

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Levy Authority Summary

Local Government Name: GRANGER
 Local Government Number: 25G234

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
GRANGER URBAN RENEWAL AREA	25018	8
GRANGER LANDING AT OXLEY CREEK URBAN RENEWAL AREA	25049	2
GRANGER THE OAK STREET URBAN RENEWAL AREA	25059	2
GRANGER THE SOUTHEAST URBAN RENEWAL AREA	25060	2
GRANGER TWIN EAGLES POINT URBAN RENEWAL	77092	2
GRANGER SOUTHEAST URBAN RENEWAL	77120	4

TIF Debt Outstanding: **2,174,987**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: **460,875** **0** **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	191,083
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	191,083

Rebate Expenditures:	351,670
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	351,670

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: **300,288** **0** **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **1,523,029**

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER URBAN RENEWAL AREA
 UR Area Number: 25018

UR Area Creation Date: 01/2000

UR Area Purpose: See Urban Renewal Plan, as amended.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/99 TIF ORD 153 INCREMENT	250190	250191	0
GRANGER CITY AG/WOODWARD-GRANGER SCH/GRANGER URA 25018/07 TIF ORD 247 INCREMENT	250344	250345	137
GRANGER CITY/ WOODWARD-GRANGER SCH/GRANGER URA 25018/09 TIF ORD 282 INCREMENT	250373	250374	0
GRANGER CITY AG/WOODWARD-GRANGER SCH/GRANGER URA 25018/09 TIF ORD 282 INCREMENT	250375	250376	0
GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/16 TIF ORD 347 INCREMENT	250537	250538	368,601
GRANGER CITY AG/WOODWARD-GRANGER SCH/GRANGER URA 25018/99 TIF ORD 153 INCREMENT	250604	250605	0
GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/07 TIF ORD 247 INCREMENT	250611	250612	0
GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/19 TIF ORD 378 INCREMENT	250619	250620	395,459

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	28,440	13,612,970	6,698,290	0	0	-20,000	20,287,200	0	20,287,200
Taxable	20,431	6,308,627	5,897,489	0	0	-20,000	12,174,047	0	12,174,047
Homestead Credits									31

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	233,751	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	21,260		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	21,260		
Rebate Expenditures:	122,243		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	122,243		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	132,768	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For GRANGER URBAN RENEWAL AREA

Granger Community Center

Description:	Community Center, Land and Improvements
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Sidewalk Project 1

Description:	Economic Development Sidewalk Project 1
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Sidewalk Project 2

Description:	Economic Development Sidewalk Project 2
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Ironwood

Description:	Economic Development
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For GRANGER URBAN RENEWAL AREA

Grandwood

Debt/Obligation Type:	Rebates
Principal:	1,452,527
Interest:	0
Total:	1,452,527
Annual Appropriation?:	Yes
Date Incurred:	08/08/2018
FY of Last Payment:	2039

Non-Rebates For GRANGER URBAN RENEWAL AREA

TIF Expenditure Amount:	0
Tied To Debt:	Grandwood
Tied To Project:	Granger Community Center
TIF Expenditure Amount:	0
Tied To Debt:	Grandwood
Tied To Project:	Sidewalk Project 2

Rebates For GRANGER URBAN RENEWAL AREA

Grandwood

TIF Expenditure Amount:	122,243
Rebate Paid To:	Granger Land Co.
Tied To Debt:	Grandwood
Tied To Project:	Ironwood
Projected Final FY of Rebate:	2039

Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER URBAN RENEWAL AREA (25018)
 TIF Taxing District Name: GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/99 TIF
 ORD 153 INCREMENT
 TIF Taxing District Inc. Number: 250191
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2000

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER URBAN RENEWAL AREA (25018)
 TIF Taxing District Name: GRANGER CITY AG/WOODWARD-GRANGER SCH/GRANGER URA 25018/07 TIF
 ORD 247 INCREMENT
 TIF Taxing District Inc. Number: 250345
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2025

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2008

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	28,440	0	0	0	0	0	28,440	0	28,440
Taxable	20,431	0	0	0	0	0	20,431	0	20,431
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	26,500	1,940	137	1,803	36

FY 2025 TIF Revenue Received: 3

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER URBAN RENEWAL AREA (25018)
 TIF Taxing District Name: GRANGER CITY/ WOODWARD-GRANGER SCH/GRANGER URA 25018/09 TIF
 ORD 282 INCREMENT
 TIF Taxing District Inc. Number: 250374
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2010

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	11,990	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER URBAN RENEWAL AREA (25018)
 TIF Taxing District Name: GRANGER CITY AG/WOODWARD-GRANGER SCH/GRANGER URA 25018/09 TIF
 ORD 282 INCREMENT
 TIF Taxing District Inc. Number: 250376
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2011
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2030

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2010

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	GRANGER (25G234)
Urban Renewal Area:	GRANGER URBAN RENEWAL AREA (25018)
TIF Taxing District Name:	GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/16 TIF ORD 347 INCREMENT
TIF Taxing District Inc. Number:	250538
TIF Taxing District Base Year:	2015
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	12,164,440	1,139,590	0	0	-16,000	13,258,780	0	13,258,780
Taxable	0	5,637,338	960,145	0	0	-16,000	6,552,233	0	6,552,233
Homestead Credits									28

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,083,080	5,191,700	368,601	4,823,099	132,682

FY 2025 TIF Revenue Received: 10,378

TIF Taxing District Data Collection

Local Government Name:	GRANGER (25G234)
Urban Renewal Area:	GRANGER URBAN RENEWAL AREA (25018)
TIF Taxing District Name:	GRANGER CITY AG/WOODWARD-GRANGER SCH/GRANGER URA 25018/99 TIF ORD 153 INCREMENT
TIF Taxing District Inc. Number:	250605
TIF Taxing District Base Year:	1998
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	GRANGER (25G234)
Urban Renewal Area:	GRANGER URBAN RENEWAL AREA (25018)
TIF Taxing District Name:	GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/07 TIF ORD 247 INCREMENT
TIF Taxing District Inc. Number:	250612
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	GRANGER (25G234)
Urban Renewal Area:	GRANGER URBAN RENEWAL AREA (25018)
TIF Taxing District Name:	GRANGER CITY/WOODWARD-GRANGER SCH/GRANGER URA 25018/19 TIF ORD 378 INCREMENT
TIF Taxing District Inc. Number:	250620
TIF Taxing District Base Year:	2018
FY TIF Revenue First Received:	2022
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,448,530	5,558,700	0	0	-4,000	6,999,980	0	6,999,980
Taxable	0	671,289	4,937,344	0	0	-4,000	5,601,383	0	5,601,383
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	10,790	5,601,383	395,459	5,205,924	143,214

FY 2025 TIF Revenue Received: 10,879

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER LANDING AT OXLEY CREEK URBAN RENEWAL AREA
 UR Area Number: 25049

UR Area Creation Date: 12/2021

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GRANGER CITY/WWGR SCH/GRANGER LANDING AT OXLEY CREEK URA 25049/21 TIF ORD 403/403-A INCREMENT	250657	250658	5,822,026
GRANGER CITY AG/WWGR SCH/GRANGER LANDING AT OXLEY CREEK URA 25049/21 TIF ORD 403/403-A INCREMENT	250659	250660	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	12,562,950	0	0	0	0	12,562,950	0	12,562,950
Taxable	0	5,822,026	0	0	0	0	5,822,026	0	5,822,026
Homestead Credits									20

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	160,163
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	160,163

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 160,163 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For GRANGER LANDING AT OXLEY CREEK URBAN RENEWAL AREA

Oxley Creek Culvert

Description:	Install Culvert
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For GRANGER LANDING AT OXLEY CREEK URBAN RENEWAL AREA

Oxley Creek Culvert Repayment

Debt/Obligation Type:	Internal Loans
Principal:	486,033
Interest:	0
Total:	486,033
Annual Appropriation?:	No
Date Incurred:	11/28/2023
FY of Last Payment:	2028

Non-Rebates For GRANGER LANDING AT OXLEY CREEK URBAN RENEWAL AREA

TIF Expenditure Amount:	0
Tied To Debt:	Oxley Creek Culvert Repayment
Tied To Project:	Oxley Creek Culvert

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER LANDING AT OXLEY CREEK URBAN RENEWAL AREA (25049)
 TIF Taxing District Name: GRANGER CITY/WWGR SCH/GRANGER LANDING AT OXLEY CREEK URA
 25049/21 TIF ORD 403/403-A INCREMENT
 TIF Taxing District Inc. Number: 250658
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received: 2023
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	12,562,950	0	0	0	0	12,562,950	0	12,562,950
Taxable	0	5,822,026	0	0	0	0	5,822,026	0	5,822,026
Homestead Credits									20

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	73,900	5,822,026	5,822,026	0	0

FY 2025 TIF Revenue Received: 160,163

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER LANDING AT OXLEY CREEK URBAN RENEWAL AREA (25049)
 TIF Taxing District Name: GRANGER CITY AG/WWGR SCH/GRANGER LANDING AT OXLEY CREEK URA
 25049/21 TIF ORD 403/403-A INCREMENT
 TIF Taxing District Inc. Number: 250660
 TIF Taxing District Base Year: 2020
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER THE OAK STREET URBAN RENEWAL AREA
 UR Area Number: 25059

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GRANGER CITY AG/WWGR SCH/GRANGER THE OAK STREET URA 25059/23 TIF ORD 421 INCREMENT	250732	250733	0
GRANGER CITY/WWGR SCH/GRANGER THE OAK STREET URA 25059/23 TIF ORD 421 INCREMENT	250734	250735	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,550	0	0	0	0	0	2,550	0	2,550
Taxable	1,832	0	0	0	0	0	1,832	0	1,832
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI	
TIF Revenue:	0			
TIF Sp. Revenue Fund Interest:	0			
Property Tax Replacement Claims	0			
Asset Sales & Loan Repayments:	0			
Total Revenue:	0			
Rebate Expenditures:	0			
Non-Rebate Expenditures:	0			
Returned to County Treasurer:	0			
Total Expenditures:	0			
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI	

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER THE OAK STREET URBAN RENEWAL AREA (25059)
 TIF Taxing District Name: GRANGER CITY AG/WWGR SCH/GRANGER THE OAK STREET URA 25059/23
 TIF ORD 421 INCREMENT
 TIF Taxing District Inc. Number: 250733

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,550	0	0	0	0	0	2,550	0	2,550
Taxable	1,832	0	0	0	0	0	1,832	0	1,832
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	1,832	0	1,832	37

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER THE OAK STREET URBAN RENEWAL AREA (25059)
 TIF Taxing District Name: GRANGER CITY/WWGR SCH/GRANGER THE OAK STREET URA 25059/23 TIF
 ORD 421 INCREMENT
 TIF Taxing District Inc. Number: 250735

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER THE SOUTHEAST URBAN RENEWAL AREA
 UR Area Number: 25060

UR Area Creation Date: 12/2021

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GRANGER CITY AG/WWGR SCH/GRANGER THE SOUTHEAST URA 25060/23 TIF ORD 422 INCREMENT	250736	250737	0
GRANGER CITY/WWGR SCH/GRANGER THE SOUTHEAST URA 25060/23 TIF ORD 422 INCREMENT	250738	250739	267,455

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	8,650	0	14,760,280	0	0	0	14,768,930	0	14,768,930
Taxable	6,214	0	12,848,972	0	0	0	12,855,186	0	12,855,186
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024: 0 0 **Amount of 07-01-2024 Cash Balance Restricted for LMI**

TIF Revenue:	7,357
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	7,357

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2025: 7,357 0 **Amount of 06-30-2025 Cash Balance Restricted for LMI**

Projects For GRANGER THE SOUTHEAST URBAN RENEWAL AREA

SE Lift Station

Description:	New Lift Station
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For GRANGER THE SOUTHEAST URBAN RENEWAL AREA

SE Lift Station

Debt/Obligation Type:	Internal Loans
Principal:	7,000
Interest:	0
Total:	7,000
Annual Appropriation?:	No
Date Incurred:	11/28/2023
FY of Last Payment:	2027

♣ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name:	GRANGER (25G234)	
Urban Renewal Area:	GRANGER THE SOUTHEAST URBAN RENEWAL AREA (25060)	
TIF Taxing District Name:	GRANGER CITY AG/WWGR SCH/GRANGER THE SOUTHEAST URA 25060/23	
TIF ORD 422 INCREMENT		
TIF Taxing District Inc. Number:	250737	
TIF Taxing District Base Year:	0	
FY TIF Revenue First Received:		
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	8,650	0	0	0	0	0	8,650	0	8,650
Taxable	6,214	0	0	0	0	0	6,214	0	6,214
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	8,650	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	GRANGER (25G234)	
Urban Renewal Area:	GRANGER THE SOUTHEAST URBAN RENEWAL AREA (25060)	
TIF Taxing District Name:	GRANGER CITY/WWGR SCH/GRANGER THE SOUTHEAST URA 25060/23 TIF	
ORD 422 INCREMENT		
TIF Taxing District Inc. Number:	250739	
TIF Taxing District Base Year:	0	
FY TIF Revenue First Received:	2025	
Subject to a Statutory end date?	No	

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	14,760,280	0	0	0	14,760,280	0	14,760,280
Taxable	0	0	12,848,972	0	0	0	12,848,972	0	12,848,972
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	7,184,400	7,575,880	267,455	7,308,425	201,053

FY 2025 TIF Revenue Received: 7,357

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER TWIN EAGLES POINT URBAN RENEWAL
 UR Area Number: 77092
 UR Area Creation Date: 05/2016
 UR Area Purpose: See Urban renewal plan

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GRANGER CITY/WOOD-GRANGER SCH/16 TWIN EAGLES POINT TIF INCR	770406	770407	74,831
GRANGER CITY AG/WOOD-GRANGER SCH/16 TWIN EAGLES POINT TIF INCR	770408	770409	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	24,333,700	0	0	0	-12,000	24,311,950	0	24,311,950
Taxable	0	11,276,918	0	0	0	-12,000	11,255,168	0	11,255,168
Homestead Credits									44

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	227,124	0	Amount of 07-01-2024 Cash Balance Restricted for LMI
TIF Revenue:	2,303		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	2,303		
Rebate Expenditures:	229,427		
Non-Rebate Expenditures:	0		
Returned to County Treasurer:	0		
Total Expenditures:	229,427		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI

Projects For GRANGER TWIN EAGLES POINT URBAN RENEWAL

Twin Eagles Subdivision Lift Station

Description:	Reimbursement of developer for installation of sewer lift station in Twin Eagles subdivision
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For GRANGER TWIN EAGLES POINT URBAN RENEWAL

Twin Eagles Rebate - Lift Station

Debt/Obligation Type:	Rebates
Principal:	229,427
Interest:	0
Total:	229,427
Annual Appropriation?:	Yes
Date Incurred:	02/01/2018
FY of Last Payment:	2027

Rebates For GRANGER TWIN EAGLES POINT URBAN RENEWAL

Twin Eagles Subdivision

TIF Expenditure Amount:	229,427
Rebate Paid To:	Eagle One Development, LLC
Tied To Debt:	Twin Eagles Rebate - Lift Station
Tied To Project:	Twin Eagles Subdivision Lift Station
Projected Final FY of Rebate:	2032

Income Housing For GRANGER TWIN EAGLES POINT URBAN RENEWAL

Amount of FY 2025 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0

◆ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER TWIN EAGLES POINT URBAN RENEWAL (77092)
 TIF Taxing District Name: GRANGER CITY/WOOD-GRANGER SCH/16 TWIN EAGLES POINT TIF INCR
 TIF Taxing District Inc. Number: 770407
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	24,333,700	0	0	0	-12,000	24,311,950	0	24,311,950
Taxable	0	11,276,918	0	0	0	-12,000	11,255,168	0	11,255,168
Homestead Credits									44

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	335,090	11,255,168	74,831	11,180,337	344,141

FY 2025 TIF Revenue Received: 2,303

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER TWIN EAGLES POINT URBAN RENEWAL (77092)
 TIF Taxing District Name: GRANGER CITY AG/WOOD-GRANGER SCH/16 TWIN EAGLES POINT TIF INCR
 TIF Taxing District Inc. Number: 770409
 TIF Taxing District Base Year: 2017
 FY TIF Revenue First Received: 2020
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	0	0	0	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

Urban Renewal Area Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER SOUTHEAST URBAN RENEWAL
 UR Area Number: 77120

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
GRANGER CITY/WOOD-GRANGER SCH/23 SE TIF INCR	771101	771102	0
GRANGER CITY AG/WOOD-GRANGER SCH/23 SE TIF INCR	771103	771104	0
GRANGER CITY EXEMPT 23-30/WOOD-GRANGER SCH/23 SE TIF INCR	771105	771106	0
GRANGER CITY EXEMPT 23-30 AG/WOOD-GRANGER SCH/23 SE TIF INCR	771107	771108	0

Urban Renewal Area Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	219,650	731,400	0	0	0	0	947,800	0	947,800
Taxable	157,790	338,951	0	0	0	0	493,491	0	493,491
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2024:	0	0	Amount of 07-01-2024 Cash Balance Restricted for LMI						
TIF Revenue:	0								
TIF Sp. Revenue Fund Interest:	0								
Property Tax Replacement Claims	0								
Asset Sales & Loan Repayments:	0								
Total Revenue:	0								
Rebate Expenditures:	0								
Non-Rebate Expenditures:	0								
Returned to County Treasurer:	0								
Total Expenditures:	0								
TIF Sp. Rev. Fund Cash Balance as of 06-30-2025:	0	0	Amount of 06-30-2025 Cash Balance Restricted for LMI						

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER SOUTHEAST URBAN RENEWAL (77120)
 TIF Taxing District Name: GRANGER CITY/WOOD-GRANGER SCH/23 SE TIF INCR
 TIF Taxing District Inc. Number: 771102
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	182,850	0	0	0	0	182,038	0	182,038
Taxable	0	84,738	0	0	0	0	83,926	0	83,926
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	13,490	83,926	0	83,926	2,583

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER SOUTHEAST URBAN RENEWAL (77120)
 TIF Taxing District Name: GRANGER CITY AG/WOOD-GRANGER SCH/23 SE TIF INCR
 TIF Taxing District Inc. Number: 771104
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	99,371	0	0	0	0	0	99,371	0	99,371
Taxable	71,385	0	0	0	0	0	71,385	0	71,385
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	99,371	0	0	0	0

FY 2025 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2024 - 2025

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER SOUTHEAST URBAN RENEWAL (77120)
 TIF Taxing District Name: GRANGER CITY EXEMPT 23-30/WOOD-GRANGER SCH/23 SE TIF INCR
 TIF Taxing District Inc. Number: 771106
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	548,550	0	0	0	0	546,112	0	546,112
Taxable	0	254,213	0	0	0	0	251,775	0	251,775
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	548,550	0	0	0	0

FY 2025 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: GRANGER (25G234)
 Urban Renewal Area: GRANGER SOUTHEAST URBAN RENEWAL (77120)
 TIF Taxing District Name: GRANGER CITY EXEMPT 23-30 AG/WOOD-GRANGER SCH/23 SE TIF INCR
 TIF Taxing District Inc. Number: 771108
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2023 for FY 2025

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	120,279	0	0	0	0	0	120,279	0	120,279
Taxable	86,405	0	0	0	0	0	86,405	0	86,405
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2025	120,279	0	0	0	0

FY 2025 TIF Revenue Received: 0