

2025 CERTIFIED TOTALS

Property Count: 16

PIDCW - Public Improvement District - Cottonwood Major Improvement Area
ARB Approved Totals

4/17/2026 1:08:17PM

Land	Value			
Homesite:	0			
Non Homesite:	3,746,002			
Ag Market:	9,225,058			
Timber Market:	0	Total Land	(+)	12,971,060
Improvement	Value			
Homesite:	0			
Non Homesite:	875	Total Improvements	(+)	875
Non Real	Count	Value		
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+)
			Market Value	=
				12,971,935
Ag	Non Exempt	Exempt		
Total Productivity Market:	9,225,058	0		
Ag Use:	89,230	0	Productivity Loss	(-)
Timber Use:	0	0	Appraised Value	=
Productivity Loss:	9,135,828	0		3,836,107
			Homestead Cap	(-)
			23.231 Cap	(-)
			Assessed Value	=
				3,836,107
			Total Exemptions Amount (Breakdown on Next Page)	(-)
				0
			Net Taxable	=
				3,836,107

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 3,836,107 * (0.000000 / 100)

Certified Estimate of Market Value:	12,971,935
Certified Estimate of Taxable Value:	3,836,107
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
Totals		0	0	0

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	8	513.3890	\$0	\$9,225,058	\$89,230
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	3	13.8370	\$0	\$767,175	\$767,175
Totals			638.4040	\$0	\$12,971,935	\$3,836,107

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	REAL-ACREAGE WITH AG	8	513.3890	\$0	\$9,225,058	\$89,230
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$875	\$875
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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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