

2025 CERTIFIED TOTALS

Property Count: 785

CSM - City of Southmayd
ARB Approved Totals

4/17/2026

1:08:17PM

| Land | | Value | | | |
|----------------------------|------------|------------|------------|---|----------------|
| Homesite: | | 31,701,972 | | | |
| Non Homesite: | | 14,574,280 | | | |
| Ag Market: | | 27,288,444 | | | |
| Timber Market: | | 0 | | Total Land | (+) 73,564,696 |
| Improvement | | Value | | | |
| Homesite: | | 41,506,455 | | | |
| Non Homesite: | | 18,435,940 | | Total Improvements | (+) 59,942,395 |
| Non Real | | Count | Value | | |
| Personal Property: | | 72 | 23,712,780 | | |
| Mineral Property: | | 0 | 0 | | |
| Autos: | | 0 | 0 | Total Non Real | (+) 23,712,780 |
| | | | | Market Value | = 157,219,871 |
| 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 | = 129,989,469 |
| Productivity Loss: | 27,230,402 | 0 | | Homestead Cap | (-) 8,586,996 |
| | | | | 23.231 Cap | (-) 1,365,776 |
| | | | | Assessed Value | = 120,036,697 |
| | | | | Total Exemptions Amount (Breakdown on Next Page) | (-) 10,531,788 |
| | | | | Net Taxable | = 109,504,909 |

| Freeze | Assessed | Taxable | Actual Tax | Ceiling | Count | | | |
|-----------------|-------------------|-------------------|------------------|------------------|------------|--------------------------------|----------------|--|
| DP | 772,973 | 667,973 | 1,824.35 | 1,824.35 | 9 | | | |
| OV65 | 15,157,142 | 13,091,645 | 38,391.21 | 39,186.36 | 124 | | | |
| Total | 15,930,115 | 13,759,618 | 40,215.56 | 41,010.71 | 133 | Freeze Taxable | (-) 13,759,618 | |
| Tax Rate | 0.6255010 | | | | | | | |
| | | | | | | Freeze Adjusted Taxable | = 95,745,291 | |

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 639,103.31 = 95,745,291 * (0.6255010 / 100) + 40,215.56

Certified Estimate of Market Value: 157,219,871
 Certified Estimate of Taxable Value: 109,504,909

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 | 12 | 0 | 84,000 | 84,000 |
| 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 | 133 | 1,612,499 | 0 | 1,612,499 |
| OV65S | 1 | 15,000 | 0 | 15,000 |
| PC | 2 | 3,184 | 0 | 3,184 |
| PPV | 1 | 30,000 | 0 | 30,000 |
| SO | 4 | 175,692 | 0 | 175,692 |
| Totals | | 1,941,375 | 8,590,413 | 10,531,788 |

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| Non Homesite: | 18,435,940 | Total Improvements | (+) | 59,942,395 |
| Non Real | Count | Value | | |
| Personal Property: | 72 | 23,712,780 | | |
| Mineral Property: | 0 | 0 | | |
| Autos: | 0 | 0 | Total Non Real | (+) |
| | | | Market Value | = |
| | | | | 157,219,871 |
| 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 | | 129,989,469 |
| | | | Homestead Cap | (-) |
| | | | 23.231 Cap | (-) |
| | | | | 8,586,996 |
| | | | Assessed Value | = |
| | | | | 120,036,697 |
| | | | Total Exemptions Amount (Breakdown on Next Page) | (-) |
| | | | | 10,531,788 |
| | | | Net Taxable | = |
| | | | | 109,504,909 |

| Freeze | Assessed | Taxable | Actual Tax | Ceiling | Count | | |
|-----------------|-------------------|-------------------|------------------|------------------|------------|--------------------------------|------------|
| DP | 772,973 | 667,973 | 1,824.35 | 1,824.35 | 9 | | |
| OV65 | 15,157,142 | 13,091,645 | 38,391.21 | 39,186.36 | 124 | | |
| Total | 15,930,115 | 13,759,618 | 40,215.56 | 41,010.71 | 133 | Freeze Taxable | (-) |
| Tax Rate | 0.6255010 | | | | | | |
| | | | | | | Freeze Adjusted Taxable | = |
| | | | | | | | 95,745,291 |

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 639,103.31 = 95,745,291 * (0.6255010 / 100) + 40,215.56

| | |
|--------------------------------------|-------------|
| Certified Estimate of Market Value: | 157,219,871 |
| Certified Estimate of Taxable Value: | 109,504,909 |

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

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| DP | 9 | 105,000 | 0 | 105,000 |
| DV1 | 2 | 0 | 10,000 | 10,000 |
| DV2 | 2 | 0 | 15,000 | 15,000 |
| DV4 | 12 | 0 | 84,000 | 84,000 |
| 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 | 133 | 1,612,499 | 0 | 1,612,499 |
| OV65S | 1 | 15,000 | 0 | 15,000 |
| PC | 2 | 3,184 | 0 | 3,184 |
| PPV | 1 | 30,000 | 0 | 30,000 |
| SO | 4 | 175,692 | 0 | 175,692 |
| Totals | | 1,941,375 | 8,590,413 | 10,531,788 |

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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 | \$75,178,259 | \$62,985,063 |
| 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 |
| J2 | GAS DISTRIBUTION SYSTEM | 1 | | \$0 | \$198,190 | \$198,190 |
| J3 | ELECTRIC COMPANY (INCLUDING C | 3 | 1.3800 | \$0 | \$1,099,107 | \$1,099,107 |
| J4 | TELEPHONE COMPANY (INCLUDI | 1 | | \$0 | \$137,118 | \$137,118 |
| J6 | PIPELAND COMPANY | 5 | | \$0 | \$386,201 | \$383,017 |
| J7 | CABLE TELEVISION COMPANY | 1 | | \$0 | \$50,490 | \$50,490 |
| L1 | COMMERCIAL PERSONAL PROPE | 37 | | \$0 | \$13,299,908 | \$13,124,216 |
| L2 | INDUSTRIAL AND MANUFACTURIN | 7 | | \$0 | \$7,670,138 | \$7,670,138 |
| 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 | \$157,219,871 | \$109,504,909 |

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| J2 | GAS DISTRIBUTION SYSTEM | 1 | | \$0 | \$198,190 | \$198,190 |
| J3 | ELECTRIC COMPANY (INCLUDING C | 3 | 1.3800 | \$0 | \$1,099,107 | \$1,099,107 |
| J4 | TELEPHONE COMPANY (INCLUDI | 1 | | \$0 | \$137,118 | \$137,118 |
| J6 | PIPELAND COMPANY | 5 | | \$0 | \$386,201 | \$383,017 |
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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 | \$28,521,624 | \$24,648,139 |
| A2 REAL-RESIDENTIAL MOBILE HOMES | 345 | 236.3959 | \$585,181 | \$45,976,534 | \$37,715,004 |
| 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 |
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| J7 CABLE TELEVISION COMPANY | 1 | | \$0 | \$50,490 | \$50,490 |
| L1 COMMERCIAL PERSONAL PROPER | 22 | | \$0 | \$12,973,871 | \$12,961,251 |
| L2 INDUSTRIAL PERSONAL PROPERTY | 7 | | \$0 | \$7,670,138 | \$7,670,138 |
| L4 LEASE ACCOUNTS | 19 | | \$0 | \$326,037 | \$162,965 |
| 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 |
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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 |
|--|-------------|-------|----------------------------|
| INCREASED EXEMPTIONS VALUE LOSS | | | |

TOTAL EXEMPTIONS VALUE LOSS \$789,319

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 |
|------------------------|----------------|----------------------|-----------------|
| 307 | \$168,517 | \$27,804 | \$140,713 |

Category A Only

| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
|------------------------|----------------|----------------------|-----------------|
| 303 | \$167,828 | \$28,073 | \$139,755 |

Median Homestead Value

Category A and E

| Count of HS Residences | Median Market | Median HS Exemption | Median Taxable |
|------------------------|---------------|---------------------|----------------|
| 307 | \$159,095 | \$20,246 | \$138,849 |

Category A Only

| Count of HS Residences | Median Market | Median HS Exemption | Median Taxable |
|------------------------|---------------|---------------------|----------------|
| 303 | \$159,225 | \$21,153 | \$138,072 |

Lower Value Used

| Count of Protested Properties | Total Market Value | Total Value Used |
|-------------------------------|--------------------|------------------|
| | | |

2025 CERTIFIED TOTALS

CSM - City of Southmayd

Uncontested Value

| Count of Uncontested Properties | Total Market Value | Total Uncontested Value |
|---------------------------------|--------------------|-------------------------|
|---------------------------------|--------------------|-------------------------|