

2025 CERTIFIED TOTALS

Property Count: 848

CBE - City of Bells
ARB Approved Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		32,859,270			
Non Homesite:		13,280,844			
Ag Market:		9,732,922			
Timber Market:		0	Total Land	(+)	55,873,036
Improvement		Value			
Homesite:		102,643,823			
Non Homesite:		33,050,048	Total Improvements	(+)	135,693,871
Non Real		Count	Value		
Personal Property:	104		5,240,754		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					5,240,754
					196,807,661
Ag		Non Exempt	Exempt		
Total Productivity Market:	9,732,922		0		
Ag Use:	13,387		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	9,719,535		0		187,088,126
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	10,798,468
					1,609,921
					174,679,737
					25,793,770
				Net Taxable	=
					148,885,967
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	1,837,490	1,837,490	5,686.96	5,686.96	14
OV65	30,130,534	29,246,829	95,931.25	96,404.86	128
Total	31,968,024	31,084,319	101,618.21	102,091.82	142
Tax Rate	0.6000000				
					Freeze Taxable
					(-)
					31,084,319
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count
OV65	550,196	550,196	395,203	154,993	3
Total	550,196	550,196	395,203	154,993	3
					Transfer Adjustment
					(-)
					154,993
					Freeze Adjusted Taxable
					=
					117,646,655

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
807,498.14 = 117,646,655 * (0.6000000 / 100) + 101,618.21

Certified Estimate of Market Value: 196,807,661
Certified Estimate of Taxable Value: 148,885,967

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

2025 CERTIFIED TOTALS

Property Count: 848

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ARB Approved Totals

10/7/2025

11:05:08AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	15	0	0	0
DV1	1	0	2,500	2,500
DV1S	1	0	5,000	5,000
DV3	2	0	20,000	20,000
DV3S	1	0	10,000	10,000
DV4	16	0	96,000	96,000
DVHS	17	0	4,412,511	4,412,511
DVHSS	1	0	203,288	203,288
EX-XG	1	0	200,335	200,335
EX-XN	11	0	485,632	485,632
EX-XU	2	0	184,748	184,748
EX-XV	28	0	20,093,219	20,093,219
EX-XV (Prorated)	1	0	50,851	50,851
EX366	28	0	29,686	29,686
OV65	141	0	0	0
Totals		0	25,793,770	25,793,770

2025 CERTIFIED TOTALS

Property Count: 15

CBE - City of Bells
Under ARB Review Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		590,829			
Non Homesite:		444,128			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	1,034,957
Improvement		Value			
Homesite:		2,497,373			
Non Homesite:		301,955	Total Improvements	(+)	2,799,328
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	3,834,285
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	3,834,285
Productivity Loss:	0	0			
			Homestead Cap	(-)	44,728
			23.231 Cap	(-)	48,660
			Assessed Value	=	3,740,897
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	3,740,897

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	592,872	592,872	3,234.22	3,234.22	1		
Total	592,872	592,872	3,234.22	3,234.22	1	Freeze Taxable	(-) 592,872
Tax Rate	0.6000000						
						Freeze Adjusted Taxable	= 3,148,025

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 22,122.37 = 3,148,025 * (0.6000000 / 100) + 3,234.22

Certified Estimate of Market Value: 3,782,847
 Certified Estimate of Taxable Value: 3,602,447
 Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2025 CERTIFIED TOTALS

Property Count: 15

CBE - City of Bells
Under ARB Review Totals

10/7/2025

11:05:08AM

Exemption Breakdown

Exemption	Count	Local	State	Total
OV65	1	0	0	0
Totals		0	0	0

2025 CERTIFIED TOTALS

Property Count: 863

CBE - City of Bells
Grand Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		33,450,099			
Non Homesite:		13,724,972			
Ag Market:		9,732,922			
Timber Market:		0	Total Land	(+)	56,907,993
Improvement		Value			
Homesite:		105,141,196			
Non Homesite:		33,352,003	Total Improvements	(+)	138,493,199
Non Real		Count	Value		
Personal Property:	104		5,240,754		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 5,240,754
			Market Value	=	200,641,946
Ag	Non Exempt	Exempt			
Total Productivity Market:	9,732,922	0			
Ag Use:	13,387	0	Productivity Loss	(-)	9,719,535
Timber Use:	0	0	Appraised Value	=	190,922,411
Productivity Loss:	9,719,535	0	Homestead Cap	(-)	10,843,196
			23.231 Cap	(-)	1,658,581
			Assessed Value	=	178,420,634
			Total Exemptions Amount	(-)	25,793,770
			(Breakdown on Next Page)		
			Net Taxable	=	152,626,864
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	1,837,490	1,837,490	5,686.96	5,686.96	14
OV65	30,723,406	29,839,701	99,165.47	99,639.08	129
Total	32,560,896	31,677,191	104,852.43	105,326.04	143
Tax Rate	0.6000000				
Freeze Taxable					(-) 31,677,191
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count
OV65	550,196	550,196	395,203	154,993	3
Total	550,196	550,196	395,203	154,993	3
			Transfer Adjustment	(-)	154,993
			Freeze Adjusted Taxable	=	120,794,680

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
829,620.51 = 120,794,680 * (0.6000000 / 100) + 104,852.43

Certified Estimate of Market Value: 200,590,508
Certified Estimate of Taxable Value: 152,488,414

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

2025 CERTIFIED TOTALS

Property Count: 863

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Grand Totals

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11:05:08AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	15	0	0	0
DV1	1	0	2,500	2,500
DV1S	1	0	5,000	5,000
DV3	2	0	20,000	20,000
DV3S	1	0	10,000	10,000
DV4	16	0	96,000	96,000
DVHS	17	0	4,412,511	4,412,511
DVHSS	1	0	203,288	203,288
EX-XG	1	0	200,335	200,335
EX-XN	11	0	485,632	485,632
EX-XU	2	0	184,748	184,748
EX-XV	28	0	20,093,219	20,093,219
EX-XV (Prorated)	1	0	50,851	50,851
EX366	28	0	29,686	29,686
OV65	142	0	0	0
Totals		0	25,793,770	25,793,770

2025 CERTIFIED TOTALS

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ARB Approved Totals

10/7/2025 11:05:08AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	538	402.6231	\$2,394,919	\$130,036,657	\$115,340,594
B	MULTIFAMILY RESIDENCE	11	3.9548	\$43,990	\$4,492,525	\$4,202,910
C1	VACANT LOTS AND LAND TRACTS	52	50.4754	\$0	\$3,114,626	\$2,816,492
D1	QUALIFIED OPEN-SPACE LAND	40	384.6010	\$0	\$9,732,922	\$13,269
D2	IMPROVEMENTS ON QUALIFIED OP	13		\$26,613	\$149,767	\$137,885
E	RURAL LAND, NON QUALIFIED OPE	35	118.3376	\$16,567	\$8,275,882	\$7,451,344
F1	COMMERCIAL REAL PROPERTY	42	24.1940	\$330,909	\$14,052,946	\$13,749,559
J3	ELECTRIC COMPANY (INCLUDING C	2	1.9472	\$0	\$185,975	\$121,510
J4	TELEPHONE COMPANY (INCLUDI	1	0.1722	\$0	\$52,458	\$47,578
J5	RAILROAD	3	5.1530	\$0	\$100,751	\$92,564
L1	COMMERCIAL PERSONAL PROPE	65		\$0	\$4,725,436	\$4,725,436
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$0	\$448,856	\$186,826
X	TOTALLY EXEMPT PROPERTY	71	184.7422	\$0	\$21,438,860	\$0
Totals			1,176.2005	\$2,812,998	\$196,807,661	\$148,885,967

2025 CERTIFIED TOTALS

Property Count: 15

CBE - City of Bells
Under ARB Review Totals

10/7/2025 11:05:08AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	13	9.6291	\$10,612	\$3,460,937	\$3,367,549
B	MULTIFAMILY RESIDENCE	1	0.2755	\$0	\$177,235	\$177,235
C1	VACANT LOTS AND LAND TRACTS	1	7.9840	\$0	\$196,113	\$196,113
Totals			17.8886	\$10,612	\$3,834,285	\$3,740,897

2025 CERTIFIED TOTALS

Property Count: 863

CBE - City of Bells
Grand Totals

10/7/2025 11:05:08AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	551	412.2522	\$2,405,531	\$133,497,594	\$118,708,143
B	MULTIFAMILY RESIDENCE	12	4.2303	\$43,990	\$4,669,760	\$4,380,145
C1	VACANT LOTS AND LAND TRACTS	53	58.4594	\$0	\$3,310,739	\$3,012,605
D1	QUALIFIED OPEN-SPACE LAND	40	384.6010	\$0	\$9,732,922	\$13,269
D2	IMPROVEMENTS ON QUALIFIED OP	13		\$26,613	\$149,767	\$137,885
E	RURAL LAND, NON QUALIFIED OPE	35	118.3376	\$16,567	\$8,275,882	\$7,451,344
F1	COMMERCIAL REAL PROPERTY	42	24.1940	\$330,909	\$14,052,946	\$13,749,559
J3	ELECTRIC COMPANY (INCLUDING C	2	1.9472	\$0	\$185,975	\$121,510
J4	TELEPHONE COMPANY (INCLUDI	1	0.1722	\$0	\$52,458	\$47,578
J5	RAILROAD	3	5.1530	\$0	\$100,751	\$92,564
L1	COMMERCIAL PERSONAL PROPE	65		\$0	\$4,725,436	\$4,725,436
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$0	\$448,856	\$186,826
X	TOTALLY EXEMPT PROPERTY	71	184.7422	\$0	\$21,438,860	\$0
Totals			1,194.0891	\$2,823,610	\$200,641,946	\$152,626,864

2025 CERTIFIED TOTALS

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CBE - City of Bells
ARB Approved Totals

10/7/2025 11:05:08AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1	0.3036	\$0	\$269,158	\$269,158
A1	REAL-RESIDENTIAL SINGLE FAMILY HOMES	479	326.5221	\$2,121,895	\$123,102,685	\$109,245,872
A2	REAL-RESIDENTIAL MOBILE HOMES	54	68.6700	\$273,024	\$6,215,475	\$5,432,516
A4	REAL-OTHER IMPROVEMENTS WITH	6	7.1274	\$0	\$449,339	\$393,048
B1	REAL-RESIDENTIAL DUPLEXES	9	2.9560	\$43,990	\$2,035,840	\$1,956,856
B2	REAL-RESIDENTIAL APARTMENTS	2	0.9988	\$0	\$2,456,685	\$2,246,054
C1	REAL-VAC PLATTED LOTS-RESIDENT	38	32.1241	\$0	\$2,036,317	\$2,001,753
C1C	REAL-VAC PLATTED LOTS - COMMERCIAL	14	18.3513	\$0	\$1,078,309	\$814,739
D1	REAL-ACREAGE WITH AG	40	384.6010	\$0	\$9,732,922	\$13,269
D2	FARM & RANCH IMPROVEMENTS ON AG QUALIFIED	13		\$26,613	\$149,767	\$137,885
E	REAL-NON QUAL OPEN SPACE LAND	35	118.3376	\$16,567	\$8,275,882	\$7,451,344
F1	COMMERCIAL REAL PROPERTY	42	24.1940	\$330,909	\$14,052,946	\$13,749,559
J3	ELECTRIC COMPANY (INCLUDING CLOSING COSTS)	2	1.9472	\$0	\$185,975	\$121,510
J4	TELEPHONE COMPANY (INCLUDING CLOSING COSTS)	1	0.1722	\$0	\$52,458	\$47,578
J5	RAILROAD	3	5.1530	\$0	\$100,751	\$92,564
L1	COMMERCIAL PERSONAL PROPERTY	40		\$0	\$4,266,952	\$4,266,952
L4	LEASE ACCOUNTS	34		\$0	\$458,484	\$458,484
M1	TANGIBLE OTHER PERSONAL, MOBILE	8		\$0	\$448,856	\$186,826
X	DO NOT USE	71	184.7422	\$0	\$21,438,860	\$0
Totals			1,176.2005	\$2,812,998	\$196,807,661	\$148,885,967

2025 CERTIFIED TOTALS

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CBE - City of Bells
Under ARB Review Totals

10/7/2025 11:05:08AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY HOMES	10	6.7619	\$10,612	\$3,275,364	\$3,230,636
A2	REAL-RESIDENTIAL MOBILE HOMES	1	0.0482	\$0	\$25,031	\$25,031
A4	REAL-OTHER IMPROVEMENTS WITH	2	2.8190	\$0	\$160,542	\$111,882
B1	REAL-RESIDENTIAL DUPLEXES	1	0.2755	\$0	\$177,235	\$177,235
C1	REAL-VAC PLATTED LOTS-RESIDENT	1	7.9840	\$0	\$196,113	\$196,113
Totals			17.8886	\$10,612	\$3,834,285	\$3,740,897

2025 CERTIFIED TOTALS

Property Count: 863

CBE - City of Bells
Grand Totals

10/7/2025 11:05:08AM

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.3036	\$0	\$269,158	\$269,158
A1 REAL-RESIDENTIAL SINGLE FAMILY	489	333.2840	\$2,132,507	\$126,378,049	\$112,476,508
A2 REAL-RESIDENTIAL MOBILE HOMES	55	68.7182	\$273,024	\$6,240,506	\$5,457,547
A4 REAL-OTHER IMPROVEMENTS WITH	8	9.9464	\$0	\$609,881	\$504,930
B1 REAL-RESIDENTIAL DUPLEXES	10	3.2315	\$43,990	\$2,213,075	\$2,134,091
B2 REAL-RESIDENTIAL APARTMENTS	2	0.9988	\$0	\$2,456,685	\$2,246,054
C1 REAL-VAC PLATTED LOTS-RESIDENT	39	40.1081	\$0	\$2,232,430	\$2,197,866
C1C REAL-VAC PLATTED LOTS - COMMER	14	18.3513	\$0	\$1,078,309	\$814,739
D1 REAL-ACREAGE WITH AG	40	384.6010	\$0	\$9,732,922	\$13,269
D2 FARM & RANCH IMPS ON AG QUALI	13		\$26,613	\$149,767	\$137,885
E REAL-NON QUAL OPEN SPACE LAND	35	118.3376	\$16,567	\$8,275,882	\$7,451,344
F1 COMMERCIAL REAL PROPERTY	42	24.1940	\$330,909	\$14,052,946	\$13,749,559
J3 ELECTRIC COMPANY (INCLUDING CC	2	1.9472	\$0	\$185,975	\$121,510
J4 TELEPHONE COMPANY (INCLUDING	1	0.1722	\$0	\$52,458	\$47,578
J5 RAILROAD	3	5.1530	\$0	\$100,751	\$92,564
L1 COMMERCIAL PERSONAL PROPER	40		\$0	\$4,266,952	\$4,266,952
L4 LEASE ACCOUNTS	34		\$0	\$458,484	\$458,484
M1 TANGIBLE OTHER PERSONAL, MOBI	8		\$0	\$448,856	\$186,826
X DO NOT USE	71	184.7422	\$0	\$21,438,860	\$0
Totals		1,194.0891	\$2,823,610	\$200,641,946	\$152,626,864

2025 CERTIFIED TOTALS

Property Count: 863

CBE - City of Bells
Effective Rate Assumption

10/7/2025 11:05:08AM

New Value

TOTAL NEW VALUE MARKET:	\$2,823,610
TOTAL NEW VALUE TAXABLE:	\$2,391,075

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	1	2024 Market Value	\$302,473
EX366	HOUSE BILL 366	2	2024 Market Value	\$18,538

ABSOLUTE EXEMPTIONS VALUE LOSS	\$321,011
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Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$0
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	1	\$0
DVHS	Disabled Veteran Homestead	4	\$1,073,179
OV65	OVER 65	7	\$0
PARTIAL EXEMPTIONS VALUE LOSS		15	\$1,093,179
NEW EXEMPTIONS VALUE LOSS			\$1,414,190

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS	
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TOTAL EXEMPTIONS VALUE LOSS	\$1,414,190
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New Ag / Timber Exemptions**New Annexations**

Count	Market Value	Taxable Value
2	\$763,900	\$750,838

New Deannexations**Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
399	\$274,396	\$26,953	\$247,443

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
381	\$271,776	\$26,918	\$244,858

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
399	\$264,603	\$10,778	\$253,825

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
381	\$260,123	\$10,914	\$249,209

2025 CERTIFIED TOTALSCBE - City of Bells
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
15	\$3,834,285	\$3,602,447

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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