

2025 CERTIFIED TOTALS

Property Count: 309

CKW - City of Knollwood
ARB Approved Totals

4/17/2026

1:08:17PM

Land		Value			
Homesite:		294,338			
Non Homesite:		9,969,085			
Ag Market:		0			
Timber Market:		0		Total Land	(+) 10,263,423
Improvement		Value			
Homesite:		10,268,981			
Non Homesite:		28,705,212		Total Improvements	(+) 38,974,193
Non Real		Count	Value		
Personal Property:	30	2,445,683			
Mineral Property:	0	0			
Autos:	0	0		Total Non Real	(+) 2,445,683
				Market Value	= 51,683,299
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0		Productivity Loss	(-) 0
Timber Use:	0	0		Appraised Value	= 51,683,299
Productivity Loss:	0	0		Homestead Cap	(-) 365,440
				23.231 Cap	(-) 760,735
				Assessed Value	= 50,557,124
				Total Exemptions Amount (Breakdown on Next Page)	(-) 1,033,010
				Net Taxable	= 49,524,114

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	343,749	308,749	850.12	850.12	8			
OV65	3,027,481	2,532,215	6,111.16	6,119.64	67			
Total	3,371,230	2,840,964	6,961.28	6,969.76	75	Freeze Taxable	(-) 2,840,964	
Tax Rate	0.4420750							
						Freeze Adjusted Taxable	= 46,683,150	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 213,335.82 = 46,683,150 * (0.4420750 / 100) + 6,961.28

Certified Estimate of Market Value: 51,683,299
 Certified Estimate of Taxable Value: 49,524,114

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	10	45,000	0	45,000
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	9	0	6,050	6,050
HS	126	0	0	0
MASSS	1	0	25,399	25,399
OV65	69	309,130	0	309,130
Totals		354,130	678,880	1,033,010

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Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	51,683,299
Productivity Loss:	0	0	Homestead Cap	(-)	365,440
				23.231 Cap	(-) 760,735
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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	\$22,500,000	\$22,500,000
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	\$7,231,498
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$491,700	\$491,700
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$14,859	\$14,859
J7	CABLE TELEVISION COMPANY	1		\$0	\$9,738	\$9,738
L1	COMMERCIAL PERSONAL PROPE	13		\$0	\$1,669,732	\$1,669,732
M1	TANGIBLE OTHER PERSONAL, MOB	236		\$1,076,951	\$12,328,998	\$11,491,812
X	TOTALLY EXEMPT PROPERTY	15		\$0	\$327,813	\$0
Totals			201.9864	\$1,076,951	\$51,683,299	\$49,524,114

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B	MULTIFAMILY RESIDENCE	2	13.4980	\$0	\$22,500,000	\$22,500,000
C1	VACANT LOTS AND LAND TRACTS	8	15.4130	\$0	\$730,384	\$730,384
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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY &	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	\$22,500,000	\$22,500,000
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	\$7,231,498
J3	ELECTRIC COMPANY (INCLUDING CC	1		\$0	\$491,700	\$491,700
J4	TELEPHONE COMPANY (INCLUDING I	1		\$0	\$14,859	\$14,859
J7	CABLE TELEVISION COMPANY	1		\$0	\$9,738	\$9,738
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	\$12,328,998	\$11,491,812
X	DO NOT USE	15		\$0	\$327,813	\$0
Totals			201.9864	\$1,076,951	\$51,683,299	\$49,524,114

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Effective Rate Assumption

4/17/2026 1:09:07PM

New Value

TOTAL NEW VALUE MARKET:	\$1,076,951
TOTAL NEW VALUE TAXABLE:	\$1,049,951

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	2	\$10,000
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV4	Disabled Veterans 70% - 100%	1	\$12,000
HS	HOMESTEAD	9	\$0
OV65	OVER 65	2	\$10,000
PARTIAL EXEMPTIONS VALUE LOSS		15	\$39,500
NEW EXEMPTIONS VALUE LOSS			\$39,500

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$39,500
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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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