

PILOT BREAKDOWN

**RIVERSTONE - SAN MARCOS, TX**

PILOT BREAKDOWN

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
ANNUAL PILOT	\$100,000	\$102,000	\$104,040	\$106,121	\$108,243
CUMULATIVE	\$100,000	\$202,000	\$306,040	\$412,161	<b>\$520,404</b>

  

	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
ANNUAL PILOT	\$110,408	\$112,616	\$114,869	\$117,166	\$119,509
CUMULATIVE	\$630,812	\$743,428	\$858,297	\$975,463	<b>\$1,094,972</b>

  

	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
ANNUAL PILOT	\$121,899	\$124,337	\$126,824	\$129,361	\$131,948
CUMULATIVE	\$1,216,872	\$1,341,209	\$1,468,033	\$1,597,394	<b>\$1,729,342</b>

  

	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20
ANNUAL PILOT	\$134,587	\$137,279	\$140,024	\$142,825	\$145,681
CUMULATIVE	\$1,863,929	\$2,001,207	\$2,141,231	\$2,284,056	<b>\$2,429,737</b>

ESTIMATED PROPERTY TAXES

**RIVERSTONE - SAN MARCOS, TX**

ESTIMATED PROPERTY TAXES (ALL ENTITIES)

2025 Property Tax Bill \$931,867.97

		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
ANNUAL PROPERTY TAXES	3.00%	\$931,868	\$959,824	\$988,619	\$1,018,277	\$1,048,826
CUMULATIVE		\$931,868	\$1,891,692	\$2,880,311	\$3,898,588	<b>\$4,947,414</b>

		YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
ANNUAL PROPERTY TAXES		\$1,080,290	\$1,112,699	\$1,146,080	\$1,180,462	\$1,215,876
CUMULATIVE		\$6,027,704	\$7,140,403	\$8,286,483	\$9,466,946	<b>\$10,682,822</b>

		YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
ANNUAL PROPERTY TAXES		\$1,252,353	\$1,289,923	\$1,328,621	\$1,368,480	\$1,409,534
CUMULATIVE		\$11,935,175	\$13,225,098	\$14,553,719	\$15,922,198	<b>\$17,331,732</b>

		YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20
ANNUAL PROPERTY TAXES		\$1,451,820	\$1,495,375	\$1,540,236	\$1,586,443	\$1,634,036
CUMULATIVE		\$18,783,552	\$20,278,927	\$21,819,162	\$23,405,605	<b>\$25,039,641</b>

SAN MARCOS PROPERTY TAXES

**RIVERSTONE - SAN MARCOS, TX**

ESTIMATED PROPERTY TAXES - CITY OF SAN MARCOS

2025 Property Tax Bill

[\\$293,773.34](#)

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
ANNUAL PROPERTY TAXES <span style="float: right;">3.00%</span>	\$293,773	\$302,587	\$311,664	\$321,014	\$330,644
CUMULATIVE	\$293,773	\$596,360	\$908,024	\$1,229,038	<b>\$1,559,683</b>

	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
ANNUAL PROPERTY TAXES	\$340,564	\$350,781	\$361,304	\$372,143	\$383,308
CUMULATIVE	\$1,900,246	\$2,251,027	\$2,612,331	\$2,984,475	<b>\$3,367,782</b>

	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
ANNUAL PROPERTY TAXES	\$394,807	\$406,651	\$418,851	\$431,416	\$444,359
CUMULATIVE	\$3,762,589	\$4,169,240	\$4,588,090	\$5,019,507	<b>\$5,463,865</b>

	YEAR 16	YEAR 17	YEAR 18	YEAR 19	YEAR 20
ANNUAL PROPERTY TAXES	\$457,689	\$471,420	\$485,563	\$500,129	\$515,133
CUMULATIVE	\$5,921,554	\$6,392,974	\$6,878,537	\$7,378,666	<b>\$7,893,800</b>