

Annual Report TIRZ

TIRZ Zone Name: **City of Farmers Branch TIRZ #4**

Lead Taxing Unit Name: **City of Farmers Branch**

Report for Fiscal Year (YYYY): **2025**

Have one or more abatements been given to business(es) to locate in the TIRZ this past fiscal year?: **No**

Property Type **Both**

Types of Improvement Projects (Check all that apply):

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Public Buildings and Facilities | <input checked="" type="checkbox"/> Roadwork | <input type="checkbox"/> Economic Development |
| <input type="checkbox"/> Infrastructure | <input type="checkbox"/> Water/Sewer and Drainage | <input checked="" type="checkbox"/> Parking |
| <input type="checkbox"/> Façade Renovation | <input type="checkbox"/> Affordable Housing | <input type="checkbox"/> Historical Preservation |
| <input checked="" type="checkbox"/> Transit | <input type="checkbox"/> Other | |

TIF Fund Balance (End of Fiscal Year): **\$1,912,848.43**

List of Fund Revenues

Total Tax Increments Received:	\$864,433.83	Sales Tax Increments:	
Loans:		Sale of Bonds:	
Sale of Property:		Other Fund Revenue:	\$49,671.60
		TOTAL ANNUAL REVENUES:	\$914,105.43

List of Fund Expenditures

Administrative:		Property Purchased:	
Public Improvements:		Facade Renovations:	
Parking:		Historic Preservation:	
Transit:		Affordable Housing:	
Economic Development Programs:		Other Fund Expenditure:	
		TOTAL ANNUAL EXPENDITURES:	\$0.00

Bonded Indebtedness

Principal Due: **\$0.00**

Interest Due: **\$0.00**

TOTAL DEBT: \$0.00

Reinvestment Zone Value

Subdivision Name	Tax Increment Base	Current Captured Appraised Value	Total Appraised Value
SubZone 1	\$350,999,061.00	\$201,934,029.00	\$552,933,090.00
Grand Total	\$350,999,061.00	\$201,934,029.00	\$552,933,090.00

Tax Increment Reinvestment Zone #4 Annual Report

October 1, 2024 – September 30, 2025

City of Farmers Branch

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

**TAX INCREMENT REINVESTMENT ZONE #4
CITY OF FARMERS BRANCH**

Annual Report

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I. INTRODUCTION

The City of Farmers Branch Tax Increment Reinvestment Zone #4 (“TIRZ #4”) was created on November 16, 2021 pursuant to Ordinance No. 3714 adopted by the City Council of the City of Farmers Branch (“City Council”) as authorized by Chapter 311 of the Texas Tax Code (the “Act”). TIRZ #4 was created to finance the construction of certain public improvements within the TIRZ boundary to encourage investment and reinvestment in the Interstate Highway 35E corridor. The TIRZ boundary encompasses approximately 778 acres within the City of Farmers Branch (the “City”). The project and financing plan outlines the funding of an estimated \$24,000,000 in public improvements (including landscaping upgrades and maintenance) and acquisitions that will enhance the economic development prospects of TIRZ #4. The TIRZ will fund these improvements through the contribution of a portion of the City’s (participation active) ad valorem tax receipts.

II. TIRZ REVENUES

As shown in (V) below, the total captured incremental appraised value of the property within TIRZ #4 during the year was \$201,934,029. As of the end of Fiscal Year ending 2025, the TIRZ revenues collected and deposited in the TIRZ #4 Fund were \$914,105.

III. TIRZ EXPENDITURES

There were no TIRZ expenditures paid during Fiscal Year 2025 from available TIRZ revenues.

IV. DEBT SERVICE

There is no bonded indebtedness for TIRZ #4.

V. ASSESSED VALUES

The total base year (2022) assessed value of the property within TIRZ #4 was \$350,999,061. The 2025 total appraised value of the property within TIRZ #4 was \$552,933,090 according to the Dallas Central Appraisal District. As a result, the increase in the total appraised value (“Incremental Appraised Value”) for the year was \$201,934,029.