

# 2025 CERTIFIED TOTALS

Property Count: 20

PIDCM - Public Improvement District - Cottonwood O&M  
ARB Approved Totals

4/17/2026

1:08:17PM

Land		Value			
Homesite:		0			
Non Homesite:		4,802,052			
Ag Market:		12,249,006			
Timber Market:		0	<b>Total Land</b>	(+)	
				17,051,058	
Improvement		Value			
Homesite:		0			
Non Homesite:		875	<b>Total Improvements</b>	(+)	
				875	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
					0
			<b>Market Value</b>	=	17,051,933
Ag		Non Exempt	Exempt		
Total Productivity Market:	12,249,006		0		
Ag Use:	104,022		0	<b>Productivity Loss</b>	(-)
Timber Use:	0		0	<b>Appraised Value</b>	=
Productivity Loss:	12,144,984		0		4,906,949
				<b>Homestead Cap</b>	(-)
				<b>23.231 Cap</b>	(-)
					0
				<b>Assessed Value</b>	=
					4,906,949
				<b>Total Exemptions Amount</b>	(-)
				<b>(Breakdown on Next Page)</b>	0
				<b>Net Taxable</b>	=
					4,906,949

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 0.00 = 4,906,949 \* (0.000000 / 100)

Certified Estimate of Market Value:	17,051,933
Certified Estimate of Taxable Value:	4,906,949

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

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
<b>Totals</b>		<b>0</b>	<b>0</b>	<b>0</b>

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Non Real	Count			Value		
Personal Property:	0		0			
Mineral Property:	0		0			
Autos:	0		0	<b>Total Non Real</b>	(+)	
					0	
				<b>Market Value</b>	=	
					17,051,933	
Ag	Non Exempt			Exempt		
Total Productivity Market:	12,249,006		0			
Ag Use:	104,022		0	<b>Productivity Loss</b>	(-)	
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Productivity Loss:	12,144,984		0		4,906,949	
				<b>Homestead Cap</b>	(-)	
				<b>23.231 Cap</b>	(-)	
					0	
				<b>Assessed Value</b>	=	
					4,906,949	
				<b>Total Exemptions Amount</b>	(-)	
				<b>(Breakdown on Next Page)</b>	0	
				<b>Net Taxable</b>	=	
					4,906,949	

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 0.00 = 4,906,949 \* (0.000000 / 100)

Certified Estimate of Market Value:	17,051,933
Certified Estimate of Taxable Value:	4,906,949

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	11	597.3460	\$0	\$12,249,006	\$104,022
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$875	\$875
E	RURAL LAND, NON QUALIFIED OPE	5	111.1780	\$0	\$2,978,827	\$2,978,827
F1	COMMERCIAL REAL PROPERTY	4	35.0620	\$0	\$1,823,225	\$1,823,225
<b>Totals</b>			743.5860	\$0	\$17,051,933	\$4,906,949

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	REAL-ACREAGE WITH AG	11	597.3460	\$0	\$12,249,006	\$104,022
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$875	\$875
E	REAL-NON QUAL OPEN SPACE LAND	5	111.1780	\$0	\$2,978,827	\$2,978,827
F1	COMMERCIAL REAL PROPERTY	4	35.0620	\$0	\$1,823,225	\$1,823,225
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<b>Totals</b>			743.5860	\$0	\$17,051,933	\$4,906,949

# 2025 CERTIFIED TOTALS

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Effective Rate Assumption

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1:09:07PM

## New Value

TOTAL NEW VALUE MARKET:	\$0
TOTAL NEW VALUE TAXABLE:	\$0

## New Exemptions

Exemption	Description	Count
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### ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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### PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS	\$0
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## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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### INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$0
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## New Ag / Timber Exemptions

### New Annexations

### New Deannexations

## Average Homestead Value

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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## Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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## Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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## Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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