

TIRZ #5 - Downtown

Tax Increment Reinvestment Zone

Purpose

Covers 244 acres in downtown San Marcos
 Public improvement to buildings, water-wastewater & stormwater infrastructure
 Economic development & parking

Base Year	2011
Base Value	\$87.7M*
Tax Year 2023 Taxable Value	\$367.4M**
Captured Incremental Value	\$330.49M
City Contribution into TIRZ	70% of Tax Revenues
City Contribution to Date (FY23)	\$4.1M
FY24 City Contribution	\$2,092,465 est
End Date	FY 2028

* Base value in 2011 was \$109.3M, updated to reflect properties that have been removed from the tax roll

**Source - Hays Appraisal District: Certified Tax Roll



Fiscal Year	Total Value	Base Value	Incremental Value
2014	\$ 114,684,586	\$ 109,306,416	\$ 5,378,170
2015	145,916,763	109,306,416	36,610,347
2016	146,848,916	109,306,416	37,542,500
2017	152,534,557	109,306,416	43,228,141
2018	190,650,978	109,306,416	81,344,562
2019	226,246,103	109,306,416	116,939,687
2020	262,103,340	109,306,416	152,796,924
2021	341,869,987	109,306,416	232,563,571
2022	371,371,515	109,306,416	262,065,099
2023	439,798,677	109,306,416	330,492,261
2024	367,355,440	87,709,276	279,646,164
2025	380,159,761	87,709,276	292,450,485
2026	396,725,497	87,709,276	309,016,221
2027	414,947,806	87,709,276	327,238,530
2028	470,696,005	87,709,276	382,986,729