

2026 CERTIFIED TOTALS

Property Count: 343

PIDBA - Public Improvement District - Bel Air Village
ARB Approved Totals

10/1/2026

9:16:26AM

Land		Value			
Homesite:		15,829,108			
Non Homesite:		2,923,705			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	18,752,813
Improvement		Value			
Homesite:		71,106,903			
Non Homesite:		442,589	Total Improvements	(+)	71,549,492
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	90,302,305
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	90,302,305
Productivity Loss:	0	0			
			Homestead Cap	(-)	10,091
			23.231 Cap	(-)	24,384
			Assessed Value	=	90,267,830
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	90,267,830

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 90,267,830 * (0.000000 / 100)

Certified Estimate of Market Value: 90,302,305
Certified Estimate of Taxable Value: 90,267,830

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

2026 CERTIFIED TOTALS

Property Count: 1

PIDBA - Public Improvement District - Bel Air Village
Under ARB Review Totals

10/1/2026

9:16:26AM

Land		Value			
Homesite:		53,307			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	53,307
Improvement		Value			
Homesite:		165,652			
Non Homesite:		0	Total Improvements	(+)	165,652
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	218,959
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	218,959
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	218,959
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	218,959

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 218,959 * (0.000000 / 100)

Certified Estimate of Market Value:	218,959
Certified Estimate of Taxable Value:	218,959
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2026 CERTIFIED TOTALS
PIDBA - Public Improvement District - Bel Air Village

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2026 CERTIFIED TOTALS

Property Count: 344

PIDBA - Public Improvement District - Bel Air Village
Grand Totals

10/1/2026

9:16:26AM

Land		Value			
Homesite:		15,882,415			
Non Homesite:		2,923,705			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	18,806,120
Improvement		Value			
Homesite:		71,272,555			
Non Homesite:		442,589	Total Improvements	(+)	71,715,144
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	90,521,264
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	90,521,264
Productivity Loss:	0	0			
			Homestead Cap	(-)	10,091
			23.231 Cap	(-)	24,384
			Assessed Value	=	90,486,789
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	90,486,789

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 90,486,789 * (0.000000 / 100)

Certified Estimate of Market Value: 90,521,264
Certified Estimate of Taxable Value: 90,486,789

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

2026 CERTIFIED TOTALS

Property Count: 344

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

2026 CERTIFIED TOTALS

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	295	31.3700	\$6,243,309	\$86,376,884	\$86,366,793
C1	VACANT LOTS AND LAND TRACTS	4	4.1480	\$0	\$400	\$400
O	RESIDENTIAL INVENTORY	44	5.6350	\$1,437,820	\$3,925,021	\$3,900,637
Totals			41.1530	\$7,681,129	\$90,302,305	\$90,267,830

2026 CERTIFIED TOTALS

Property Count: 1

PIDBA - Public Improvement District - Bel Air Village
Under ARB Review Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1	0.0530	\$0	\$218,959	\$218,959
		Totals	0.0530	\$0	\$218,959	\$218,959

2026 CERTIFIED TOTALS

Property Count: 344

PIDBA - Public Improvement District - Bel Air Village
Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	296	31.4230	\$6,243,309	\$86,595,843	\$86,585,752
C1	VACANT LOTS AND LAND TRACTS	4	4.1480	\$0	\$400	\$400
O	RESIDENTIAL INVENTORY	44	5.6350	\$1,437,820	\$3,925,021	\$3,900,637
Totals			41.2060	\$7,681,129	\$90,521,264	\$90,486,789

2026 CERTIFIED TOTALS

Property Count: 343

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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	295	31.3700	\$6,243,309	\$86,376,884	\$86,366,793
C1	REAL-VAC PLATTED LOTS-RESIDENT	4	4.1480	\$0	\$400	\$400
O1	RESIDENTIAL INVENTORY	44	5.6350	\$1,437,820	\$3,925,021	\$3,900,637
Totals			41.1530	\$7,681,129	\$90,302,305	\$90,267,830

2026 CERTIFIED TOTALS

Property Count: 1

PIDBA - Public Improvement District - Bel Air Village
Under ARB Review Totals

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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	1	0.0530	\$0	\$218,959	\$218,959
		Totals	0.0530	\$0	\$218,959	\$218,959

2026 CERTIFIED TOTALS

Property Count: 344

PIDBA - Public Improvement District - Bel Air Village
Grand Totals

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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	296	31.4230	\$6,243,309	\$86,595,843	\$86,585,752
C1	REAL-VAC PLATTED LOTS-RESIDENT	4	4.1480	\$0	\$400	\$400
O1	RESIDENTIAL INVENTORY	44	5.6350	\$1,437,820	\$3,925,021	\$3,900,637
Totals			41.2060	\$7,681,129	\$90,521,264	\$90,486,789

2026 CERTIFIED TOTALS

Property Count: 344

PIDBA - Public Improvement District - Bel Air Village
Effective Rate Assumption

10/1/2026

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New Value

TOTAL NEW VALUE MARKET:	\$7,681,129
TOTAL NEW VALUE TAXABLE:	\$7,681,129

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****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$0****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
179	\$305,910	\$56	\$305,854

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
179	\$305,910	\$56	\$305,854

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
179	\$293,228	\$0	\$293,228

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
179	\$293,228	\$0	\$293,228

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$218,959	\$218,959

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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