,135	(\$94,896,631)	\$920,726,018	\$0.670000	50.00%	\$3,084,432
31-Dec-29	1-Jan-30	108%	\$1,760,371,227	102%	\$73,953,873	(\$94,896,631)	\$1,739,428,468	\$0.670000	50.00%	\$5,827,085
31-Dec-30	1-Jan-31	110%	\$2,568,585,157	103%	\$67,517,318	(\$94,896,631)	\$2,541,205,844	\$0.670000	50.00%	\$8,513,040
31-Dec-31	1-Jan-32	113%	\$3,378,911,418	103%	\$60,671,702	(\$94,896,631)	\$3,344,686,489	\$0.670000	50.00%	\$11,204,700
31-Dec-32	1-Jan-33	115%	\$4,296,584,823	104%	\$53,796,062	(\$94,896,631)	\$4,255,484,254	\$0.670000	50.00%	\$14,255,872
31-Dec-33	1-Jan-34	117%	\$5,241,911,696	104%	\$47,078,542	(\$94,896,631)	\$5,194,093,608	\$0.670000	50.00%	\$17,400,214
31-Dec-34	1-Jan-35	120%	\$6,203,676,944	105%	\$40,248,808	(\$94,896,631)	\$6,149,029,120	\$0.670000	50.00%	\$20,599,248
31-Dec-35	1-Jan-36	122%	\$7,575,211,601	105%	\$32,991,335	(\$94,896,631)	\$7,513,306,305	\$0.670000	50.00%	\$25,169,576
31-Dec-36	1-Jan-37	124%	\$8,469,843,718	106%	\$29,743,318	(\$94,896,631)	\$8,404,690,405	\$0.670000	50.00%	\$28,155,713
31-Dec-37	1-Jan-38	127%	\$9,426,090,239	106%	\$26,633,371	(\$94,896,631)	\$9,357,826,979	\$0.670000	50.00%	\$31,348,720
31-Dec-38	1-Jan-39	129%	\$10,285,509,784	107%	\$24,867,509	(\$94,896,631)	\$10,215,480,662	\$0.670000	50.00%	\$34,221,860
31-Dec-39	1-Jan-40	132%	\$11,298,903,905	107%	\$22,811,744	(\$94,896,631)	\$11,226,819,018	\$0.670000	50.00%	\$37,609,844
31-Dec-40	1-Jan-41	135%	\$12,455,216,832	108%	\$20,680,198	(\$94,896,631)	\$12,381,000,400	\$0.670000	50.00%	\$41,476,351
31-Dec-41	1-Jan-42	137%	\$13,579,297,021	108%	\$18,624,777	(\$94,896,631)	\$13,503,025,167	\$0.670000	50.00%	\$45,235,134
31-Dec-42	1-Jan-43	140%	\$14,568,552,090	109%	\$17,849,345	(\$94,896,631)	\$14,491,504,803	\$0.670000	50.00%	\$48,546,541
31-Dec-43	1-Jan-44	143%	\$15,411,205,332	109%	\$16,800,994	(\$94,896,631)	\$15,333,109,695	\$0.670000	50.00%	\$51,365,917
31-Dec-44	1-Jan-45	146%	\$16,415,829,177	110%	\$15,741,714	(\$94,896,631)	\$16,336,674,260	\$0.670000	50.00%	\$54,727,859
31-Dec-45	1-Jan-46	149%	\$17,400,921,435	110%	\$14,384,520	(\$94,896,631)	\$17,320,409,324	\$0.670000	50.00%	\$58,023,371
31-Dec-46	1-Jan-47	152%	\$18,278,013,935	111%	\$13,414,327	(\$94,896,631)	\$18,196,531,631	\$0.670000	50.00%	\$60,958,381
31-Dec-47	1-Jan-48	155%	\$18,809,338,139	112%	\$12,921,966	(\$94,896,631)	\$18,727,363,474	\$0.670000	50.00%	\$62,736,668
31-Dec-48	1-Jan-49	158%	\$19,351,758,118	112%	\$12,424,346	(\$94,896,631)	\$19,269,285,833	\$0.670000	50.00%	\$64,552,108
31-Dec-49	1-Jan-50	161%	\$19,763,205,784	113%	\$12,206,893	(\$94,896,631)	\$19,680,516,046	\$0.670000	50.00%	\$65,929,729
31-Dec-50	1-Jan-51	164%	\$20,272,087,659	113%	\$11,986,955	(\$94,896,631)	\$20,189,177,983	\$0.670000	50.00%	\$67,633,746
31-Dec-51	1-Jan-52	167%	\$20,612,944,809	114%	\$11,764,512	(\$94,896,631)	\$20,529,812,690	\$0.670000	50.00%	\$68,774,873
31-Dec-52	1-Jan-53	171%	\$21,187,661,367	114%	\$10,774,270	(\$94,896,631)	\$21,103,539,006	\$0.670000	50.00%	\$70,696,856
31-Dec-53	1-Jan-54	174%	\$21,638,367,971	115%	\$10,542,933	(\$94,896,631)	\$21,554,014,272	\$0.670000	50.00%	\$72,205,948
31-Dec-54	1-Jan-55	178%	\$22,098,088,706	116%	\$10,309,013	(\$94,896,631)	\$22,013,501,088	\$0.670000	50.00%	\$73,745,229
31-Dec-55	1-Jan-56	181%	\$22,567,542,924	116%	\$10,072,491	(\$94,896,631)	\$22,482,718,783	\$0.670000	50.00%	\$75,317,108
31-Dec-56	1-Jan-57	185%	\$23,046,936,075	117%	\$9,833,345	(\$94,481,124)	\$22,962,288,296	\$0.670000	50.00%	\$76,923,666
31-Dec-57	1-Jan-58	188%	\$23,536,477,935	117%	\$9,591,556	(\$89,995,507)	\$23,456,073,983	\$0.670000	50.00%	\$78,577,848
31-Dec-58	1-Jan-59	192%	\$24,036,382,694	118%	\$9,347,104	(\$84,948,906)	\$23,960,780,892	\$0.670000	50.00%	\$80,268,616
31-Dec-59	1-Jan-60	196%	\$24,546,869,053	118%	\$9,099,967	(\$78,688,890)	\$24,477,280,130	\$0.670000	50.00%	\$81,998,888
31-Dec-60	1-Jan-61	200%	\$25,068,160,314	119%	\$8,850,125	(\$72,493,100)	\$25,004,517,338	\$0.670000	50.00%	\$83,765,133
31-Dec-61	1-Jan-62	204%	\$25,601,103,696	120%	\$8,597,557	(\$65,854,412)	\$25,543,846,841	\$0.670000	50.00%	\$85,571,887
31-Dec-62	1-Jan-63	208%	\$26,144,705,946	120%	\$8,342,242	(\$58,882,984)	\$26,094,165,204	\$0.670000	50.00%	\$87,415,453
31-Dec-63	1-Jan-64	212%	\$26,699,811,844	121%	\$8,084,160	(\$51,950,299)	\$26,655,945,704	\$0.670000	50.00%	\$89,299,418
31-Dec-64	1-Jan-65	216%	\$27,267,321,216	121%	\$7,823,287	(\$45,237,075)	\$27,229,907,429	\$0.670000	50.00%	\$91,220,190
31-Dec-65	1-Jan-66	221%	\$27,846,180,776	122%	\$7,559,604	(\$38,482,073)	\$27,815,258,307	\$0.670000	50.00%	\$93,181,115
31-Dec-66	1-Jan-67	225%	\$28,437,287,789	123%	\$7,293,089	(\$31,386,238)	\$28,413,194,640	\$0.670000	50.00%	\$95,184,202
31-Dec-67	1-Jan-68	230%	\$29,040,900,611	123%	\$7,023,719	(\$28,155,467)	\$29,019,768,864	\$0.670000	50.00%	\$97,216,226
31-Dec-68	1-Jan-69	234%	\$29,657,283,031	124%	\$6,751,474	(\$25,086,115)	\$29,638,948,390	\$0.670000	50.00%	\$99,290,477
31-Dec-69	1-Jan-70	239%	\$30,286,704,387	125%	\$6,476,330	(\$23,306,308)	\$30,269,874,409	\$0.670000	50.00%	\$101,404,079
31-Dec-70	1-Jan-71	244%	\$30,929,439,684	125%	\$6,198,266	(\$21,273,239)	\$30,914,364,711	\$0.670000	50.00%	\$103,563,122
31-Dec-71	1-Jan-72	249%	\$31,585,769,711	126%	\$5,917,260	(\$19,189,505)	\$31,572,497,466	\$0.670000	50.00%	\$105,767,867
31-Dec-72	1-Jan-73	254%	\$32,256,751,085	126%	\$5,633,288	(\$17,196,263)	\$32,245,188,110	\$0.670000	50.00%	\$108,021,380
31-Dec-73	1-Jan-74	259%	\$32,941,152,086	127%	\$5,346,329	(\$16,398,315)	\$32,930,100,100	\$0.670000	50.00%	\$110,315,835
31-Dec-74	1-Jan-75	264%	\$33,640,026,427	128%	\$5,056,360	(\$15,358,396)	\$33,629,724,390	\$0.670000	50.00%	\$112,659,577
31-Dec-75	1-Jan-76	269%	\$34,354,496,327	128%	\$4,763,357	(\$14,318,478)	\$34,344,941,206	\$0.670000	50.00%	\$115,055,553
31-Dec-76	1-Jan-77	275%	\$35,083,255,625	129%	\$4,467,298	(\$13,018,896)	\$35,074,704,026	\$0.670000	50.00%	\$117,500,258
31-Dec-77	1-Jan-78	280%	\$35,827,423,496	130%	\$4,168,159	(\$12,080,408)	\$35,819,511,247	\$0.670000	50.00%	\$119,995,363
31-Dec-78	1-Jan-79	286%	\$36,587,324,780	130%	\$3,865,916	(\$11,579,112)	\$36,579,611,585	\$0.670000	50.00%	\$122,541,699
31-Dec-79	1-Jan-80	291%	\$37,363,291,146	131%	\$3,560,548	(\$11,077,815)	\$37,355,773,878	\$0.670000	50.00%	\$125,141,842
31-Dec-80	1-Jan-81	297%	\$38,155,661,237	132%	\$3,252,029	(\$10,829,781)	\$38,148,083,485	\$0.670000	50.00%	\$127,796,080
31-Dec-81	1-Jan-82	303%	\$38,964,780,815	132%	\$2,940,336	(\$10,581,746)	\$38,957,139,404	\$0.670000	50.00%	\$130,506,417
31-Dec-82	1-Jan-83	309%	\$39,791,002,911	133%	\$2,625,444	(\$10,333,711)	\$39,783,294,644	\$0.670000	50.00%	\$133,274,037
31-Dec-83	1-Jan-84	315%	\$40,635,645,279	134%	\$2,307,330	(\$9,416,818)	\$40,628,535,791	\$0.670000	50.00%	\$136,105,595
31-Dec-84	1-Jan-85	322%	\$41,497,180,495	134%	\$1,985,970	(\$9,168,783)	\$41,489,997,681	\$0.670000	50.00%	\$138,991,492
31-Dec-85	1-Jan-86	328%	\$42,376,922,861	135%	\$1,661,338	(\$8,920,749)	\$42,369,663,450	\$0.670000	50.00%	\$141,938,373
31-Dec-86	1-Jan-87	335%	\$43,276,271,944	136%	\$1,333,410	(\$8,672,714)	\$43,268,932,640	\$0.670000	50.00%	\$144,950,924
31-Dec-87	1-Jan-88	341%	\$44,193,608,009	136%	\$1,002,161	(\$8,424,679)	\$44,186,185,491	\$0.670000	50.00%	\$148,023,721
31-Dec-88	1-Jan-89	348%	\$45,077,480,169	137%	\$0	(\$8,176,644)	\$45,069,303,525	\$0.670000	50.00%	\$150,982,167
31-Dec-89	1-Jan-90	355%	\$45,979,029,772	138%	\$0	(\$7,928,609)	\$45,971,101,163	\$0.670000	50.00%	\$154,003,189
31-Dec-90	1-Jan-91	362%	\$46,898,610,368	138%	\$0	(\$7,680,575)	\$46,890,929,793	\$0.670000	50.00%	\$157,084,615
31-Dec-91	1-Jan-92	369%	\$47,836,582,575	139%	\$0	(\$7,432,540)	\$47,829,150,036	\$0.670000	50.00%	\$160,227,635
31-Dec-92	1-Jan-93	377%	\$48,793,314,227	140%	\$0	(\$7,184,505)	\$48,786,129,722	\$0.670000	50.00%	\$163,433,535
31-Dec-93	1-Jan-94	384%	\$49,769,180,511	140%	\$0	(\$6,936,470)	\$49,762,244,041	\$0.670000	50.00%	\$166,703,518
31-Dec-94	1-Jan-95	392%	\$50,764,564,122	141%	\$0	(\$6,688,435)	\$50,757,875,686	\$0.670000	50.00%	\$170,038,884
31-Dec-95	1-Jan-96	400%	\$51,779,855,404	142%	\$0	(\$6,440,401)	\$51,773,415,003	\$0.670000	50.00%	\$173,440,940
31-Dec-96	1-Jan-97	408%	\$52,815,452,512	142%	\$0	(\$6,192,366)	\$52,809,260,146	\$0.670000	50.00%	\$176,911,021
31-Dec-97	1-Jan-98	416%	\$53,871,761,562	143%	\$0	(\$5,944,331)	\$53,865,817,231	\$0.670000	50.00%	\$180,450,488
31-Dec-98	1-Jan-99	424%	\$54,949,196,794	144%	\$0	(\$5,696,296)	\$54,943,500,497	\$0.670000	50.00%	\$184,060,727
31-Dec-99	1-Jan-00	433%	\$56,048,180,729	145%	\$0	(\$5,448,261)	\$56,042,732,468	\$0.670000	50.00%	\$187,743,154
31-Dec-00	1-Jan-01	442%	\$57,169,144,344	145%	\$0	(\$5,200,226)	\$57,163,944,118	\$0.670000	50.00%	\$191,499,213
31-Dec-01	1-Jan-02	450%	\$58,312,527,231	146%	\$0	(\$4,952,192)	\$58,307,575,039	\$0.670000	50.00%	\$195,330,376
31-Dec-02	1-Jan-03	459%	\$59,478,777,775	147%	\$0	(\$4,704,157)	\$59,474,073,619	\$0.670000	50.00%	\$199,238,147
31-Dec-03	1-Jan-04	469%	\$60,668,353,331	148%	\$0	(\$4,456,122)	\$60,663,897,209	\$0.670000	50.00%	\$203,224,056
31-Dec-04	1-Jan-05	478%	\$61,881,720,398	148%	\$0	(\$4,208,087)	\$61,877,512,310	\$0.670000	50.00%	\$207,289,666
31-Dec-05	1-Jan-06	488%	\$63,119,354,806	149%	\$0	(\$3,960,052)	\$63,115,394,753	\$0.670000	50.00%	\$211,436,572
31-Dec-06	1-Jan-07	497%	\$64,381,741,902	150%	\$0	(\$3,712,018)	\$64,378,029,884	\$0.670000	50.00%	\$215,666,400
31-Dec-07	1-Jan-08	507%	\$65,669,376,740	151%	\$0	(\$3,463,983)	\$65,665,912,757	\$0.670000	50	

EXHIBIT E
MAP AND DESCRIPTION OF THE PROPOSED USES OF THE PROPERTY
(CURRENT CONCEPT PLAN)



LAND USE SUMMARY		
LOW DENSITY RESIDENTIAL	5,500 DU/F	2,273 AC
MIXED USE		
RETAIL	100 AC	432 AC
BUSINESS / EMPLOYMENT	100 AC	
RESIDENTIAL	232 AC	6,700 DU/F
MULTIFAMILY RESIDENTIAL	5,000 DU/F	112 AC
GENERAL RETAIL	517 AC	580 AC
NEIGHBORHOOD RETAIL	63 AC	
OFFICE / CAMPUS		102 AC
INDUSTRIAL / EMPLOYMENT		1,677 AC
SCHOOLS		45 AC
ELEMENTARY SCHOOL	3 @ 15 AC EACH	
PUBLIC FACILITIES / TRANSIT		37 AC
FUTURE FIRE STATION		
WATER AND WASTEWATER FACILITIES, STORAGE TANKS, TRANSIT, AND OTHER PUBLIC USE		
(35 ACRES DONATED PER EDA, PLUS AN ADDITIONAL 7 ACRES)		
OPEN SPACE	300 AC	1,629 AC
ROADWAY / BUFFERS	300 AC	
SURFACE WELL LOCATIONS	154 AC	
COMMUNITY PARK	875 AC	
ALL OTHER OPEN SPACE		
ASSUMED MAJOR ROAD RIGHT-OF-WAYS		320 AC
TOTAL		7,207 AC

- GENERAL NOTES**
- The Concept Plan is a guide plan and establishes land uses and their general locations. The acreage allocations shown on the Concept Plan are approximate.
 - The overall total Walsh Ranch acreage has been revised from 7,275 acres to 7,207 acres to match the Walsh Ranch Economic Development Agreement (EDA), City Secretary Contract No. 26595. The 2005 Concept Plan update does not change the overall maximum number of dwelling units from the previous approved 16,180 dwelling units, nor does it change the maximum number of lot density residential (LDR) dwelling units from the previously approved 14,475 dwelling units (per Ordinance No. 12716).
 - Road alignments are conceptual and are subject to further refinement and some adjustment at time of preliminary platting and design.
 - School site locations, school site sizes and the number of school sites are conceptual and are subject to refinement upon further study, discussions with the school districts, and future community demographics. Elementary and secondary schools should have direct access to two streets serving as collectors and should not have direct access to an arterial. High schools should have direct access to an arterial.
 - Residential areas and dwelling units are shown above and as attached to Concept Plan application may be altered or revised within the development. However, a maximum residential density of 2.5 units/acre will be maintained.
 - Currently, 1,513 acres lies within the full purpose annexation of the City of Fort Worth. The remaining 5,694 acres lies within the limited purpose annexation of the City of Fort Worth and Fort Worth's ETJ and is being used agriculturally.
 - Additional traffic impact analysis will identify any needed improvements at intersections or other extraordinary improvements to the roadway system as development occurs.
 - All roadways not labeled as Commercial Connector (CMCO), Neighborhood Connector (NC), or System Link (SL) on the Concept Plan are Collector Roads.
 - The Project within Tarrant County currently lies within the Fort Worth ISD and the project within Parker County lies within ISD 202.
- UTILITY NOTES:**
- For utility agreements between the City of Fort Worth and Walsh Ranches Limited Partnership, et al, reference the Economic Development Agreement (EDA), City Secretary Contract No. 26595 and the First Amendment to same, City Secretary Contract No. 32205.
 - Existing sanitary sewer exists in the Mary's Creek watershed to the northeast corner of Parcel(s) D1. An extension along Mary's Creek to North Star has been planned by others but not constructed. A sewer along Patterson Branch has been constructed and extends to Quail Valley West Parcel E2. Sanitary Sewer exists in the South Mary's Creek watershed to Parcel F1 north of the creek. A sewer extension along Walnut Creek has been extended to the lower 2500 as Industrial Development.
 - Elevations across Walsh Ranch require water distribution service from three (3) different pressure zones: the West Side III (WSIII), West Side IV (WSIV), and West Side V (WSV) pressure zones.
 - There is an existing 10" waterline along the south right-of-way of Interstate 30 that extends into Walsh along Quail Meadow Drive to Walsh Ranch Parkway. An existing WSV 30" transmission water main serves the property north of Interstate 30. The water main follows Walsh Ranch Parkway then travels along the north side of the interstate to the west property line. The water main then parallels the west property line to Parcel E2.1 where an existing WSV Ground Storage Tank and WSV Pump Station is located. A series of 8" and 12" WSV lines connect to this main to supply the single family home in the Quail Valley development. The WSV line crosses Interstate 30 at Walsh Ranch Parkway to serve the mixed use and Parcel(s) F north of South Mary's Creek. From the WSV Pump Station an existing 30" main north and crosses Interstate 30 where it parallels Interstate 30 and then reduces to a 24" when it turns north and parallels FM3325 north. A series of 8" and 12" mains connect to this Westside V main to supply the Quail Valley West total area. From the WSV 30" main north and east of Interstate 30, a WSV 10" main runs east and north along Legacy Park Blvd to serve the WSV single family homes within the Quail Valley development. A WSV main is under construction along the east side of the property to the corner of the 2500 industrial development at Interstate 20 where a WSV Ground Storage Tank is proposed along with a WSV and WSV lift station. Both a WSV and WSV main are proposed along the southern 2500 property line to serve the Walsh development and future areas to the south. The WSV line continues to an Elevated Storage Tank on the east property line within the 2500 industrial development.
 - Owner desires to incorporate water reuse within Walsh Ranch as an alternative water supply source. Discussions as to the exact extent of this reuse are on-going with the Water Department.
 - The Community Park and Mixed Use areas south of Inter 4 must be low density, low rise, 100,000 sq. ft. or less.
 - The sleeves under Interstate 30 to serve areas C15, C16, C22, D6, D7, and D7 are developer's responsibility.
 - The Rec lift station in the Walsh Ranch Economic Development Agreement in the northeast corner of Walsh Ranch Phase V and VI are developer's responsibility.
 - Access will be provided to proposed manhole locations for the sanitary sewer main in Patterson Branch.
 - Properties below 840' elevation are required to connect to West Side II waterline.
 - Water pit rate fee of \$400.00 per water tap must be paid prior to issuance of a building permit and at the time of impact fee and meter deposit collection.
 - Sewer per acre charges must be paid prior to final plat filing.
 - If the water pressure is higher than 80 PSI, then private pressure reducing valves will be required.

Land Use Legend

- Low Density Residential
- Neighborhood Retail
- Mixed Use
- Multi-Family Residential
- Retail / Business
- Office / Campus
- Industrial / Business
- Public School
- Public Facility
- Open Space
- Parks
- Water
- Gas Facilities
- Out Parcel

Miscellaneous

- Master Thoroughfare Plan
- Freeway
- Principal Arterial
- Major Arterial
- Minor Arterial
- Major Collector
- Walsh Boundary
- City Limits
- Gas Facilities
- 100 Year Flood Zones

26 acres to be allocated as mutually acceptable to the City and Owner pursuant to the Economic Development Agreement for Walsh Ranch (City Secretary Contract No. 26595)

Concept Plan CP-10-001
WALSH RANCH

Tarrant & Parker Counties
Original Approval CP-010-001, Approved January 23, 2010
Updated Approval CP-010-001, Approved April 28, 2010
Updated
Friday, April 28, 2010
Friday, February 13, 2010

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Scale: 1" = 400' 0"

EXHIBIT F
PROJECT COSTS

***Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)***

Exhibit F: Project Costs¹

Project Costs		Total
All Development		
Roadway Improvements - MTP		\$292,900,700
ROW		\$13,668,819
Water Improvements		\$21,229,600
Water and Sewer Capacity Charges		\$7,200,000
Financing Costs (including Cost of Issuance)		\$47,119,545
Other Soft and Miscellaneous Costs (including Contingencies)		\$157,065,150
<i>Subtotal All Development</i>		<i>\$539,183,814</i>
2500		
Roadway Improvements - Collector		\$6,491,500
ROW		\$480,997
Sanitary Sewer Improvements		\$6,425,000
Trails		\$25,726,058
Water and Sewer Capacity Charges		\$1,583,140
Financing Costs (including Cost of Issuance)		\$1,937,475
Other Soft and Miscellaneous Costs (including Contingencies)		\$6,458,250
<i>Subtotal 2500</i>		<i>\$49,102,420</i>
Corporate Bowl		
Roadway Improvements - Collector		\$7,339,500
ROW		\$469,358
Water Improvements		\$1,964,800
Sanitary Sewer Improvements		\$4,264,500
Trails		\$35,316,848
Water and Sewer Capacity Charges		\$410,389
Financing Costs (including Cost of Issuance)		\$2,035,320
Other Soft and Miscellaneous Costs (including Contingencies)		\$6,784,400
<i>Subtotal Corporate Bowl</i>		<i>\$58,585,115</i>
Big East		
Roadway Improvements - Collector		\$19,335,000
ROW		\$1,412,906
Water Improvements		\$2,012,200
Sanitary Sewer Improvements		\$1,613,500
Trails		\$13,746,645
Water and Sewer Capacity Charges		\$282,665
Financing Costs (including Cost of Issuance)		\$3,444,105
Other Soft and Miscellaneous Costs (including Contingencies)		\$11,480,350
<i>Subtotal Big East</i>		<i>\$53,327,371</i>

Highland Hills	
Roadway Improvements - Collector	\$9,240,500
ROW	\$145,668
Water Improvements	\$911,200
Sanitary Sewer Improvements	\$2,157,500
Trails	\$7,628,115
Water and Sewer Capacity Charges	\$73,358
Financing Costs (including Cost of Issuance)	\$1,846,380
Other Soft and Miscellaneous Costs (including Contingencies)	\$6,154,600
<i>Subtotal Highland Hills</i>	<i>\$28,157,321</i>

I-30 Commercial	
Roadway Improvements - Collector	\$2,831,000
ROW	\$218,136
Sanitary Sewer Improvements	\$2,946,250
Trails	\$4,207,500
Water and Sewer Capacity Charges	\$219,103
Financing Costs (including Cost of Issuance)	\$866,588
Other Soft and Miscellaneous Costs (including Contingencies)	\$2,888,625
<i>Subtotal I-30 Commercial</i>	<i>\$14,177,202</i>

Walsh West	
Roadway Improvements - Collector	\$9,039,250
ROW	\$696,498
Water Improvements	\$1,966,400
Sanitary Sewer Improvements	\$4,307,250
Trails	\$6,517,500
Water and Sewer Capacity Charges	\$823,995
Financing Costs (including Cost of Issuance)	\$2,296,935
Other Soft and Miscellaneous Costs (including Contingencies)	\$7,656,450
<i>Subtotal Walsh West</i>	<i>\$33,304,278</i>

North Star	
Roadway Improvements - Collector	\$37,365,500
ROW	\$2,158,961
Water Improvements	\$4,600,000
Sanitary Sewer Improvements	\$2,499,000
Trails	\$25,863,750
Water and Sewer Capacity Charges	\$868,826
Financing Costs (including Cost of Issuance)	\$6,669,675
Other Soft and Miscellaneous Costs (including Contingencies)	\$22,232,250
<i>Subtotal North Star</i>	<i>\$102,257,962</i>

Panhandle	
Water Improvements	\$235,200
Sanitary Sewer Improvements	\$1,431,500
Trails	\$7,260,000
Water and Sewer Capacity Charges	\$331,190

Financing Costs (including Cost of Issuance)	\$250,005
Other Soft and Miscellaneous Costs (including Contingencies)	\$833,350
<i>Subtotal Panhandle</i>	<i>\$10,341,245</i>
Administrative Costs	
Administrative Costs	\$1,705,000
<i>Subtotal Administrative Costs</i>	<i>\$1,705,000</i>
Total Project Costs	\$890,141,728
<i>MuniCap, Inc.</i>	<i>development.xlsx/Exhibit F</i>
	<i>27-Feb-26</i>

¹Provided by Developer.

Note: This table excludes project costs for Chapter 380 Agreements, interest, and escalation as discussed in Section 4.1.

EXHIBIT G
CURRENT APPRAISED VALUE OF THE ZONE (BASE YEAR)

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)
Base Year Market Value vs Taxable Value
2025**

Property ID	Acreage	County	Land Use	Owner	Market Value ¹	Taxable Value ^{1,2}
3739678	314.2349	Tarrant	ResAg	WALSH RANCHES LP	\$4,467,731	\$16,548
3986535	100.9200	Tarrant	ResAg	WALSH RANCHES LP	\$969,351	\$7,468
3739961	728.2100	Tarrant	ResAg	WALSH RANCHES LP	\$5,427,470	\$38,595
42961821	10.5730	Tarrant	Residential	COUNTY OF TARRANT	\$404,011	\$0
42961830	19.9240	Tarrant	ResAg	WALSH RANCHES LP	\$469,468	\$1,474
4121341	490.1560	Tarrant	ResAg	WALSH RANCHES LP	\$3,761,092	\$36,272
4197631	5.1600	Tarrant	ResAg	WALSH RANCHES LP	\$206,400	\$382
42961856	1.4870	Tarrant	Residential	COUNTY OF TARRANT	\$59,480	\$0
42961813	153.7000	Tarrant	ResAg	WALSH RANCHES LP	\$1,405,900	\$11,374
42961848	3.3090	Tarrant	ResAg	WALSH RANCHES LP	\$132,360	\$245
R000038750	80.0000	Parker	ResAg	WALSH RANCHES LTD	\$1,840,000	\$4,320
R000043611	167.3630	Parker	ResAg	WALSH RANCHES LTD	\$3,849,350	\$9,040
R000043615	12.2300	Parker	ResAg	WALSH F HOWARD III 2006 TRUST FROST BANK TRUSTEE &	\$437,050	\$660
R000043616	21.8990	Parker	ResAg	WALSH F HOWARD III 2006 TRUST FROST BANK TRUSTEE &	\$788,450	\$1,180
R000043637	153.5000	Parker	ResAg	WALSH RANCHES LTD	\$3,530,500	\$8,290
R000043654	236.5000	Parker	ResAg	WALSH RANCHES LTD	\$5,439,500	\$12,770
R000043701	3.8650	Parker	ResAg	WALSH RANCHES LIMITED PARTNERSHIP	\$88,900	\$210
R000043702	82.9170	Parker	ResAg	WALSH RANCHES LIMITED PARTNERSHIP	\$1,907,090	\$4,480
R000043709	17.3110	Parker	ResAg	WALSH RANCHES LIMITED PARTNERSHIP	\$398,150	\$940
R000043716	1.0000	Parker	ResAg	WALSH RANCHES LTD	\$23,000	\$50
R000043717	311.7370	Parker	ResAg	WALSH RANCHES LTD	\$7,169,950	\$16,830
R000044873	1.0000	Parker	Residential	WALSH RANCHES LIMITED PARTNERSHIP	\$274,880	\$274,880
R000044874	106.7510	Parker	ResAg	WALSH RANCHES LIMITED PARTNERSHIP	\$3,294,130	\$5,770
R000044875	57.0000	Parker	ResAg	WALSH RANCHES LIMITED PARTNERSHIP	\$1,758,910	\$3,470
R000045406	1.0000	Parker	Residential	WALSH RANCHES LIMITED PARTNERSHIP	\$292,120	\$292,120
R000045407	34.7440	Parker	ResAg	ALEDO WC 34 LLC	\$1,403,630	\$1,880
R000045411	1.9960	Parker	Residential	WALSH RANCHES LIMITED PARTNERSHIP	\$460,240	\$460,240
R000048324	296.8300	Parker	ResAg	BROWN WILLIAMM M FAMILY RANCHING OPERATIONS LP	\$6,827,090	\$16,030
R000048327	1.0000	Parker	Residential	WALSH RANCHES LTD	\$940,970	\$940,970
R000048328	210.6600	Parker	ResAg	WALSH RANCHES LTD	\$4,845,180	\$11,380
R000050467	292.3200	Parker	ResAg	WALSH RANCHES LTD	\$6,723,360	\$15,790
R000050574	161.9000	Parker	ResAg	WALSH RANCHES LTD	\$3,723,700	\$8,740
R000050577	82.0000	Parker	ResAg	WALSH RANCHES LTD	\$1,886,000	\$4,430
R000061602	246.3000	Parker	ResAg	WALSH RANCHES LTD	\$5,664,900	\$13,300
R000062680	131.9000	Parker	ResAg	WALSH RANCHES LIMITED PARTNERSHIP	\$3,033,700	\$7,120
R000063142	236.1220	Parker	ResAg	WALSH RANCHES LTD	\$5,430,810	\$12,750
R000063143	55.3610	Parker	ResAg	WALSH RANCHES LTD	\$6,273,300	\$2,990
R000063145	67.1570	Parker	ResAg	WALSH F HOWARD III 2006 TRUST FROST BANK TRUSTEE &	\$2,399,940	\$3,630
R000063146	1.0000	Parker	Residential	WALSH RANCHES LTD	\$23,000	\$23,000
R000063147	7.1620	Parker	Residential	QUAIL VALLEY DEVCO VIB LLC	\$164,730	\$164,730
R000063227	300.7940	Parker	ResAg	WALSH RANCHES LTD	\$6,918,260	\$16,240
R000063230	132.5390	Parker	ResAg	WALSH RANCHES LTD	\$3,048,400	\$6,444
R000064880	1.0000	Parker	Residential	WALSH RANCHES LTD	\$23,000	\$23,000
R000064881	200.9000	Parker	ResAg	WALSH RANCHES LTD	\$4,620,700	\$10,850
R000065932	76.3300	Parker	ResAg	WALSH RANCHES LIMITED PARTNERSHIP	\$1,755,590	\$4,120
R000065939	9.1970	Parker	ResAg	WALSH RANCHES LIMITED PARTNERSHIP	\$211,530	\$500
R000065946	203.4600	Parker	ResAg	WALSH RANCHES LTD	\$4,679,580	\$10,990
R000065947	31.3700	Parker	ResAg	WALSH RANCHES LTD	\$724,510	\$1,690
R000065949	230.6960	Parker	ResAg	WALSH RANCHES LTD	\$247,250	\$580
R000065950	72.1670	Parker	ResAg	ATH 1187 LTD	\$4,690,860	\$3,900
R000066079	29.0000	Parker	ResAg	WALSH RANCHES LTD	\$667,000	\$722
R000068244	240.0000	Parker	ResAg	WALSH RANCHES LTD	\$5,520,000	\$12,960
R000068372	1.6080	Parker	ResAg		\$36,980	\$29
R000068712	10.7500	Parker	ResAg	WALSH RANCHES LTD	\$247,250	\$580
R000096904	51.8800	Parker	ResAg	WALSH RANCHES LTD	\$1,193,240	\$2,800
R000096914	60.5200	Parker	ResAg	WALSH RANCHES LTD	\$1,391,960	\$3,270
R000099072	0.9840	Parker	ResAg	STATE OF TEXAS	\$22,630	\$22,630
R000099073	0.0240	Parker	ResAg	0	\$550	\$550
R000103517	56.3980	Parker	Residential	WALSH RANCHES LIMITED PARTNERSHIP	\$10	\$10
R000103641	6.6280	Parker	ResAg	QUAIL VALLEY DEVCO 1 LLC	\$152,440	\$360
R000108262	4.5560	Parker	Residential	WALSH RANCHES LTD	\$10	\$10
R000108320	4.5610	Parker	Residential	MD1-041 LLC	\$3,576,190	\$93,048
R000108321	9.4480	Parker	Residential	MD1-041 LLC	\$5,100,000	\$190,500
R000108322	7.9000	Parker	Commercial	COOK CHILDRENS HEALTH CARE SYSTEM	\$12,731,360	\$12,731,360
R000113631	0.0000	Parker	Not Zoned	WALSH HOMEOWNERS ASSOCIATION 1 INC	\$10	\$10
R000123896	15.4930	Parker	Residential	WALSH RANCH DEVELOPMENT OWNER LP	\$68,000,000	\$68,000,000
R000123917	4.1420	Parker	Residential	MD1-041 LLC	\$44,000	\$44,000

**Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)
Base Year Market Value vs Taxable Value
2025**

Property ID	Acreage	County	Land Use	Owner	Market Value ¹	Taxable Value ^{1,2}
R000123918	1.7920	Parker	Residential	MD1-041 LLC	\$44,000	\$44,000
R000123919	1.2770	Parker	Residential	MD1-041 LLC	\$44,000	\$44,000
R000123920	8.0040	Parker	Residential	MD1-041 LLC	\$44,000	\$44,000
R000123921	12.4210	Parker	Residential	MD1-041 LLC	\$10	\$10
R000124709	2.1900	Parker	ResAg	MD1-041 LLC	\$119,810	\$120
R000124710	7.1690	Parker	ResAg	MD1-041 LLC	\$4,684,230	\$390
R000125976	7.5000	Parker	ResAg	QUAIL VALLEY DEVCO VLO LLC	\$172,500	\$410
R000126103	0.1200	Parker	Residential	QUAIL VALLEY DEVCO VLO LLC	\$56,000	\$56,000
R000126104	0.0720	Parker	Residential	QUAIL VALLEY DEVCO VLO LLC	\$56,000	\$56,000
R000126105	0.0860	Parker	Residential	QUAIL VALLEY DEVCO VLO LLC	\$56,000	\$56,000
R000126106	0.0890	Parker	Residential	VILLAGE HOMES LP	\$80,500	\$80,500
R000126107	0.0720	Parker	Residential	VILLAGE HOMES LP	\$80,500	\$80,500
R000126108	0.0900	Parker	Residential	VILLAGE HOMES LP	\$80,500	\$80,500
R000126109	0.0900	Parker	Residential	VILLAGE HOMES LP	\$80,500	\$80,500
R000126110	0.0720	Parker	Residential	VILLAGE HOMES LP	\$80,500	\$80,500
R000126111	0.0900	Parker	Residential	VILLAGE HOMES LP	\$80,500	\$80,500
R000126112	0.0900	Parker	Residential	VILLAGE HOMES LP	\$56,000	\$56,000
R000126113	0.0720	Parker	Residential	VILLAGE HOMES LP	\$56,000	\$56,000
R000126114	0.0900	Parker	Residential	VILLAGE HOMES LP	\$56,000	\$56,000
R000126115	0.0900	Parker	Residential	QUAIL VALLEY DEVCO VLO LLC	\$56,000	\$56,000
R000126116	0.0720	Parker	Residential	QUAIL VALLEY DEVCO VLO LLC	\$56,000	\$56,000
R000126117	0.0860	Parker	Residential	QUAIL VALLEY DEVCO VLO LLC	\$56,000	\$56,000
R000126118	0.0860	Parker	Residential	QUAIL VALLEY DEVCO VLO LLC	\$56,000	\$56,000
R000126119	0.0720	Parker	Residential	QUAIL VALLEY DEVCO VLO LLC	\$56,000	\$56,000
R000126120	0.1250	Parker	Residential	QUAIL VALLEY DEVCO VLO LLC	\$56,000	\$56,000
R000127610	2.0740	Parker	Residential	CITY OF FORT WORTH TEXAS	\$115,000	\$115,000
R000127611	1.8680	Parker	Residential	WALSH RANCHES LIMITED PARTNERSHIP	\$10	\$10
R000127612	0.0000	Parker	Residential	WALSH RANCHES LIMITED PARTNERSHIP	\$10	\$10
R000129011	7.9780	Parker	Residential	QUAIL VALLEY DEVCO V LLC	\$183,490	\$183,490
R000129012	19.0100	Parker	Residential	QUAIL VALLEY DEVCO V LLC	\$437,230	\$437,230
R000129013	104.7990	Parker	Residential	QUAIL VALLEY DEVCO V LLC	\$2,410,380	\$2,410,380
R000129014	80.9130	Parker	Residential	QUAIL VALLEY DEVCO V LLC	\$1,861,000	\$1,861,000
R000129016	58.0280	Parker	Residential	QUAIL VALLEY DEVCO VIA LLC	\$2,118,570	\$2,118,570
R000129017	11.5280	Parker	Residential	QUAIL VALLEY DEVCO VIA LLC	\$420,880	\$420,880
R000129018	3.2470	Parker	Residential	QUAIL VALLEY DEVCO VIA LLC	\$118,550	\$118,550
R000129019	22.2470	Parker	Residential	QUAIL VALLEY DEVCO VIA LLC	\$812,230	\$812,230
R000129020	1.7960	Parker	Residential	QUAIL VALLEY DEVCO VIB LLC	\$72,930	\$72,930
R000129021	35.5320	Parker	Residential	QUAIL VALLEY DEVCO VIB LLC	\$1,442,920	\$1,442,920
R000129428	12.5110	Parker	Institutional	BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM	\$0	\$0
R000129429	15.7890	Parker	Institutional	BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM	\$0	\$0
R000130746	0.7830	Parker	Not Zoned	WALSH RANCHES LTD	\$0	\$0
R000130747	19.8090	Parker	Commercial	H-E-B LP	\$0	\$0
R000130748	12.8490	Parker	Commercial	ATH 1187 LTD	\$0	\$0
Total	7,123.22				\$240,055,853	\$94,896,631

1 - Values obtained from Tarrant County Central Appraisal District and Parker County Appraisal District in September of 2025.

2 - Values obtained from Parker County Tax Assessor and Tarrant County Tax Assessor.

Summary of All Parcels

Parcels	Land Use Type	Total Acres	Total Market Value	Total Taxable Value
Various	ResAg	6558.69	\$136,681,632	\$378,543
Various	Residential	494.89	\$90,642,851	\$81,786,718
Various	Commercial	40.56	\$12,731,360	\$12,731,360
Various	Institutional	28.30	\$0	\$0
Various	Not Zoned	0.78	\$10	\$10
Total		7123.22	\$240,055,853	\$94,896,631

Tarrant County Parcels

Parcels	Land Use Type	Total Acres	Total Market Value	Total Taxable Value
Various	ResAg	1815.61	\$16,839,772	\$112,358
Various	Residential	12.06	\$463,491	\$0
Total		1827.67	\$17,303,263	\$112,358

Parker County Parcels

	Land Use	Total	Total	Total
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Reinvestment Zone Number Eighteen
Fort Worth, Texas (Walsh Ranch)
Base Year Market Value vs Taxable Value
2025

Property ID	Acreage	County	Land Use	Owner	Market Value ¹	Taxable Value ^{1,2}
Parcels	Type		Acres		Market Value	Taxable Value
Various	ResAg		4743.07		\$119,841,860	\$266,185
Various	Residential		482.83		\$90,179,360	\$81,786,718
Various	Commercial		40.56		\$12,731,360	\$12,731,360
Various	Instituional		28.30		\$0	\$0
Various	Not Zoned		0.78		\$10	\$10
Total			5295.55		\$222,752,590	\$94,784,273