

2025 CERTIFIED TOTALS

Property Count: 760

CSM - City of Southmayd
ARB Approved Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		30,787,208			
Non Homesite:		14,796,239			
Ag Market:		27,288,444			
Timber Market:		0	Total Land	(+)	72,871,891
Improvement		Value			
Homesite:		40,440,001			
Non Homesite:		18,435,721	Total Improvements	(+)	58,875,722
Non Real		Count	Value		
Personal Property:	58		19,175,748		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					19,175,748
					150,923,361
Ag		Non Exempt	Exempt		
Total Productivity Market:	27,288,444		0		
Ag Use:	58,042		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	27,230,402		0		123,692,959
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	
				Net Taxable	=
					103,293,085

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	772,973	667,973	1,824.35	1,824.35	9		
OV65	14,427,493	12,391,996	34,038.16	34,450.24	122		
Total	15,200,466	13,059,969	35,862.51	36,274.59	131	Freeze Taxable	(-)
Tax Rate	0.6255010						
						Freeze Adjusted Taxable	=
							90,233,116

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
600,271.55 = 90,233,116 * (0.6255010 / 100) + 35,862.51

Certified Estimate of Market Value: 150,923,361
Certified Estimate of Taxable Value: 103,293,085

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	9	105,000	0	105,000
DV1	2	0	10,000	10,000
DV2	2	0	15,000	15,000
DV4	11	0	72,000	72,000
DV4S	1	0	0	0
DVHS	9	0	1,658,036	1,658,036
DVHSS	2	0	277,006	277,006
EX-XN	4	0	42,300	42,300
EX-XV	41	0	6,424,094	6,424,094
EX-XV (Prorated)	3	0	70,836	70,836
EX366	14	0	9,141	9,141
OV65	132	1,597,499	0	1,597,499
OV65S	1	15,000	0	15,000
PPV	1	30,000	0	30,000
SO	3	142,626	0	142,626
Totals		1,890,125	8,578,413	10,468,538

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Land		Value			
Homesite:		641,200			
Non Homesite:		37,849			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	679,049
Improvement		Value			
Homesite:		1,115,920			
Non Homesite:		222	Total Improvements	(+)	1,116,142
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	1,795,191
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	1,795,191
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	1,795,191
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	1,795,191

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 11,228.94 = 1,795,191 * (0.625501 / 100)

Certified Estimate of Market Value:	1,781,898
Certified Estimate of Taxable Value:	1,781,898
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2025 CERTIFIED TOTALS

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2025 CERTIFIED TOTALS

Property Count: 771

CSM - City of Southmayd
Grand Totals

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Land		Value			
Homesite:		31,428,408			
Non Homesite:		14,834,088			
Ag Market:		27,288,444			
Timber Market:		0	Total Land	(+)	73,550,940
Improvement		Value			
Homesite:		41,555,921			
Non Homesite:		18,435,943	Total Improvements	(+)	59,991,864
Non Real		Count	Value		
Personal Property:	58		19,175,748		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 19,175,748
			Market Value	=	152,718,552
Ag	Non Exempt	Exempt			
Total Productivity Market:	27,288,444	0			
Ag Use:	58,042	0	Productivity Loss	(-)	27,230,402
Timber Use:	0	0	Appraised Value	=	125,488,150
Productivity Loss:	27,230,402	0	Homestead Cap	(-)	8,565,560
			23.231 Cap	(-)	1,365,776
			Assessed Value	=	115,556,814
			Total Exemptions Amount (Breakdown on Next Page)	(-)	10,468,538
			Net Taxable	=	105,088,276

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	772,973	667,973	1,824.35	1,824.35	9		
OV65	14,427,493	12,391,996	34,038.16	34,450.24	122		
Total	15,200,466	13,059,969	35,862.51	36,274.59	131	Freeze Taxable	(-) 13,059,969
Tax Rate	0.6255010						
						Freeze Adjusted Taxable	= 92,028,307

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
611,500.49 = 92,028,307 * (0.6255010 / 100) + 35,862.51

Certified Estimate of Market Value: 152,705,259
Certified Estimate of Taxable Value: 105,074,983

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	9	105,000	0	105,000
DV1	2	0	10,000	10,000
DV2	2	0	15,000	15,000
DV4	11	0	72,000	72,000
DV4S	1	0	0	0
DVHS	9	0	1,658,036	1,658,036
DVHSS	2	0	277,006	277,006
EX-XN	4	0	42,300	42,300
EX-XV	41	0	6,424,094	6,424,094
EX-XV (Prorated)	3	0	70,836	70,836
EX366	14	0	9,141	9,141
OV65	132	1,597,499	0	1,597,499
OV65S	1	15,000	0	15,000
PPV	1	30,000	0	30,000
SO	3	142,626	0	142,626
Totals		1,890,125	8,578,413	10,468,538

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	476	358.0760	\$1,819,168	\$73,418,781	\$61,274,021
C1	VACANT LOTS AND LAND TRACTS	52	31.4893	\$0	\$2,220,874	\$2,179,702
D1	QUALIFIED OPEN-SPACE LAND	90	927.4970	\$0	\$27,288,444	\$58,042
D2	IMPROVEMENTS ON QUALIFIED OP	10		\$0	\$64,312	\$64,312
E	RURAL LAND, NON QUALIFIED OPE	20	46.2550	\$0	\$3,320,108	\$3,250,701
F1	COMMERCIAL REAL PROPERTY	23	98.5696	\$0	\$11,175,704	\$10,986,287
F2	INDUSTRIAL AND MANUFACTURIN	7	97.8040	\$0	\$7,146,633	\$6,279,872
J3	ELECTRIC COMPANY (INCLUDING C	1	1.3800	\$0	\$56,807	\$56,807
L1	COMMERCIAL PERSONAL PROPE	37		\$0	\$13,299,908	\$13,157,282
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$4,947,405	\$4,947,405
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$0	\$318,171	\$191,660
S	SPECIAL INVENTORY TAX	2		\$0	\$846,994	\$846,994
X	TOTALLY EXEMPT PROPERTY	63	65.3229	\$155,962	\$6,819,220	\$0
Totals			1,626.3938	\$1,975,130	\$150,923,361	\$103,293,085

2025 CERTIFIED TOTALS

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Under ARB Review Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	11	8.1220	\$0	\$1,795,191	\$1,795,191
Totals			8.1220	\$0	\$1,795,191	\$1,795,191

2025 CERTIFIED TOTALS

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CSM - City of Southmayd
Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	487	366.1980	\$1,819,168	\$75,213,972	\$63,069,212
C1	VACANT LOTS AND LAND TRACTS	52	31.4893	\$0	\$2,220,874	\$2,179,702
D1	QUALIFIED OPEN-SPACE LAND	90	927.4970	\$0	\$27,288,444	\$58,042
D2	IMPROVEMENTS ON QUALIFIED OP	10		\$0	\$64,312	\$64,312
E	RURAL LAND, NON QUALIFIED OPE	20	46.2550	\$0	\$3,320,108	\$3,250,701
F1	COMMERCIAL REAL PROPERTY	23	98.5696	\$0	\$11,175,704	\$10,986,287
F2	INDUSTRIAL AND MANUFACTURIN	7	97.8040	\$0	\$7,146,633	\$6,279,872
J3	ELECTRIC COMPANY (INCLUDING C	1	1.3800	\$0	\$56,807	\$56,807
L1	COMMERCIAL PERSONAL PROPE	37		\$0	\$13,299,908	\$13,157,282
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$4,947,405	\$4,947,405
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$0	\$318,171	\$191,660
S	SPECIAL INVENTORY TAX	2		\$0	\$846,994	\$846,994
X	TOTALLY EXEMPT PROPERTY	63	65.3229	\$155,962	\$6,819,220	\$0
Totals			1,634.5158	\$1,975,130	\$152,718,552	\$105,088,276

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	3	0.2408	\$0	\$71,675	\$47,341
A1 REAL-RESIDENTIAL SINGLE FAMILY &	128	119.8875	\$1,233,987	\$27,720,854	\$23,859,369
A2 REAL-RESIDENTIAL MOBILE HOMES	340	230.9702	\$585,181	\$45,017,826	\$36,792,732
A4 REAL-OTHER IMPROVEMENTS WITH	12	6.9775	\$0	\$608,426	\$574,579
C1 REAL-VAC PLATTED LOTS-RESIDENT	47	26.3317	\$0	\$1,961,193	\$1,920,021
C1C REAL-VAC PLATTED LOTS - COMMER	5	5.1576	\$0	\$259,681	\$259,681
D1 REAL-ACREAGE WITH AG	90	927.4970	\$0	\$27,288,444	\$58,042
D2 FARM & RANCH IMPS ON AG QUALI	10		\$0	\$64,312	\$64,312
E REAL-NON QUAL OPEN SPACE LAND	20	46.2550	\$0	\$3,320,108	\$3,250,701
F1 COMMERCIAL REAL PROPERTY	23	98.5696	\$0	\$11,175,704	\$10,986,287
F2 INDUSTRIAL REAL PROPERTY	7	97.8040	\$0	\$7,146,633	\$6,279,872
J3 ELECTRIC COMPANY (INCLUDING CC	1	1.3800	\$0	\$56,807	\$56,807
L1 COMMERCIAL PERSONAL PROPER	22		\$0	\$12,973,871	\$12,961,251
L2 INDUSTRIAL PERSONAL PROPERTY	3		\$0	\$4,947,405	\$4,947,405
L4 LEASE ACCOUNTS	19		\$0	\$326,037	\$196,031
M1 TANGIBLE OTHER PERSONAL, MOBI	8		\$0	\$318,171	\$191,660
S	2		\$0	\$846,994	\$846,994
X DO NOT USE	63	65.3229	\$155,962	\$6,819,220	\$0
Totals		1,626.3938	\$1,975,130	\$150,923,361	\$103,293,085

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY HOMES	6	2.6963	\$0	\$817,819	\$817,819
A2	REAL-RESIDENTIAL MOBILE HOMES	5	5.4257	\$0	\$977,372	\$977,372
Totals			8.1220	\$0	\$1,795,191	\$1,795,191

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Grand Totals

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	3	0.2408	\$0	\$71,675	\$47,341
A1 REAL-RESIDENTIAL SINGLE FAMILY &	134	122.5838	\$1,233,987	\$28,538,673	\$24,677,188
A2 REAL-RESIDENTIAL MOBILE HOMES	345	236.3959	\$585,181	\$45,995,198	\$37,770,104
A4 REAL-OTHER IMPROVEMENTS WITH	12	6.9775	\$0	\$608,426	\$574,579
C1 REAL-VAC PLATTED LOTS-RESIDENT	47	26.3317	\$0	\$1,961,193	\$1,920,021
C1C REAL-VAC PLATTED LOTS - COMMER	5	5.1576	\$0	\$259,681	\$259,681
D1 REAL-ACREAGE WITH AG	90	927.4970	\$0	\$27,288,444	\$58,042
D2 FARM & RANCH IMPS ON AG QUALI	10		\$0	\$64,312	\$64,312
E REAL-NON QUAL OPEN SPACE LAND	20	46.2550	\$0	\$3,320,108	\$3,250,701
F1 COMMERCIAL REAL PROPERTY	23	98.5696	\$0	\$11,175,704	\$10,986,287
F2 INDUSTRIAL REAL PROPERTY	7	97.8040	\$0	\$7,146,633	\$6,279,872
J3 ELECTRIC COMPANY (INCLUDING CC	1	1.3800	\$0	\$56,807	\$56,807
L1 COMMERCIAL PERSONAL PROPER	22		\$0	\$12,973,871	\$12,961,251
L2 INDUSTRIAL PERSONAL PROPERTY	3		\$0	\$4,947,405	\$4,947,405
L4 LEASE ACCOUNTS	19		\$0	\$326,037	\$196,031
M1 TANGIBLE OTHER PERSONAL, MOBI	8		\$0	\$318,171	\$191,660
S	2		\$0	\$846,994	\$846,994
X DO NOT USE	63	65.3229	\$155,962	\$6,819,220	\$0
Totals		1,634.5158	\$1,975,130	\$152,718,552	\$105,088,276

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$1,975,130
TOTAL NEW VALUE TAXABLE:	\$1,619,122

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	3	2024 Market Value	\$137,054
EX366	HOUSE BILL 366	1	2024 Market Value	\$4,063
ABSOLUTE EXEMPTIONS VALUE LOSS				\$141,117

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV4	Disabled Veterans 70% - 100%	3	\$24,000
DVHS	Disabled Veteran Homestead	3	\$559,531
OV65	OVER 65	5	\$52,171
PARTIAL EXEMPTIONS VALUE LOSS		13	\$648,202
NEW EXEMPTIONS VALUE LOSS			\$789,319

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$789,319
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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
291	\$169,127	\$29,259	\$139,868

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
287	\$168,408	\$29,564	\$138,844

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
291	\$159,095	\$22,805	\$136,290

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
287	\$159,225	\$23,324	\$135,901

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
11	\$1,795,191	\$1,781,898

2025 CERTIFIED TOTALS

CSM - City of Southmayd

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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