

2026 CERTIFIED TOTALS

Property Count: 555

CKW - City of Knollwood
ARB Approved Totals

10/1/2026

9:16:26AM

Land		Value			
Homesite:		419,866			
Non Homesite:		13,734,305			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	14,154,171
Improvement		Value			
Homesite:		11,185,915			
Non Homesite:		29,733,313	Total Improvements	(+)	40,919,228
Non Real		Count	Value		
Personal Property:	25		1,906,978		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					1,906,978
					56,980,377
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	0		0		56,980,377
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	
				Net Taxable	=
					54,734,877

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	439,484	399,484	1,252.40	1,253.63	9			
OV65	3,028,502	2,633,954	6,865.13	6,866.52	65			
Total	3,467,986	3,033,438	8,117.53	8,120.15	74	Freeze Taxable	(-)	3,033,438
Tax Rate	0.4420750							
						Freeze Adjusted Taxable	=	51,701,439

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
236,676.67 = 51,701,439 * (0.4420750 / 100) + 8,117.53

Certified Estimate of Market Value: 56,980,377
Certified Estimate of Taxable Value: 54,734,877

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	5	0	366,464	366,464
145D	20	0	183,509	183,509
DP	9	40,000	0	40,000
DV2	2	0	15,000	15,000
DV4	4	0	24,000	24,000
DV4S	1	0	775	775
DVHS	2	0	204,507	204,507
EX-XN	5	0	0	0
EX-XV	2	0	166,061	166,061
HS	136	0	0	0
MASSS	1	0	25,591	25,591
OV65	74	339,130	0	339,130
Totals		379,130	985,907	1,365,037

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Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					1,906,978
					56,980,377
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	0		0		56,980,377
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					181,335
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	699,128
					56,099,914
				Net Taxable	=
					54,734,877

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
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OV65	3,028,502	2,633,954	6,865.13	6,866.52	65			
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 Tax Increment Finance Levy: 0.00

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OV65	74	339,130	0	339,130
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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	8	8.7100	\$0	\$1,509,801	\$1,422,542
B	MULTIFAMILY RESIDENCE	2	13.4980	\$0	\$21,297,888	\$21,297,888
C1	VACANT LOTS AND LAND TRACTS	9	26.5921	\$0	\$386,228	\$386,228
E	RURAL LAND, NON QUALIFIED OPE	1	46.3050	\$0	\$3,794,063	\$3,794,063
F1	COMMERCIAL REAL PROPERTY	38	24.8590	\$2,445,064	\$10,820,577	\$10,116,449
L1	COMMERCIAL PERSONAL PROPE	25		\$0	\$1,906,978	\$1,357,005
M1	TANGIBLE OTHER PERSONAL, MOB	251		\$1,561,674	\$13,599,544	\$12,861,465
O	RESIDENTIAL INVENTORY	219	21.9750	\$0	\$3,499,237	\$3,499,237
X	TOTALLY EXEMPT PROPERTY	2		\$98,136	\$166,061	\$0
Totals			141.9391	\$4,104,874	\$56,980,377	\$54,734,877

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	2	4.7640	\$0	\$831,860	\$759,601
A2	REAL-RESIDENTIAL MOBILE HOMES	5		\$0	\$321,025	\$306,025
A4	REAL-OTHER IMPROVEMENTS WITH	1	3.9460	\$0	\$356,916	\$356,916
B2	REAL-RESIDENTIAL APARTMENTS	2	13.4980	\$0	\$21,297,888	\$21,297,888
C1	REAL-VAC PLATTED LOTS-RESIDENT	9	26.5921	\$0	\$386,228	\$386,228
E	REAL-NON QUAL OPEN SPACE LAND	1	46.3050	\$0	\$3,794,063	\$3,794,063
F1	COMMERCIAL REAL PROPERTY	38	24.8590	\$2,445,064	\$10,820,577	\$10,116,449
L1	COMMERCIAL PERSONAL PROPER	7		\$0	\$1,725,870	\$1,357,005
L4	LEASE ACCOUNTS	20		\$0	\$181,108	\$0
M1	TANGIBLE OTHER PERSONAL, MOBI	251		\$1,561,674	\$13,599,544	\$12,861,465
O1	RESIDENTIAL INVENTORY	219	21.9750	\$0	\$3,499,237	\$3,499,237
X	DO NOT USE	2		\$98,136	\$166,061	\$0
Totals			141.9391	\$4,104,874	\$56,980,377	\$54,734,877

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B2	REAL-RESIDENTIAL APARTMENTS	2	13.4980	\$0	\$21,297,888	\$21,297,888
C1	REAL-VAC PLATTED LOTS-RESIDENT	9	26.5921	\$0	\$386,228	\$386,228
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L1	COMMERCIAL PERSONAL PROPER	7		\$0	\$1,725,870	\$1,357,005
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CKW - City of Knollwood
Effective Rate Assumption

10/1/2026

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New Value

TOTAL NEW VALUE MARKET:	\$4,104,874
TOTAL NEW VALUE TAXABLE:	\$3,763,778

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	1	2025 Market Value	\$0
ABSOLUTE EXEMPTIONS VALUE LOSS				\$0

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	5	\$366,464
145D	11.145 (d) Multiple Situs, Leases	20	\$183,509
DV4	Disabled Veterans 70% - 100%	1	\$12,000
HS	HOMESTEAD	9	\$0
OV65	OVER 65	8	\$40,000
PARTIAL EXEMPTIONS VALUE LOSS		43	\$601,973
NEW EXEMPTIONS VALUE LOSS			\$601,973

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$601,973
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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
4	\$212,189	\$16,815	\$195,374

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
4	\$212,189	\$16,815	\$195,374

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
4	\$74,495	\$0	\$74,495

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
4	\$74,495	\$0	\$74,495

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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2026 CERTIFIED TOTALS
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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