

2025 CERTIFIED TOTALS

Property Count: 305

CKW - City of Knollwood
ARB Approved Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		294,338			
Non Homesite:		9,969,085			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	10,263,423
Improvement		Value			
Homesite:		10,099,028			
Non Homesite:		29,448,959	Total Improvements	(+)	39,547,987
Non Real		Count	Value		
Personal Property:	26		1,929,356		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 1,929,356
			Market Value	=	51,740,766
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-) 0
Timber Use:	0		0	Appraised Value	= 51,740,766
Productivity Loss:	0		0		
			Homestead Cap	(-) 365,440	
			23.231 Cap	(-) 760,735	
			Assessed Value	= 50,614,591	
			Total Exemptions Amount (Breakdown on Next Page)	(-) 1,015,480	
			Net Taxable	= 49,599,111	

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	213,063	183,063	446.04	446.04	6		
OV65	2,623,967	2,162,031	4,906.80	4,915.28	59		
Total	2,837,030	2,345,094	5,352.84	5,361.32	65	Freeze Taxable	(-) 2,345,094
Tax Rate	0.4420750						
						Freeze Adjusted Taxable	= 47,254,017

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
214,251.04 = 47,254,017 * (0.4420750 / 100) + 5,352.84

Certified Estimate of Market Value: 51,740,766
Certified Estimate of Taxable Value: 49,599,111

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

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11:05:08AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	7	32,500	0	32,500
DV2	2	0	15,000	15,000
DV4	4	0	18,000	18,000
DV4S	1	0	0	0
DVHS	2	0	202,780	202,780
DVHSS	1	0	89,888	89,888
EX-XN	5	0	253,604	253,604
EX-XV	1	0	68,159	68,159
EX366	8	0	6,020	6,020
HS	120	0	0	0
MASSS	1	0	25,399	25,399
OV65	68	304,130	0	304,130
Totals		336,630	678,850	1,015,480

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Autos:	0		0	Total Non Real	(+)
			Market Value	=	1,929,356
					51,740,766
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	0		0		51,740,766
			Homestead Cap	(-)	365,440
			23.231 Cap	(-)	760,735
			Assessed Value	=	50,614,591
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,015,480
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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	8	5.8760	\$0	\$1,313,027	\$1,084,576
B	MULTIFAMILY RESIDENCE	2	13.4980	\$0	\$23,029,200	\$23,029,200
C1	VACANT LOTS AND LAND TRACTS	8	15.4130	\$0	\$730,384	\$730,384
E	RURAL LAND, NON QUALIFIED OPE	3	119.0400	\$0	\$4,299,815	\$4,299,815
F1	COMMERCIAL REAL PROPERTY	21	48.1594	\$0	\$7,997,233	\$7,236,498
L1	COMMERCIAL PERSONAL PROPE	13		\$0	\$1,669,732	\$1,669,732
M1	TANGIBLE OTHER PERSONAL, MOB	236		\$1,076,951	\$12,373,592	\$11,548,906
X	TOTALLY EXEMPT PROPERTY	14		\$0	\$327,783	\$0
Totals			201.9864	\$1,076,951	\$51,740,766	\$49,599,111

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10/7/2025 11:05:08AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	8	5.8760	\$0	\$1,313,027	\$1,084,576
B	MULTIFAMILY RESIDENCE	2	13.4980	\$0	\$23,029,200	\$23,029,200
C1	VACANT LOTS AND LAND TRACTS	8	15.4130	\$0	\$730,384	\$730,384
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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 1	2	1.9300	\$0	\$703,587	\$580,024
A2	REAL-RESIDENTIAL MOBILE HOMES	5		\$0	\$257,049	\$152,161
A4	REAL-OTHER IMPROVEMENTS WITH	1	3.9460	\$0	\$352,391	\$352,391
B2	REAL-RESIDENTIAL APARTMENTS	2	13.4980	\$0	\$23,029,200	\$23,029,200
C1	REAL-VAC PLATTED LOTS-RESIDENT	2	2.8340	\$0	\$286,552	\$286,552
C1C	REAL-VAC PLATTED LOTS - COMMER	6	12.5790	\$0	\$443,832	\$443,832
E	REAL-NON QUAL OPEN SPACE LAND	3	119.0400	\$0	\$4,299,815	\$4,299,815
F1	COMMERCIAL REAL PROPERTY	21	48.1594	\$0	\$7,997,233	\$7,236,498
L1	COMMERCIAL PERSONAL PROPER	8		\$0	\$1,669,732	\$1,669,732
L4	LEASE ACCOUNTS	7		\$0	\$0	\$0
M1	TANGIBLE OTHER PERSONAL, MOBI	236		\$1,076,951	\$12,373,592	\$11,548,906
X	DO NOT USE	14		\$0	\$327,783	\$0
Totals			201.9864	\$1,076,951	\$51,740,766	\$49,599,111

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$1,076,951
TOTAL NEW VALUE TAXABLE:	\$1,059,951

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV4	Disabled Veterans 70% - 100%	1	\$12,000
HS	HOMESTEAD	6	\$0
OV65	OVER 65	1	\$5,000
PARTIAL EXEMPTIONS VALUE LOSS		9	\$24,500
NEW EXEMPTIONS VALUE LOSS			\$24,500

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$24,500
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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
5	\$137,530	\$24,713	\$112,817

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
5	\$137,530	\$24,713	\$112,817

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
5	\$60,869	\$0	\$60,869

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
5	\$60,869	\$0	\$60,869

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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2025 CERTIFIED TOTALS
CKW - City of Knollwood
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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