

Exhibit B

**Grand Park South
Tax Increment Financing District**

**Project Plan
&
Reinvestment Zone Financing Plan**

**June 13, 2007
Amended December 8, 2021**

Acknowledgements

The Grand Park South TIF District Project Plan and Reinvestment Zone Financing Plan was prepared by the City of Dallas, Office of Economic Development, based on a preliminary plan prepared by Schrader & Cline, LLC. The Office of Economic Development wishes to acknowledge the efforts of everyone who contributed to the development of this plan, including the following organizations and individuals:

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Section 1: Project Plan

Background – Original District

The Grand Park South Tax Increment Financing (TIF) District represents the outgrowth of the City of Dallas' effort to provide a model for redeveloping a former cohesive neighborhood that has experienced disinvestment to take full advantage of the expanding DART light rail system, to promote transit-oriented development in the historical context of the neighborhood, to implement appropriate urban design standards, and to improve the quality of development south of Downtown.

The Grand Park South TIF District is located in the area southeast of Downtown between Central Expressway and Fair Park, including the Grand Avenue, Martin Luther King Boulevard, and Malcolm X Boulevard corridors. A map of the Grand Park South TIF District, as amended is included below (see **Exhibit A**). The District contains approximately 238 acres, not counting rights-of-way that the Dallas Central Appraisal District (DCAD) does not identify as land parcels. Taxable land in 2005 was approximately 191 acres.

Despite the efforts of the SouthFair Community Development Corporation (SouthFair), which successfully developed Eban Village, a mixed-income residential community, private sector partners, and the City to develop the area, the neighborhood still lacks adequate infrastructure, a critical mass of new housing, and retail services.

Photos of property in the District show vacant land and deteriorated public infrastructure and building stock (see **Exhibit B-1**), which substantially impair the sound growth of this part of Dallas. Much of the building stock in the District was built during or prior to the 1970s. Most of the apartment buildings in the area exhibit signs of deterioration and neglect. Approximately 35% of the land is vacant. Many of the streets, water lines, wastewater lines, and other infrastructure are now over 40 years old and are inadequate for new development.

Redevelopment of property in the Grand Park South TIF District will require significant expenditures for environmental remediation, demolition, reconstruction of utility systems, roadways and streetscape improvements, connections to the planned DART light rail station, façade restoration, and public open space. The use of TIF funds will make it possible for this strategically located area to compete with other sites where development is not hampered by environmental issues and deteriorated infrastructure.

SouthFair initiated the effort to create a TIF District and commissioned a Preliminary Grand Park South TIF District Plan. On October 26, 2005, the City Council, using the authority of the Tax Increment Financing Act (Chapter 311, Tax Code), approved Ordinance No. 26147:

- Creating Tax Increment Financing Reinvestment Zone Number Thirteen, (the “Grand Park South TIF District”);
- Establishing the boundaries for the Grand Park South TIF District;
- Adopting a preliminary project and financing plan; and
- Establishing a Board of Directors for the Grand Park South TIF District.

The Grand Park South District took effect on January 1, 2006 and is scheduled to terminate on December 31, 2035 (including collection of the 2035 increment in calendar year 2036 and any related matters to be concluded in 2036) or when the budget of \$30.3 million (net present value) has been collected.

The TIF District will facilitate a mix of new housing, the restoration of historic structures, new retail and other commercial uses, and public infrastructure to support a more pedestrian and transit-oriented environment. DART is constructing a new light rail station along Trunk Avenue near MLK Boulevard, expected to open in fall 2009, spurring transit oriented development in the northeast section of the TIF District.

Much of the District suffers from limited public improvements and requires site re-configuration, new infrastructure, including utilities, and a local street and pedestrian accessibility network. The design and redevelopment of these sites and their connection to the future DART light rail station is an important element for the success of the redevelopment effort. Design guidelines for the Grand Park South TIF District will be developed as part of the implementation program for the District. These design guidelines will be adopted by the TIF District Board and conformance with them will become a requirement for TIF funding.

The duration of the Grand Park South TIF District is 30 years; it is scheduled to terminate December 31, 2035 (including collection of the 2035 increment in calendar year 2036 and any related matters to be concluded in 2036) or when the budget of \$30.3 million (2006 dollars) has been collected, whichever occurs first. The City’s participation is 0% in 2006 and increases to 90% in 2007 and thereafter.

Background – 2021 District Amendment

Staff reviewed a request by St. Philip’s School & Community Center (St. Philip’s) on a proposal for expanding the existing TIF District southwest of the original boundary into the Forest District neighborhood. The proposal was informed by a recent St. Philip’s community master plan update along with recommendations from The Real Estate Council (TREC) Community Driven Growth: A Roadmap for Dallas’ Equitable Development Plan (December 2019) and an Urban Land Institute (ULI) Technical Assistance Panel Report: St Philip’s Forest District Esplanade (December 2020). St Philip’s also collaborated with Cornerstone Community Development Corporation, CitySquare, and private property owners on the proposed TIF expansion.

In 2020, a Coalition led by the City and supported by the St. Philip's, TREC, and Lone Star Justice Alliance was awarded a \$600,000 Brownfield Assessment Grant by the U.S. Environmental Protection Agency (EPA). The grant is managed by the City with support from an environmental consulting team led by Stantec Consulting Services Inc. (Stantec). The grant can fund environmental site assessment (ESA), regulated building materials (RBM) survey, site clean-up/reuse planning, and related activities at both public and privately-owned brownfield sites. South Dallas/Fair Park area is the priority focus area. Site nominations and prioritization of brownfield sites that support near-term redevelopment have been underway and include several sites in the existing TIF District and the proposed expansion area.

The expansion area includes approximately 151 acres in an area contiguous to the original TIF District and bounded by Al Lipscomb Way, South Ervay Street, South Boulevard, Pennsylvania Avenue, and Botham Jean Boulevard.

The expansion area includes a significant amount of vacant and underutilized property that substantially arrests or impairs the sound growth of the City and development or redevelopment in the area would not occur solely through private investment in the foreseeable future and its inclusion will have an overall benefit to the TIF District. Photos of property in the expanded area show vacant land and deteriorated public infrastructure and building stock (see **Exhibit B-2**)

Proposed development in the expansion area will compliment current and future development in the District focusing on new and upgraded housing, retail/commercial spaces, and mixed-use sites.

No changes to the TIF District budget were proposed. Growth in the original TIF District has been slower than anticipated; therefore, ample budget capacity still exists. Inclusion of the expansion area will provide opportunity for additional revenue to be generated towards the \$30.3 million (NPV) budget goal and support for future projects. City staff has had recent discussions with Dallas County staff and anticipates requesting that Dallas County consider extending its financial participation an additional 9 years from tax year 2026 until the end of the current TIF District term tax year 2035.

Tax Increment Base

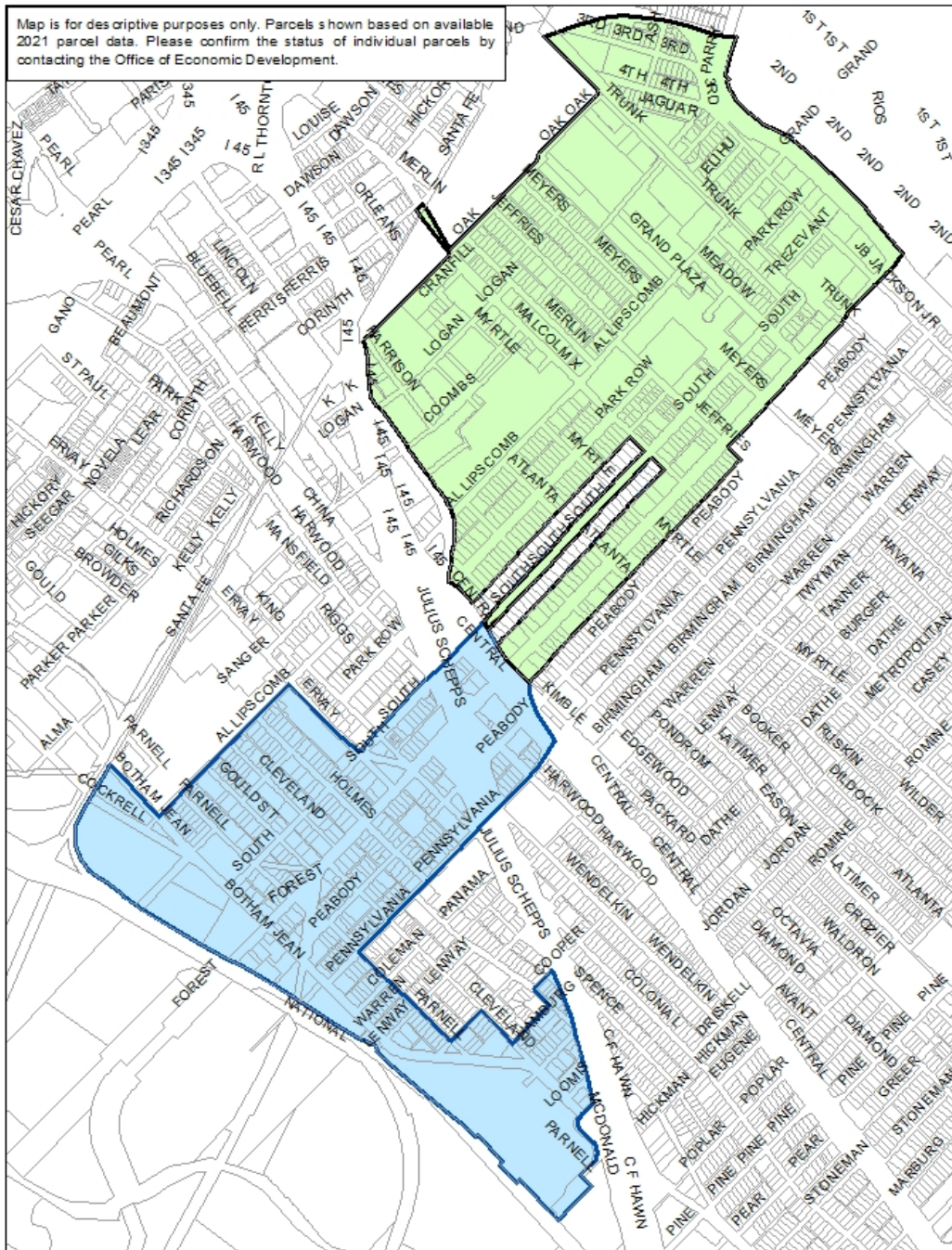
The total taxable appraised value of real property within the original Grand Park South TIF District as of September 30, 2005, according to the Dallas Central Appraisal District, was \$44,850,019. At the time of district creation, less than 10% of property in the District was being used for residential use with fewer than five living units. The existing residential use in the 2021 expanded area was below the 30% maximum currently allowed by the Act.

The estimated 2021 base value for the expanded boundary area is \$34,151,877 which combined with the original boundary area will have an estimated adjusted taxable base value of \$79,001,896. The base value may be revised when final 2021 figures are available and pending any litigation or tax roll corrections. The City will monitor property

with different base years separately. Taxable values may vary by taxing jurisdiction due to different exemption levels.

The appraised value of real property in this and all other Dallas TIF reinvestment zones combined is below the statutory maximum of 25%. In addition, the appraised value of real property in this and all other Dallas TIF reinvestment zones combined was below the maximum threshold of 15% of the City's tax base as set by the City's Financial Management Performance Criteria (FMPC) as amended.

Exhibit A: Grand Park South TIF District Amended Map



**Grand Park South TIF District
Amended Boundary**

- Expanded Area (2021)
- Original TIF Boundary



City of Dallas

Office of Economic Development
October 2021

Exhibit B-1: District Existing Conditions (Original District)



Exhibit B-2: District Existing Conditions (Expanded Area)



Development Goals and Objectives

The following development goals meet the specific needs of the Grand Park South TIF District:

- Goal 1 – To create additional taxable value attributed to new private investment in projects in the Grand Park South TIF District totaling approximately \$579 million.
- Goal 2 – To encourage transit-oriented development within the District, including creation of a new town center near the planned MLK light rail station, access and connections to the planned MLK DART light rail station, and ridership averaging over 2,400 by 2015.
- Goal 3 – To attract new private development in the District totaling approximately 2,400 residential units by 2035, including development of new single-family homes, mid-rise residential, such as town homes, and higher density residential near the planned MLK DART station, while preserving and restoring historic single-family residences.
- Goal 4 – To diversify housing options within the District by providing various types of housing, including town home, multi-family, and single-family projects, at a range of price points including approximately 20% of new units at or below 80% of Area Median Income (AMI) and 80% of new units at market rate, . Replace existing multi-family housing stock in substandard condition (approximately 500 units) with new residential development at 60% of AMI. Expand homeownership opportunities in the district.
- Goal 5 –To grow and diversify retail and commercial uses within the District. Consolidate new retail and other commercial activities to support a new town center near the planned MLK light rail station, create a neighborhood retail center near intersection of Grand Avenue and Malcolm X Boulevard, enhance retailing opportunities and design through infill development along Martin Luther King, Jr. Boulevard, and, in some cases, convert existing retail and commercial buildings to residential uses. Attract 300,000 SF of retail space and 150,000 SF of office or other commercial space in new private development by 2035.
- Goal 6 – To expand parks and open space within the District by encouraging development of both private and public parks and open space, such as pocket parks, plazas, courtyards, and recreation areas, within walking distance (1/4 mile) of new residential development, especially new mid and higher density residential development.
- Goal 7 – To improve security and safety through pedestrian lighting and design that encourages “eyes on the street.”

- Goal 8 – To generate approximately \$30.3 million (net present value) in increment over 25 years of collection.

The following specific objectives set the framework for the planned public improvements within the Grand Park South TIF District:

- Provide funding for environmental remediation and interior/ exterior demolition assistance to encourage redevelopment of property within the TIF District.
- Upgrade basic infrastructure including storm drainage, water/ wastewater lines, and streets to support redevelopment within the District.
- Encourage a higher level of infrastructure improvements for new development in the District through streetscape improvements and utility relocation/burial, especially along major thoroughfares, such as Grand Avenue, Malcolm X Boulevard, and Martin Luther King, Jr. Boulevard.
- Improve access and connections to the planned MLK light rail station by extending streetscape improvements and creating enhanced pedestrian areas throughout the District.
- Enhance the area's identity as a unique neighborhood through gateway improvements located at the intersections of Grand Avenue and Robert B. Cullum Boulevard, Martin Luther King, Jr. Boulevard and Robert B. Cullum Boulevard, the Central Expressway and Martin Luther King, Jr. Boulevard, and Good Latimer and Grand Avenue, as well as at the Malcolm X Boulevard bridge, and improved connectivity to community resources, such as Fair Park, downtown, and Deep Ellum.
- Improve pedestrian and bicycle safety utilizing a variety of improvements to reconnect neighborhoods impacted by highway construction including the I-45 highway underpasses at Martin Luther King, Jr. Boulevard and Pennsylvania Avenue.
- Encourage development of new and diverse residential uses to complement the District.
- Improve the retail environment within the District through creation of a program to assist in storefront façade restoration.
- Develop programs to assist in the restoration of historic buildings within the District, particularly historic residences on Park Row.
- Develop and encourage the creation of a publicly accessible system of parks and open spaces for the neighborhood.

- Improve and expand educational facilities within the District.
- Encourage enhanced urban design, public amenities, energy efficiency, and an improved pedestrian environment while respecting and enhancing historic and community resources. Direct overall development of the Grand Park South TIF District through the application of design guidelines for public improvements and private development.

Exhibit C-1: List of Anticipated Development Projects (Original District)

Dev. #	Project	Location
1	Park Row Estates Residential Development	2800 block of Park Row and South Boulevard
2	Malcolm X Town Homes/ Commercial	2600 block of Merlin and Malcolm X
3	Clarence Street Town Homes/ Mixed-Use	2600/2700 blocks of Clarence and Grand
4	Commercial/ Office Development	Corner of Malcolm X and MLK
5	South Boulevard Town Homes	2800/2900/3000 blocks of South Boulevard
6	Mixed-Use	3100 block of Oak Lane
7	Single-Family/ Town Home Development	2400/2500/2600 blocks of Merlin/Jeffries/Meyers
8	Grand Avenue Mixed-Use	3000/3100 block of Grand
9	Mid to High Density Residential	2500 block of Clarence
10	Transit Oriented Development -- Residential/ Commercial	2800 block of Medill/ 3100 block of South Boulevard
11	Transit Oriented Development -- Residential/ Commercial	Trunk/ Cullum
12	MLK Infill and Redevelopment	2300 to 3000 block of MLK
<i>* NOTE: The anticipated development projects listed above are subject to market conditions and may change over time both in terms of product type and location. The projected value of the above projects is estimated in Exhibit J.</i>		

Exhibit C-2: District Map of Anticipated Development Projects

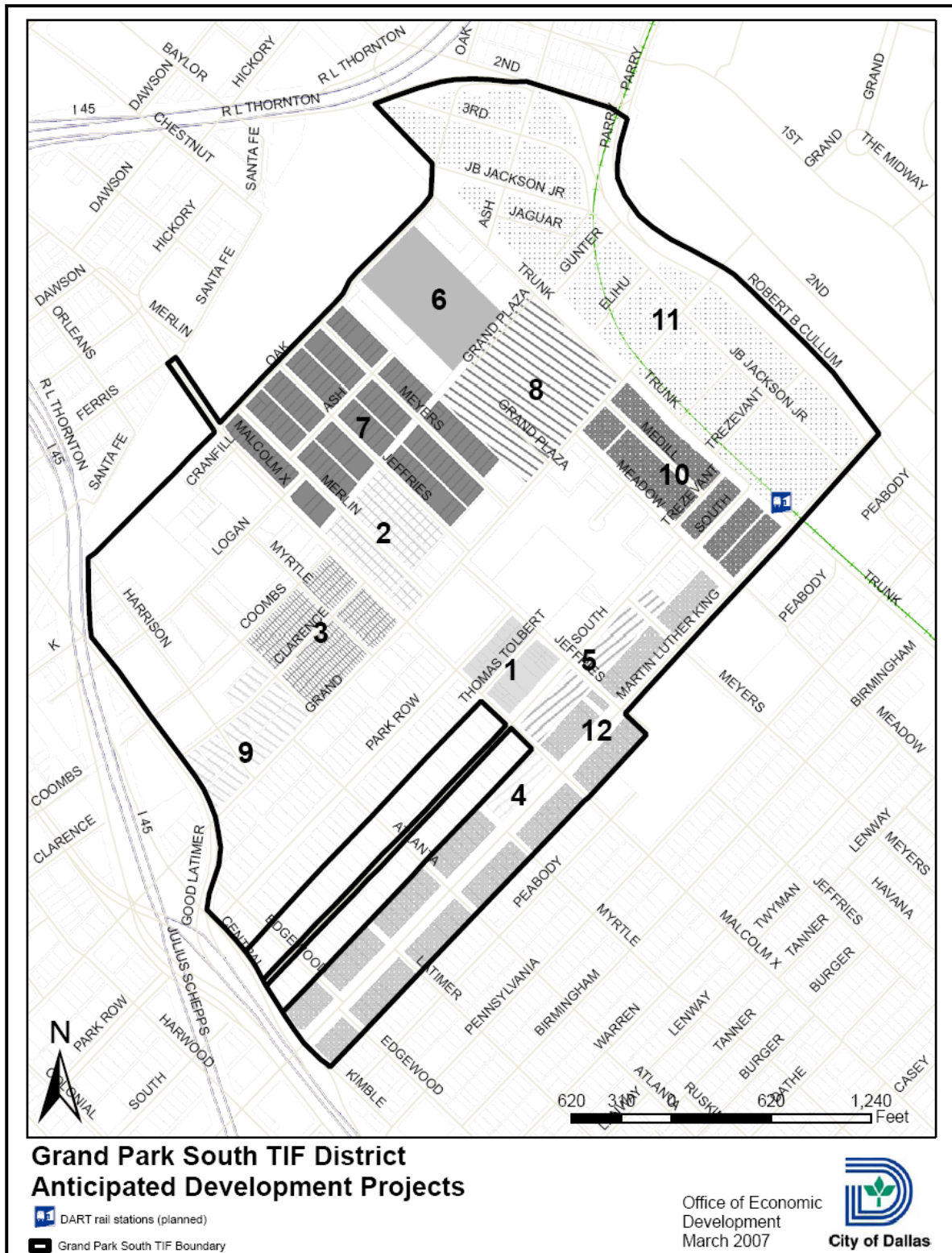
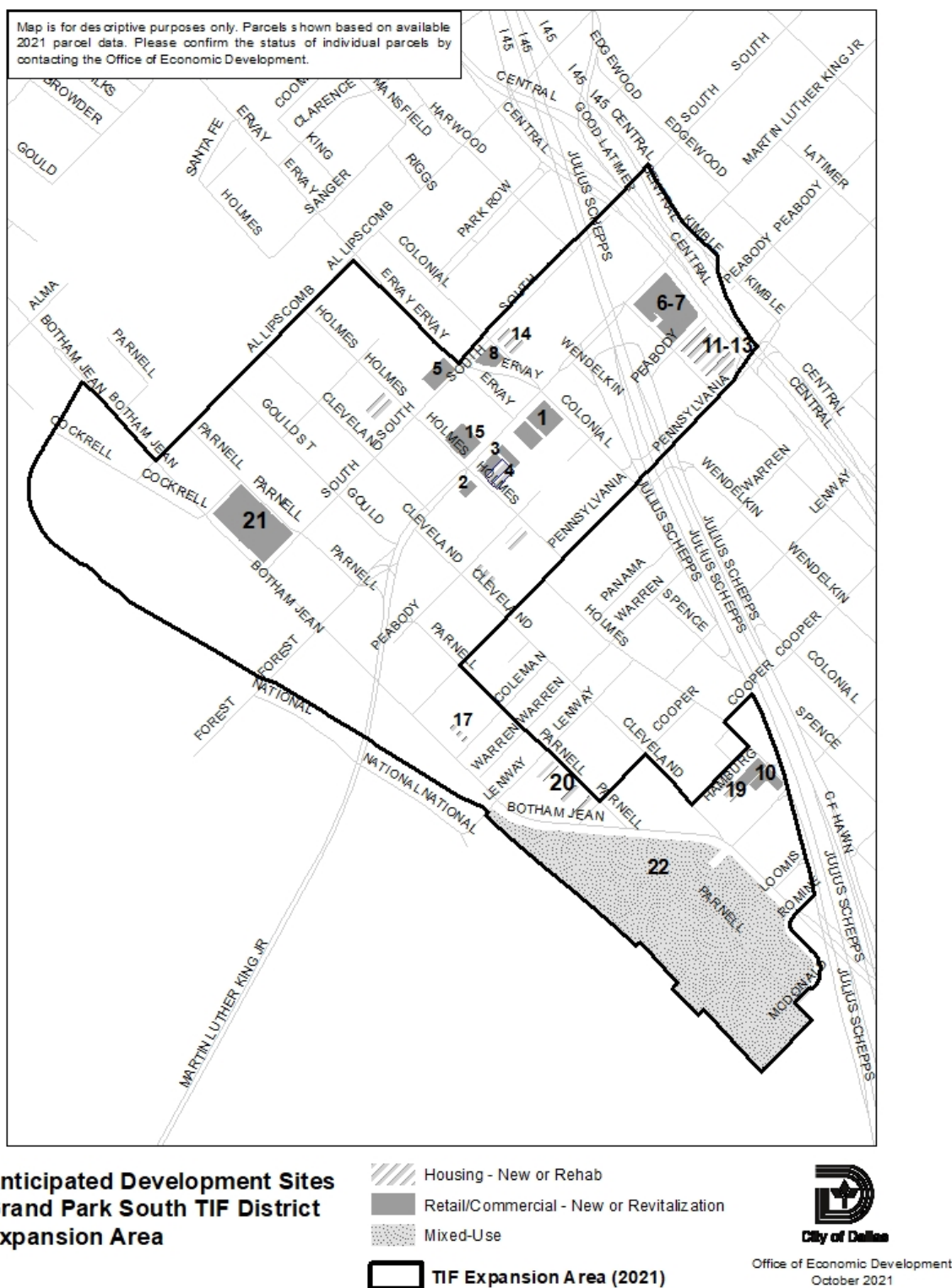


Exhibit C-3: List of Anticipated Development Projects (Expanded Area)

Dev No.	Location	Project Typology
1	1600 block Martin Luther King Jr. Blvd	Retail Center Revitalization
2	1500 block Martin Luther King Jr. Blvd	Stand Alone Commercial Revitalization
3	1600 block Martin Luther King Jr. Blvd	Stand Alone Commercial Revitalization
4	3000 block Holmes	Multi-Family Residential Rehab
5	2800 block S. Ervay	Retail Center Revitalization
6	1900 block Martin Luther King Jr. Blvd	Theater Revitalization
7	1900 block Martin Luther King Jr. Blvd	Commercial/Retail Center Revitalization
8	2900 block S. Ervay	Restaurant/Commercial Revitalization
9	2800 block Holmes	Multi-Family Residential Rehab
10	3600 block Holmes	Retail Center Revitalization
11	1900 block Peabody	Multi-Family Residential New Build
12	1900 block Pennsylvania	Multi-Family Residential New Build
13	3100 block S. Harwood	Multi-Family Residential New Build
14	1 South Blvd	Single Family Homes - New Build
15	1600 block Martin Luther King Jr. Blvd	Retail Center New Build
16	1400 block Peabody Ave	Housing - New Build
17	1200 block Coleman Ave	Housing - New Build
18	3100 block Holmes St	Housing - New Build
19	1400 block Hamburg	Housing - New Build
20	3500 block Parnell St	Housing - New Build
21	1200 block Park Row	Commercial - New Build
22	3700 block Botham Jean Blvd	Commercial /Mixed Use Redevelopment

Note - Anticipated development projects listed above are subject to market conditions and may change over time both in terms of product type and location.

Exhibit C-4: Map of Anticipated Development Projects (Expanded Area)



The Grand Park South TIF District Project Plan and Reinvestment Zone Financing Plan (the "Project Plan") provides a long-term plan to replace and upgrade the infrastructure and encourage redevelopment of underutilized property in the Grand Park South TIF District. The public improvements enumerated in the Project Plan provide for \$30,298,818 (net present value) worth of water, wastewater and storm infrastructure improvements; utility improvements; façade restoration; parks, open space, and signature entries; environmental remediation and demolition; paving and streetscape improvements; and design and engineering. Tax increment financing will be used to pay for these improvements.

Certain costs of improvements, as further discussed herein, are eligible for funding with tax increment revenues under legislative actions taken in 2005. These improvements enumerated in the Project Plan may be implemented in the form of loans or grants of TIF revenues, subject to final construction plans, for costs associated with redevelopment, including but not limited to: environmental remediation and demolition of existing structures and facilities; public infrastructure improvements - sidewalks, lighting, streets, landscaping and utilities; and design and engineering. The City will enact and implement controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the Grand Park South TIF District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

This plan is intended to encourage private development and public infrastructure improvements thereby improving the economics of redeveloping the Grand Park South TIF District.

Description of Grand Park South TIF District

The Grand Park South TIF District is generally bounded by the northbound service road for South Central Expressway, Good Latimer Expressway, Malcolm X Boulevard to Ferris Street, the property line of the DART rail yard, 2nd Avenue, Robert B. Cullum Boulevard, Martin Luther King, Jr. Boulevard, and the alley between Martin Luther King, Jr. Boulevard and Peabody Avenue. The residential properties along South Boulevard between Malcolm X and Central Expressway have been excluded from the Grand Park South TIF District because such properties are stable historic residences and do not require TIF subsidies. However, the right-of-way along South Boulevard is included in the District for potential street improvements consistent with the plan. Boundaries that follow public streets and highways shall be construed to extend to the far sides of such rights-of-way. The 2021 expansion area includes is generally bounded by Al Lipscomb Way, South Ervay Street, South Boulevard, Pennsylvania Avenue, and Botham Jean Boulevard. Boundaries that approximate property lines shall be construed as following such property lines (see **Exhibit A**).

Strengths of the District include proximity to Downtown Dallas, the planned DART light rail station, and Fair Park. The MLK light rail station, located along the DART Green line, is planned to run through the District by fall 2009. The original District contains approximately 238 acres, not counting rights-of-way that the Dallas Central Appraisal District (DCAD) does not identify as land parcels. Taxable land for 2005 was approximately 191 acres. The 2021 expansion area includes approximately 151 acres, not counting rights-of-way

Appendix A identifies all real property accounts within the original Grand Park South TIF District boundary, according to 2005 Dallas Central Appraisal District records and estimated 2021 account information for the expansion area. The base value of the District will be the total appraised value of all taxable real property in the District as determined by the Dallas Central Appraisal District certified tax roll for 2005.

Existing Uses

The Grand Park South TIF District is composed primarily of vacant land and underutilized commercial and warehousing structures. **Exhibit D-1** shows the existing land use for the area within the original Grand Park South TIF District (for specific parcels included in the TIF District refer to **Exhibit A**). The existing land use for the expanded area shown in **Exhibit D-2** has a significant amount of vacant and underutilized commercial and industrial structures.

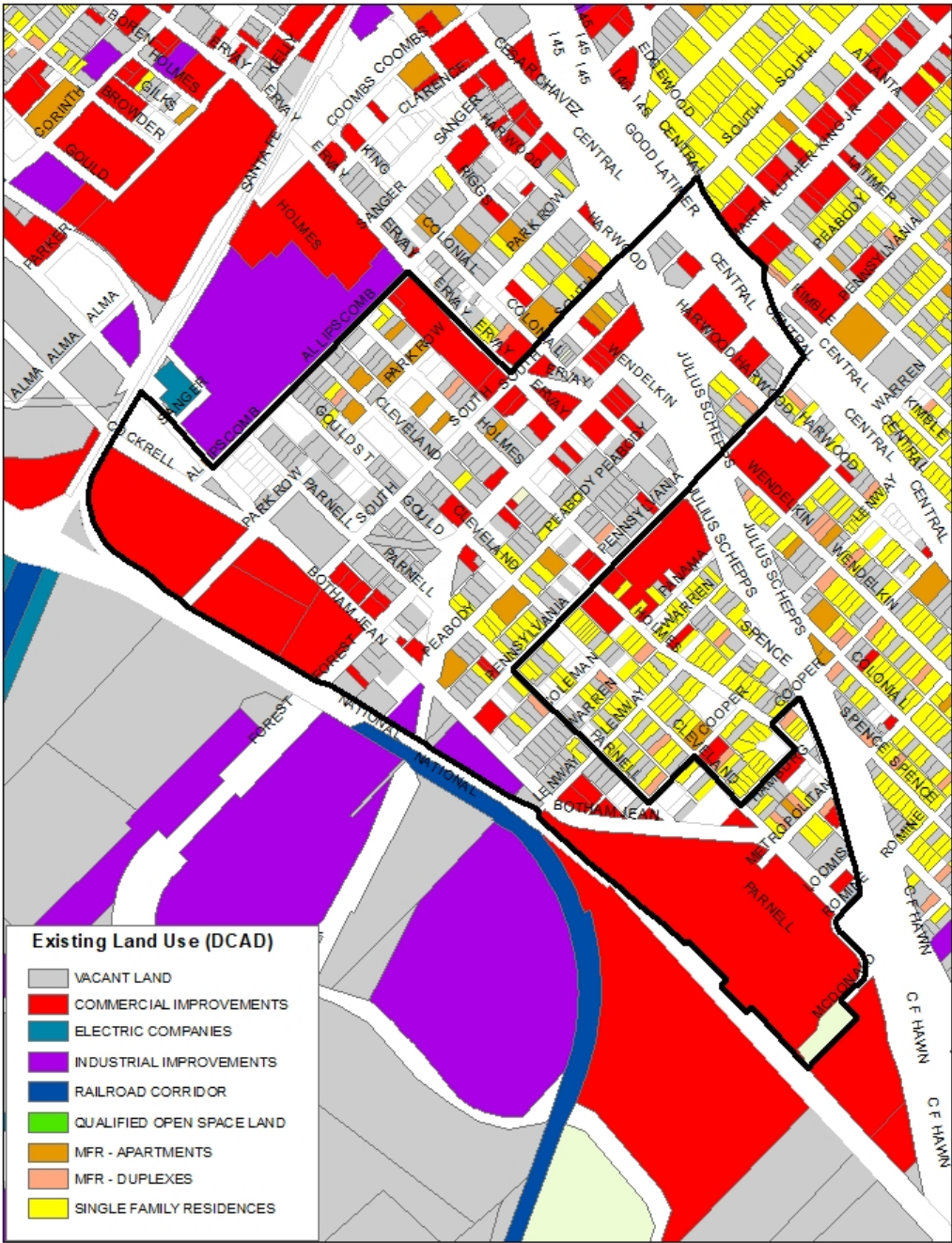
Existing Zoning

Exhibit E-1 shows the Planned Development (PD) Districts in the original Grand Park South TIF District. PD Districts within the TIF District include PD 358, PD 363, PD 660, and PD 595. Specific Planned Development District regulations can be obtained from the City of Dallas Development Services. **Exhibit E-2** shows the existing zoning in the expansion area that includes PD 595, PD 597, and IM (Industrial Manufacturing). No immediate zoning changes are contemplated. However, in order to accomplish redevelopment goals in the area, zoning changes may be needed in the future.

Exhibit D-1: Existing Land Uses (Original District)



Exhibit D-2: Existing Land Uses in Expansion Area



Grand Park South TIF District
Expanded Area
Existing Land Use

Expanded Area (2021) boundary

Exhibit E-1: Existing Zoning (Original District)

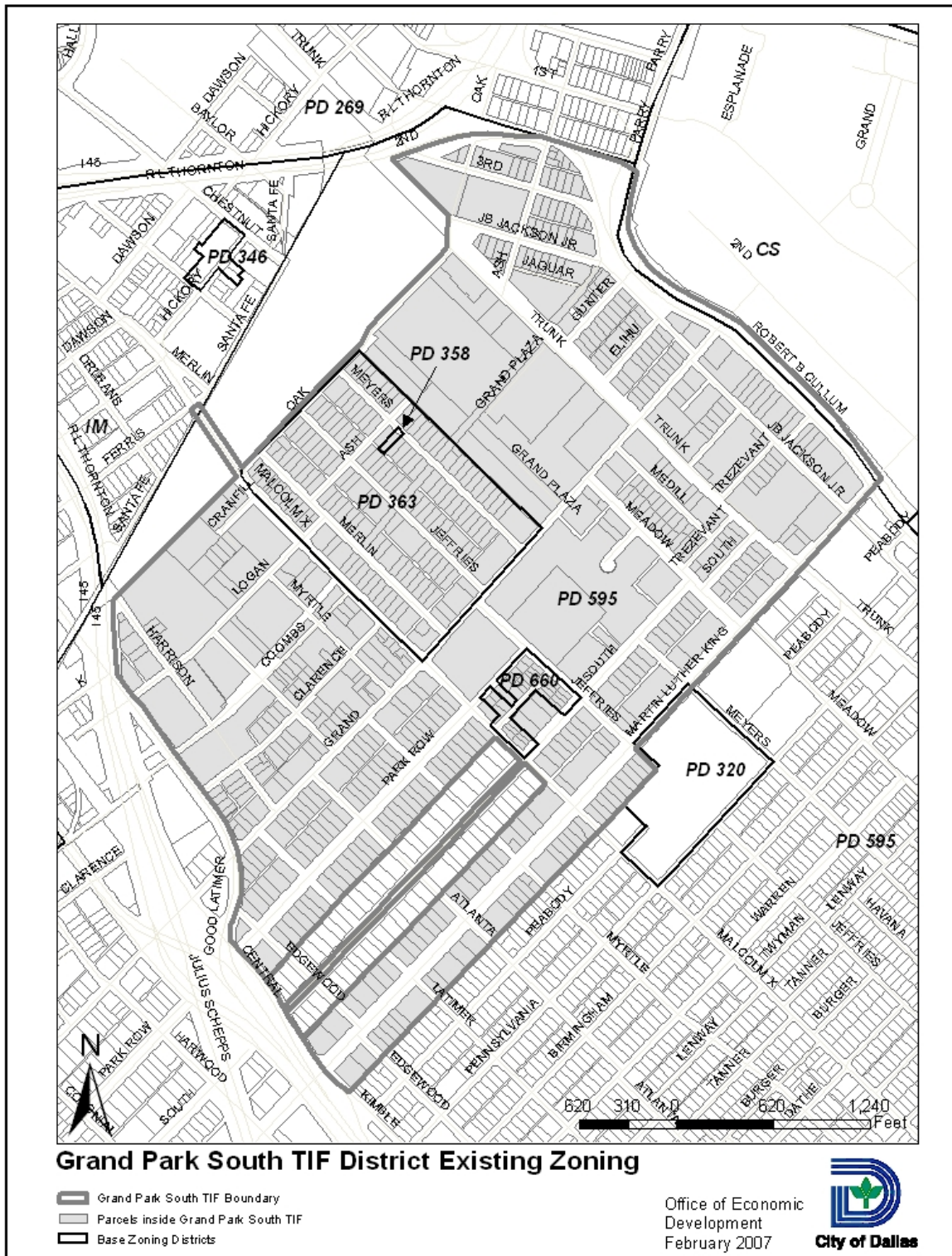


Exhibit E-1: Existing Zoning in Expansion Area



Grand Park South TIF District Expansion Area Existing Zoning

- TIF Expansion (2021)
- Base Zoning



Office of Economic Development
October 2021

Market Feasibility

The predominant land use in the planned 30-year Grand Park South TIF District development program will be residential and mixed-use development. Transit-oriented development around the planned MLK DART light rail station and an increase in residential density will drive demand for new retail space in the area.

Several potential projects are expected to commence during the first three years of the Grand Park South TIF District. The SouthFair Community Development Corporation is planning Park Row Estates, a 30-unit zero-lot line residential development, between South Boulevard and Park Row on the north side of Malcolm X Boulevard. SouthFair is planning additional residential and retail projects near the intersection of Grand Avenue and Malcolm X Boulevard. Market analysis shows demand for each of these projects.

Subsequent phases of the Project Plan involve the redevelopment of the remainder of the District. This area currently contains a large amount of underutilized commercial structures and vacant land. It is anticipated that as additional TIF increment is generated from the Park Row Estates project and other initial developments, an investment can be made to expand development opportunities in the remainder of the area and encourage restoration of residences within the South Boulevard – Park Row Historic District.

During the last decade the development and initial success of the DART light rail system has not been fully taken advantage of by the development community. Obstacles that are detrimental to project financing for high density projects include higher land costs, need for structured parking and additional infrastructure costs relating to taller, more costly buildings and enhanced pedestrian amenities. It is unlikely that significant transit oriented, quality development would occur near the planned MLK Boulevard DART station without public assistance for the reasons mentioned above.

Market analysis suggests that these developments are feasible but would likely not occur without the creation and implementation of this TIF District to fund needed infrastructure in the TIF District.

Exhibits C-1 and **C-2** detail the projected development over the life of the district for the original District. **Exhibits C-3** and **C-4** detail the projected development in the expansion area.

TIF District Policy Considerations

City policy for creation of new TIF Districts requires that newly created TIF District plans include public objectives, such as a provision for mixed-income housing, development of design guidelines that promote the high quality design of structures and infrastructure within the TIF District, utilization of minority- and women-owned businesses in new construction, promotion of jobs for neighborhood residents, and resolution of issues related to the relocation of area residents displaced by new development. These issues are addressed specifically below.

Mixed-Income Housing Guidelines Future development projects within the TIF District are encouraged to create new housing for people at various income levels. Twenty percent of all housing units in the Grand Park South TIF District using TIF funds must meet the City and County established criteria for affordable housing. Affordable housing units are those which are affordable to a household earning 80% or below of the median family income for the Dallas metropolitan area. Additional residential units are encouraged to diversify residential housing stock by creating housing at and above market rate. A schedule of Area Median Income Limits is updated annually (contact the City of Dallas Housing Department for a copy of these income limits). A developer may, subject to City and County approval, propose an alternative means of fulfilling the City's and County's affordable housing requirement.

Some future development projects in the TIF District may include demolition of existing residential property. It is understood that some displacement may occur by redevelopment activity within the TIF District and the City will only provide TIF assistance for projects where the incidence and impact of any displacement has been minimized. Developers will be encouraged to replace existing multifamily units with new units affordable at 60% of AMI.

Business Inclusion and Development ("BID") Policy. All TIF-funded projects will follow the City's adopted Business Inclusion and Development Policy. This policy outlines goals for certified Minority- and Women-Owned Business (M/WBE) participation in publicly funded infrastructure projects. The BID Plan goal, as amended by City Council on September 23, 2020, is 32% for construction of public improvements (subject to future modification by City Council). The goal for private improvements is negotiated in the development agreement. The process for BID compliance and City oversight will be negotiated with City staff and included in the development agreement for each individual project.

Promotion of Jobs for Neighborhood Residents. Applicants for TIF funds must agree to sponsor job fairs or other programs to attract neighborhood residents to any permanent jobs created in the developments within the District.

Design Guidelines. The City's TIF program utilizes a set of master design guidelines that may be updated by the TIF Board of Directors with specific considerations for this District. Development projects receiving TIF funds will be required to comply with the approved guidelines. The City's Urban Design Peer Review Panel (UDPRP), supported by City's Planning and Urban Design Department staff, will oversee this process. The expectation is that TIF-funded projects set a standard for future development in the City of Dallas.

Section 2: Project Plan Improvements

This Project Plan provides for approximately \$30.3 million (net present value) in TIF-eligible public improvements as further described below. See **Exhibits F and I** for a detailed map and budget of TIF-funded Project Plan Improvements (“Projects Costs”):

The following describes eligible TIF Project Costs for the Grand Park South TIF District:

- **Infrastructure Improvements.** This category includes TIF eligible expenditures for public improvements including street paving and related items, infrastructure upgrades/ relocation (water, wastewater, storm sewer), relocation or burial of overhead utilities, and design and engineering. To expand and enhance pedestrian and vehicle continuity, this category also includes pedestrian lighting, sidewalk and infrastructure improvements, and other streetscape improvements related to specific projects. This category includes street upgrades within the South Boulevard – Park Row Historic District.
- **Environmental Remediation.** The Grand Park South TIF District has some land and buildings that have been financially unfeasible to redevelop because of the cost of environmental remediation of asbestos, lead-based paint and other contaminants and interior and exterior demolition costs. Interior and exterior demolition expenses are tied directly to the remediation expenses, especially where the location of these buildings is not conducive to the development of a transit-oriented, mixed-use center. These costs are TIF eligible expenditures. The use of TIF funds to remediate environmentally hazardous materials and make associated improvements greatly improves the marketability of these buildings and land and may enable redevelopment of structurally obsolete buildings.
- **Historic Façade Restoration.** Funding will be provided for façade restoration of historic buildings in the Grand Park South TIF District, particularly those within the South Boulevard-Park Row Historic District, located along Park Row. The intent of this program is to support and preserve historic landmarks and buildings within historic districts within the Grand Park South TIF District.
- **Parks, Open Space, and Signature Entries.** Creating public open space and identifiable entry points/gateways into the neighborhood is an important element of the Project Plan. Funding will be provided for streetscaping, landscaping, lighting, and design and engineering related to development of five (5) signature entries located near the intersections of Grand Avenue and Robert B. Cullum Boulevard, Martin Luther King, Jr. Boulevard and Robert B. Cullum Boulevard, the Central Expressway and Martin Luther King, Jr. Boulevard, and Good Latimer and Grand Avenue, as well as at the Malcolm X Boulevard Bridge. In addition, funding will be provided for design, improvements, and land acquisition as

necessary for the development of public plazas, pocket parks, and other recreation facilities in the district.

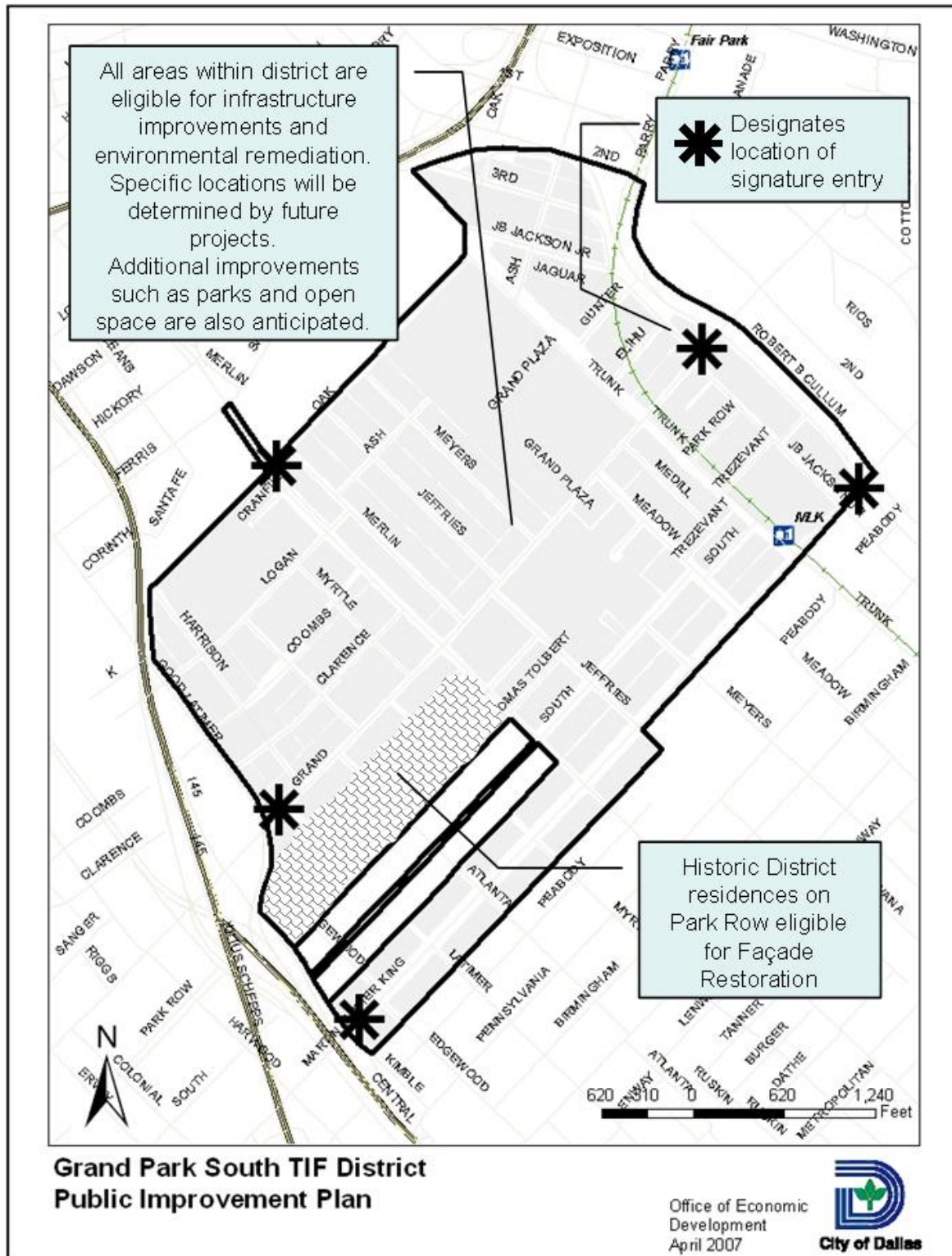
- **Grant or Loan Programs.** This category will provide for the creation of grant or loan programs for the following:
 - *Storefront Façade Restoration.* To enhance the retail environment, funding will be provided for façade improvements to store-fronts/retail buildings.
 - *Relocation of Historic Buildings.* To assist in the preservation of historic buildings located outside of the South Boulevard-Park Row Historic District, and to facilitate a smooth transition from retail or mixed use areas to single-family residential areas, funding will be provided for relocation of historic structures from existing or proposed commercial areas to appropriate areas within the Grand Park South TIF District.

The purpose of these programs is to help develop and diversify the economy of the Grand Park South TIF district, eliminate unemployment and underemployment in the District, and develop or expand transportation, business, and commercial activity in the District.

- **Administration and Implementation.** Administrative costs, including reasonable charges for the time spent by employees of the municipality and/or employees associated with any non-profit groups established to assist with the implementation within the TIF district will be eligible for reimbursement as project costs, upon approval by the TIF Board of Directors and in connection with the implementation of the Grand Park South TIF Project Plan and Reinvestment Zone Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

State law has been amended to permit the Grand Park South TIF District to consider making direct grants to accomplish any of these purposes. The Grand Park South TIF District Board of Directors may provide for a program to make economic development Loans or Grants from TIF funds in an aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the District as necessary or convenient to implement this Plan. Projects receiving such Loans or Grants must be consistent with the goals and objectives of the Grand Park South TIF District Project Plan and Reinvestment Zone Financing Plan and would be subject to specific project agreements and City Council approval of the Loan or Grant program and the project agreements.

Exhibit F: District Public Improvement Plan



Proposed Esplanade Locations linking the existing and expanded TIF District



Planned Private Development

- Approximately 2,400 new residential units, including apartments and for-sale units
- Approximately 300,000 square feet of retail space
- Approximately 150,000 square feet of office or other commercial space
- Development of property near the planned DART light rail station

Several potential projects are expected to commence during the first three years of the Grand Park South TIF District. The SouthFair Community Development Corporation is planning Park Row Estates, a 30-unit zero-lot line residential development, between South Boulevard and Park Row on the north side of Malcolm X Boulevard. SouthFair is planning additional residential and retail projects near the intersection of Grand Avenue and Malcolm X Boulevard.



Rendering of Park Row Estates

Other prospective projects include the redevelopment of underutilized commercial and warehousing structures as well as large tracts of vacant land and the restoration of historic residences along Park Row.

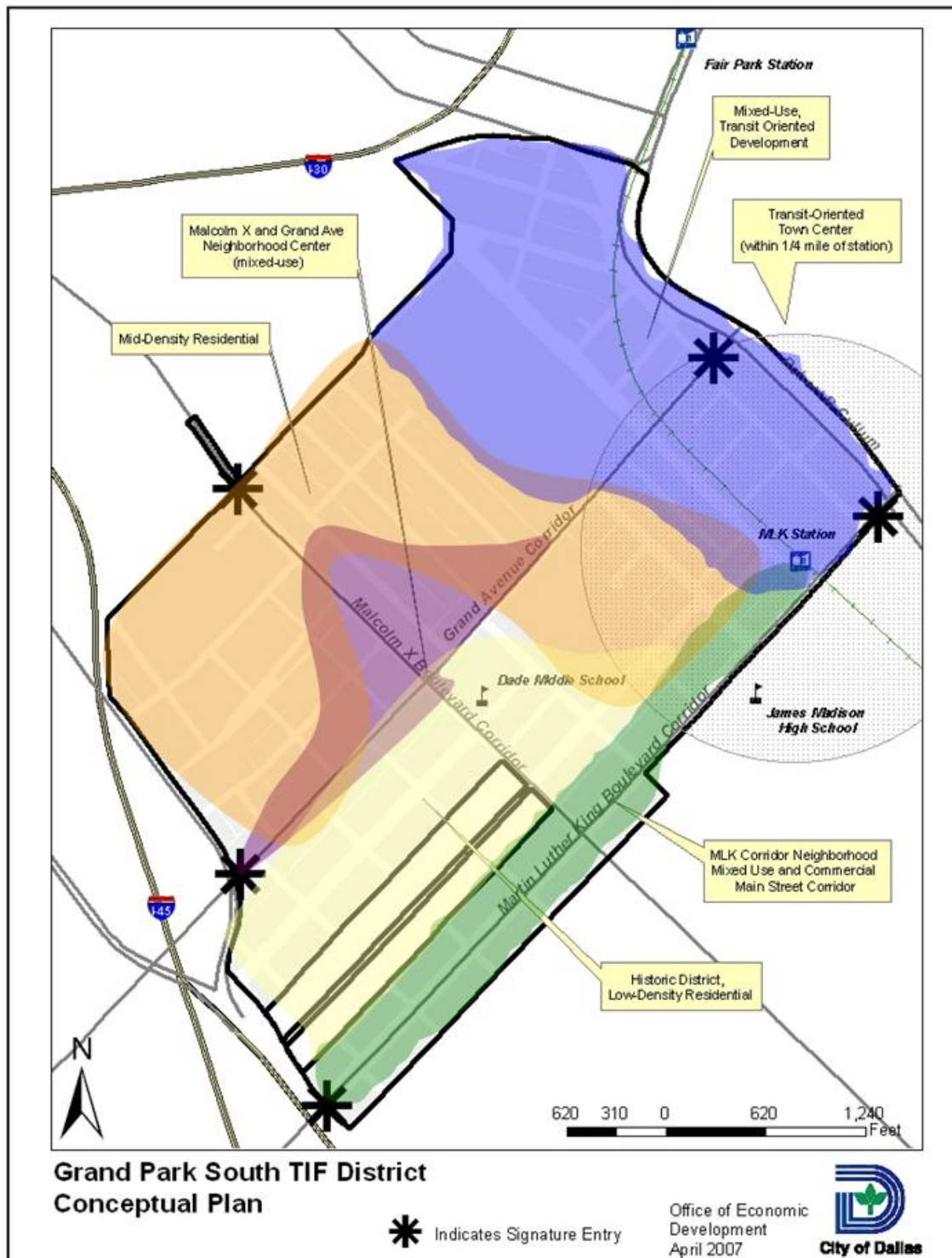
Exhibit G is a conceptual site study, which is informed by recent planning documents such as the *Fair Park Gateway Revitalization Plan* (1995), the Texas Main Street Program's *Resource Team Report for Martin Luther King, Jr. Boulevard* (1994), the *Fair Park Comprehensive Development Plan* (2003), and the *forwardDallas! Comprehensive Plan* (2006), of the Grand Park South TIF District depicting anticipated development areas, including:

- Mixed-use, transit-oriented development in the northern portion of the District, with the town center identified as the area within walking distance (1/4 mile) of the planned MLK DART light rail station.
- Mixed-use and commercial infill development along the MLK Main Street Corridor. Recommendations include development of a gateway between I-45 and Edgewood, restoration and infill development compatible with existing historic commercial and residential structures between Edgewood and Jeffries, and 3)

higher density infill and new mixed-use, retail, and other commercial development between Jeffries and Fair Park, especially within walking distance of the planned MLK DART light rail station.

- Preservation and restoration of historic residences within the South Boulevard – Park Row Historic District and new low to mid-density residential development between Meadow and Malcolm X Boulevard.
- Neighborhood mixed-use and retail center near the intersection of Grand Avenue and Malcolm X Boulevard.
- Mid-density residential development between Good Latimer and Meadow to the north of Grand Avenue.
- Corridor improvements, including façade and streetscape improvements, along MLK Boulevard, Malcolm X Boulevard, Grand Avenue, and Robert B. Cullum, as well as gateway improvements at five signature entry points into the neighborhood (located near the intersections of Grand Avenue and Robert B. Cullum Boulevard, Martin Luther King, Jr. Boulevard and Robert B. Cullum Boulevard, the Central Expressway and Martin Luther King, Jr. Boulevard, and Good Latimer and Grand Avenue, as well as at the Malcolm X Boulevard Bridge).

Exhibit G: Conceptual Site Study of District

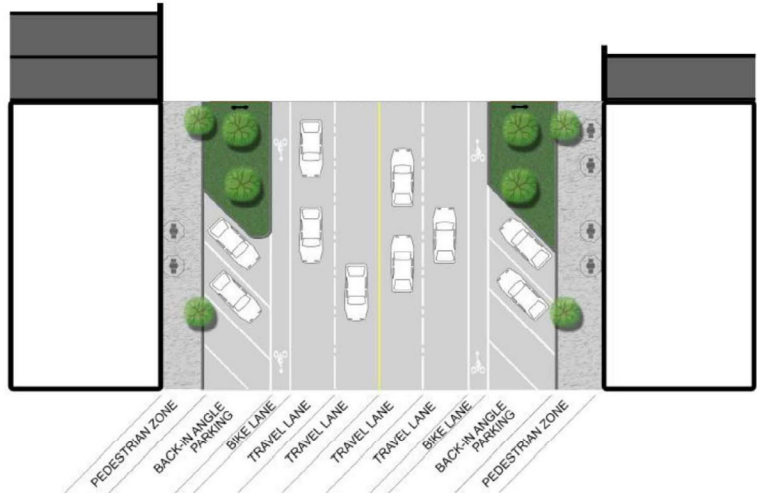
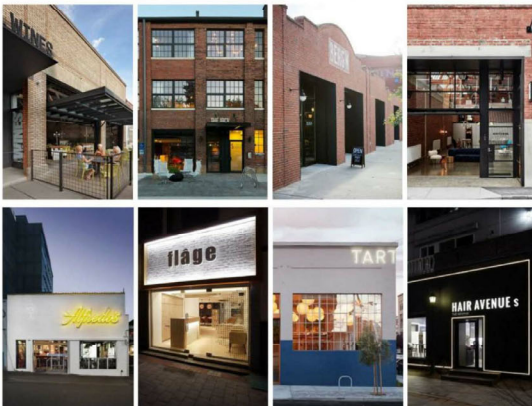


Conceptual Renderings of the Expansion Area



Conceptual Improvements in the Expansion Area

MLK Jr Boulevard Strategy



Retail, Restaurant and Small Office — Emphasis on infill operators such as a small (subsidized) grocer, restaurants, and neighborhood service retail. A small amount of (creative) loft office space, as well as live/work spaces within the residential developments should be planned at ground levels of key streets with visibility.



FOREST MLK District

A Neighborhood-Focused Revitalization Plan



10

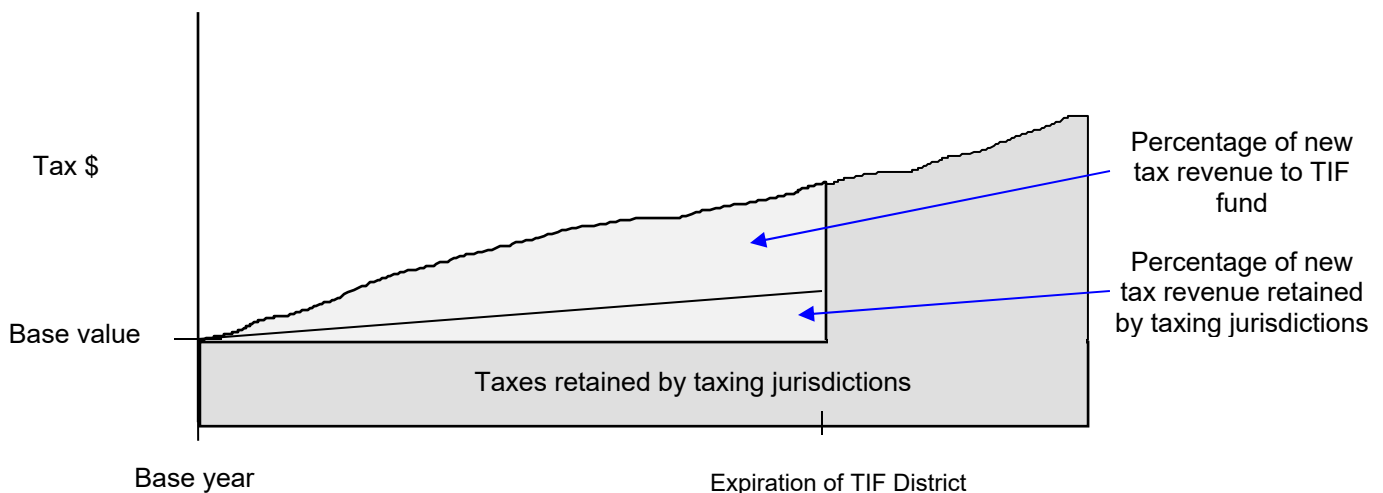
Section 3: Financing Plan

Tax increment financing (“TIF”) is a tool local governments of Texas have used since 1986 to finance public improvements within defined areas that have unique challenges and opportunities for economic development. Public improvements strengthen existing communities and attract investment. The Tax Increment Financing Act is found in Chapter 311 of the Texas Tax Code (the “Act”).

The governing body of a municipality may designate an area as a reinvestment zone if the City Council finds that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future. The additional tax dollars generated by growth of real property value flow to a “tax increment financing fund” (“TIF fund”) for a specified term of years. Money flowing to the TIF fund each year is then disbursed according to the Project Plan approved by the TIF board and the City Council, as prescribed by the Act and the ordinance designating the reinvestment zone. The TIF fund may be used to make grants in furtherance of the development for the District and for public improvements within the reinvestment zone. TIF funds may also be used for public improvements at places of public assembly, such as a park, or for affordable housing, even though outside the zone.

The illustration below shows how taxes from real properties in a TIF zone flow to a taxing jurisdiction and to a TIF fund. This assumes real property values in the TIF zone rise soon after the zone’s designation.

Exhibit H: Real Property Tax Flow with Tax Increment Financing



Inclusion of property in a TIF district does not change tax rates for the property. Tax rates in a TIF zone are the same as tax rates outside the zone and within the same set of taxing jurisdictions.

Once the public improvements are completed and paid for, the TIF District is dissolved and the full amount of the taxes collected in the area are kept by the taxing jurisdictions. In effect, the taxing jurisdictions are “investing” future earnings to receive the benefit of higher tax revenues from new development. Also, taxing jurisdictions are not restricted from raising their tax rates during the life of the zone.

Financing Plan

The Reinvestment Zone Financing Plan provides for incremental financing, and predicts revenues for the Grand Park South TIF District.

Exhibit I: TIF Project Plan Improvements

Project costs are public improvements paid or reimbursed by TIF.
Project costs may be changed in subsequent project and financing plans.
This schedule excludes interest, which is also a project cost.

(a)	(b)
Category	Estimated TIF Expenditure (2006 dollars)
Infrastructure Improvements	\$21,360,667
Environmental Remediation	\$2,120,917
Façade Restoration	\$1,590,688
Parks, Open Space, and Signature Entries	\$3,029,882
Grant or Loan Programs	\$454,482
Administration and Implementation	\$1,742,182
Total Project Costs (excluding interest)	\$30,298,818

** All values discounted to 2006 dollars at 5% annually. Actual expenditure value will depend on timing of project cost.*

The project principal costs in **Exhibit I** are expressed as if paid in 2006. Cash for most of these expenditures will not be drawn until subsequent years.

Financing Method

Based on legislative changes in 2005, the City may now allow for private, competitive bidding of TIF public improvements. Under this scenario, a developer will typically fund and build public improvements, and then request a TIF payment for those costs. TIF payments are made based on available increment and other conditions set forth in project development agreements. Previously, public improvements were publicly bid with private groups advancing funds for these improvements and earning applicable interest until the advance was repaid by the future cash flows to TIF District fund, if and when funds were available. Interest is no longer applicable with private bidding.

The City may negotiate with financial institutions to secure bonds or other obligations, or lines of credit, to aid in the funding of projects within the TIF District, using any financial instrument, subject to City Council approval of the note or credit line or issue bonds or other obligations for eligible TIF expenditures.

The City may establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the District, eliminating unemployment and underemployment in the District, and developing or expanding transportation, business, and commercial activity in the District, including programs to make grants and loans from the tax increment fund of the District in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the District.

Financing Policy and Long Term Financing

The goal of the Grand Park South TIF District is to leverage increment accrued to maximize development in the District.

Expected Revenues

Exhibit J-1 and J-2 is a list of developments anticipated in the Grand Park South TIF District through 2035. Some of the identified developments may not occur, while other development projects likely may replace them. This schedule represents the best estimate of anticipated development in the area. Actual timing, floor area, uses and other attributes of the identified developments may differ from the schedule.

Unit values supporting appraisal estimates in **Exhibit J** are based on observations of values assigned to comparable developments by the Dallas Central Appraisal District (DCAD). Actual construction costs or trading prices may differ. Because tax increments are measured by DCAD values, these are the relevant measures of value for a TIF financing plan.

The sites anticipated for redevelopment with the Grand Park South TIF District may constitute most of the redevelopment in the District through 2035, although some unnamed sites will inevitably substitute for listed sites. Further redevelopment after 2035 is likely, but is not forecasted in this analysis for two reasons: (1) Tax increments are estimated to flow to the TIF zone for only twenty-five years; (2) Forecasts further into the future are only marginally reliable.

Based on the development projects identified in **Exhibit J-1 and J-2** and other stated assumptions, **Exhibit K** estimates annual City and County real property taxes from the TIF District and annual percentages and amounts of the real property tax growth increment reinvested each year in the Grand Park South TIF District fund. Original projections for the District estimated cumulative increased property value expected to reach approximately \$827 million during the 30-year term of the TIF District. Because the TIF fund receives revenue only from the taxable value which exceeds the base year,

“captured” taxable value accruing to the Grand Park South TIF District was estimated at approximately \$783 million. This includes approximately \$579 million in increased taxable value attributable to new private investment and \$204 million in increased taxable value due to property appreciation. Amended projections shown in **Exhibit K** include anticipated development in the original district for the remaining term and the expanded area along with some unspecified development and appreciation in order to reach the District’s maximum budget. The slower pace of development in the initial years of the District would require a projected higher level of growth of \$1.7 billion by 2035 to potentially reach the full \$30.3 million NPV budget.

Projections assume the City’s reinvestment rate is 0% in 2006 and 90% in 2007 and thereafter. Dallas County participation in the original District was set forth in an interlocal agreement at 65% for the earlier of 20 years or until a contribution of \$4 million (NPV) was reached. As part of the amended Plan, an extension of the County’s participation until the end of the 30-year term will likely be sought under the same rate and maximum participation

Exhibit J-1: Anticipated Redevelopment Projects in original TIF District

Note:

This table was created for budget forecasting purposes. Actual development may differ.

Assumptions:

Development assumptions are subject to change.

Estimated value per unit/ square foot are by Schrader and Cline and the City of Dallas Office of Economic Development based on comparable values.

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	
						DCAD Discount (Residential Rental and Commercial Property)	DCAD Discount: Assume 80% of for-sale residences have 20% homestead exemption	Assumed Completion Before	Net Addition to Roll at Completion; Pre-completion Inflation =	
Project #	Concept	Location	Units or SF	Value per Unit/SF	Total Value	Percentage Residential Rental	0.75	0.80	Jan. 1, 0.03	
1	Park Row Estates	2800 block of Park Row & South Blvd.	30	\$145,000	\$4,350,000	0.0%	\$4,350,000	\$3,654,000	2010	\$4,112,609
2	Malcolm X Town Homes/ Commercial	2600 block of Merlin and Malcolm X	50	\$150,000	\$7,500,000	0.0%	\$7,500,000	\$6,300,000	2011	\$7,303,427
			35,000	\$85	\$2,975,000	-	\$2,231,250	\$2,231,250	2011	\$2,586,630
3	Clarence Street Town Homes/ Mixed-Use	2600/2700 blocks of Clarence and Grand	60	\$150,000	\$9,000,000	40.0%	\$8,100,000	\$6,804,000	2011	\$7,887,701
			25,000	\$85	\$2,125,000	-	\$1,593,750	\$1,593,750	2011	\$1,847,593
4	Commercial/ Office Building	Corner of Malcolm X/MLK	50,000	\$85	\$4,250,000	-	\$3,187,500	\$3,187,500	2011	\$3,695,186
5	South Boulevard Town Homes	2800/2900/3000 block of South Blvd.	35	\$185,000	\$6,475,000	40.0%	\$4,856,250	\$4,079,250	2013	\$5,016,963
6	Mixed-Use	3100 block of Oak Lane	300	\$185,000	\$55,500,000	40.0%	\$49,950,000	\$41,958,000	2013	\$51,603,048
			15,000	\$85	\$1,275,000	-	\$956,250	\$956,250	2013	\$1,176,067
7	Single-family/ Town Home development	2400/2500/2600 blocks of Merlin/Jeffries/Meyers	325	\$185,000	\$60,125,000	40.0%	\$54,112,500	\$45,454,500	2015	\$59,307,813
8	Grand Avenue Mixed-Use	3000/3100 block of Grand Ave.	375	\$185,000	\$69,375,000	40.0%	\$62,437,500	\$52,447,500	2017	\$72,599,606
			50,000	\$85	\$4,250,000	-	\$3,187,500	\$3,187,500	2017	\$4,412,245
9	Mid to High Density Residential	2500 block of Clarence	200	\$185,000	\$37,000,000	40.0%	\$33,300,000	\$27,972,000	2018	\$39,881,384
10	TOD Residential/ Commercial	2800 block of Medill/ 3100 block of South Blvd.	300	\$185,000	\$55,500,000	40.0%	\$49,950,000	\$41,958,000	2019	\$61,616,738
			75,000	\$85	\$6,375,000	-	\$4,781,250	\$4,781,250	2019	\$7,021,427
11	TOD Residential/Commercial Development	Trunk/Cullum	725	\$185,000	\$134,125,000	40.0%	\$120,712,500	\$101,398,500	2030	\$206,122,273
			200,000	\$85	\$17,000,000	-	\$12,750,000	\$12,750,000	2030	\$25,918,125
12	MLK Infill and Redevelopment	2300 - 3000 block of MLK	unspecified infill		\$11,000,000	-	\$8,250,000	\$8,250,000	2030	\$16,770,551
Total			Total Residential Units	2400	\$488,200,000		\$432,206,250	\$368,963,250		\$578,879,385
			Total Non-residential Square Feet	450,000						

Exhibit J-2: Anticipated Redevelopment Projects in Expansion Area

Dev No.	Location	Project Typology	# Units (Housing)	SF (Commercial)	Estimated value	Estimated Complete by Jan 1st
1	1600 block Martin Luther King Jr. Blvd	Retail Center Revitalization		27,445	\$2,744,500	2022-2024
2	1500 block Martin Luther King Jr. Blvd	Stand Alone Commercial Revitalization		6,200	\$744,000	2025
3	1600 block Martin Luther King Jr. Blvd	Stand Alone Commercial Revitalization		17,025	\$2,043,000	2024
4	3000 block Holmes	Multi-Family Residential Rehab	14		\$1,050,000	2023
5	2800 block S. Ervay	Retail Center Revitalization		18,400	\$1,840,000	2022
6	1900 block Martin Luther King Jr. Blvd	Theater Revitalization		71,147	\$15,000,000	2023
7	1900 block Martin Luther King Jr. Blvd	Commercial/Retail Center Revitalization		7,800	\$1,092,000	2023
8	2900 block S. Ervay	Restaurant/Commercial Revitalization		13,408	\$1,877,120	2024
9	2800 block Holmes	Multi-Family Residential Rehab	14		\$1,190,000	2023
10	3600 block Holmes	Retail Center Revitalization		10,000	\$595,000	2025
11	1900 block Peabody	Multi-Family Residential New Build	30		\$3,000,000	2025
12	1900 block Pennsylvania	Multi-Family Residential New Build	6		\$612,000	2026
13	3100 block S. Harwood	Multi-Family Residential New Build	2		\$204,000	2025
14	1 South Blvd	Single Family Homes - New Build	6		\$990,000	2025
15	1600 block Martin Luther King Jr. Blvd	Retail Center New Build		11,000	\$2,365,000	2026
16	1400 block Peabody Ave	Housing - New Build	6		\$630,000	2027
17	1200 block Coleman Ave	Housing - New Build	4		\$420,000	2027
18	3100 block Holmes St	Housing - New Build	12		\$1,320,000	2028
19	1400 block Hamburg	Housing - New Build	8		\$840,000	2028
20	3500 block Parnell St	Housing - New Build	6		\$660,000	2030
21	1200 block Park Row	Commercial - New Build		23,000	\$4,945,000	2029
22	3700 block Botham Jean Blvd	Commercial /Mixed Use Redevelopment	TBD	TBD	\$100,000,000	2030
Total			108	205,425	144,161,620	

Note - Anticipated development projects listed above are subject to market conditions and may change over time both in terms of product type and location.

Exhibit K: Annual Real Property Appraisals and City/County Tax to the TIF Fund (Amended District)

Assumptions:

City of Dallas participation begins in 2007 at a rate of 90%.

Dallas County participation for a period of 20 years begins in 2007 at a rate of 65%, unless an extension is approved.

Tax rates updated through 2021. Actual rate will vary annually.

Tax appraisals are for Jan. 1 of the year. Levies occur by Sept. 30 of the year. Tax receipts generally occur 12-13 months after appraisal.

GRAND PARK SOUTH - PROJECTED TIF INCREMENT SCHEDULE								
Tax Year		Property Value Estimate	Cumulative Prop. Value Growth	Anticipated Captured Value	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV)	Tax Increment Revenue into TIF CITY @ 90%	Tax Increment Revenue into TIF COUNTY @ 65%
Base	2005	\$44,850,019						
Adj Base	2021	\$79,001,896						
1	2006	\$50,906,780	13.50%	\$6,056,761	\$0	\$0	\$0	\$0
2	2007	\$53,312,126	18.87%	\$8,462,107	\$47,053	\$42,678	\$39,315	\$7,738
3	2008	\$55,283,844	23.26%	\$10,433,825	\$73,708	\$106,350	\$61,819	\$11,889
4	2009	\$53,016,806	18.21%	\$8,166,787	\$46,793	\$144,847	\$40,774	\$6,019
5	2010	\$49,532,489	10.44%	\$4,682,470	\$39,688	\$175,943	\$34,991	\$4,697
6	2011	\$44,832,415	-0.04%	(\$17,604)	\$0	\$175,943	\$0	\$0
7	2012	\$42,878,702	-4.40%	(\$1,971,317)	\$0	\$175,943	\$0	\$0
8	2013	\$44,580,824	-0.60%	(\$269,195)	\$0	\$175,943	\$0	\$0
9	2014	\$49,031,827	9.32%	\$4,181,808	\$35,793	\$175,943	\$29,232	\$6,560
10	2015	\$54,971,515	22.57%	\$10,121,496	\$86,682	\$199,016	\$70,752	\$15,930
11	2016	\$58,737,564	30.96%	\$13,887,545	\$119,023	\$321,821	\$97,078	\$21,944
12	2017	\$68,780,676	53.36%	\$23,930,657	\$153,781	\$407,452	\$125,428	\$28,353
13	2018	\$68,780,676	53.36%	\$23,930,657	\$205,096	\$516,219	\$167,282	\$37,814
14	2019	\$69,143,005	54.16%	\$24,292,986	\$208,180	\$621,364	\$169,793	\$38,387
15	2020	\$79,772,536	77.87%	\$34,922,517	\$298,413	\$764,906	\$243,993	\$54,420
16	2021	\$124,098,888	176.70%	\$79,248,869	\$384,137	\$940,884	\$313,862	\$70,275
17	2022	\$194,278,267	333.17%	\$149,428,248	\$981,925	\$1,369,294	\$802,289	\$179,636
18	2023	\$349,538,517	679.35%	\$304,688,498	\$2,304,434	\$2,326,834	\$1,882,854	\$421,580
19	2024	\$460,344,775	926.41%	\$415,494,756	\$3,248,282	\$3,612,290	\$2,654,032	\$594,250
20	2025	\$566,120,060	1162.25%	\$521,270,041	\$4,149,277	\$5,176,109	\$3,390,196	\$759,081
21	2026	\$667,151,141	1387.52%	\$622,301,122	\$5,009,861	\$6,974,360	\$4,093,342	\$916,519
22	2027	\$772,001,705	1621.30%	\$727,151,686	\$5,902,979	\$8,992,293	\$4,823,071	\$1,079,909
23	2028	\$883,031,013	1868.85%	\$838,180,994	\$6,848,728	\$11,222,042	\$5,595,801	\$1,252,927
24	2029	\$993,530,710	2115.23%	\$948,680,691	\$7,789,966	\$13,637,461	\$6,364,846	\$1,425,119
25	2030	\$1,195,636,840	2565.86%	\$1,150,786,821	\$9,511,508	\$16,446,235	\$7,771,444	\$1,740,063
26	2031	\$1,288,571,392	2773.07%	\$1,243,721,373	\$10,303,125	\$19,343,894	\$8,418,241	\$1,884,884
27	2032	\$1,412,899,963	3050.28%	\$1,368,049,944	\$11,206,840	\$22,345,627	\$9,283,530	\$1,923,310
28	2033	\$1,622,793,463	3518.27%	\$1,577,943,444	\$10,744,326	\$25,086,436	\$10,744,326	\$0
29	2034	\$1,647,135,365	3572.54%	\$1,602,285,346	\$10,913,739	\$27,737,889	\$10,913,739	\$0
30	2035	\$1,671,842,395	3627.63%	\$1,626,992,376	\$11,068,188	\$30,298,818	\$11,068,188	\$0
Total (2006 - 2035)					\$101,681,525		\$89,200,220	\$12,481,305
2006 NPV @ 5%					\$30,298,818	\$30,298,818	\$26,250,601	\$4,048,217

Financial Assumptions

The key factors influencing the financial feasibility study and its conclusions are the financial assumptions that have been adopted.

Inflation

The generally accepted inflation for construction costs and the value of improvements is 3% per annum. Based on current market rates, net present values of the tax increment were calculated at a discount rate of 5% per annum.

Appreciation

Property appreciation is assumed to be 1.5% percent per annum on average.

Tax Rate Changes

Although tax rates may vary during the thirty-year development period, the financial plan conservatively assumes that the 2005 tax rate will remain constant for the life of the Grand Park South TIF District, except to incorporate tax rate changes when known.

Remittance to the TIF Fund

The proposed duration of the Grand Park South TIF District is 30 years; it is scheduled to terminate December 31, 2035. The City's participation is 0% in 2006 and increased to 90% in 2007 and thereafter and Dallas County's participation is 0% in 2006 and 65% in 2007 and thereafter. Dallas County participation in the original District was set at 65% for the earlier of 20 years or until a contribution of \$4 million (NPV) was reached. As part of the amended Plan, an extension of the County's participation until the end of the 30-year term will likely be sought under the same rate and maximum participation. TIF collections will terminate once the TIF budget of \$30,298,818 (net present value) has been collected or December 31, 2035, whichever occurs first.

Financial Feasibility

The private development plans, public improvement program, general financing strategy and financial assumptions were all included in a preliminary assessment prepared by Schrader & Cline, LLC and the City of Dallas, Office of Economic Development. The study is intended to be used as part of the economic feasibility study for the District in accordance with the provisions of Section 311.011, Texas Tax Code, and is available upon request.

Original projections for the District estimated cumulative private development to increase property value to \$827 million during the term of the TIF District. Since the TIF

receives revenue only from the taxable value which exceeds the base year, “captured” taxable value accruing to the Grand Park South TIF District will be approximately \$783 million. The slower pace of development in the initial years of the District would require a projected higher level of growth of \$1.7 billion by 2035 to potentially reach the full \$30.3 million NPV budget.

On a strict “pay-as-you-go” basis, the progress of the public improvements portion of the development program is a direct result of the revenues received and matched by the City’s contributions. Therefore, if revenues exceed these projections, then the public improvements can be completed ahead of schedule. If revenues do not meet expectations, then the pace of public improvements will be slowed or discontinued altogether based upon the advice of the Board of Directors and the approval of the City Council.

The Reinvestment Zone Financing Plan provides that the City and County will begin to realize additional revenues from the TIF in Year 26 of the program.

Based upon a set of TIF District assumptions and analysis, the project plan and reinvestment zone financing plan is feasible.

Financial Policies

General financial policies are governed by the City of Dallas Public/Private Partnership Program that was first approved by the City Council on March 13, 1996. This program provides a framework for development incentives in a variety of areas. Within this framework the Grand Park South Board of Directors has adopted specific policies for the Grand Park South TIF District:

- Public improvements will be phased at a pace that coincides with private development.
- Private developers desiring City participation in sharing the costs of infrastructure improvements needed for their projects must sign a Development Agreement with the City.
- Reimbursement priorities and the method of apportioning available increment will be set forth in the Development Agreement.
- Each Development Agreement is mutually exclusive - that is, the nature and extent of support from public funds may change over time as the District becomes more developed.
- The City may negotiate with financial institutions to secure notes or lines of credit to aid in the funding of projects within the TIF District, using any financial

instrument, subject to City Council approval, or may issue certificates of obligation or TIF bonds for projects as described earlier in the Project Plan.

- If a developer requests funding for infrastructure improvements at a time when sufficient funds are not available in the TIF Reserve Fund, then improvements may be:
 - ~ deferred until funds are available
 - ~ constructed at the sole expense of the developer
 - ~ constructed at developer expense, with the City reimbursing the developer as funds become available
- Should project costs be paid that directly benefit the developer of a project, such as grants made to a developer as permitted by Chapter 311, Texas Tax Code, the City will enact and implement controls sufficient to ensure that any grant funds provided will be used to fulfill the public purposes of developing and diversifying the economy of the Grand Park South TIF District, eliminating unemployment or underemployment in the District, and developing or expanding transportation, business and commercial activity in the District.

The Grand Park South TIF Board may from time-to-time recommend amendments to these financial policies which will affect the operations of the TIF District.

The City reserves the right to amend this plan to provide for the establishment of a "sales tax increment" collection process, as permitted by Chapter 311, Texas Tax Code.

Other Financial Benefits

During the thirty-year TIF term, approximately 300,000 square feet of retail space is expected to be constructed within the boundaries of the Grand Park South TIF District. Because the City and DART each have a one-cent sales tax, this generates municipal revenue. By 2035, the City and DART will each receive roughly \$7,041,402 million (net present value) in incremental sales tax revenue from the Grand Park South TIF District. **Exhibit L** estimates City and DART sales tax attributed to the additional retail development.

Conclusions

Based upon a set of assumptions and analysis of the Grand Park South TIF District Project Plan and Reinvestment Zone Financing Plan, the plan has been determined to be feasible.

Exhibit L: Estimated Annual City/ DART Sales Tax and City Business Personal Property Tax from Net New Development in the TIF District

Assumptions:

Gross floor areas and timing estimates are from a separate schedule.
 All floor area estimates of existing retail centers represent projected net increase in square footage (net gain)
 Businesses are assumed operating by July of the previous fiscal year (three months before the indicated fiscal year begins).
 Estimated sales per square foot are adjusted annually for inflation at:
 Estimated sales per gross square foot (in 2006 dollars):
 Percent of gross sales subject to sales tax:
 Sales tax column approximates tax receipts in the indicated fiscal year.

3.00%
\$200.00
100.00%

(a)	(b)	(c)	(d)	(e)	(f)	(g)	(j)	(k)	(l)	(m)
Fiscal Year Ended September 30.	Project 2	Project 3	Project 6	Project 8	Project 10	Project 11 (Phased Project)	Total			2006 NPV from Net New through This Year @
	Gross Square Feet of Floor Area =									
	35,000	25,000	15,000	30,000	50,000	145,000	300,000			
	Estimated Sales per Gross Square Foot (in 2006 Dollars) =						Total Net New Annual Sales Volume	City Sales Tax from Net New Sales @	DART Sales Tax from Net New Sales @	Average Cost of Funds
	\$200	\$200	\$200	\$200	\$200	\$200		1.00%	1.00%	5.00%
	Percent of Gross Sales Subject to Sales Tax =									
	100%	100%	100%	100%	100%	100%				
2005	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2006	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2008	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2009	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2010	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2011	\$8,114,919	\$5,796,370	\$0	\$0	\$0	\$0	\$13,911,289	\$139,113	\$139,113	\$103,808
2012	\$8,358,366	\$5,970,261	\$0	\$0	\$0	\$0	\$14,328,628	\$143,286	\$143,286	\$205,639
2013	\$8,609,117	\$6,149,369	\$3,689,622	\$0	\$0	\$0	\$18,448,108	\$184,481	\$184,481	\$330,503
2014	\$8,867,391	\$6,333,850	\$3,800,310	\$0	\$0	\$0	\$19,001,551	\$190,016	\$190,016	\$452,989
2015	\$9,133,412	\$6,523,866	\$3,914,320	\$0	\$0	\$13,047,732	\$32,619,330	\$326,193	\$326,193	\$653,243
2016	\$9,407,415	\$6,719,582	\$4,031,749	\$0	\$0	\$13,439,164	\$33,597,909	\$335,979	\$335,979	\$849,683
2017	\$9,689,637	\$6,921,169	\$4,152,702	\$8,305,403	\$0	\$13,842,339	\$42,911,250	\$429,112	\$429,112	\$1,088,629
2018	\$9,980,326	\$7,128,804	\$4,277,283	\$8,554,565	\$0	\$14,257,609	\$44,198,587	\$441,986	\$441,986	\$1,323,024
2019	\$10,279,736	\$7,342,669	\$4,405,601	\$8,811,202	\$14,685,337	\$14,685,337	\$60,209,882	\$602,099	\$602,099	\$1,627,124
2020	\$10,588,128	\$7,562,949	\$4,537,769	\$9,075,538	\$15,125,897	\$15,125,897	\$62,016,179	\$620,162	\$620,162	\$1,925,433
2021	\$10,905,772	\$7,789,837	\$4,673,902	\$9,347,804	\$15,579,674	\$15,579,674	\$63,876,664	\$638,767	\$638,767	\$2,218,059
2022	\$11,232,945	\$8,023,532	\$4,814,119	\$9,628,239	\$16,047,064	\$28,884,716	\$78,630,616	\$786,306	\$786,306	\$2,561,122
2023	\$11,569,933	\$8,264,238	\$4,958,543	\$9,917,086	\$16,528,476	\$29,751,257	\$80,989,534	\$809,895	\$809,895	\$2,897,650
2024	\$11,917,031	\$8,512,165	\$5,107,299	\$10,214,598	\$17,024,331	\$30,643,795	\$83,419,220	\$834,192	\$834,192	\$3,227,768
2025	\$12,274,542	\$8,767,530	\$5,260,518	\$10,521,036	\$17,535,061	\$36,823,627	\$91,182,315	\$911,823	\$911,823	\$3,571,425
2026	\$12,642,779	\$9,030,556	\$5,418,334	\$10,836,667	\$18,061,112	\$37,928,336	\$93,917,784	\$939,178	\$939,178	\$3,908,536
2027	\$13,022,062	\$9,301,473	\$5,580,884	\$11,161,767	\$18,602,946	\$39,066,186	\$96,735,318	\$967,353	\$967,353	\$4,239,225
2028	\$13,412,724	\$9,580,517	\$5,748,310	\$11,496,620	\$19,161,034	\$55,566,999	\$114,966,205	\$1,149,662	\$1,149,662	\$4,613,522
2029	\$13,815,106	\$9,867,933	\$5,920,760	\$11,841,519	\$19,735,865	\$57,234,009	\$118,415,191	\$1,184,152	\$1,184,152	\$4,980,690
2030	\$14,229,559	\$10,163,971	\$6,098,382	\$12,196,765	\$20,327,941	\$58,951,029	\$121,967,646	\$1,219,676	\$1,219,676	\$5,340,864
2031	\$14,656,446	\$10,468,890	\$6,281,334	\$12,562,668	\$20,937,779	\$60,719,560	\$125,626,676	\$1,256,267	\$1,256,267	\$5,694,177
2032	\$15,096,139	\$10,782,956	\$6,469,774	\$12,939,548	\$21,565,913	\$62,541,147	\$129,395,476	\$1,293,955	\$1,293,955	\$6,040,761
2033	\$15,549,023	\$11,106,445	\$6,663,867	\$13,327,734	\$22,212,890	\$64,417,381	\$133,277,340	\$1,332,773	\$1,332,773	\$6,380,743
2034	\$16,015,494	\$11,439,638	\$6,863,783	\$13,727,566	\$22,879,277	\$66,349,903	\$137,275,661	\$1,372,757	\$1,372,757	\$6,714,249
2035	\$16,495,959	\$11,782,828	\$7,069,697	\$14,139,393	\$23,565,655	\$68,340,400	\$141,393,930	\$1,413,939	\$1,413,939	\$7,041,402
Total for 30 years (2006-2035):							\$1,952,312,288	\$19,523,123	\$19,523,123	

Appendix A: 2005 DCAD Real Property Accounts in the Grand Park South TIF District

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000150763000000		2828 MARTIN LUTHER KING JR BLVD	9850	47030	56880	56880
00000147316000000		2615 PARK ROW AVE	28580	11000	39580	39580
00000131575000000		2608 HARRISON ST	0	9390	9390	9390
00000131602000000		2611 GRAND AVE	9930	7560	17490	17490
00000147421000000		2702 PARK ROW AVE	32350	11000	43350	43350
00000150760000000		2822 MARTIN LUTHER KING JR BLVD	13930	47030	60960	60960
00000131467000000		2605 HARRISON ST	0	6930	6930	6930
00000147313000000		2611 PARK ROW AVE	46500	11000	57500	57500
00000147355000000		2630 PARK ROW AVE	37320	11000	48320	48320
00000150757000000		2818 MARTIN LUTHER KING JR BLVD	20440	46800	67240	67240
00000131470000000		2609 HARRISON ST	0	6930	6930	6930
00000147310000000		2607 PARK ROW AVE	50400	11000	61400	49120
00000131464000000		2603 HARRISON ST	0	7000	7000	7000
00000147352000000		2626 PARK ROW AVE	58110	11000	69110	0
00000150718000000		2801 MARTIN LUTHER KING JR BLVD	0	45900	45900	45900
00000147214000000		2530 GRAND AVE	0	11000	11000	11000
0008680H0017A0000		2605 GRAND AVE	0	12520	12520	12520
00000147700000000		2520 MARTIN LUTHER KING JR BLVD	193120	78000	271120	130612
00000147784000000		2404 MARTIN LUTHER KING JR BLVD	0	23510	23510	23510
00000127831000000		801 2ND AVE	0	5160	5160	5160
00000127834000000		807 2ND AVE	0	5970	5970	5970
00000127828000000		3416 ASH LN	0	3300	3300	3300
00000127645000000		704 3RD AVE	0	39000	39000	39000
00000127642000000		722 3RD AVE	0	9750	9750	9750
00000127825000000		3410 ASH LN	0	5360	5360	5360
00000127837000000		809 2ND AVE	0	5820	5820	5820
00000127622000000		715 2ND AVE	0	21400	21400	21400
00000127639000000		724 3RD AVE	0	9750	9750	9750
00000127525000000		3407 OAK LN	0	8140	8140	8140
00000127528000000		636 3RD AVE	36710	6530	43240	43240
00000127555000000		3301 OAK LN	0	100820	100820	100820
00000127657000000		700 3RD AVE	27370	9750	37120	37120
00000127840000000		813 2ND AVE	0	3980	3980	3980
00000127882000000		804 3RD AVE	0	9750	9750	9750
00000127879000000		808 3RD AVE	0	9750	9750	9750
00000127876000000		812 3RD AVE	0	9750	9750	9750
00000127636000000		728 3RD AVE	0	9750	9750	9750
00000127873000000		818 3RD AVE	0	12700	12700	12700
00000127885000000		802 3RD AVE	0	9750	9750	9750
00000127870000000		826 3RD AVE	0	5390	5390	5390
00000127891000000		805 3RD AVE	6000	9750	15750	15750
00000127894000000		809 3RD AVE	0	9750	9750	9750
00000127897000000		813 3RD AVE	0	9750	9750	9750
00000127900000000		817 3RD AVE	0	9620	9620	9620
00000127903000000		821 3RD AVE	0	8530	8530	8530
00000127662000000		725 3RD AVE	994200	145800	1140000	1140000
00000127888000000		801 3RD AVE	0	9750	9750	9750
00000127906000000		825 3RD AVE	0	7060	7060	7060
00000127942000000		804 4TH AVE	0	9750	9750	9750
00000127939000000		808 4TH AVE	0	22750	22750	22750
00000127936000000		812 4TH ST	0	22750	22750	22750
00000127933000000		816 4TH ST	0	22750	22750	22750
00000127909000000		829 3RD AVE	0	4680	4680	4680
00000127930000000		820 4TH AVE	0	9750	9750	9750
00000127699000000		713 4TH AVE	0	8270	8270	8270
00000127696000000		715 4TH AVE	0	9000	9000	9000

Appendix A: 2005 DCAD Real Property Accounts in the Grand Park South TIF District (continued)

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000127945000000		800 4TH AVE	0	9750	9750	9750
00000127693000000		721 4TH AVE	0	9000	9000	9000
00000127702000000		701 4TH AVE	0	9160	9160	9160
000812001311A0000		828 4TH AVE	217440	29090	246530	246530
00000127951000000		805 4TH AVE	0	9750	9750	9750
00000127954000000		809 4TH AVE	0	9750	9750	9750
00000127957000000		813 4TH AVE	13860	9750	23610	23610
00000127705000000		3203 ASH LN	14550	8510	23060	23060
00000127960000000		817 4TH ST	7140	9750	16890	16890
00000127690000000		723 4TH AVE	0	9000	9000	9000
00000127963000000		819 4TH ST	0	9750	9750	9750
00000127972000000		831 4TH AVE	141280	34130	175410	175410
00081200000000100		835 4TH AVE	0	4090	4090	4090
00000127948000000		801 4TH AVE	0	9750	9750	9750
00000127975000000		901 4TH AVE	0	4180	4180	4180
00000127978000000		903 4TH AVE	0	12780	12780	12780
00000129738000000		755 TRUNK AVE	105490	48080	153570	153570
00000128206000000		801 JAGUAR LN	88900	71310	160210	160210
00000127984000000	X	3227 GUNTER AVE	0	3910	3910	0
00000127981000000		907 4TH ST	0	6480	6480	6480
00000129737000000		3104 OAK LN	134520	39000	173520	173520
00000127987000000		3225 GUNTER AVE	0	5000	5000	0
00000128131000000		3236 GUNTER AVE	0	4000	4000	4000
00000128125000000	X	3232 GUNTER AVE	26050	6830	32880	0
00000128128000000		1005 4TH AVE	16650	2500	19150	19150
00000128122000000	X	3228 GUNTER AVE	21460	6500	27960	0
00000127990000000		3221 GUNTER AVE	20740	8670	29410	0
00000127996000000		3219 GUNTER AVE	0	1020	1020	1020
00000128119000000		3224 GUNTER AVE	0	6500	6500	6500
00000129733000000		805 TRUNK AVE	51710	23540	75250	75250
00000128080000000		3231 ELIHU ST	0	6500	6500	6500
00000128116000000	X	3220 GUNTER AVE	0	6840	6840	0
00000128137000000		1100 ROBERT B CULLUM BLVD	0	61580	61580	61580
00000128083000000		3227 ELIHU ST	79780	6500	86280	86280
00000128113000000		3216 GUNTER AVE	0	6500	6500	6500
00000129748000000	X	3102 OAK LN	0	369000	369000	0
00000127999000000		3213 GUNTER AVE	95720	12940	108660	108660
00000128077000000		3235 ELIHU ST	28440	6500	34940	34940
00000128086000000		3223 ELIHU ST	0	6500	6500	6500
00000128110000000		3212 GUNTER AVE	22480	6500	28980	13689
000812002309A0000		1102 ROBERT B CULLUM BLVD	135840	85490	221330	221330
00000128107000000		3208 GUNTER AVE	0	16250	16250	16250
00000129745000000		825 TRUNK AVE	202480	47520	250000	250000
00000128191000000		3230 ELIHU ST	0	6500	6500	6500
00000128104000000		3204 GUNTER AVE	0	16250	16250	16250
00000128089000000		3215 ELIHU ST	0	19500	19500	19500
00000128188000000		3226 ELIHU ST	20300	6500	26800	0
00085400000000400		2530 MEYERS ST	0	7260	7260	7260
00000128101000000		3200 GUNTER AVE	0	13000	13000	13000
00000129739000000		2946 OAK LN	49060	40720	89780	89780
00000128194000000		1109 4TH AVE	0	6500	6500	6500
00000128187170000		3222 ELIHU ST	0	6500	6500	6500
00000128092000000		3209 ELIHU ST	0	6500	6500	6500
00000128143000000		3233 GRAND AVE	0	21100	21100	21100
00000128182000000		3220 ELIHU ST	0	6500	6500	6500
00000128095000000	X	3205 ELIHU ST	0	6500	6500	0

Appendix A: 2005 DCAD Real Property Accounts in the Grand Park South TIF District (continued)

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000151288000000		3306 GRAND AVE	495590	104570	600160	600160
00000128146000000		3231 GRAND AVE	66550	16250	82800	82800
00000128179000000		3216 ELIHU ST	0	6500	6500	6500
00000128140000000		3237 GRAND AVE	0	24120	24120	24120
00000128149000000		3225 GRAND AVE	0	22320	22320	22320
00000129847000000		2404 MEYERS ST	0	3750	3750	3750
00000151315000000		3310 GRAND AVE	570270	200140	770410	770410
00000128152000000		3221 GRAND AVE	0	22090	22090	22090
00000128098000000	X	3201 ELIHU ST	0	7280	7280	0
00000128176000000		3210 ELIHU ST	0	13000	13000	13000
00000129844000000		2408 MEYERS ST	196250	3750	200000	200000
00000151324000000		1226 ROBERT B CULLUM BLVD	0	50000	50000	50000
00000128155000000		3215 GRAND AVE	0	15860	15860	15860
00000128173000000		3204 ELIHU ST	0	6500	6500	6500
00000129850500000		2400 MEYERS ST	0	7500	7500	7500
00000151327000000		1228 ROBERT B CULLUM BLVD	0	50000	50000	50000
00000150166000000		3232 GRAND AVE	48400	31250	79650	79650
00000128158000000		3213 GRAND AVE	0	19220	19220	19220
00000129841000000		2414 MEYERS ST	0	7500	7500	7500
00000129754000000	X	3033 GRAND AVE	0	194210	194210	0
00000151330000000		1232 ROBERT B CULLUM BLVD	0	53500	53500	53500
00000128161000000		3209 GRAND AVE	0	15820	15820	15820
00000129838000000		2422 MEYERS ST	0	7500	7500	7500
00000150169000000		3224 GRAND AVE	54750	24220	78970	78970
00000151333000000		1300 ROBERT B CULLUM BLVD	0	52750	52750	52750
00000128170000000		33200 ELIHU ST	0	6500	6500	6500
00000128164000000		3207 GRAND AVE	0	16250	16250	16250
00000129742000000		2944 OAK LN	653170	96830	750000	750000
00000129835000000		2426 MEYERS ST	40800	3750	44550	44550
00000129868000000		2411 MEYERS ST	0	3750	3750	3750
00000151336000000		1306 ROBERT B CULLUM BLVD	0	53750	53750	53750
00000150175000000		1219 4TH AVE	6070	138720	144790	144790
00000150172000000		3220 GRAND AVE	80930	22650	103580	103580
00000129865000000		2415 MEYERS ST	0	3750	3750	3750
00000129754000100	X	3033 GRAND AVE	9580	203020	212600	0
00000150199000000		3235 PARK ROW AVE	0	28130	28130	28130
00000129862000000		2419 MEYERS ST	0	3750	3750	3750
00000129871000000		2405 MEYERS ST	0	6000	6000	6000
00000128167000000		3201 GRAND AVE	0	15800	15800	15800
00000129892000000		2406 JEFFRIES ST	0	3750	3750	3750
00000151339000000		1314 ROBERT B CULLUM BLVD	0	104000	104000	104000
00000150202000000		3229 PARK ROW AVE	0	7630	7630	7630
00000129832000000		2430 MEYERS ST	0	3750	3750	3750
00000129859000000		2423 MEYERS ST	0	3750	3750	3750
00000150163000000		3200 GRAND AVE	12970	215970	228940	228940
00000129889000000		2410 JEFFRIES ST	0	3750	3750	3750
00000151342000000		1322 ROBERT B CULLUM BLVD	0	52250	52250	52250
00000129826000000		2506 MEYERS ST	0	3750	3750	3750
00000129856000000		2427 MEYERS ST	0	3750	3750	3750
00000150205000000		3227 PARK ROW AVE	0	28130	28130	28130
00000129895000000		2400 JEFFRIES ST	76250	3750	80000	80000
00000129886000000		2414 JEFFRIES ST	0	3750	3750	3750
00000129823000000		2510 MEYERS ST	0	3750	3750	3750
00000150208000000		3225 PARK ROW AVE	0	28130	28130	28130
00000129883000000		2418 JEFFRIES ST	0	3750	3750	3750
00000150196000000	X	1305 4TH ST	0	11930	11930	0

Appendix A: 2005 DCAD Real Property Accounts in the Grand Park South TIF District (continued)

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000129820000000		2514 MEYERS ST	0	3750	3750	3750
00000129829000000		2502 MEYERS ST	0	7500	7500	7500
00000150211000000		3219 PARK ROW AVE	0	28130	28130	28130
00000150190000000	X	1301 4TH ST	0	12210	12210	0
00000129880000000		2422 JEFFRIES ST	0	3750	3750	3750
00000130147000000		2405 JEFFRIES ST	0	3750	3750	3750
00000150193000000	X	1309 4TH ST	0	11930	11930	0
00000129760000000		3025 GRAND AVE	0	74050	74050	74050
00000129817000000		2518 MEYERS ST	0	7500	7500	7500
00000129853000000		2429 MEYERS ST	23470	4400	27870	22296
001377000019A0100		1405 ROBERT B CULLUM BLVD	100870	54230	155100	155100
00000150322000000	X	3220 PARK ROW AVE	1000	80000	81000	0
00000129877000000		2426 JEFFRIES ST	0	3750	3750	3750
00000130144000000		2411 JEFFRIES ST	0	3750	3750	3750
00000150217000000		3233 TREZEVA NT ST	0	15630	15630	15630
00000129814000000		2522 MEYERS ST	0	3750	3750	3750
00000151348000000		1326 ROBERT B CULLUM BLVD	0	52750	52750	52750
00000129913000000		2505 MEYERS ST	0	3750	3750	3750
001377000019A0200		1441 ROBERT B CULLUM BLVD	72670	54230	126900	126900
00000130141000000		2413 JEFFRIES ST	0	3750	3750	3750
00000130150000000		2401 JEFFRIES ST	0	3750	3750	3750
00000150220000000	X	3231 TREZEVA NT ST	0	15630	15630	0
00000150214000000		3201 PARK ROW AVE	1250	112500	113750	113750
00000129811000000		2526 MEYERS ST	0	3450	3450	3450
00000130171000000		2826 OAK LN	22240	3750	25990	25990
00000129910000000		2509 MEYERS ST	0	3750	3750	3750
00000129757000000		3015 GRAND AVE	114840	85160	200000	200000
00000130138000000		2419 JEFFRIES ST	0	3750	3750	3750
00000130177000000		2400 MERLIN ST	0	4400	4400	4400
00000129907000000		2515 MEYERS ST	0	3750	3750	3750
00000129916000000		2501 MEYERS ST	0	3750	3750	3750
00000129874000000	X	2430 JEFFRIES ST	0	3750	3750	0
00000130135000000		2423 JEFFRIES ST	0	3750	3750	3750
00000129808000000		2940 TERMINAL ST	0	1530	1530	1530
00000150187000000	X	3214 PARK ROW AVE	0	16250	16250	0
001377000019A0000		1401 ROBERT B CULLUM BLVD	0	32020	32020	32020
00000130168000000		2408 MERLIN ST	50280	3750	54030	54030
00000130174000000		2406 MERLIN ST	0	2500	2500	2500
00000129904000000		2519 MEYERS ST	0	3750	3750	3750
00000150253000000		3234 TREZEVA NT ST	0	4380	4380	4380
00000129934000000		2506 JEFFRIES ST	0	3750	3750	3750
00000130132000000		2425 JEFFRIES ST	0	3750	3750	3750
00000150184000000	X	3214 PARK ROW AVE	0	16250	16250	0
00000130165000000	X	2412 MERLIN ST	0	3750	3750	0
00000129802000000		2608 MEYERS ST	0	3750	3750	3750
00000129805000000		2602 MEYERS ST	0	3940	3940	3940
00000150226000000	X	3215 TREZEVA NT ST	0	15630	15630	0
00000129901000000		2521 MEYERS ST	0	3750	3750	3750
00000150250000000		3230 TREZEVA NT ST	19250	4380	23630	0
00000129931000000		2510 JEFFRIES ST	0	3750	3750	3750
001377000022A0000		1461 ROBERT B CULLUM BLVD	1556420	206930	1763350	1763350
00000150181000000	X	3204 PARK ROW AVE	0	16250	16250	0
00000149899000000		2722 MEDILL ST	93000	7000	100000	100000
00000130162000000		2418 MERLIN ST	0	3750	3750	3750
00000129898000000		2527 MEYERS ST	0	3680	3680	3680
00000150229000000	X	3209 TREZEVA NT ST	0	15630	15630	0

Appendix A: 2005 DCAD Real Property Accounts in the Grand Park South TIF District (continued)

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000150247000000		3226 TREZEVANT ST	18900	4380	23280	23280
00000150223000000	X	3219 TREZEVANT ST	0	15630	15630	0
00000129799000000		2612 MEYERS ST	0	7500	7500	7500
00000129937000000		2502 JEFFRIES ST	0	3750	3750	3750
00000129928000000		2514 JEFFRIES ST	0	3750	3750	3750
001354000401A0000	X	1423 TRUNK AVE	0	108030	108030	0
00000130159000000		2422 MERLIN ST	0	3750	3750	3750
00000149902000000		2728 MEDILL ST	0	7000	7000	7000
00085400000000300		2531 MEYERS ST	0	2310	2310	2310
00000130201000000		2405 MERLIN ST	0	7600	7600	7600
00000150244000000		3222 TREZEVANT ST	30950	4380	35330	0
00000150232000000	X	3205 TREZEVANT ST	0	31250	31250	0
00000129796000000		2616 MEYERS ST	0	3750	3750	3750
00000129925000000		2518 JEFFRIES ST	0	3750	3750	3750
00000129751000000		3101 GRAND AVE	267540	216910	484450	484450
00000130129000000		2431 JEFFRIES ST	0	3750	3750	3750
00000149896000000		3120 GRAND AVE	329210	80630	409840	409840
00000130156000000		2424 MERLIN ST	0	3750	3750	3750
00000130198000000	X	2409 MERLIN ST	0	5030	5030	0
00000150241000000		3218 TREZEVANT ST	18220	4380	22600	22600
00000129793000000		2618 MEYERS ST	0	3750	3750	3750
00000150178000000		3200 PARK ROW AVE	0	16250	16250	16250
00000129922000000		2522 JEFFRIES ST	0	3750	3750	3750
00000130102000000		2505 JEFFRIES ST	0	3750	3750	3750
00000129988000000		2601 MEYERS ST	0	4880	4880	4880
00000130195000000		2415 MERLIN ST	0	2530	2530	2530
00000130204000000		2401 MERLIN ST	0	3150	3150	3150
00000130192000000		2415 MERLIN ST	0	2530	2530	2530
00000150238000000		3214 TREZEVANT ST	0	4380	4380	4380
00000129790000000		2622 MEYERS ST	0	3750	3750	3750
00000129985000000		2609 MEYERS ST	0	3750	3750	3750
00000129919000000		2526 JEFFRIES ST	0	4880	4880	4880
00000149821000000		3118 GRAND AVE	90200	18000	108200	108200
00000149818000000		3100 GRAND AVE	138540	18000	156540	156540
001377000026A0000		3303 MARTIN LUTHER KING JR BLVD	0	326790	326790	326790
00000149830000000		2717 MEDILL ST	6610	2750	9360	0
00000149905000000		2730 MEDILL ST	54000	21000	75000	75000
00000149836000000		2721 MEDILL ST	0	2750	2750	2750
00000130189000000		2417 MERLIN ST	0	5060	5060	5060
00000129787000000		2626 MEYERS ST	0	3750	3750	3750
00000129982000000		2611 MEYERS ST	0	3750	3750	3750
00000130099000000	X	2513 JEFFRIES ST	0	7500	7500	0
00000130105000000	X	2501 JEFFRIES ST	0	3750	3750	0
00000149827000000		2718 MEADOW ST	0	4800	4800	4800
00000149908000000	X	2810 MEDILL ST	0	7030	7030	0
00000130153000000		2430 MERLIN ST	0	3750	3750	3750
00000149815000000		2727 MEDILL ST	10120	2750	12870	0
00000130186000000	X	2421 MERLIN ST	0	5050	5050	0
00000150484000000		3030 GRAND AVE	55910	6080	61990	61990
00000129784000000		2632 MEYERS ST	0	3750	3750	3750
00000131110000000		2745 CRANFILL ST	0	10580	10580	10580
00000130096000000		2517 JEFFRIES ST	0	3750	3750	3750
00000129979000000		2617 MEYERS ST	0	3750	3750	3750
00000149833000000		2720 MEADOW ST	0	4800	4800	4800
00000149911000000		2812 MEDILL ST	11250	7500	18750	18750
00000130123000000		2506 MERLIN ST	14080	3750	17830	12830

Appendix A: 2005 DCAD Real Property Accounts in the Grand Park South TIF District (continued)

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000149842000000		2725 MEDILL ST	0	4800	4800	4800
00000130015000000		2602 JEFFRIES ST	0	9120	9120	9120
00000130183000000		2427 MERLIN ST	500	3380	3880	3880
00000150478000000		3016 GRAND AVE	297640	27360	325000	325000
00000129781000000		2634 MEYERS ST	9150	3750	12900	12900
00000129976000000		2621 MEYERS ST	0	3750	3750	3750
00000149839000000		2726 MEADOW ST	0	4800	4800	4800
00000149851000000		2801 MEDILL ST	0	2500	2500	2500
00000130120000000		2510 MERLIN ST	0	7500	7500	7500
00000130012000000		2606 JEFFRIES ST	0	3750	3750	3750
00000130180000000		2431 MERLIN ST	0	6750	6750	6750
00000129778000000		2638 MEYERS ST	0	3750	3750	3750
00000129973000000		2625 MEYERS ST	146250	3750	150000	150000
00000150481000000		2715 MEADOW ST	32640	3280	35920	35920
00000149845000000		2730 MEADOW ST	10540	4800	15340	15340
00000130126000000		2502 MERLIN ST	10200	3750	13950	13950
00000149854000000		2805 MEDILL ST	25300	2750	28050	28050
00000130117000000		2514 MERLIN ST	0	3750	3750	3750
00000130093000000	X	2525 JEFFRIES ST	0	9760	9760	0
00000130009000000	X	2610 JEFFRIES ST	0	3750	3750	0
00000130255000000	X	2435 MERLIN ST	0	5050	5050	0
00000131101000000		2741 CRANFILL ST	103960	15400	119360	119360
00000129970000000		2627 MEYERS ST	146060	3940	150000	150000
000854000101A0000	X	2650 MEYERS ST	207640	30210	237850	0
00000149917000000		2814 MEDILL ST	0	15000	15000	15000
00000130114000000		2518 MERLIN ST	0	3750	3750	3750
00000149863000000		2809 MEDILL ST	0	2750	2750	2750
00000149848000000		2800 MEADOW ST	35340	4800	40140	40140
00085400000000200		2531 JEFFRIES ST	0	2370	2370	2370
00000130006000000		2614 JEFFRIES ST	156250	3750	160000	160000
00000150307000000	X	3225 MARTIN LUTHER KING JR BLVD	9030	288910	297940	0
00000130219000000		2503 MERLIN ST	0	5630	5630	5630
00000129967000000		2633 MEYERS ST	0	18750	18750	18750
00000130216000000	X	2507 MERLIN ST	0	3180	3180	0
001359000317A0000		2715 MEADOW ST	0	13600	13600	13600
00000149869000000		2811 MEDILL ST	25340	2750	28090	28090
00000130111000000		2522 MERLIN ST	0	3750	3750	3750
00000149857000000		2804 MEADOW ST	0	2750	2750	2750
00000130003000000		2618 JEFFRIES ST	156250	3750	160000	160000
00000130060000000		2601 JEFFRIES ST	115690	4310	120000	120000
00000129964000000		2637 MEYERS ST	0	18750	18750	18750
00000150505000000		3029 PARK ROW AVE	21740	9250	30990	0
00000149872000000		2819 MEDILL ST	15230	2750	17980	17980
00000149860000000	X	2808 MEADOW ST	0	4800	4800	0
00000130000000000		2620 JEFFRIES ST	28730	4130	32860	0
000854000713A0000	X	2607 JEFFRIES ST	1385970	15080	1401050	0
00000129961000000		2641 MEYERS ST	0	7500	7500	7500
00000130108000000		2528 MERLIN ST	143180	6820	150000	150000
00000150304000000		1424 TRUNK AVE	0	21150	21150	21150
00000149878000000		2823 MEDILL ST	9290	2750	12040	12040
00000149866000000		2816 MEADOW ST	0	4800	4800	4800
001357000201B0000		2900 GRAND AVE	4672060	377060	5049120	5049120
00000131098000000		2301 MYRTLE ST	138410	57000	195410	195410
00000149923000000		3125 SOUTH BLVD	0	4880	4880	4880
00000150301000000	X	3209 MARTIN LUTHER KING JR BLVD	0	27340	27340	0
00000149887000000		2825 MEDILL ST	0	2750	2750	2750

Appendix A: 2005 DCAD Real Property Accounts in the Grand Park South TIF District (continued)

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000149881000000		2820 MEADOW ST	0	4800	4800	4800
00000149875000000		2818 MEADOW ST	18440	4800	23240	23240
00000130213000000		2856 LOGAN ST	0	11990	11990	11990
00000131134000100		2721 LOGAN ST	0	9280	9280	9280
00000149926000000		3119 SOUTH BLVD	0	4880	4880	4880
00000130090000000		2602 MERLIN ST	0	3750	3750	3750
00000149920000000		3127 SOUTH BLVD	0	4880	4880	4880
00000129997000000		2626 JEFFRIES ST	0	10880	10880	10880
00000130210000000		2522 MALCOLM X BLVD	229850	5740	235590	235590
00000149890000000		2831 MEDILL ST	14350	2750	17100	0
00000149884000000	X	2822 MEADOW ST	0	4800	4800	0
00000131125000000		2311 MYRTLE ST	0	7000	7000	7000
00000149929000000		3115 SOUTH BLVD	0	4880	4880	4880
00000130087000000		2606 MERLIN ST	0	3750	3750	3750
00000129958000000		2643 MEYERS ST	0	3750	3750	3750
00000150319000000		3205 MARTIN LUTHER KING JR BLVD	65920	65680	131600	131600
00000129994000000		2636 JEFFRIES ST	0	3750	3750	3750
00000131131000000		2805 LOGAN ST	154800	65200	220000	220000
00000130045000000		2621 JEFFRIES ST	0	3750	3750	3750
00000149893000000		2826 MEADOW ST	16470	4800	21270	21270
00000131122000000		2602 CRANFILL ST	0	7000	7000	7000
000854000601A0000	X	2903 GRAND AVE	6060	47120	53180	0
00000130207000000		2528 MALCOLM X BLVD	60200	12050	72250	72250
00000149983000000		3124 SOUTH BLVD	0	4760	4760	4760
00000130042000000		2627 JEFFRIES ST	149250	3750	153000	153000
00000131119000000		2600 CRANFILL ST	0	7000	7000	7000
00000130084000000		2614 MERLIN ST	0	7500	7500	7500
000854000000000100		2534 MALCOLM X BLVD	0	1150	1150	1150
00000149932000000		3107 SOUTH BLVD	280570	19430	300000	300000
00000130039000000		2629 JEFFRIES ST	15930	3750	19680	19680
00000149980000000		3120 SOUTH BLVD	20750	4760	25510	25510
00000149986000000		3128 SOUTH BLVD	0	4760	4760	4760
00000130081000000		2618 MERLIN ST	0	3750	3750	3750
00000130252000000		2603 MERLIN ST	0	7340	7340	7340
00000129991000000		2642 JEFFRIES ST	4260	3750	8010	8010
00000130036000000		2633 JEFFRIES ST	15930	3750	19680	19680
00000149977000000		3116 SOUTH BLVD	0	6350	6350	6350
00000150547000000		3019 SOUTH BLVD	343460	42540	386000	386000
00000131325000000		2601 LOGAN ST	784320	206780	991100	991100
00000131155500000		2410 MYRTLE ST	38870	9200	48070	48070
00000130078000000		2622 MERLIN ST	0	3750	3750	3750
00000149935000000		2900 MEADOW ST	0	2310	2310	2310
00000130249000000		2607 MERLIN ST	0	7650	7650	7650
00000131140500000		2850 LOGAN ST	0	14120	14120	14120
00000130033000000		2641 JEFFRIES ST	0	3750	3750	3750
00000131116000000		2701 LOGAN ST	17600	21000	38600	38600
00000149974000000		3112 SOUTH BLVD	32760	4760	37520	37520
00000131134000000		2721 LOGAN ST	301170	45760	346930	346930
00000131137000100		2701 LOGAN ST	0	13020	13020	13020
00000130075000000		2626 MERLIN ST	20570	3750	24320	24320
00000149938000000		3101 SOUTH BLVD	62810	2190	65000	65000
00000130246000000		2609 MERLIN ST	0	7650	7650	7650
00000149944000000		3121 MARTIN LUTHER KING JR BLVD	53860	38100	91960	91960
00000149971000000		3108 SOUTH BLVD	0	4760	4760	4760
00000130072000000		2630 MERLIN ST	0	3750	3750	3750
00000131140000000		2800 LOGAN ST	18870	6580	25450	25450

Appendix A: 2005 DCAD Real Property Accounts in the Grand Park South TIF District (continued)

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000130243000000		2613 MERLIN ST	0	7650	7650	7650
00000149968000000		3104 SOUTH BLVD	17050	4760	21810	21810
00000149941000000		3125 MARTIN LUTHER KING JR BLVD	120830	83820	204650	204650
00000130069000000	X	2634 MERLIN ST	196250	3750	200000	0
00000130240000000		2615 MERLIN ST	0	7650	7650	7650
00000149950000000		3117 MARTIN LUTHER KING JR BLVD	30910	76200	107110	107110
00000131137000000		2701 LOGAN ST	0	21340	21340	21340
00000130030000000		2643 JEFFRIES ST	0	3750	3750	3750
00000130066000000		2638 MERLIN ST	0	3750	3750	3750
00000149965000000		3100 SOUTH BLVD	21950	4230	26180	26180
00000130237000000		2623 MERLIN ST	0	7650	7650	7650
00134900010060000		3113 MARTIN LUTHER KING JR BLVD	0	38100	38100	38100
00000131146000000		2800 LOGAN ST	23990	22560	46550	46550
00000149962000000		2904 MEADOW ST	0	2410	2410	2410
00000130234000000		2627 MERLIN ST	0	5740	5740	5740
00134900010070000		3109 MARTIN LUTHER KING JR BLVD	42110	38100	80210	80210
00000130018000000		2841 GRAND AVE	35160	3970	39130	39130
000854000702A0000		2835 GRAND AVE	1019740	23600	1043340	1043340
00000130231000000		2629 MERLIN ST	0	5740	5740	5740
00000150586000000		3028 SOUTH BLVD	28340	5040	33380	16690
00000130063000000		2642 MERLIN ST	0	3750	3750	3750
00000130024000000		2821 GRAND AVE	32180	7950	40130	40130
00000130228000000		2633 MERLIN ST	0	5740	5740	5740
00000150583000000		3024 SOUTH BLVD	152580	7420	160000	160000
00000131224000000		2746 COOMBS ST	8830	5400	14230	14230
00000131227000000		2750 COOMBS ST	8500	6640	15140	15140
00000149959000000		3101 MARTIN LUTHER KING JR BLVD	171430	53570	225000	225000
001357000220A0000		2710 JEFFERIES ST	1663370	206630	1870000	356210
00000131221000000		2744 COOMBS ST	7730	6500	14230	14230
00000150583000100		3022 SOUTH BLVD	152340	7660	160000	160000
00000150589000000		3032 SOUTH BLVD	0	5040	5040	5040
000866000410A0000		2751 CLARENCE ST	6410	19540	25950	25950
00000150581000000		3020 SOUTH BLVD	42510	7650	50160	50160
00000131161000000		2425 MALCOLM X BLVD	0	16750	16750	16750
00000131323000000		2720 LOGAN ST	0	11670	11670	11670
00000130027000000		2819 GRAND AVE	0	7880	7880	7880
00000131380000000		2315 HARRISON ST	0	3600	3600	3600
00000131374000000		2317 HARRISON ST	0	13460	13460	13460
00000130225000000		2642 MALCOLM X BLVD	8280	11480	19760	19760
00000150577000000		3016 SOUTH BLVD	0	5040	5040	5040
00000131185000000		2741 CLARENCE ST	0	9400	9400	9400
00000150328000000	X	2811 PARK ROW AVE	9120	173910	183030	0
00000131497000000		2328 HARRISON ST	0	5590	5590	5590
00000130222000000		2645 MERLIN ST	0	6130	6130	6130
00000130222000100		2801 GRAND AVE	0	16260	16260	16260
00000150574000000		3008 SOUTH BLVD	0	5040	5040	5040
00000150451000000		2929 SOUTH BLVD	25490	2750	28240	0
00000131500000000		2332 HARRISON ST	0	6010	6010	6010
001358000520A0000		2901 SOUTH BLVD	1197900	64380	1262280	1262280
00000131254000000		2748 CLARENCE ST	0	2100	2100	2100
00000131233000000		2601 MALCOLM X BLVD	0	3000	3000	3000
00000131245000000		2607 MALCOLM X BLVD	0	3400	3400	3400
00000131251000000		2746 CLARENCE ST	0	9110	9110	9110
00000131368000000		2329 HARRISON ST	109640	20050	129690	129690
00000131260000000		2611 MALCOLM X BLVD	0	3400	3400	3400
00000150571000000		3000 SOUTH BLVD	0	5040	5040	5040

Appendix A: 2005 DCAD Real Property Accounts in the Grand Park South TIF District (continued)

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000131236000000		2744 CLARENCE ST	0	11100	11100	11100
00000131365000000		2335 HARRISON ST	0	8770	8770	8770
00000131143000000		2722 LOGAN ST	18160	81100	99260	99260
00000131173000000		2723 CLARENCE ST	0	23930	23930	23930
00000131266000000		2615 MALCOLM X BLVD	0	5060	5060	5060
00000131239000000		2741 GRAND AVE	0	3440	3440	3440
00000131180000000		2737 CLARENCE ST	5870	1750	7620	7620
00000131317000000		2700 ATLANTA ST	168900	34100	203000	203000
00000150610000000		2932 SOUTH BLVD	142350	7650	150000	150000
00000131203000000		2716 COOMBS ST	0	6000	6000	6000
00000131158000000		2425 MYRTLE ST	8940	14580	23520	23520
00000131338000000		2326 GOOD LATIMER EXPY	0	24000	24000	24000
00000131332000000		2324 GOOD LATIMER EXPY	0	11960	11960	11960
00000150553000000		3021 MARTIN LUTHER KING JR BLVD	149410	280450	429860	429860
001361000901A0000		3007 MARTIN LUTHER KING JR BLVD	43050	92000	135050	121545
00000150607000000		2928 SOUTH BLVD	29490	5500	34990	0
00000131179000000		2731 CLARENCE ST	0	2730	2730	2730
00000131200000000		2712 COOMBS ST	0	6000	6000	6000
00000131362000000		2525 LOGAN ST	67730	30450	98180	98180
00000150358000000		2828 PARK ROW AVE	0	5500	5500	5500
00000131611000000		2708 COOMBS ST	0	4440	4440	4440
00000150613000000		2934 SOUTH BLVD	0	5500	5500	5500
00000131278000000		2731 GRAND AVE	1480	7110	8590	8590
00000131242000000		2608 MYRTLE ST	24740	16900	41640	41640
00000150604000000		2922 SOUTH BLVD	16780	5360	22140	22140
00000131257000000		2734 CLARENCE ST	12150	3500	15650	15650
00000131170000000	X	2717 CLARENCE ST	0	6500	6500	0
00000131614000000		2704 COOMBS ST	0	5360	5360	5360
00000131524000000		2428 HARRISON ST	163310	53160	216470	216470
00000147391000000		2728 GRAND AVE	0	15660	15660	15660
00000150355000000	X	2826 PARK ROW AVE	4320	5500	9820	0
00000131248000000		2607 MYRTLE ST	0	2280	2280	2280
00000131617000000		2702 COOMBS ST	0	3600	3600	3600
00000150601000000		2918 SOUTH BLVD	32330	6000	38330	38330
00000131167000000		2713 CLARENCE ST	36510	3900	40410	40410
00000150352000000		2820 PARK ROW AVE	0	5500	5500	5500
00000131284000000		2611 MYRTLE ST	8940	3500	12440	12440
00000150598000000		2916 SOUTH BLVD	18560	2750	21310	21310
00000131281000000		2723 GRAND AVE	0	1000	1000	1000
00000131269000000		2717 GRAND AVE	0	65000	65000	65000
00000150361000000		2830 PARK ROW AVE	0	5500	5500	5500
00000131623000000		2709 CLARENCE ST	29740	3500	33240	33240
00000150349000000		2816 PARK ROW AVE	22920	6000	28920	28920
00000147388000000		2726 GRAND AVE	0	7940	7940	7940
00000150346000000		2814 PARK ROW AVE	21610	5000	26610	0
00000131620000000		2700 COOMBS ST	0	6000	6000	6000
00000131626000000		2705 CLARENCE ST	30420	3500	33920	33920
00000147385000000		2716 GRAND AVE	32740	16500	49240	49240
00000131437000000		2510 GOOD LATIMER EXPY	470180	142920	613100	613100
00000150376000000		2827 SOUTH BLVD	0	5500	5500	5500
00000150343000000		2808 PARK ROW AVE	0	5500	5500	5500
00000131272000000		2719 GRAND AVE	9790	3500	13290	13290
00000150595000000		2908 SOUTH BLVD	0	26930	26930	26930
00000150373000000		2825 SOUTH BLVD	53620	5500	59120	59120
00000147415000000		2731 PARK ROW AVE	46240	11000	57240	0
00000131281000100		2723 GRAND AVE	17470	3500	20970	20970

Appendix A: 2005 DCAD Real Property Accounts in the Grand Park South TIF District (continued)

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000131326000000		2620 LOGAN ST	0	55870	55870	55870
00000147382000000		2712 GRAND AVE	8140	8050	16190	16190
00000131629000000		2701 CLARENCE ST	0	3500	3500	3500
00000131632000000		2710 CLARENCE ST	0	7350	7350	7350
00000131524000100		9999 COOMBS ST	0	900	900	900
00000147412000000		2727 PARK ROW AVE	40860	11000	51860	51860
00000150346000100		2814 PARK ROW AVE	0	500	500	500
00000150379000000		2829 SOUTH BLVD	0	6880	6880	6880
00000131638000000		2704 CLARENCE ST	0	2630	2630	2630
00000147409000000		2723 PARK ROW AVE	0	11000	11000	11000
00000150337000000		2810 MALCOLM X BLVD	0	5330	5330	5330
00000150367000000		2821 SOUTH BLVD	204100	20900	225000	225000
00000131557000000		2627 CLARENCE ST	0	3500	3500	3500
00000147418000000		2735 PARK ROW AVE	40370	11000	51370	0
00000150619000000	X	2905 MARTIN LUTHER KING JR BLVD	0	47810	47810	0
00000131263000000		2711 GRAND AVE	13960	3500	17460	17460
00000147406000000		2717 PARK ROW AVE	37160	11000	48160	48160
00000150340000000		2804 PARK ROW AVE	0	5500	5500	5500
00000131554000000		2623 CLARENCE ST	0	3500	3500	3500
00000131635000000		2608 ATLANTA ST	10670	3500	14170	14170
00000131641000000		2700 CLARENCE ST	0	2630	2630	2630
00000131650000000		2709 GRAND AVE	42720	7130	49850	49850
00000131560000000		2633 CLARENCE ST	0	3500	3500	3500
00000131275000000		2715 GRAND AVE	84360	3500	87860	70288
00000147379000000		2700 GRAND AVE	371330	24150	395480	395480
00000150331000000		2811 SOUTH BLVD	77980	5500	83480	66784
00000147403000000		2715 PARK ROW AVE	41130	11000	52130	0
00000150334000000		2800 PARK ROW AVE	49960	6000	55960	0
00000150712000000		2828 SOUTH BLVD	0	7650	7650	7650
001363080024A0000		2929 MARTIN LUTHER KING JR BLVD	359290	334250	693540	693540
00000131551000000		2621 CLARENCE ST	5900	3500	9400	9400
00000131647000000		2705 GRAND AVE	92650	7350	100000	100000
00000147400000000		2711 PARK ROW AVE	63720	11000	74720	74720
00000150709000000		2824 SOUTH BLVD	0	7650	7650	7650
00000147442000000		2730 PARK ROW AVE	73500	11000	84500	67600
00000150616000000	X	2903 MARTIN LUTHER KING JR BLVD	67450	54810	122260	0
00000131644000000		2701 GRAND AVE	22650	7350	30000	30000
00000147397000000		2707 PARK ROW AVE	80460	11000	91460	91460
00000150715000000		2832 SOUTH BLVD	0	6880	6880	6880
00000150706000000		2822 SOUTH BLVD	0	7660	7660	7660
00000147439000000		2726 PARK ROW AVE	42500	11000	53500	53500
00000147301000000		2628 GRAND AVE	0	8350	8350	8350
00000131587000000		2626 CLARENCE ST	0	3500	3500	3500
00000131548000000		2615 CLARENCE ST	111480	8520	120000	120000
00000150739000000		2833 MARTIN LUTHER KING JR BLVD	0	38320	38320	38320
00000150703000000	X	2818 SOUTH BLVD	30420	5500	35920	0
00000147436000000		2722 PARK ROW AVE	53980	11000	64980	64980
00000150364000000	X	2803 SOUTH BLVD	0	19080	19080	0
00000147298000000		2626 GRAND AVE	0	8350	8350	8350
00000131584000000		2622 CLARENCE ST	0	3500	3500	3500
00000147445000000		2734 PARK ROW AVE	0	11000	11000	11000
00000150721000100		2845 MARTIN LUTHER KING JR BLVD	0	42130	42130	42130
00000150700000000		2810 SOUTH BLVD	48810	5500	54310	0
00000147433000000		2718 PARK ROW AVE	40230	11000	51230	51230
00000131590000000		2630 CLARENCE ST	0	15400	15400	15400
00000147295000000		2622 GRAND AVE	11420	8350	19770	19770

Appendix A: 2005 DCAD Real Property Accounts in the Grand Park South TIF District (continued)

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000131581000000		2616 CLARENCE ST	21120	3500	24620	24620
00000147304000000		2634 GRAND AVE	0	8350	8350	8350
00000131596000000		2627 GRAND AVE	11970	3500	15470	15470
0008680B0001A0000		2424 GOOD LATIMER EXPY	1164280	99310	1263590	1263590
00000150743000000		2833 MARTIN LUTHER KING JR BLVD	206740	45430	252170	252170
00000147430000000		2714 PARK ROW AVE	38590	11000	49590	32345
00000147394000000		2703 PARK ROWAVE	58430	11000	69430	0
00000147292000000		2618 GRAND AVE	33670	8350	42020	42020
00000150697000000	X	2806 SOUTH BLVD	9660	5500	15160	0
00000147328000000		2631 PARK ROW AVE	52770	11000	63770	50968
00000147427000000		2710 PARK ROW AVE	45020	11000	56020	56020
00000131593000000		2635 GRAND AVE	152440	7560	160000	160000
00000147289000000		2614 GRAND AVE	11430	8350	19780	19780
00000150721000000		2815 MARTIN LUTHER KING JR BLVD	738900	264130	1003030	1003030
00000150772000000		2838 MARTIN LUTHER KING JR BLVD	120130	46500	166630	166630
00000147325000000		2627 PARK ROW AVE	54560	11000	65560	65560
00000131569000000		2610 CLARENCE ST	9540	3500	13040	13040
00000147424000000		2706 PARK ROW AVE	49970	11000	60970	60970
00000131566000000		2600 HARRISON ST	0	2630	2630	2630
00000131578000000		2612 CLARENCE ST	21120	3500	24620	24620
00000131599000000		2619 GRAND AVE	401760	30240	432000	432000
00000150769000000		2834 MARTIN LUTHER KING JR BLVD	0	46800	46800	46800
00000131572000000		2604 HARRISON ST	20010	3500	23510	23510
00000147322000000		2623 PARK ROW AVE	60270	11000	71270	71270
00000147331000000		2635 PARK ROW AVE	89780	11000	100780	80624
00000150694000000		2800 SOUTH BLVD	78550	6870	85420	4336
00000150766000000		2830 MARTIN LUTHER KING JR BLVD	9280	46500	55780	0
00000147319000000		2619 PARK ROW AVE	42000	11000	53000	53000
00000147286000000		2606 GRAND AVE	0	25050	25050	25050
00000150754000000		2814 MARTIN LUTHER KING JR BLVD	0	47030	47030	47030
00000147349000000		2622 PARK ROW AVE	47740	11000	58740	58740
00000131455000000		2604 GOOD LATIMER EXPY	0	5000	5000	5000
00000147211000000		2524 GRAND AVE	0	11000	11000	11000
00000147358000000		2634 PARK ROW AVE	62100	11000	73100	0
00000150751000000		2810 MARTIN LUTHER KING JR BLVD	0	47100	47100	47100
00000131452000000		2600 GOOD LATIMER EXPY	44370	5000	49370	49370
00000131473000000		2611 HARRISON ST	0	6390	6390	6390
00000147346000000		2618 PARK ROW AVE	41270	11000	52270	41816
00000147208000000		2522 GRAND AVE	49560	11000	60560	60560
00000131458000000		2608 GOOD LATIMER EXPY	0	5000	5000	5000
00000147217000000		2534 GRAND AVE	0	11000	11000	11000
00000150748000000		2804 MARTIN LUTHER KING JR BLVD	64890	47030	111920	111920
00000147343000000		2614 PARK ROW AVE	43560	11000	54560	54560
00000147307000000		2603 PARK ROW AVE	44220	11000	55220	0
00000131461000000		2612 GOOD LATIMER EXPY	0	4560	4560	4560
00000131476000000		2525 GRAND AVE	0	14410	14410	14410
00000147205000000		2518 GRAND AVE	114200	11000	125200	125200
00000131461000200		2614 GOOD LATIMER EXPY	0	500	500	500
00000147340000000		2610 PARK ROW AVE	34160	11000	45160	45160
00000131482000000		2515 GRAND AVE	0	6680	6680	6680
00000147238000000		2529 PARK ROW AVE	42740	11000	53740	0
00000147202000000		2514 GRAND AVE	0	11000	11000	11000
00000147337000000		2606 PARK ROW AVE	44010	11000	55010	0
00000147489000000		2715 MARTIN LUTHER KING JR BLVD	26770	87330	114100	114100
00000131485000000		2509 GRAND AVE	0	6640	6640	6640
00000131462000000		2608 GOOD LATIMER EXPY	0	1400	1400	1400

Appendix A: 2005 DCAD Real Property Accounts in the Grand Park South TIF District (continued)

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000147235000000		2525 PARK ROW AVE	29890	11000	40890	40890
00000147199000000		2508 GRAND AVE	0	11000	11000	11000
00000150745000000		2800 MARTIN LUTHER KING JR BLVD	34340	47030	81370	81370
00000131491000000		2622 GOOD LATIMER EXPY	0	2240	2240	2240
00000147490000000		2727 MARTIN LUTHER KING JR BLVD	0	175600	175600	175600
00000147232000000		2521 PARK ROW AVE	33300	11000	44300	44300
00000147489500000		2711 MARTIN LUTHER KING JR BLVD	0	65730	65730	65730
00000147241000000		2535 PARK ROW AVE	39520	11000	50520	0
00000147514000000		2728 MARTIN LUTHER KING JR BLVD	0	36320	36320	36320
00000131488000000		2503 GRAND AVE	0	5950	5950	5950
00000147196000000		2502 GRAND AVE	183710	16290	200000	200000
00000147229000000		2517 PARK ROW AVE	47910	11000	58910	47128
00000147511000000		2724 MARTIN LUTHER KING JR BLVD	16910	39190	56100	56100
00000147334000000		2602 PARK ROW AVE	42340	11000	53340	42672
00000147226000000		2511 PARK ROW AVE	91750	11000	102750	82200
00000147508000000		2720 MARTIN LUTHER KING JR BLVD	0	23510	23510	23510
00000147517000000		2732 MARTIN LUTHER KING JR BLVD	49800	41630	91430	91430
00000147259000000		2530 PARK ROW AVE	37390	11000	48390	48390
00000147487000000		2707 MARTIN LUTHER KING JR BLVD	152240	70950	223190	223190
00000147505000000		2716 MARTIN LUTHER KING JR BLVD	31010	39190	70200	70200
00000147136000000		2434 GRAND AVE	0	11000	11000	11000
00000147223000000		2507 PARK ROW AVE	45820	11000	56820	56820
00000147484000000		2701 MARTIN LUTHER KING JR BLVD	0	22950	22950	22950
00000147256000000		2524 PARK ROW AVE	59890	11000	70890	56712
00000147503000000		2714 MARTIN LUTHER KING JR BLVD	36160	39190	75350	75350
00000147133000000		2430 GRAND AVE	0	11000	11000	11000
00000147130000000		2422 GRAND AVE	0	11000	11000	11000
00000147253000000		2522 PARK ROW AVE	9610	11000	20610	20610
00000147580000000		2629 MARTIN LUTHER KING JR BLVD	8160	46800	54960	54960
00000147127000000	X	2418 GRAND AVE	0	11000	11000	0
00000147262000000		2532 PARK ROW AVE	23290	11000	34290	34290
00000147250000000		2516 PARK ROW AVE	44260	11000	55260	44208
00000147577000000		2627 MARTIN LUTHER KING JR BLVD	32200	56160	88360	88360
00000147220000000		2503 PARK ROW AVE	40430	11000	51430	41144
00000147583000000		2633 MARTIN LUTHER KING JR BLVD	33030	56160	89190	84190
00000147493000000		2702 MARTIN LUTHER KING JR BLVD	10110	47020	57130	57130
00000147247000000		2512 PARK ROW AVE	59190	11000	70190	70190
00000147574000000		2621 MARTIN LUTHER KING JR BLVD	0	56160	56160	56160
00000147124000000		2414 GRAND AVE	0	9350	9350	9350
00000147283000000		2508 PARK ROW AVE	54530	11000	65530	52424
00000147571000000		2613 MARTIN LUTHER KING JR BLVD	15760	56160	71920	71920
00000147151000000		2425 PARK ROW AVE	23100	11000	34100	34100
00000147607000000		2632 MARTIN LUTHER KING JR BLVD	7420	19500	26920	26920
00000147148000000		2417 PARK ROW AVE	7860	11000	18860	18860
00000147121000000		2412 GOOD LATIMER EXPY	0	550	550	550
00000147601000000		2628 MARTIN LUTHER KING JR BLVD	0	39000	39000	39000
00000147568000000		2607 MARTIN LUTHER KING JR BLVD	23880	74880	98760	98760
00000147154000000		2431 PARK ROW AVE	30530	11000	41530	41530
00000147604000000		3011 MYRTLE ST	13760	19500	33260	33260
00000147117000000	X	2700 GOOD LATIMER EXPY	0	11000	11000	0
00000147145000000		2415 PARK ROW AVE	7580	11000	18580	0
00000147598000000		2624 MARTIN LUTHER KING JR BLVD	0	39190	39190	39190
00000147244000000		2502 PARK ROW AVE	34310	11000	45310	45310
00000147595000000		2622 MARTIN LUTHER KING JR BLVD	20090	58500	78590	78590
00000147142000000		2409 PARK ROW AVE	12280	11000	23280	23280
00000147172000000		2424 PARK ROW AVE	40080	11000	51080	0

Appendix A: 2005 DCAD Real Property Accounts in the Grand Park South TIF District (continued)

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000147592000000		2618 MARTIN LUTHER KING JR BLVD	37610	39000	76610	0
00000147565000000		2603 MARTIN LUTHER KING JR BLVD	37790	74880	112670	112670
00000147169000000		2420 PARK ROW AVE	39980	11000	50980	0
00000147166000000		2416 PARK ROW AVE	85320	11000	96320	77056
00000147175000000		2428 PARK ROW AVE	81130	11000	92130	726
00000147682000000		2531 MARTIN LUTHER KING JR BLVD	73420	56160	129580	129580
00000147139000000		2407 PARK ROW AVE	50410	11000	61410	61410
00000147589000000		2602 MARTIN LUTHER KING JR BLVD	556860	117570	674430	674430
00000147163000000		2414 PARK ROW AVE	54000	11000	65000	52000
00000147679000000		2525 MARTIN LUTHER KING JR BLVD	35960	56160	92120	92120
00000147685000000		2535 MARTIN LUTHER KING JR BLVD	243740	70200	313940	313940
00000147160000000		2410 PARK ROW AVE	27200	11000	38200	38200
00000147676000000		2527 MARTIN LUTHER KING JR BLVD	20700	56160	76860	76860
00000147586000000		2600 MARTIN LUTHER KING JR BLVD	0	39150	39150	39150
00000147673000000		2515 MARTIN LUTHER KING JR BLVD	7350	56160	63510	63510
00000147670000000		2509 MARTIN LUTHER KING JR BLVD	46930	56160	103090	103090
00000147097000000		231 7PARK ROW AVE	29010	8800	37810	37810
00000147157000000		2402 PARK ROW AVE	127530	11000	138530	138530
00000147706000000		2528 MARTIN LUTHER KING JR BLVD	55650	78000	133650	133650
00000147667000000		2503 MARTIN LUTHER KING JR BLVD	22420	70200	92620	92620
00000147106000000		2316 PARK ROW AVE	34930	15400	50330	40264
00000147694000000		2516 MARTIN LUTHER KING JR BLVD	275420	117000	392420	392420
00000147775000000	X	2429 MARTIN LUTHER KING JR BLVD	183530	61780	245310	0
00000147691000000	X	2506 MARTIN LUTHER KING JR BLVD	0	39000	39000	0
00000147772000000	X	2423 MARTIN LUTHER KING JR BLVD	0	62710	62710	0
00000147778000000		2433 MARTIN LUTHER KING JR BLVD	21690	70200	91890	9512
00000147688000000	X	2500 MARTIN LUTHER KING JR BLVD	161890	58500	220390	0
00000147766000000		2407 MARTIN LUTHER KING JR BLVD	77870	74880	152750	152750
00000147763000000		2403 MARTIN LUTHER KING JR BLVD	6120	70200	76320	76320
00000147793000000		2416 MARTIN LUTHER KING JR BLVD	22870	30720	53590	53590
00000147790000000		2412 MARTIN LUTHER KING JR BLVD	12420	31200	43620	43620
00000147796000000		2422 MARTIN LUTHER KING JR BLVD	82440	125400	207840	207840
00000147787000000		2408 MARTIN LUTHER KING JR BLVD	0	31200	31200	31200
00000147853000000		2321 MARTIN LUTHER KING JR BLVD	161160	84240	245400	245400
001297001110A0000		2311 MARTIN LUTHER KING JR BLVD	30040	132460	162500	162500
00000147781000000		2400 MARTIN LUTHER KING JR BLVD	0	23510	23510	23510
00000147865000000		2320 MARTIN LUTHER KING JR BLVD	25920	49280	75200	75200
00000147859000000		2310 MARTIN LUTHER KING JR BLVD	88890	110870	199760	199760
00000150451000001		2927 SOUTH BLVD	25490	2750	28240	28240

Appendix A: 2021 DCAD Real Property Accounts in the Expanded Grand Park South TIF District

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000141013000000		2710 COCKRELL AVE	\$0	\$39,600	\$39,600	\$39,600
00000141020000000		2601 COCKRELL AVE	\$801,380	\$1,801,620	\$2,603,000	\$2,603,000
00000141031000000		2716 BOTHAM JEAN BLVD	\$0	\$8,050	\$8,050	\$8,050
00000141031500000		2510 COCKRELL AVE	\$570,290	\$381,630	\$951,920	\$951,920
00000141037000000		2700 PARNELL ST	\$0	\$37,740	\$37,740	\$37,740
00000141040000000	X	2708 PARNELL ST	\$0	\$84,000	\$84,000	\$0
00000141043000000		2714 PARNELL ST	\$0	\$42,000	\$42,000	\$42,000
00000141046000000		2716 PARNELL ST	\$0	\$27,020	\$27,020	\$27,020
00000141049000000		2722 PARNELL ST	\$0	\$42,000	\$42,000	\$42,000
00000141052000000		2724 PARNELL ST	\$0	\$42,000	\$42,000	\$42,000
00000141055000000		2728 PARNELL ST	\$0	\$0	\$0	\$0
00000141058000000		2732 PARNELL ST	\$0	\$27,020	\$27,020	\$27,020
00000141061000000		2800 PARNELL ST	\$0	\$108,080	\$108,080	\$108,080
00000141064000000		2820 PARNELL ST	\$0	\$54,040	\$54,040	\$54,040
00000141067000000		2828 PARNELL ST	\$0	\$68,320	\$68,320	\$68,320
00000141073000000		1214 AL LIPSCOMB WAY	\$0	\$20,260	\$20,260	\$20,260
00000141076000000		2705 PARNELL ST	\$0	\$24,700	\$24,700	\$24,700
00000141079000000		2709 PARNELL ST	\$0	\$24,700	\$24,700	\$24,700
00000141082000000		2715 PARNELL ST	\$33,600	\$24,700	\$58,300	\$58,300
00000141085000000		2717 PARNELL ST	\$0	\$24,700	\$24,700	\$24,700
00000141091000000		2721 PARNELL ST	\$0	\$24,700	\$24,700	\$24,700
00000141095000000		2725 PARNELL ST	\$0	\$24,700	\$24,700	\$24,700
00000141097000000		2726 BOTHAM JEAN BLVD	\$0	\$74,520	\$74,520	\$74,520
00000141100000000		2700 BOTHAM JEAN BLVD	\$7,350	\$17,820	\$25,170	\$25,170
00000141103000000		2704 BOTHAM JEAN BLVD	\$7,310	\$59,190	\$66,500	\$66,500
00000141106000000		2720 BOTHAM JEAN BLVD	\$0	\$21,440	\$21,440	\$21,440
00000141109000000		2722 BOTHAM JEAN BLVD	\$0	\$21,950	\$21,950	\$21,950
00000141112000000		2724 BOTHAM JEAN BLVD	\$0	\$34,800	\$34,800	\$34,800
00000141115000000		1200 PARK ROW AVE	\$0	\$325,940	\$325,940	\$325,940
00000141139000000		1324 AL LIPSCOMB WAY	\$0	\$202,130	\$202,130	\$202,130
00000141142000000		2721 GOULD ST	\$0	\$36,750	\$36,750	\$36,750
00000141145000000	X	2727 GOULD ST	\$0	\$88,200	\$88,200	\$0
00000141148000000	X	2733 GOULD ST	\$0	\$88,200	\$88,200	\$0
00000141151000000		2805 GOULD ST	\$0	\$44,100	\$44,100	\$44,100
00000141154000000		2809 GOULD ST	\$0	\$28,370	\$28,370	\$28,370
00000141157000000		2815 GOULD ST	\$0	\$56,740	\$56,740	\$56,740
00000141160000000		2821 GOULD ST	\$0	\$24,700	\$24,700	\$24,700
00000141163000000	X	2829 GOULD ST	\$0	\$97,540	\$97,540	\$0
00000141166000000	X	1430 AL LIPSCOMB WAY	\$0	\$97,540	\$97,540	\$0
00000141169000000		2705 CLEVELAND ST	\$0	\$37,500	\$37,500	\$37,500
00000141172000000		2709 CLEVELAND ST	\$0	\$24,050	\$24,050	\$24,050
00000141175000000		2713 CLEVELAND ST	\$13,220	\$31,250	\$44,470	\$44,470
00000141178000000		2719 CLEVELAND ST	\$57,170	\$31,250	\$88,420	\$88,420
00000141181000000		2723 CLEVELAND ST	\$0	\$37,500	\$37,500	\$37,500
00000141184000000	X	2727 CLEVELAND ST	\$541,000	\$75,000	\$616,000	\$0
00000141187000000	X	2724 GOULD ST	\$0	\$24,000	\$24,000	\$0
00000141190000000		1405 PARK ROW AVE	\$0	\$17,370	\$17,370	\$17,370
00000141193000000		1409 PARK ROW AVE	\$0	\$15,440	\$15,440	\$15,440
00000141196000000		2722 GOULD ST	\$14,250	\$31,250	\$45,500	\$0

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000141199000000	X	2716 GOULD ST	\$0	\$37,500	\$37,500	\$0
00000141202000000		2712 GOULD ST	\$0	\$56,250	\$56,250	\$56,250
00000141205000000	X	2710 GOULD ST	\$0	\$37,500	\$37,500	\$0
00000141208000000		2706 GOULD ST	\$0	\$37,500	\$37,500	\$37,500
00000141211000000		2700 GOULD ST	\$0	\$33,750	\$33,750	\$33,750
00000141214000000		1520 AL LIPSCOMB WAY	\$0	\$17,250	\$17,250	\$17,250
00000141214000100		1502 AL LIPSCOMB WAY	\$0	\$23,850	\$23,850	\$23,850
00000141217000000		2706 CLEVELAND ST	\$0	\$56,250	\$56,250	\$56,250
00000141220000000	X	2712 CLEVELAND ST	\$0	\$37,500	\$37,500	\$0
00000141223000000		2718 CLEVELAND ST	\$500,000	\$75,000	\$575,000	\$575,000
00000141226000000		2724 CLEVELAND ST	\$0	\$24,130	\$24,130	\$24,130
00000141229000000		2726 CLEVELAND ST	\$0	\$45,000	\$45,000	\$45,000
00000141232000000		2703 HOLMES ST	\$0	\$61,940	\$61,940	\$61,940
00000141235000000		2707 HOLMES ST	\$0	\$43,570	\$43,570	\$43,570
00000141238000000		2709 HOLMES ST	\$0	\$45,150	\$45,150	\$45,150
00000141241000000		2715 HOLMES ST	\$0	\$45,000	\$45,000	\$45,000
00000141244000000		2719 HOLMES ST	\$0	\$45,000	\$45,000	\$45,000
00000141247000000		2721 HOLMES ST	\$115,000	\$45,000	\$160,000	\$160,000
00000141250000000		2727 HOLMES ST	\$355,000	\$45,000	\$400,000	\$400,000
00000141253000000		1604 AL LIPSCOMB WAY	\$42,740	\$25,260	\$68,000	\$68,000
00000141256000000		2700 HOLMES ST	\$0	\$18,460	\$18,460	\$18,460
00000141259000000		2704 HOLMES ST	\$39,590	\$25,000	\$64,590	\$64,590
00000141262000000		2708 HOLMES ST	\$0	\$45,150	\$45,150	\$45,150
00000141265000000		2712 HOLMES ST	\$142,750	\$47,250	\$190,000	\$190,000
00000141268000000		2716 HOLMES ST	\$0	\$65,250	\$65,250	\$65,250
00000141271000000		2722 HOLMES ST	\$0	\$29,050	\$29,050	\$29,050
00000141274000000		2728 HOLMES ST	\$147,280	\$67,720	\$215,000	\$215,000
00000141292000000	X	1616 AL LIPSCOMB WAY	\$67,480	\$28,800	\$96,280	\$0
00000141436000000		1401 SOUTH BLVD	\$0	\$72,000	\$72,000	\$72,000
00000141439000000		1407 SOUTH BLVD	\$0	\$48,000	\$48,000	\$48,000
00000141442000000		2820 GOULD ST	\$0	\$37,500	\$37,500	\$37,500
00000141445000000		2816 GOULD ST	\$0	\$37,500	\$37,500	\$37,500
00000141448000000		2808 GOULD ST	\$400,000	\$150,000	\$550,000	\$550,000
00000141451000000		2803 CLEVELAND ST	\$0	\$127,860	\$127,860	\$127,860
00000141454000000		2829 CLEVELAND ST	\$0	\$79,610	\$79,610	\$79,610
00000141457000000		2804 CLEVELAND ST	\$0	\$78,650	\$78,650	\$78,650
00000141466000000	X	2814 CLEVELAND ST	\$0	\$37,500	\$37,500	\$0
00000141469000000		2818 CLEVELAND ST	\$0	\$56,250	\$56,250	\$56,250
00000141472000000		2828 CLEVELAND ST	\$0	\$105,000	\$105,000	\$105,000
00000141475000000		2801 HOLMES ST	\$0	\$72,610	\$72,610	\$72,610
00000141478000000		2811 HOLMES ST	\$222,500	\$67,500	\$290,000	\$290,000
00000141481000000		2819 HOLMES ST	\$135,000	\$90,000	\$225,000	\$225,000
00000141484000000		2823 HOLMES ST	\$285,000	\$45,000	\$330,000	\$330,000
00000141487000000		2827 HOLMES ST	\$0	\$43,570	\$43,570	\$43,570
00000141490000000		2800 HOLMES ST	\$0	\$43,570	\$43,570	\$43,570
00000141493000000		2806 HOLMES ST	\$193,960	\$81,040	\$275,000	\$275,000
00000141496000000	X	2814 HOLMES ST	\$0	\$45,150	\$45,150	\$0
00000141499000000		2816 HOLMES ST	\$54,760	\$37,630	\$92,390	\$92,390
00000141502000000		2820 HOLMES ST	\$0	\$45,150	\$45,150	\$45,150
00000141505000000	X	2824 HOLMES ST	\$0	\$45,150	\$45,150	\$0

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000141508000000		2828 HOLMES ST	\$0	\$43,570	\$43,570	\$43,570
00000141520500000		2839 S ERVAY ST	\$34,600	\$110,400	\$145,000	\$145,000
00000141523000000		2901 S ERVAY ST	\$1,000	\$73,970	\$74,970	\$74,970
00000141526000000		2907 S ERVAY ST	\$100	\$55,200	\$55,300	\$55,300
00000141532000000		2913 S ERVAY ST	\$31,220	\$106,800	\$138,020	\$138,020
00000141562000000		2904 S ERVAY ST	\$68,000	\$80,450	\$148,450	\$148,450
00000141664000000		1217 FOREST AVE	\$0	\$36,210	\$36,210	\$36,210
00000141667000000		2923 PARNELL ST	\$0	\$19,170	\$19,170	\$19,170
00000141670000000		1213 FOREST AVE	\$0	\$39,000	\$39,000	\$39,000
00000141673000000		1209 FOREST AVE	\$4,280	\$39,000	\$43,280	\$43,280
00000141676000000		2928 BOTHAM JEAN BLVD	\$7,000	\$78,000	\$85,000	\$85,000
00000141682000000		2915 PARNELL ST	\$0	\$38,250	\$38,250	\$38,250
00000141685000000		2909 PARNELL ST	\$0	\$86,060	\$86,060	\$86,060
00000141688000000		2901 PARNELL ST	\$0	\$45,900	\$45,900	\$45,900
00000141691000000		2900 BOTHAM JEAN BLVD	\$3,840	\$61,160	\$65,000	\$65,000
00000141694000000		2910 BOTHAM JEAN BLVD	\$32,410	\$61,200	\$93,610	\$93,610
00000141697000000		2914 BOTHAM JEAN BLVD	\$33,340	\$76,500	\$109,840	\$109,840
00000141700000000	X	2903 GOULD ST	\$0	\$76,500	\$76,500	\$0
00000141703000000	X	2905 GOULD ST	\$0	\$76,500	\$76,500	\$0
00000141706000000	X	2909 GOULD ST	\$0	\$76,500	\$76,500	\$0
00000141709000000	X	2919 GOULD ST	\$0	\$76,500	\$76,500	\$0
00000141712000000	X	2919 MARTIN LUTHER KING JR BLVD	\$0	\$76,500	\$76,500	\$0
00000141715000000	X	1311 FOREST AVE	\$0	\$76,500	\$76,500	\$0
00000141718000000	X	1303 FOREST AVE	\$0	\$76,500	\$76,500	\$0
00000141721000000	X	1307 FOREST AVE	\$0	\$76,500	\$76,500	\$0
00000141724000000	X	2930 PARNELL ST	\$0	\$76,500	\$76,500	\$0
00000141727000000	X	2920 PARNELL ST	\$0	\$76,500	\$76,500	\$0
00000141730000000	X	2914 PARNELL ST	\$0	\$38,700	\$38,700	\$0
00000141734000000	X	2910 PARNELL ST	\$0	\$38,700	\$38,700	\$0
00000141736530000	X	1304 SOUTH BLVD	\$0	\$22,090	\$22,090	\$0
00000141745000000		1405 MARTIN LUTHER KING JR BLVD	\$70,700	\$97,500	\$168,200	\$168,200
00000141748000000		2912 GOULD ST	\$0	\$48,250	\$48,250	\$48,250
00000141751000000		2908 GOULD ST	\$0	\$60,310	\$60,310	\$60,310
00000141754000000		2901 CLEVELAND ST	\$0	\$56,250	\$56,250	\$56,250
00000141757000000		2905 CLEVELAND ST	\$0	\$45,000	\$45,000	\$45,000
00000141760000000		2909 CLEVELAND ST	\$0	\$45,000	\$45,000	\$45,000
00000141763000000		1411 MARTIN LUTHER KING JR BLVD	\$21,950	\$125,250	\$147,200	\$147,200
00000141766000000	X	2902 CLEVELAND ST	\$0	\$112,500	\$112,500	\$0
00000141769000000		2912 CLEVELAND ST	\$67,290	\$38,750	\$106,040	\$0
00000141772000000		1501 MARTIN LUTHER KING JR BLVD	\$0	\$39,380	\$39,380	\$39,380
00000141775000000		1509 MARTIN LUTHER KING JR BLVD	\$0	\$67,500	\$67,500	\$67,500
00000141778000000		2901 HOLMES ST	\$0	\$46,650	\$46,650	\$46,650
00000141781000000		2905 HOLMES ST	\$0	\$46,650	\$46,650	\$46,650
00000141784000000		2909 HOLMES ST	\$0	\$46,650	\$46,650	\$46,650
00000141787000000	X	2913 HOLMES ST	\$0	\$60,650	\$60,650	\$0
00000141790000000		2917 HOLMES ST	\$0	\$67,890	\$67,890	\$67,890
00000141793000000		1519 MARTIN LUTHER KING JR BLVD	\$36,090	\$65,340	\$101,430	\$101,430
00000141799000000		2902 HOLMES ST	\$0	\$72,000	\$72,000	\$72,000
00000141802000000		2906 HOLMES ST	\$206,000	\$54,000	\$260,000	\$260,000
00000141805000000		2912 HOLMES ST	\$0	\$54,000	\$54,000	\$54,000

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000141808000000		1611 MARTIN LUTHER KING JR BLVD	\$0	\$128,000	\$128,000	\$128,000
00000141811000000		1615 MARTIN LUTHER KING JR BLVD	\$0	\$43,800	\$43,800	\$43,800
00000141829000000	X	1810 SOUTH BLVD	\$0	\$45,000	\$45,000	\$0
00000141832000000	X	1814 SOUTH BLVD	\$0	\$0	\$0	\$0
00000141838000000		1820 SOUTH BLVD	\$15,000	\$28,950	\$43,950	\$43,950
00000141841000000	X	1703 MARTIN LUTHER KING JR BLVD	\$0	\$46,130	\$46,130	\$0
00000141844000000	X	1705 MARTIN LUTHER KING JR BLVD	\$265,990	\$46,130	\$312,120	\$0
00000141844009900		1705 MARTIN LUTHER KING JR BLVD	\$89,960	\$0	\$89,960	\$89,960
00000141847000000	X	1709 MARTIN LUTHER KING JR BLVD	\$226,940	\$45,000	\$271,940	\$0
00000141850000000	X	1715 MARTIN LUTHER KING JR BLVD	\$201,060	\$45,000	\$246,060	\$0
00000141853000000		1717 MARTIN LUTHER KING JR BLVD	\$180,000	\$45,000	\$225,000	\$225,000
00000141859000000	X	1828 SOUTH BLVD	\$108,150	\$37,500	\$145,650	\$0
00000141862000000	X	1832 SOUTH BLVD	\$26,340	\$37,500	\$63,840	\$0
00000141865000000		1836 SOUTH BLVD	\$0	\$44,300	\$44,300	\$40,658
00000141868000000		1840 SOUTH BLVD	\$0	\$12,410	\$12,410	\$12,410
00000141871000000		1844 SOUTH BLVD	\$0	\$12,410	\$12,410	\$12,410
00000141877000000	X	1824 SOUTH BLVD	\$119,510	\$45,000	\$164,510	\$0
00000141891000000		1912 SOUTH BLVD	\$0	\$58,400	\$58,400	\$58,400
00000141892000000		1916 SOUTH BLVD	\$0	\$24,870	\$24,870	\$24,870
00000141895000000		1920 SOUTH BLVD	\$0	\$25,550	\$25,550	\$25,550
00000141905000000		1909 MARTIN LUTHER KING JR BLVD	\$0	\$69,310	\$69,310	\$69,310
00000141907000000		1921 MARTIN LUTHER KING JR BLVD	\$112,210	\$60,000	\$172,210	\$172,210
00000141916000000		3113 BOTHAM JEAN BLVD	\$0	\$70,740	\$70,740	\$70,740
00000141919000000		3111 BOTHAM JEAN BLVD	\$122,850	\$139,670	\$262,520	\$262,520
00000141922000000		1120 FOREST AVE	\$0	\$58,450	\$58,450	\$58,450
00000141925000000		1118 FOREST AVE	\$0	\$29,230	\$29,230	\$29,230
00000141928000000		1118 FOREST AVE	\$0	\$117,440	\$117,440	\$117,440
00000141931000000		3025 BOTHAM JEAN BLVD	\$4,950	\$90,710	\$95,660	\$95,660
00000141937000000		3007 BOTHAM JEAN BLVD	\$0	\$29,250	\$29,250	\$29,250
00000141943000000		1100 FOREST AVE	\$0	\$45,050	\$45,050	\$45,050
00000141949000000		3011 BOTHAM JEAN BLVD	\$0	\$92,720	\$92,720	\$92,720
00000141952000000		3000 BOTHAM JEAN BLVD	\$7,900	\$15,600	\$23,500	\$23,500
00000141955000000		3008 BOTHAM JEAN BLVD	\$30,230	\$9,510	\$39,740	\$39,740
00000141958000000		1204 MARTIN LUTHER KING JR BLVD	\$0	\$25,110	\$25,110	\$25,110
00000141961000000		1208 FOREST LN	\$0	\$27,040	\$27,040	\$27,040
00000141964000000		1214 FOREST LN	\$0	\$54,080	\$54,080	\$54,080
00000141967000000		1220 FOREST AVE	\$0	\$24,290	\$24,290	\$24,290
00000141973000000		3020 BOTHAM JEAN BLVD	\$3,130	\$44,870	\$48,000	\$48,000
00000141973000100		3020 BOTHAM JEAN BLVD	\$0	\$18,820	\$18,820	\$18,820
00000141974000000		1347 MARTIN LUTHER KING JR BLVD	\$0	\$56,190	\$56,190	\$56,190
00000141976000000		1326 FOREST AVE	\$141,840	\$43,160	\$185,000	\$185,000
00000141979000000		3009 CLEVELAND ST	\$0	\$8,750	\$8,750	\$8,750
00000141982000000		1325 PEABODY AVE	\$0	\$34,700	\$34,700	\$34,700
00000141985000000		1319 PEABODY AVE	\$0	\$27,000	\$27,000	\$27,000
00000141988000000		1313 PEABODY AVE	\$0	\$40,490	\$40,490	\$40,490
00000141991000000		1307 PEABODY AVE	\$0	\$24,330	\$24,330	\$24,330
00000141994000000		1305 PEABODY AVE	\$61,010	\$26,880	\$87,890	\$54,240
00000141997000000		1301 PEABODY AVE	\$61,360	\$23,350	\$84,710	\$67,768
00000142000000000		1500 MARTIN LUTHER KING JR BLVD	\$94,090	\$10,850	\$104,940	\$104,940
00000142006000000	X	1516 MARTIN LUTHER KING JR BLVD	\$0	\$100	\$100	\$0

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000142009000000		3007 HOLMES ST	\$0	\$26,250	\$26,250	\$26,250
00000142012000000		3009 HOLMES ST	\$0	\$26,250	\$26,250	\$26,250
00000142015000000		3015 HOLMES ST	\$0	\$26,250	\$26,250	\$26,250
00000142018000000		3017 HOLMES ST	\$0	\$26,250	\$26,250	\$26,250
00000142024000000		1417 PEABODY AVE	\$0	\$27,000	\$27,000	\$27,000
00000142027000000		1413 PEABODY AVE	\$0	\$29,690	\$29,690	\$29,690
00000142030000000		1409 PEABODY AVE	\$0	\$27,000	\$27,000	\$27,000
00000142033000000	X	1405 PEABODY AVE	\$66,420	\$29,650	\$96,070	\$0
00000142036000000		1401 PEABODY AVE	\$59,140	\$29,650	\$88,790	\$88,790
00000142039000000		1400 MARTIN LUTHER KING JR BLVD	\$1,000	\$35,090	\$36,090	\$36,090
00000142042000000		1406 MARTIN LUTHER KING JR BLVD	\$0	\$34,650	\$34,650	\$34,650
00000142045000000		1410 MARTIN LUTHER KING JR BLVD	\$0	\$40,420	\$40,420	\$40,420
00000142048000000		1420 MARTIN LUTHER KING JR BLVD	\$140,160	\$29,840	\$170,000	\$170,000
00000142051000000		1602 MARTIN LUTHER KING JR BLVD	\$180,170	\$32,550	\$212,720	\$212,720
00000142054000000		3006 HOLMES ST	\$648,000	\$52,500	\$700,500	\$700,500
00000142060000000		3012 HOLMES ST	\$0	\$26,250	\$26,250	\$26,250
00000142063000000		3016 HOLMES ST	\$0	\$26,250	\$26,250	\$26,250
00000142072000000		1628 MARTIN LUTHER KING JR BLVD	\$148,640	\$27,040	\$175,680	\$175,680
00000142075000000		1624 MARTIN LUTHER KING JR BLVD	\$249,730	\$27,020	\$276,750	\$276,750
00000142078000000		1620 MARTIN LUTHER KING JR BLVD	\$98,380	\$27,040	\$125,420	\$125,420
00000142081000000		1618 MARTIN LUTHER KING JR BLVD	\$0	\$27,040	\$27,040	\$27,040
00000142084000000		1612 MARTIN LUTHER KING JR BLVD	\$39,110	\$27,040	\$66,150	\$66,150
00000142087000000		1632 MARTIN LUTHER KING JR BLVD	\$62,160	\$85,050	\$147,210	\$147,210
00000142090000000		3013 COLONIAL AVE	\$0	\$16,650	\$16,650	\$16,650
00000142093000000	X	3015 COLONIAL AVE	\$0	\$31,440	\$31,440	\$0
00000142096000000	X	3021 COLONIAL AVE	\$38,640	\$22,290	\$60,930	\$0
00000142099000000	X	1633 PEABODY AVE	\$0	\$10,850	\$10,850	\$0
00000142102000000		1702 MARTIN LUTHER KING JR BLVD	\$284,240	\$28,800	\$313,040	\$313,040
00000142105000000		1706 MARTIN LUTHER KING JR BLVD	\$163,970	\$27,430	\$191,400	\$191,400
00000142108000000		1708 MARTIN LUTHER KING JR BLVD	\$26,000	\$27,430	\$53,430	\$53,430
00000142111000000		1714 MARTIN LUTHER KING JR BLVD	\$0	\$27,300	\$27,300	\$27,300
00000142120000000		3016 COLONIAL AVE	\$36,520	\$28,800	\$65,320	\$65,320
00000142126000000		1709 PEABODY AVE	\$0	\$54,860	\$54,860	\$54,860
00000142171000000		1902 MARTIN LUTHER KING JR BLVD	\$165,930	\$31,200	\$197,130	\$197,130
00000142174000000		3000 S HARWOOD ST	\$0	\$9,100	\$9,100	\$9,100
00000142174000100		1904 MARTIN LUTHER KING JR BLVD	\$491,290	\$284,590	\$775,880	\$775,880
00000142177000000		3100 BOTHAM JEAN BLVD	\$717,670	\$82,330	\$800,000	\$800,000
00000142180000000		1210 PEABODY AVE	\$0	\$26,990	\$26,990	\$26,990
00000142183000000		1216 PEABODY AVE	\$0	\$26,990	\$26,990	\$26,990
00000142186000000		1222 PEABODY AVE	\$0	\$26,950	\$26,950	\$26,950
00000142189000100		1223 PENNSYLVANIA AVE	\$33,690	\$26,950	\$60,640	\$60,640
00000142189000000		1225 PENNSYLVANIA AVE	\$33,690	\$26,950	\$60,640	\$60,640
00000142192000000		1221 PENNSYLVANIA AVE	\$34,930	\$13,480	\$48,410	\$48,410
00000142195000000		1219 PENNSYLVANIA AVE	\$25,560	\$13,480	\$39,040	\$39,040
00000142198000000		1217 PENNSYLVANIA AVE	\$33,880	\$26,950	\$60,830	\$25,047
00000142201000000		1211 PENNSYLVANIA AVE	\$0	\$27,000	\$27,000	\$27,000
00000142201000100		1209 PENNSYLVANIA AVE	\$0	\$27,000	\$27,000	\$27,000
00000142204000000		3122 BOTHAM JEAN BLVD	\$0	\$27,000	\$27,000	\$27,000
00000142204000100		3122 BOTHAM JEAN BLVD	\$0	\$29,690	\$29,690	\$29,690
00000142222000000		1314 PEABODY AVE	\$1,272,200	\$107,800	\$1,380,000	\$1,380,000

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000142225000000		1325 PENNSYLVANIA AVE	\$0	\$24,260	\$24,260	\$24,260
00000142228000000		1323 PENNSYLVANIA AVE	\$44,290	\$24,260	\$68,550	\$19,785
00000142231000000		1317 PENNSYLVANIA AVE	\$154,130	\$32,340	\$186,470	\$42,176
00000142234000000		1313 PENNSYLVANIA AVE	\$185,100	\$26,950	\$212,050	\$169,640
00000142237000000		1309 PENNSYLVANIA AVE	\$54,920	\$26,950	\$81,870	\$81,870
00000142240000000		1305 PENNSYLVANIA AVE	\$0	\$26,950	\$26,950	\$26,950
00000142243000000		1301 PENNSYLVANIA AVE	\$38,310	\$25,870	\$64,180	\$64,180
00000142246000000		1506 PEABODY AVE	\$44,760	\$26,250	\$71,010	\$71,010
00000142249000000		3105 HOLMES ST	\$0	\$38,850	\$38,850	\$38,850
00000142252000000		3109 HOLMES ST	\$28,600	\$29,400	\$58,000	\$58,000
00000142255000000		3115 HOLMES ST	\$8,100	\$29,400	\$37,500	\$37,500
00000142258000000		3127 HOLMES ST	\$107,090	\$36,750	\$143,840	\$143,840
00000142261000000		1419 PENNSYLVANIA AVE	\$0	\$29,690	\$29,690	\$29,690
00000142264000000		1415 PENNSYLVANIA AVE	\$0	\$29,690	\$29,690	\$29,690
00000142267000000		1409 PENNSYLVANIA AVE	\$0	\$21,210	\$21,210	\$21,210
00000142270000000		1405 PENNSYLVANIA AVE	\$0	\$27,000	\$27,000	\$27,000
00000142273000000		1401 PENNSYLVANIA AVE	\$0	\$35,090	\$35,090	\$35,090
00000142276000000		1400 PEABODY AVE	\$70,550	\$30,050	\$100,600	\$0
00000142279000000		1404 PEABODY AVE	\$0	\$28,610	\$28,610	\$28,610
00000142282000000		1410 PEABODY AVE	\$29,110	\$30,890	\$60,000	\$60,000
00000142285000000		1414 PEABODY AVE	\$411,460	\$56,600	\$468,060	\$468,060
00000142288000000	X	3102 HOLMES ST	\$0	\$21,700	\$21,700	\$0
00000142291000000		1608 PEABODY AVE	\$0	\$11,030	\$11,030	\$11,030
00000142294000000	X	3104 HOLMES ST	\$0	\$25,730	\$25,730	\$0
00000142297000000	X	3108 HOLMES ST	\$0	\$26,250	\$26,250	\$0
00000142300000000		3112 HOLMES ST	\$75,280	\$26,250	\$101,530	\$101,530
00000142303000000		3116 HOLMES ST	\$33,750	\$26,250	\$60,000	\$60,000
00000142306000000	X	3120 HOLMES ST	\$0	\$19,210	\$19,210	\$0
00000142321000000		1625 PENNSYLVANIA AVE	\$0	\$27,000	\$27,000	\$27,000
00000142324000000		1629 PENNSYLVANIA AVE	\$850	\$27,000	\$27,850	\$27,850
00000142342000000		3103 COLONIAL AVE	\$0	\$111,340	\$111,340	\$111,340
00000142360000000		1700 PEABODY AVE	\$0	\$49,210	\$49,210	\$49,210
00000142382000000	X	3112 COLONIAL AVE	\$0	\$10,430	\$10,430	\$0
00000142396500000		1808 PEABODY AVE	\$0	\$7,400	\$7,400	\$7,400
00000142400000000	X	1812 PEABODY AVE	\$0	\$19,360	\$19,360	\$0
00000142402000000		1814 PEABODY AVE	\$46,770	\$27,190	\$73,960	\$17,082
00000142405000000		1816 PEABODY AVE	\$55,950	\$31,320	\$87,270	\$87,270
00000142411000000		1805 PENNSYLVANIA AVE	\$0	\$18,620	\$18,620	\$18,620
00000142414000000		1809 PENNSYLVANIA AVE	\$0	\$30,400	\$30,400	\$30,400
00000142417000000		1813 PENNSYLVANIA AVE	\$30,520	\$30,400	\$60,920	\$0
00000142420000000		1817 PENNSYLVANIA AVE	\$0	\$30,400	\$30,400	\$30,400
00000142423000000		1821 PENNSYLVANIA AVE	\$93,030	\$34,400	\$127,430	\$127,430
00000142426000000		1906 PEABODY AVE	\$394,160	\$125,400	\$519,560	\$519,560
00000142438000000		1901 PENNSYLVANIA AVE	\$0	\$21,520	\$21,520	\$21,520
00000142441000000		3116 S HARWOOD ST	\$32,060	\$10,540	\$42,600	\$42,600
00000142444000000		1905 PENNSYLVANIA AVE	\$0	\$30,620	\$30,620	\$30,620
00000142447000000		1909 PENNSYLVANIA AVE	\$0	\$21,780	\$21,780	\$21,780
00000142451000000		3215 BOTHAM JEAN BLVD	\$0	\$43,120	\$43,120	\$43,120
00000142453000000		3301 BOTHAM JEAN BLVD	\$783,950	\$328,530	\$1,112,480	\$1,112,480
00000142459000000		1224 PENNSYLVANIA AVE	\$23,370	\$26,250	\$49,620	\$49,620

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000142462000000		1222 PENNSYLVANIA AVE	\$0	\$26,250	\$26,250	\$26,250
00000142465000000		1214 PENNSYLVANIA AVE	\$26,250	\$22,500	\$48,750	\$48,750
00000142465000100		1216 PENNSYLVANIA AVE	\$0	\$22,500	\$22,500	\$22,500
00000142471000000		1202 PENNSYLVANIA AVE	\$154,280	\$81,380	\$235,660	\$235,660
00000142480000000		1225 COLEMAN AVE	\$49,390	\$26,250	\$75,640	\$75,640
00000142483000000		1221 COLEMAN AVE	\$0	\$26,250	\$26,250	\$26,250
00000142486000000		1217 COLEMAN AVE	\$0	\$26,250	\$26,250	\$26,250
00000142489000000		1213 COLEMAN AVE	\$500	\$26,250	\$26,750	\$26,750
00000142492000000		1209 COLEMAN AVE	\$0	\$33,750	\$33,750	\$33,750
00000142495000000		1207 COLEMAN AVE	\$0	\$21,000	\$21,000	\$21,000
00000142501000000		3216 BOTHAM JEAN BLVD	\$0	\$29,250	\$29,250	\$29,250
00000142834000000		1230 COLEMAN AVE	\$0	\$27,830	\$27,830	\$27,830
00000142837000000		1226 COLEMAN AVE	\$0	\$27,830	\$27,830	\$27,830
00000142840000000		1220 COLEMAN AVE	\$0	\$27,830	\$27,830	\$27,830
00000142843000000		1216 COLEMAN AVE	\$0	\$27,830	\$27,830	\$27,830
00000142846000000		1212 COLEMAN AVE	\$0	\$27,830	\$27,830	\$27,830
00000142849000000		1208 COLEMAN AVE	\$0	\$27,830	\$27,830	\$27,830
00000142852000000		1206 COLEMAN AVE	\$0	\$27,830	\$27,830	\$27,830
00000142882000000		1231 LENWAY ST	\$0	\$16,800	\$16,800	\$16,800
00000142885000000		3303 PARNELL ST	\$24,100	\$15,790	\$39,890	\$18,452
00000142888000000		1227 LENWAY ST	\$37,530	\$16,800	\$54,330	\$0
00000142891000000		1223 LENWAY ST	\$0	\$16,800	\$16,800	\$16,800
00000142894000000		1219 LENWAY ST	\$0	\$24,700	\$24,700	\$24,700
00000142897000000		1211 LENWAY ST	\$0	\$24,700	\$24,700	\$24,700
00000142900000000		1209 LENWAY ST	\$0	\$24,700	\$24,700	\$24,700
00000142903000000		1205 LENWAY ST	\$0	\$35,600	\$35,600	\$35,600
00000143122000000		3501 PARNELL ST	\$0	\$23,630	\$23,630	\$23,630
00000143125000000		3505 PARNELL ST	\$0	\$23,630	\$23,630	\$23,630
00000143128000000		3511 PARNELL ST	\$0	\$23,630	\$23,630	\$23,630
00000143131000000		3515 PARNELL ST	\$0	\$23,630	\$23,630	\$23,630
00000143134000000		3519 PARNELL ST	\$9,890	\$23,630	\$33,520	\$33,520
00000143137000000		3523 PARNELL ST	\$0	\$21,260	\$21,260	\$21,260
00000143140000000		3527 PARNELL ST	\$0	\$18,560	\$18,560	\$18,560
00000143143000000		3531 PARNELL ST	\$0	\$23,630	\$23,630	\$23,630
00000143146000000		3520 BOTHAM JEAN BLVD	\$61,570	\$44,550	\$106,120	\$106,120
00000143149000000		3514 BOTHAM JEAN BLVD	\$93,730	\$57,860	\$151,590	\$151,590
00000143155000000		1212 LENWAY ST	\$23,860	\$63,840	\$87,700	\$87,700
00000143509000000		3606 BOTHAM JEAN BLVD	\$34,360	\$20,500	\$54,860	\$54,860
00000143512000000		3601 CLEVELAND ST	\$74,630	\$29,230	\$103,860	\$63,408
00000143515000000		3605 CLEVELAND ST	\$0	\$23,030	\$23,030	\$23,030
00000143518000000		3609 CLEVELAND ST	\$0	\$29,310	\$29,310	\$29,310
00000143521000000	X	3615 CLEVELAND ST	\$35,640	\$29,230	\$64,870	\$0
00000143524000000		3614 PARNELL ST	\$0	\$28,810	\$28,810	\$28,810
00000143527000000		3612 PARNELL ST	\$0	\$23,030	\$23,030	\$23,030
00000143578000000	X	3701 BOTHAM JEAN BLVD	\$479,780	\$1,170,220	\$1,650,000	\$0
00000143578000100	X	3701 BOTHAM JEAN BLVD	\$0	\$65,100	\$65,100	\$0
00000143581000000		3650 BOTHAM JEAN BLVD	\$23,310	\$48,410	\$71,720	\$71,720
00000143584000000		3621 CLEVELAND ST	\$0	\$129,350	\$129,350	\$129,350
00000143590000000		1407 METROPOLITAN AVE	\$49,000	\$24,860	\$73,860	\$73,860
00000143593000000		1409 METROPOLITAN AVE	\$0	\$24,860	\$24,860	\$24,860

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
00000143596000000		3634 CLEVELAND ST	\$0	\$24,360	\$24,360	\$24,360
00000143599000000		3642 CLEVELAND ST	\$0	\$25,330	\$25,330	\$25,330
00000143602000000		3645 HOLMES ST	\$0	\$2,250	\$2,250	\$2,250
00000143605750000		3639 HOLMES ST	\$6,990	\$0	\$6,990	\$6,990
00000143608000000		1412 HAMBURG ST	\$0	\$25,900	\$25,900	\$25,900
00000143611000000		3638 CLEVELAND ST	\$66,010	\$26,570	\$92,580	\$92,580
00000143620000000		1401 METROPOLITAN AVE	\$49,670	\$25,380	\$75,050	\$27,537
00000143623000000		1416 HAMBURG ST	\$0	\$25,900	\$25,900	\$25,900
00000143626000000		1417 METROPOLITAN AVE	\$38,450	\$25,220	\$63,670	\$63,670
00000143629000000		1421 METROPOLITAN AVE	\$45,630	\$26,940	\$72,570	\$72,570
00000143632000000		1415 METROPOLITAN AVE	\$50,460	\$26,980	\$77,440	\$77,440
00000143635000000		3651 HOLMES ST	\$39,200	\$17,640	\$56,840	\$56,840
00000143638000000		3647 HOLMES ST	\$1,000	\$25,380	\$26,380	\$26,380
00000143641000000		1429 METROPOLITAN AVE	\$0	\$28,660	\$28,660	\$28,660
00000143647000000		3600 HOLMES ST	\$69,230	\$24,680	\$93,910	\$93,910
00000143650000000		3604 HOLMES ST	\$41,980	\$16,040	\$58,020	\$58,020
00000143653000000		3606 HOLMES ST	\$39,870	\$15,980	\$55,850	\$55,850
00000143656000000		3608 HOLMES ST	\$31,930	\$9,910	\$41,840	\$41,840
00000143659000000		3612 HOLMES ST	\$148,450	\$31,550	\$180,000	\$180,000
00000143662000000		3620 HOLMES ST	\$0	\$9,470	\$9,470	\$9,470
00000143665000000		3622 HOLMES ST	\$0	\$5,310	\$5,310	\$5,310
00000143917000000		1420 METROPOLITAN AVE	\$41,380	\$21,010	\$62,390	\$62,390
00000143920000000		3749 JULIUS SCHEPPS FWY	\$62,410	\$26,550	\$88,960	\$88,960
00000143938000000		1403 LOOMIS AVE	\$0	\$131,250	\$131,250	\$131,250
00000143941000000		1402 METROPOLITAN AVE	\$0	\$47,250	\$47,250	\$47,250
00000143944000000		1408 METROPOLITAN AVE	\$24,910	\$31,770	\$56,680	\$56,680
00000143947000000		1412 METROPOLITAN AVE	\$54,770	\$51,310	\$106,080	\$106,080
00000144349000000		1410 LOOMIS AVE	\$256,290	\$25,310	\$281,600	\$281,600
00000144355000000		3850 BOTHAM JEAN BLVD	\$0	\$16,950	\$16,950	\$16,950
00000144367000000		2927 BOTHAM JEAN BLVD	\$433,210	\$353,290	\$786,500	\$786,500
00000144370000000		2901 BOTHAM JEAN BLVD	\$655,190	\$238,670	\$893,860	\$893,860
00000144373000000		1115 FOREST AVE	\$118,020	\$495,850	\$613,870	\$613,870
001130000C01A0000	X	2713 S ERVAY ST	\$1,896,620	\$885,230	\$2,781,850	\$0
001131000D0130000	X	2900 COLONIAL AVE	\$0	\$54,890	\$54,890	\$0
00113100D10010000		2939 S ERVAY ST	\$1,000	\$115,650	\$116,650	\$116,650
00113600000000000	X	1304 SOUTH BLVD	\$0	\$122,950	\$122,950	\$0
001141000702A0000		1619 MARTIN LUTHER KING JR BLVD	\$44,600	\$99,400	\$144,000	\$144,000
001142000501A0000		1 SOUTH BLVD	\$0	\$18,150	\$18,150	\$18,150
001142000501B0000		1 SOUTH BLVD	\$0	\$11,110	\$11,110	\$11,110
001142000501C0000		1 SOUTH BLVD	\$0	\$11,110	\$11,110	\$11,110
001142000501D0000		1 SOUTH BLVD	\$0	\$11,110	\$11,110	\$11,110
001142000501E0000		1 SOUTH BLVD	\$0	\$11,110	\$11,110	\$11,110
001142000501F0000		1 SOUTH BLVD	\$0	\$12,920	\$12,920	\$12,920
001142000512A0000	X	1819 MARTIN LUTHER KING JR BLVD	\$1,041,610	\$256,660	\$1,298,270	\$0
001148000806A0000		1507 PEABODY AVE	\$73,610	\$16,280	\$89,890	\$0
001148000806B0000		1501 PEABODY AVE	\$71,460	\$14,960	\$86,420	\$54,763
001149000906A0000		1601 PEABODY AVE	\$69,010	\$16,280	\$85,290	\$51,324
001149000906B0000		1605 PEABODY AVE	\$71,460	\$14,960	\$86,420	\$0
001154000D0010000		1300 PEABODY AVE	\$72,850	\$25,910	\$98,760	\$66,848
001154000D0020000		1304 PEABODY AVE	\$67,990	\$27,000	\$94,990	\$94,990

DCAD Account #	Exempt	Address	Improvements	Land Value	Total Value	Taxable Value
001154000D0030000		1306 PEABODY AVE	\$62,750	\$39,410	\$102,160	\$63,419
00115600110210000	X	3107 COLONIAL AVE	\$0	\$61,010	\$61,010	\$0
001156001106A0000	X	1623 PEABODY AVE	\$0	\$177,160	\$177,160	\$0
001156001106A0100	X	1612 PEABODY AVE	\$0	\$27,000	\$27,000	\$0
001156001106A0200	X	1616 PEABODY AVE	\$0	\$27,000	\$27,000	\$0
001156001106A0300	X	1620 PEABODY AVE	\$0	\$27,000	\$27,000	\$0
001156001106A0400	X	1624 PEABODY AVE	\$0	\$27,000	\$27,000	\$0
001156001106A0500	X	1628 PEABODY AVE	\$0	\$27,000	\$27,000	\$0
001156001106A0600	X	1 PEABODY AVE	\$0	\$10,500	\$10,500	\$0
001156001106A0700	X	1615 PENNSYLVANIA AVE	\$0	\$61,850	\$61,850	\$0
001156001106A0800	X	1623 PENNSYLVANIA AVE	\$0	\$27,000	\$27,000	\$0
001156001107A0000	X	1609 PENNSYLVANIA AVE	\$0	\$13,230	\$13,230	\$0
00115900130090000		1909 PENNSYLVANIA AVE	\$0	\$27,010	\$27,010	\$27,010
00117200000000000		3401 BOTHAM JEAN BLVD	\$0	\$50,240	\$50,240	\$50,240
001192000407A0000		1308 COOPER ST	\$707,980	\$57,020	\$765,000	\$765,000
001198000001A0000		1600 HAMBURG ST	\$135,660	\$49,050	\$184,710	\$184,710

Note: The base value will be revised when final 2021 tax roll figures are available for the expanded boundary and pending any litigation or tax roll corrections. The City will monitor property with different base years separately. Taxable values may vary by taxing jurisdiction due to different exemption levels.