

2022 CERTIFIED TOTALS

Property Count: 757

CSM - City of Southmayd
ARB Approved Totals

5/17/2023 10:42:52AM

Land		Value			
Homesite:		21,380,360			
Non Homesite:		11,374,520			
Ag Market:		12,535,248			
Timber Market:		0		Total Land	(+) 45,290,128
Improvement		Value			
Homesite:		31,949,069			
Non Homesite:		13,264,632		Total Improvements	(+) 45,213,701
Non Real		Count	Value		
Personal Property:		66	22,457,108		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 22,457,108
				Market Value	= 112,960,937
Ag	Non Exempt	Exempt			
Total Productivity Market:	12,535,248	0			
Ag Use:	73,146	0		Productivity Loss	(-) 12,462,102
Timber Use:	0	0		Appraised Value	= 100,498,835
Productivity Loss:	12,462,102	0		Homestead Cap	(-) 9,567,995
				Assessed Value	= 90,930,840
				Total Exemptions Amount (Breakdown on Next Page)	(-) 12,472,511
				Net Taxable	= 78,458,329

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,957,683	1,657,683	4,625.72	4,655.24	25		
OV65	8,697,983	7,172,188	21,759.51	21,853.55	98		
Total	10,655,666	8,829,871	26,385.23	26,508.79	123	Freeze Taxable	(-) 8,829,871
Tax Rate	0.6014800						
						Freeze Adjusted Taxable	= 69,628,458

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 445,186.48 = 69,628,458 * (0.6014800 / 100) + 26,385.23

Certified Estimate of Market Value: 112,960,937
 Certified Estimate of Taxable Value: 78,458,329

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
AB	1	4,710,666	0	4,710,666
DP	26	315,000	0	315,000
DV1	2	0	10,000	10,000
DV4	7	0	60,000	60,000
DV4S	1	0	0	0
DVHS	4	0	366,662	366,662
DVHSS	2	0	225,162	225,162
EX-XN	2	0	0	0
EX-XV	39	0	5,177,838	5,177,838
EX366	16	0	10,138	10,138
OV65	103	1,312,187	0	1,312,187
OV65S	1	15,000	0	15,000
PC	3	250,423	0	250,423
SO	1	19,435	0	19,435
Totals		6,622,711	5,849,800	12,472,511

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Productivity Loss:	12,462,102	0		Homestead Cap	(-) 9,567,995
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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	467	373.4718	\$769,863	\$55,938,426	\$44,365,521
C1	VACANT LOTS AND LAND TRACTS	54	32.7995	\$0	\$1,640,898	\$1,628,898
D1	QUALIFIED OPEN-SPACE LAND	76	875.2190	\$0	\$12,535,248	\$73,146
D2	IMPROVEMENTS ON QUALIFIED OP	9		\$0	\$46,059	\$46,059
E	RURAL LAND, NON QUALIFIED OPE	20	81.7150	\$0	\$3,202,505	\$3,015,608
F1	COMMERCIAL REAL PROPERTY	25	63.3390	\$0	\$7,867,749	\$7,867,749
F2	INDUSTRIAL AND MANUFACTURIN	7	80.8510	\$0	\$3,475,507	\$3,230,100
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$124,577	\$124,577
J3	ELECTRIC COMPANY (INCLUDING C	3	1.3800	\$0	\$1,054,894	\$1,054,894
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$115,362	\$115,362
J6	PIPELAND COMPANY	5		\$0	\$377,890	\$372,874
J7	CABLE TELEVISION COMPANY	1		\$0	\$83,167	\$83,167
L1	COMMERCIAL PERSONAL PROPE	30		\$0	\$3,099,890	\$3,099,890
L2	INDUSTRIAL AND MANUFACTURIN	6		\$0	\$16,296,046	\$11,585,380
M1	TANGIBLE OTHER PERSONAL, MOB	18		\$0	\$550,047	\$430,408
S	SPECIAL INVENTORY TAX	2		\$0	\$1,364,696	\$1,364,696
X	TOTALLY EXEMPT PROPERTY	57	74.7337	\$0	\$5,187,976	\$0
	Totals		1,583.5090	\$769,863	\$112,960,937	\$78,458,329

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X	TOTALLY EXEMPT PROPERTY	57	74.7337	\$0	\$5,187,976	\$0
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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY &	122	122.2294	\$568,610	\$20,908,048	\$17,175,046
A2	REAL-RESIDENTIAL MOBILE HOMES	336	238.7610	\$199,253	\$34,343,819	\$26,532,405
A4	REAL-OTHER IMPROVEMENTS WITH	16	12.4814	\$2,000	\$686,559	\$658,070
C1	REAL-VAC PLATTED LOTS-RESIDENT	48	26.6487	\$0	\$1,359,273	\$1,347,273
C1C	REAL-VAC PLATTED LOTS - COMMER	6	6.1508	\$0	\$281,625	\$281,625
D1	REAL-ACREAGE WITH AG	76	875.2190	\$0	\$12,535,248	\$73,146
D2	FARM & RANCH IMPS ON AG QUALI	9		\$0	\$46,059	\$46,059
E	REAL-NON QUAL OPEN SPACE LAND	20	81.7150	\$0	\$3,202,505	\$3,015,608
F1	COMMERCIAL REAL PROPERTY	25	63.3390	\$0	\$7,867,749	\$7,867,749
F2	INDUSTRIAL REAL PROPERTY	7	80.8510	\$0	\$3,475,507	\$3,230,100
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$124,577	\$124,577
J3	ELECTRIC COMPANY (INCLUDING CC	3	1.3800	\$0	\$1,054,894	\$1,054,894
J4	TELEPHONE COMPANY (INCLUDING	1		\$0	\$115,362	\$115,362
J6	PIPELAND COMPANY	5		\$0	\$377,890	\$372,874
J7	CABLE TELEVISION COMPANY	1		\$0	\$83,167	\$83,167
L1	COMMERCIAL PERSONAL PROPER	19		\$0	\$2,913,296	\$2,913,296
L2	INDUSTRIAL PERSONAL PROPERTY	6		\$0	\$16,296,046	\$11,585,380
L4	LEASE ACCOUNTS	14		\$0	\$186,594	\$186,594
M1	TANGIBLE OTHER PERSONAL, MOBI	18		\$0	\$550,047	\$430,408
S		2		\$0	\$1,364,696	\$1,364,696
X	DO NOT USE	57	74.7337	\$0	\$5,187,976	\$0
Totals			1,583.5090	\$769,863	\$112,960,937	\$78,458,329

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$769,863**
TOTAL NEW VALUE TAXABLE: **\$769,863**

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	6	2021 Market Value	\$3,359
ABSOLUTE EXEMPTIONS VALUE LOSS				\$3,359

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV4	Disabled Veterans 70% - 100%	2	\$12,000
OV65	OVER 65	6	\$75,000
PARTIAL EXEMPTIONS VALUE LOSS			\$92,000
NEW EXEMPTIONS VALUE LOSS			\$95,359

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$95,359

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
276	\$133,445	\$34,496	\$98,949
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
272	\$132,208	\$34,371	\$97,837

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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