

Downtown Tax Increment Reinvestment Zone
Preliminary Project & Financing Plan

City of Canyon, Texas

October 22, 2021



Prepared by



TXP, Inc.

1310 South 1st Street, Suite 105

Austin, Texas 78704

(512) 328-8300 phone

www.txp.com

Table of Contents

Section 1 – Project Plan	1
Overview.....	1
Existing Tax Increment Financing Districts in the City of Canyon	1
Description of the Tax Increment Reinvestment Zone 1.....	1
Existing Zoning and Land Use Guidelines Applicable to TIRZ 1.....	3
Taxing Jurisdictions Applicable to TIRZ.....	3
Proposed Changes in Master Plans, Zoning Ordinances, and Building Codes.....	3
Relocation of Displaced Persons	3
Section 2 – Project Plan Improvements	4
Eligible Project Costs	4
Section 3 – Financing Plan	5
Compliance & Reporting	5
Public Sector Entities Participating in TIRZ 1	5
Financial Forecast Assumptions.....	6
Financial Forecast Summary Results	7
Conclusion	10
Appendix: Specific Properties within the Downtown TIRZ #1	11
Legal Disclaimer	17





List of Figures

Figure 1: Proposed Downtown TIRZ Geographic Boundary	2
Figure 2: Existing Land Use within the Downtown TIRZ.....	2

List of Tables

Table 1: Existing Land Use of Proposed TIRZ 1 (2021)	1
Table 2: Taxing Jurisdictions within the Downtown TIRZ 1	5
Table 3: Preliminary TIRZ 1 Taxable Property Value	7
Table 4: Preliminary TIRZ 1 Taxable Property Value Increment	8
Table 5: Preliminary TIRZ 1 Taxable Revenue Increment @ 100% Contribution	9
Table 6.1: Properties within the Downtown TIRZ.....	11
Table 6.2: Properties within the Downtown TIRZ Continued.....	12
Table 6.3: Properties within the Downtown TIRZ Continued.....	13
Table 6.4: Properties within the Downtown TIRZ Continued.....	14
Table 6.5: Properties within the Downtown TIRZ Continued.....	15
Table 6.6: Properties within the Downtown TIRZ Continued.....	16



Section 1 – Project Plan

Overview

The City of Canyon, Texas is considering implementing a tax increment reinvestment zone (TIRZ) to fund a portion of the infrastructure and maintenance costs associated with redeveloping Downtown Canyon. Many of the opportunities, challenges, and required improvements are outlined in the *Canyon Comprehensive Plan (2018)* by Freese and Nichols, Inc. The proposed new zone would be named the TIRZ #1 – Downtown Canyon (TIRZ 1).

This document is designed to meet the legal requirements of designating a TIRZ. The statutes governing tax increment financing are in Chapter 311 of the State of Texas Tax Code.

This preliminary feasibility study and project plan is required by state law. However, to assist Canyon and other taxing entities in understanding the overall financing plan, TXP has included preliminary revenue projections assuming other entities participate in the TIRZ.

Existing Tax Increment Financing Districts in the City of Canyon

There are no existing TIRZs in Canyon. According to state law, cities with less than 100,000 residents may not create a new TIRZ if the total appraised value of taxable real property in the proposed reinvestment zone and in the existing reinvestment zones would exceed 50.0 percent of the total appraised value of taxable real property within the city and its industrial districts. In addition, a TIRZ may not be created if more than 30.0 percent of the property in the proposed new TIRZ (excluding publicly-owned property) is used for residential purposes at the time of designation. The proposed TIRZ 1 complies with these state rules.

Description of the Tax Increment Reinvestment Zone 1

The proposed TIRZ 1 will cover approximately 124.3 acres (including roads and right of way). The 2021 baseline taxable property value of the TIRZ is approximately \$19.6 million. See the appendix for the list of properties within the TIRZ.

Table 1: Existing Land Use of Proposed TIRZ 1 (2021)

Land Use	Est. Parcel Count	Acreage	City of Canyon Taxable Value
Residential	68	16.3	\$5,798,273
Vacant Lots & Tracts	17	6.4	\$174,473
Commercial	89	31.1	\$13,568,000
Public Sector	21	13.6	\$0
Utilities	3	0.6	\$80,423
Religious	4	0.9	\$0
Other	6	5.0	\$0
Total	208	73.9	\$19,621,169

Source: Potter-Randall Appraisal District; TXP, Inc.

Figure 1: Proposed Downtown TIRZ Geographic Boundary

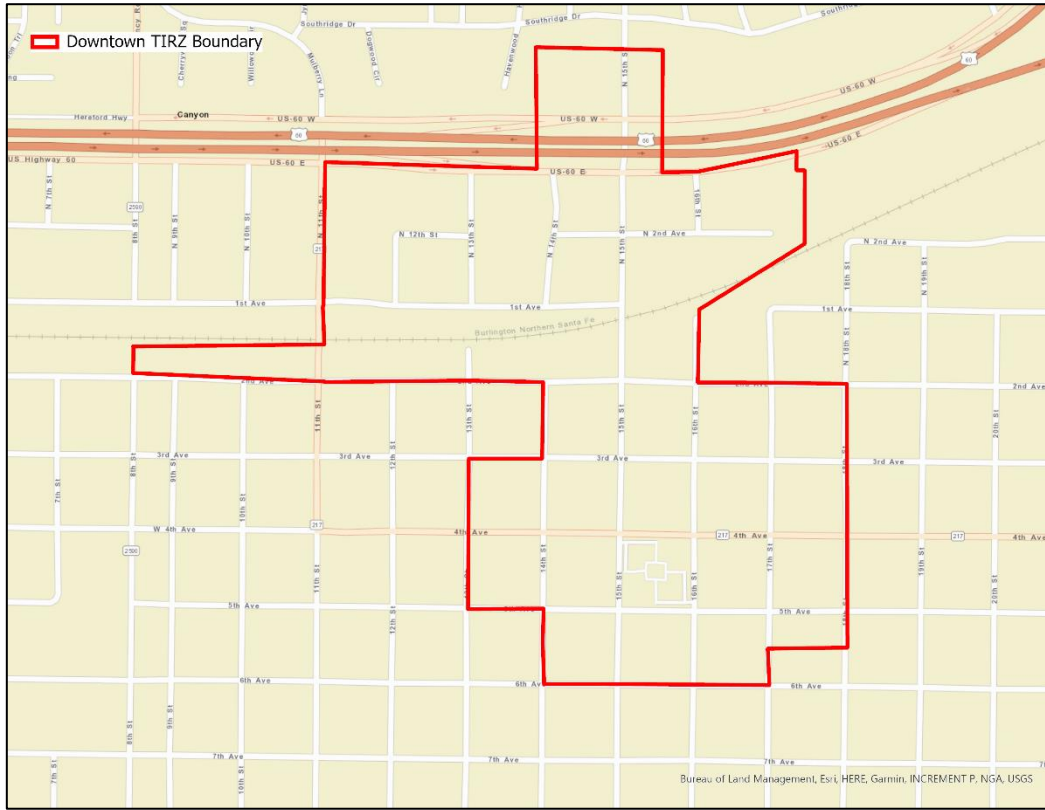
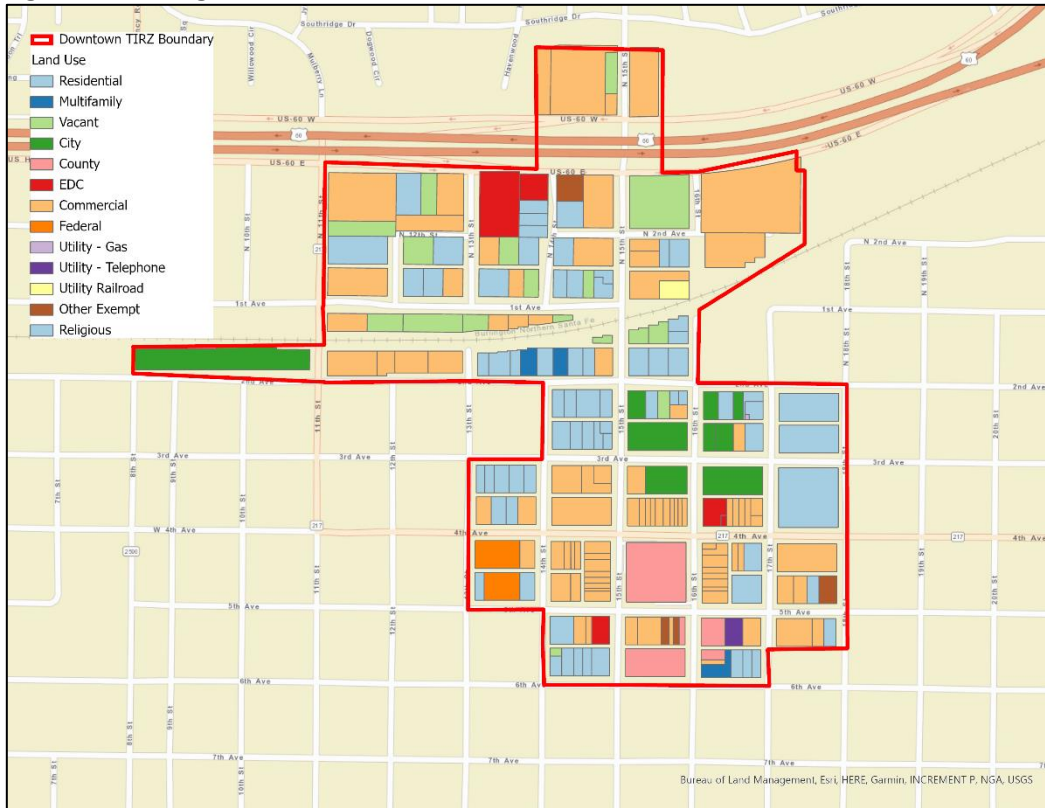


Figure 2: Existing Land Use within the Downtown TIRZ



.....

Existing Zoning and Land Use Guidelines Applicable to TIRZ 1

Existing City of Canyon land use, zoning guidelines, and policies would apply to all properties within the city limits.

Taxing Jurisdictions Applicable to TIRZ

The proposed TIRZ 1 is located within the following taxing jurisdictions:

- City of Canyon
- Randall County
- South Randall County Hospital District
- Canyon Independent School District

Proposed Changes in Master Plans, Zoning Ordinances, and Building Codes

There are no anticipated changes to the master development and zoning ordinances.

Relocation of Displaced Persons

This plan currently does not call for nor anticipate the displacement and relocation of persons for the proposed projects.

Section 2 – Project Plan Improvements

TIRZ 1 will provide support for catalytic infrastructure and economic development projects that will facilitate the redevelopment of properties within Downtown Canyon. The vision and justification for transforming the downtown area are outlined in the *Canyon Comprehensive Plan* (2018) and ongoing Downtown Master Plan project.

Public infrastructure investment is required to redevelop the Downtown area. This is the priority area of TIRZ 1. Additional infrastructure and enhancement projects are included in the project plan if the resources are available. In addition, other projects might be added to the list as future development projects and related opportunities present themselves. The anticipated project costs are divided into five major categories.

Eligible Project Costs

1. Parks & Streetscape Enhancements

This category includes gateway features, linear parks, corridor landscaping, public plazas, etc.

2. Infrastructure Improvements

This category includes water, sanitary sewer and storm water improvements, roadway and street intersection enhancements, public transportation, relocation of aboveground utilities, public sidewalks, public buildings, etc.

3. Economic Development Grants

It is anticipated that economic development loans or grants might be made to assist in creating the tax base that facilitates implementing the project plan. The City, with advisement from the TIRZ Board shall have the authority to establish and administer economic development programs, including but not limited to grants and loans, authorized under Chapter 380 of the Texas Local Government Code. Should such loans or grants be made, it will be done with the intent to fulfill the public purposes of developing and diversifying the economy, eliminating unemployment or underemployment, and developing or expanding transportation, business, and commercial activity in the TIRZ.

4. Non-Project Costs

It is not possible to quantify other non-project costs at this time, other than to say that they are anticipated.

5. Administration & Implementation

Administration costs, including reasonable charges for time spent by City of Canyon employees, will be eligible for reimbursement as project costs.

Section 3 – Financing Plan

Tax increment financing is a tool used by local governments to publicly finance needed infrastructure and other improvements within a defined area. These improvements are usually undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are located in Chapter 311 of the State of Texas Tax Code.

The costs of improvements in the defined zone are repaid by the contribution of future property tax revenues by each taxing unit that levies taxes against the property. Specifically, each taxing unit can choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values due to the improvements within the reinvestment zone. The additional tax revenue that is received from the affected properties is referred to as the tax increment. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements.

Compliance & Reporting

The TIRZ Board policies shall comply with all federal, state, and local laws, rules and regulations. The TIRZ Board will submit project status reports and financial reports as required by state law.

Public Sector Entities Participating in TIRZ 1

All project costs will be paid through the contribution of incremental property taxes collections. This preliminary plan assumes that the City of Canyon and all other taxing entities will contribute a portion of their total tax rate (maintenance and operations (M&O) and interest and sinking (I&S) ad valorem tax rate for 25 years.

Table 2: Taxing Jurisdictions within the Downtown TIRZ 1

Entity	Property Tax Rate per \$100 (2021)
City of Canyon	\$0.42618
Randall County	\$0.44421
Canyon ISD	\$1.23300
South Randall County Hospital District	\$0.04812

Source: TXP, Inc.

Financial Forecast Assumptions

- **TIRZ Duration** – TXP has assumed the TIRZ will have a 25-year lifespan.
- **TIRZ Allocation** – TXP has assumed the City of Canyon and other taxing entities will contribute a portion of their total incremental tax collections.
- **Tax Rate** – While tax rates do change over time, the 2021 tax rates were held constant for the duration of the TIRZ.
- **Existing Properties** – The 2021 baseline property value of the TIRZ is approximately \$19.6 million but varies slightly by taxing jurisdiction based on exemptions offered.
- **Real Property** – Only taxable real property values are included in the tax increment calculations. By law, business personal property values are excluded from TIRZ.
- **Inflation & Appreciation Rate** – The inflation rate used for construction costs and the value of improvements is 2.5 percent per year.
- **Net Present Value** – The net present values of the tax increment were calculated at a discount rate of 5.0 percent.
- **Future Development Patters** – To provide an order of magnitude estimate, TXP has conservatively assumed \$100,000 per year in new taxable real property value will be built. This translates into \$2.5 million of new real property values over 25 years.

Financial Forecast Summary Results

The following table depicts the anticipated revenue generated over 25 years. The revenue forecast assumes the TIRZ is established in 2021 (baseline year). The first TIRZ increment will occur in 2022 (total 2022 value less 2021 baseline value). Note, 2022 taxes are not due until January 2023.

Table 3: Preliminary TIRZ 1 Taxable Property Value

Year	Period	City of Canyon	Randall County	Canyon ISD	Hospital District
2021	0	\$19,621,169	\$19,583,169	\$19,096,417	\$19,627,169
2022	1	\$20,211,698	\$20,172,748	\$19,673,827	\$20,217,848
2023	2	\$20,819,491	\$20,779,567	\$20,268,173	\$20,825,794
2024	3	\$21,445,040	\$21,404,119	\$20,879,940	\$21,451,502
2025	4	\$22,088,856	\$22,046,911	\$21,509,627	\$22,095,478
2026	5	\$22,751,458	\$22,708,465	\$22,157,749	\$22,758,247
2027	6	\$23,433,385	\$23,389,317	\$22,824,834	\$23,440,344
2028	7	\$24,135,189	\$24,090,019	\$23,511,424	\$24,142,322
2029	8	\$24,857,438	\$24,811,138	\$24,218,078	\$24,864,748
2030	9	\$25,600,714	\$25,553,257	\$24,945,371	\$25,608,207
2031	10	\$26,365,618	\$26,316,975	\$25,693,891	\$26,373,299
2032	11	\$27,152,767	\$27,102,908	\$26,464,247	\$27,160,640
2033	12	\$27,962,795	\$27,911,689	\$27,257,062	\$27,970,864
2034	13	\$28,796,354	\$28,743,970	\$28,072,977	\$28,804,625
2035	14	\$29,654,114	\$29,600,421	\$28,912,653	\$29,662,591
2036	15	\$30,536,764	\$30,481,728	\$29,776,766	\$30,545,454
2037	16	\$31,445,013	\$31,388,602	\$30,666,015	\$31,453,920
2038	17	\$32,379,589	\$32,321,767	\$31,581,116	\$32,388,718
2039	18	\$33,341,240	\$33,281,973	\$32,522,806	\$33,350,598
2040	19	\$34,330,737	\$34,269,988	\$33,491,842	\$34,340,329
2041	20	\$35,348,870	\$35,286,603	\$34,489,003	\$35,358,702
2042	21	\$36,396,454	\$36,332,630	\$35,515,090	\$36,406,531
2043	22	\$37,474,323	\$37,408,904	\$36,570,925	\$37,484,653
2044	23	\$38,583,339	\$38,516,283	\$37,657,356	\$38,593,926
2045	24	\$39,724,383	\$39,655,652	\$38,775,251	\$39,735,236
2046	25	\$40,898,365	\$40,827,915	\$39,925,504	\$40,909,489

Source: TXP, Inc.

Table 4: Preliminary TIRZ 1 Taxable Property Value Increment

Year	Period	City of Canyon	Randall County	Canyon ISD	Hospital District
2021	0	\$0	\$0	\$0	\$0
2022	1	\$590,529	\$589,579	\$577,410	\$590,679
2023	2	\$1,198,322	\$1,196,398	\$1,171,756	\$1,198,625
2024	3	\$1,823,871	\$1,820,950	\$1,783,523	\$1,824,333
2025	4	\$2,467,687	\$2,463,742	\$2,413,210	\$2,468,309
2026	5	\$3,130,289	\$3,125,296	\$3,061,332	\$3,131,078
2027	6	\$3,812,216	\$3,806,148	\$3,728,417	\$3,813,175
2028	7	\$4,514,020	\$4,506,850	\$4,415,007	\$4,515,153
2029	8	\$5,236,269	\$5,227,969	\$5,121,661	\$5,237,579
2030	9	\$5,979,545	\$5,970,088	\$5,848,954	\$5,981,038
2031	10	\$6,744,449	\$6,733,806	\$6,597,474	\$6,746,130
2032	11	\$7,531,598	\$7,519,739	\$7,367,830	\$7,533,471
2033	12	\$8,341,626	\$8,328,520	\$8,160,645	\$8,343,695
2034	13	\$9,175,185	\$9,160,801	\$8,976,560	\$9,177,456
2035	14	\$10,032,945	\$10,017,252	\$9,816,236	\$10,035,422
2036	15	\$10,915,595	\$10,898,559	\$10,680,349	\$10,918,285
2037	16	\$11,823,844	\$11,805,433	\$11,569,598	\$11,826,751
2038	17	\$12,758,420	\$12,738,598	\$12,484,699	\$12,761,549
2039	18	\$13,720,071	\$13,698,804	\$13,426,389	\$13,723,429
2040	19	\$14,709,568	\$14,686,819	\$14,395,425	\$14,713,160
2041	20	\$15,727,701	\$15,703,434	\$15,392,586	\$15,731,533
2042	21	\$16,775,285	\$16,749,461	\$16,418,673	\$16,779,362
2043	22	\$17,853,154	\$17,825,735	\$17,474,508	\$17,857,484
2044	23	\$18,962,170	\$18,933,114	\$18,560,939	\$18,966,757
2045	24	\$20,103,214	\$20,072,483	\$19,678,834	\$20,108,067
2046	25	\$21,277,196	\$21,244,746	\$20,829,087	\$21,282,320

Source: TXP, Inc.

Table 5: Preliminary TIRZ 1 Taxable Revenue Increment @ 100% Contribution

Year	Period	City of Canyon	Randall County	Canyon ISD	Hospital District	Total
2021	0	\$0	\$0	\$0	\$0	\$0
2022	1	\$2,517	\$2,619	\$7,119	\$284	\$12,539
2023	2	\$5,107	\$5,315	\$14,448	\$577	\$25,446
2024	3	\$7,773	\$8,089	\$21,991	\$878	\$38,731
2025	4	\$10,517	\$10,944	\$29,755	\$1,188	\$52,404
2026	5	\$13,341	\$13,883	\$37,746	\$1,507	\$66,476
2027	6	\$16,247	\$16,907	\$45,971	\$1,835	\$80,960
2028	7	\$19,238	\$20,020	\$54,437	\$2,173	\$95,867
2029	8	\$22,316	\$23,223	\$63,150	\$2,520	\$111,210
2030	9	\$25,484	\$26,520	\$72,118	\$2,878	\$126,999
2031	10	\$28,743	\$29,912	\$81,347	\$3,246	\$143,249
2032	11	\$32,098	\$33,403	\$90,845	\$3,625	\$159,972
2033	12	\$35,550	\$36,996	\$100,621	\$4,015	\$177,182
2034	13	\$39,103	\$40,693	\$110,681	\$4,416	\$194,893
2035	14	\$42,758	\$44,498	\$121,034	\$4,829	\$213,119
2036	15	\$46,520	\$48,412	\$131,689	\$5,254	\$231,875
2037	16	\$50,391	\$52,441	\$142,653	\$5,691	\$251,176
2038	17	\$54,374	\$56,586	\$153,936	\$6,141	\$271,037
2039	18	\$58,472	\$60,851	\$165,547	\$6,604	\$291,475
2040	19	\$62,689	\$65,240	\$177,496	\$7,080	\$312,505
2041	20	\$67,028	\$69,756	\$189,791	\$7,570	\$334,145
2042	21	\$71,493	\$74,403	\$202,442	\$8,074	\$356,412
2043	22	\$76,087	\$79,184	\$215,461	\$8,593	\$379,324
2044	23	\$80,813	\$84,103	\$228,856	\$9,127	\$402,899
2045	24	\$85,676	\$89,164	\$242,640	\$9,676	\$427,156
2046	25	\$90,679	\$94,371	\$256,823	\$10,241	\$452,114
Total		\$1,045,014	\$1,087,534	\$2,958,597	\$118,021	\$5,209,166
NPV @ %5%		\$463,595	\$482,455	\$1,312,391	\$52,357	\$2,310,798

Source: TXP, Inc.



Conclusion

Based on the preliminary development concepts and activity zones within this area, anticipated tax revenue, and market demand projections, a TIRZ is economically and financially feasible. The TIRZ could generate significant revenue to pay for infrastructure and redevelopment costs. Over the next 25 years, the TIRZ could generate \$5.2 million in nominal TIRZ revenue. Using a 5.0 percent discount rate, the anticipated TIRZ could generate \$2.3 million.

These projections are based on the best available datasets and information related to market conditions in the region. Given the high visibility of this area, for example, the substantial commitment of a few large developers could have a significantly positive impact on both the level and timing of future growth. Moreover, the financial projections make no allowance for positive spillover to the value of other properties in area as a result of new development (beyond inflation), which easily could occur. At the same time, a slowdown in development as a result of a weaker national economy, negative changes in key drivers of regional economy, or other unforeseen issues could materially reduce the volume of construction put in place, and resulting tax revenue, over the next 25 years.

Appendix: Specific Properties within the Downtown TIRZ #1

Table 6.1: Properties within the Downtown TIRZ

Property ID	Owner Name	Land Use Code	Taxable Value
110084	BNSF RAILWAY COMPANY	J5	\$0
112224	SNAKE DANCE PROPERTIES LLC	A	\$32,276
112225	SNAKE DANCE PROPERTIES LLC	A	\$113,536
112236	GRIZZLE PAUL	A	\$47,644
112237	GRIZZLE PAUL	A	\$48,886
112238	RIGGIN PATRICIA KAY MARTINEZ	A	\$20,300
112239	BROWNING LISA A NORWOOD	A	\$106,370
112240	CHAPARRO SAMANTHA	A	\$120,990
112241	WILLIAMS KELLY	C1	\$2,685
112242	BRUMMETT DOROTHY ANN	A	\$57,317
112243	WANG XIAOXUE	A	\$56,999
112244	TX10 PROPERTIES LLC	A	\$62,513
112245	SMITH MICHAEL	C1	\$3,500
112246	LENORMAND DAVID	A	\$93,556
112248	WEST LIVING TRUST	C1	\$2,625
112249	WATSON JOHN J	A	\$55,957
112250	NICHOLS AARON	C1	\$5,250
112251	VASQUEZ ZULEMA	A	\$51,904
112252	HERNANDEZ JAVIER	A	\$34,867
112253	RAMOS ALONZO	A	\$122,615
112254	REYNERO EVARESTA TORRES	A	\$67,982
112255	KERR PAUL N	A	\$81,774
112256	KERR PAUL N	A	\$66,647
112257	SHINING C PROPERTIES LLC	C1	\$1,166
112258	STONE LIVING TRUST	A	\$48,564
112259	STONE LIVING TRUST	A	\$66,628
112260	SHINING C PROPERTIES LLC	C1	\$4,904
112261	SHINING C PROPERTIES LLC	C1	\$1,500
112262	SHINING C PROPERTIES LLC	A	\$127,488
112263	SHINING C PROPERTIES LLC	A	\$20,766
112264	SHINING C PROPERTIES LLC	A	\$56,199
112314	FIRST BAPTIST CHURCH CANYON	XV	\$0
112315	RODRIGUEZ WILLIE Q JR	A	\$39,100
112316	HACKER MARK GREGORY	A	\$69,299
112317	CITY OF CANYON	XV	\$0
112318	SEALS BILLY H	A	\$73,223
112319	COLLIER RODNEY	A	\$106,819
112320	R & B CANYON PROPERTIES LLC	A	\$44,663
112321	R & B CANYON PROPERTIES LLC	A	\$44,101

Source: TXP, Inc.

Table 6.2: Properties within the Downtown TIRZ Continued

Property ID	Owner Name	Land Use Code	Taxable Value
112322	R & B CANYON PROPERTIES	C1	\$11,055
112323	BROOKS BRENDA GAYLE	A	\$66,925
112324	TIPPS THOMAS R	A	\$75,340
112325	TIPPS THOMAS R	A	\$52,685
112326	BRYSON AMELIA JEAN	A	\$105,032
112327	R & B CANYON PROPERTIES LLC	A	\$87,820
112328	MULLINS MATT	A	\$205,826
112329	COX JERRY A	A	\$156,420
112330	WALKER NANCY E	A	\$69,097
112331	MCCREIGHT JEFFREY H	A	\$72,892
112332	H ROOT COMPANY	A	\$60,781
112333	HMLTML LLC	A	\$32,047
112374	BURGOON WILLIAM C	A	\$91,048
112375	PADILLA THOMAS	A	\$70,722
112376	PADILLA THOMAS	A	\$22,512
112378	RATLIFF TRUST	A	\$43,690
112379	RATLIFF TRUST	A	\$123,397
112380	HAYWARD JACK W	A	\$145,762
112381	HAMILTON DAVY	A	\$60,244
112399	MINTON JANET LEE	A	\$96,872
112400	BOWLING DAVID GILES	A	\$203,626
112444	WILMOTH JERRY M	A	\$282,649
112445	DYE JERRY E	A	\$80,129
112446	HAMONTREE GEORGE	C1	\$10,529
112447	BAZALDUA JOSE LUIS JR	A	\$85,514
112448	BAZALDUA JOSE LUIS SR	A	\$99,968
112449	BAZALDUA J LUIS SR	A	\$85,176
112450	RIHA MARK NOEL	A	\$146,233
112451	HUDGENS JOAN MARIE	A	\$104,174
112452	SCHREUR MICHAEL RAY	A	\$59,834
112453	MORALES PABLO	A	\$102,142
112454	KYLE - VANDA LLC	A	\$111,000
114097	CABBINESS CHRIS	C1	\$79,950
114116	SANCHEZ ELIZABETH CANTU	A	\$108,620
114117	3 C PROPERTIES II LLC	A	\$47,324
114118	3 C PROPERTIES II LLC	A	\$64,468
114119	3 C PROPERTIES II LLC	A	\$64,210
114272	KERR PAUL N	A	\$166,474
114273	KERR PAUL N	B	\$62,089

Source: TXP, Inc.

Table 6.3: Properties within the Downtown TIRZ Continued

Property ID	Owner Name	Land Use Code	Taxable Value
114274	KERR PAUL N	B	\$65,898
114288	KING AND APPEL HOLDINGS LLC	B	\$238,198
140611	VILLAGE DRIVE	C1	\$31,158
212155	AMARILLO NATIONAL BANK	F1	\$581,433
212282	FIRST BAPTIST CHURCH OF	XV	\$0
212284	CANYON SENIOR CITIZENSASSOCIATION	XV	\$0
212285	FIRST UNITED PENTECOSTAL	XV	\$0
212682	NATIONAL RETAIL PROPERTIES LP	F1	\$274,940
212766	CITY OF CANYON	XV	\$0
212784	CITY OF CANYON	XV	\$0
212836	LOWELL ZEMRY	F1	\$37,697
212841	BROWN JIM B	F1	\$25,975
213065	CANYON ECONOMIC	XV	\$0
213081	HAMBLER DERINDA	F1	\$114,245
213082	SMITH MIKE	F1	\$70,193
213083	ALLEN DANNY N	F1	\$143,768
213185	YOUNG JOE M	F1	\$96,979
213186	CORNETT STEPHEN B	F1	\$38,003
213516	PALO DURO ANIMAL	F1	\$96,971
213728	BROOKS FUNERAL DIRECTORS LTD	F1	\$154,779
214775	MITCHELL CHARLES BENJAMIN	F1	\$30,334
214777	MAGNESS JODY	F1	\$73,936
214778	I-27 PROPERTIES LLC	F1	\$182,673
214779	122 MANAGEMENT LLC	F1	\$91,593
214780	CONSOLIDATED BEEF PRODUCERS, INC.	F1	\$195,738
214781	HAPPY STATE BANK	F1	\$527,626
214782	UNKNOWN	F1	\$116,857
214783	CROSLIN INC	F1	\$116,633
214784	PROVERBS 3:5 LP	F1	\$150,638
214785	KERSHEN PROPERTIES LLC	F1	\$97,599
214787	308 17TH STREET COMPANY	F1	\$185,645
214788	CACTUS TREE PROPERTIES LLC	F1	\$287,897
214789	DEAN KENNETH ROBERT	F1	\$83,279
214790	122 MANAGEMENT LLC	F1	\$80,348
214791	HOMECREST PROPERTIES, INC.	F1	\$159,135
214792	H. ROOT COMPANY	F1	\$401,292
214793	STEFRON INC	F1	\$99,032
214794	GAMBLE DANNY B	F1	\$81,883
214795	GALES PROPERTIES LLC	F1	\$113,462

Source: TXP, Inc.

Table 6.4: Properties within the Downtown TIRZ Continued

Property ID	Owner Name	Land Use Code	Taxable Value
214796	FIRST NATIONAL BANK OF PADUCAH	F1	\$200,008
214797	CHAMBER OF COMMERCE	XV	\$0
214798	1221 DM HOLDING COMPANY LLC	F1	\$95,910
214799	TEXAS PANHANDLE HERITAGE	XV	\$0
214800	RANDALL COUNTY FARM BUREAU	F1	\$93,623
215548	1617 AND 1619 FOURTH AVENUE COMPANY	F1	\$177,655
215729	SKYMN LLC	F1	\$417,328
215758	BLUE BISON INVESTMENTS LLC	F1	\$244,099
215759	CANYON ECONOMIC	XL	\$0
215817	SANCHEZ ISAIAS	F1	\$185,434
215819	SAYSANASONGKHAM SENG	F1	\$76,783
216473	BLAKE PAUL D	F1	\$131,084
216474	BLAKE PAUL D	F1	\$85,843
216475	MILLER BEVERLY G	F1	\$150,248
216476	WHITE J MACK	F1	\$77,305
216477	WHITE J MACK	F1	\$78,613
216478	SENECA CREEK LLC	F1	\$83,940
216479	1521 FOURTH AVENUE COMPANY	F1	\$147,215
216480	CANYON ECONOMIC	XL	\$0
216481	CANYON ECONOMIC	XL	\$0
216482	KURTIJULES INC	F1	\$102,172
216483	BERRY JULIAN R	F1	\$89,734
216484	LLANO ESTACADO LAND LLC	F1	\$287,567
216485	CAREY LINDA B	F1	\$253,707
216486	JOHNSON JEREMY D	F1	\$99,543
216487	JOHNSON JEREMY D	F1	\$77,133
216488	HACKER GREGORY W	F1	\$113,820
216489	I-27 PROPERTIES LLC	F1	\$74,488
216490	BLACKWATER HOLDINGS LLC	F1	\$130,135
216491	BLUE BISON INVESTMENTS LLC	F1	\$180,089
216492	ONEAL ENTERPRISES LLC	F1	\$45,841
216493	ONEAL ENTERPRISES LLC	F1	\$324,622
216494	TEA PROPERTIES LLC	F1	\$101,602
216495	IRLBECK SUSAN D	F1	\$60,215
216496	WILLIAMS MARY AMANDA	F1	\$193,140
216497	WHITE SHIRLEY MARY	F1	\$39,669
216642	CHENAULT REV LIVING TRUST	F1	\$143,564
216985	CANYON STORAGE LLC	F1	\$305,000
216986	CANYON STORAGE LLC	F1	\$315,000

Source: TXP, Inc.

Table 6.5: Properties within the Downtown TIRZ Continued

Property ID	Owner Name	Land Use Code	Taxable Value
216987	WEST LIVING TRUST	F1	\$241,466
216988	WEST LIVING TRUST	F1	\$131,806
216991	CANYON STORAGE LLC	F1	\$138,575
216994	CANYON STORAGE LLC	F1	\$461,109
216995	COLEMAN TRUST	F1	\$134,990
217043	BLAKE PAUL D	F1	\$40,011
217044	BRENT SARAH KAY	F1	\$47,442
217045	BLUE BISON INVESTMENTS LLC	F1	\$40,272
217270	BELL HEATH	F1	\$151,542
217271	BLAKE PAUL D	F1	\$60,456
217484	WESTER LIVING TRUST	F1	\$175,364
217485	WESTER LIVING TRUST	F1	\$79,323
217486	WEST LIVING TRUST	F1	\$111,547
217487	WESTER LIVING TRUST	F1	\$34,423
217674	WINKELMAN BRIAN	F1	\$89,231
217675	LEWIS MICHAEL E	F1	\$91,259
218256	CROSSWINDS W LLC	F1	\$106,441
218257	BLUE BISON INVESTMENTS LLC	F1	\$847,564
218260	LOE BOB	F1	\$128,172
218463	CRABTREE GARY	F1	\$213,526
218515	CITY OF CANYON	XV	\$0
218720	BLAKE PAUL D	C1	\$3,240
218721	BLAKE PAUL D	C1	\$5,400
218722	WEST LIVING TRUST	C1	\$2,700
218723	HURLEY S P	C1	\$147
218724	FIRST BAPTIST CHURCH OF	XV	\$0
218725	ENERGAS COMPANY	J2	\$250
218726	CITY OF CANYON	XV	\$0
218727	CITY OF CANYON	XV	\$0
218728	CITY OF CANYON	XV	\$0
218733	FIRST BAPTIST CHURCH CANYON	XV	\$0
218734	RANDALL COUNTY	XV	\$0
218735	RANDALL COUNTY	XV	\$0
219037	VILLAGE DRIVE	F1	\$104,498
219066	CITY OF CANYON	XV	\$0
219843	RAMOS ALONZO	C1	\$2,584
219844	MAIN STREET CANYON	XV	\$0
219845	HAYNES JAMES	A	\$4,452
219919	CITY OF CANYON	XV	\$0

Source: TXP, Inc.

Table 6.6: Properties within the Downtown TIRZ Continued

Property ID	Owner Name	Land Use Code	Taxable Value
219920	HAPPY STATE BANK	F1	\$46,494
219921	FIRST BAPTIST CHURCH CANYON	XV	\$0
219922	RANDALL COUNTY	XV	\$0
219923	HINDERS NEAL	F1	\$42,000
219924	U S POST OFFICE	XV	\$0
219925	U S POST OFFICE	XV	\$0
219926	CHRIS LYONS INVESTMENTS	F1	\$138,496
219927	SOUTHWESTERN BELL TELEPHONE	J4	\$80,173
219928	RANDALL COUNTY	XV	\$0
219929	RANDALL COUNTY	XV	\$0
219942	COLEMAN TRUST	C1	\$6,080
219943	COLEMAN TRUST	F1	\$19,281
220608	CANYON ECONOMIC	XV	\$0

Source: TXP, Inc.



Legal Disclaimer

TXP, Inc. (TXP) reserves the right to make changes, corrections, and/or improvements at any time and without notice. In addition, TXP disclaims any and all liability for damages incurred directly or indirectly as a result of errors, omissions, or discrepancies. TXP disclaims any liability due to errors, omissions, or discrepancies made by third parties whose material TXP relied on in good faith to produce the report.

Any statements involving matters of opinion or estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that such opinions or estimates will be realized. The information and expressions of opinion contained herein are subject to change without notice, and shall not, under any circumstances, create any implications that there has been no change or updates.