

2022 CERTIFIED TOTALS

Property Count: 863

CBE - City of Bells
ARB Approved Totals

5/17/2023 10:42:52AM

Land		Value			
Homesite:		20,238,773			
Non Homesite:		10,476,971			
Ag Market:		4,912,976			
Timber Market:		0		Total Land	(+) 35,628,720
Improvement		Value			
Homesite:		87,008,809			
Non Homesite:		30,753,106		Total Improvements	(+) 117,761,915
Non Real		Count	Value		
Personal Property:		100	6,837,437		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 6,837,437
				Market Value	= 160,228,072
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,912,976	0			
Ag Use:	18,101	0		Productivity Loss	(-) 4,894,875
Timber Use:	0	0		Appraised Value	= 155,333,197
Productivity Loss:	4,894,875	0		Homestead Cap	(-) 20,914,243
				Assessed Value	= 134,418,954
				Total Exemptions Amount (Breakdown on Next Page)	(-) 18,428,312
				Net Taxable	= 115,990,642

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	3,109,979	2,625,738	8,812.47	8,903.95	26			
DPS	415,393	415,393	1,212.20	1,212.20	1			
OV65	20,051,453	19,271,539	68,654.10	69,897.22	120			
Total	23,576,825	22,312,670	78,678.77	80,013.37	147	Freeze Taxable	(-) 22,312,670	
Tax Rate	0.4868130							
						Freeze Adjusted Taxable	= 93,677,972	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 534,715.32 = 93,677,972 * (0.4868130 / 100) + 78,678.77

Certified Estimate of Market Value: 160,228,072
 Certified Estimate of Taxable Value: 115,990,642

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	30	0	0	0
DPS	1	0	0	0
DV1S	1	0	5,000	5,000
DV2	2	0	15,000	15,000
DV3	1	0	10,000	10,000
DV4	12	0	90,000	90,000
DVHS	9	0	1,665,202	1,665,202
EX-XG	1	0	150,251	150,251
EX-XN	9	0	303,988	303,988
EX-XU	2	0	168,910	168,910
EX-XV	30	0	15,819,880	15,819,880
EX-XV (Prorated)	1	0	80,746	80,746
EX366	28	0	26,103	26,103
OV65	124	0	0	0
OV65S	2	0	0	0
PC	3	31,996	0	31,996
SO	2	61,236	0	61,236
Totals		93,232	18,335,080	18,428,312

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Certified Estimate of Market Value: 160,228,072
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Tax Increment Finance Value: 0
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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	551	434.0429	\$1,283,595	\$110,914,937	\$89,678,581
B	MULTIFAMILY RESIDENCE	10	2.3325	\$0	\$3,289,903	\$3,289,903
C1	VACANT LOTS AND LAND TRACTS	65	64.3954	\$0	\$2,382,189	\$2,382,189
D1	QUALIFIED OPEN-SPACE LAND	37	366.1627	\$0	\$4,912,976	\$17,497
D2	IMPROVEMENTS ON QUALIFIED OP	13		\$0	\$75,623	\$75,623
E	RURAL LAND, NON QUALIFIED OPE	32	95.1846	\$80,289	\$5,566,603	\$4,285,569
F1	COMMERCIAL REAL PROPERTY	38	13.4302	\$0	\$9,197,449	\$9,197,449
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$970,405	\$970,405
J3	ELECTRIC COMPANY (INCLUDING C	5	0.7892	\$0	\$2,130,328	\$2,130,328
J4	TELEPHONE COMPANY (INCLUDI	2	0.1722	\$0	\$200,702	\$200,702
J5	RAILROAD	1		\$0	\$172,519	\$172,519
J6	PIPELAND COMPANY	5		\$0	\$45,708	\$38,117
J7	CABLE TELEVISION COMPANY	1		\$0	\$45,679	\$45,679
L1	COMMERCIAL PERSONAL PROPE	50		\$0	\$3,039,759	\$3,015,354
M1	TANGIBLE OTHER PERSONAL, MOB	15		\$0	\$733,414	\$490,727
X	TOTALLY EXEMPT PROPERTY	71	186.6407	\$8,161	\$16,549,878	\$0
	Totals		1,163.1504	\$1,372,045	\$160,228,072	\$115,990,642

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D1	QUALIFIED OPEN-SPACE LAND	37	366.1627	\$0	\$4,912,976	\$17,497
D2	IMPROVEMENTS ON QUALIFIED OP	13		\$0	\$75,623	\$75,623
E	RURAL LAND, NON QUALIFIED OPE	32	95.1846	\$80,289	\$5,566,603	\$4,285,569
F1	COMMERCIAL REAL PROPERTY	38	13.4302	\$0	\$9,197,449	\$9,197,449
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$970,405	\$970,405
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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.2009	\$0	\$51,416	\$51,416
A1 REAL-RESIDENTIAL SINGLE FAMILY &	488	354.2605	\$959,024	\$106,003,114	\$85,424,545
A2 REAL-RESIDENTIAL MOBILE HOMES	56	69.8919	\$324,571	\$4,440,523	\$3,787,726
A4 REAL-OTHER IMPROVEMENTS WITH	11	9.6896	\$0	\$419,884	\$414,894
B1 REAL-RESIDENTIAL DUPLEXES	8	2.3325	\$0	\$1,643,247	\$1,643,247
B2 REAL-RESIDENTIAL APARTMENTS	2		\$0	\$1,646,656	\$1,646,656
C1 REAL-VAC PLATTED LOTS-RESIDENT	53	48.7141	\$0	\$1,904,265	\$1,904,265
C1C REAL-VAC PLATTED LOTS - COMMER	12	15.6813	\$0	\$477,924	\$477,924
D1 REAL-ACREAGE WITH AG	37	366.1627	\$0	\$4,912,976	\$17,497
D2 FARM & RANCH IMPS ON AG QUALI	13		\$0	\$75,623	\$75,623
E REAL-NON QUAL OPEN SPACE LAND	32	95.1846	\$80,289	\$5,566,603	\$4,285,569
F1 COMMERCIAL REAL PROPERTY	38	13.4302	\$0	\$9,197,449	\$9,197,449
J2 GAS DISTRIBUTION SYSTEM	1		\$0	\$970,405	\$970,405
J3 ELECTRIC COMPANY (INCLUDING CC	5	0.7892	\$0	\$2,130,328	\$2,130,328
J4 TELEPHONE COMPANY (INCLUDING I	2	0.1722	\$0	\$200,702	\$200,702
J5 RAILROAD	1		\$0	\$172,519	\$172,519
J6 PIPELAND COMPANY	5		\$0	\$45,708	\$38,117
J7 CABLE TELEVISION COMPANY	1		\$0	\$45,679	\$45,679
L1 COMMERCIAL PERSONAL PROPER	34		\$0	\$2,608,180	\$2,583,775
L4 LEASE ACCOUNTS	20		\$0	\$431,579	\$431,579
M1 TANGIBLE OTHER PERSONAL, MOBI	15		\$0	\$733,414	\$490,727
X DO NOT USE	71	186.6407	\$8,161	\$16,549,878	\$0
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$1,372,045**
TOTAL NEW VALUE TAXABLE: **\$1,363,884**

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	2	2021 Market Value	\$0
EX366	HOUSE BILL 366	9	2021 Market Value	\$11,630
ABSOLUTE EXEMPTIONS VALUE LOSS				\$11,630

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	3	\$0
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV4	Disabled Veterans 70% - 100%	2	\$18,000
OV65	OVER 65	8	\$0
PARTIAL EXEMPTIONS VALUE LOSS			\$33,000
NEW EXEMPTIONS VALUE LOSS			\$44,630

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$44,630

New Ag / Timber Exemptions

2021 Market Value \$82,599 Count: 1
2022 Ag/Timber Use \$502
NEW AG / TIMBER VALUE LOSS \$82,097

New Annexations

Count	Market Value	Taxable Value
1	\$58,916	\$58,916

New Deannexations

Count	Market Value	Taxable Value
1	\$1,605	\$1,605

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
381	\$240,541	\$54,702	\$185,839

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
369	\$237,891	\$53,095	\$184,796

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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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