

2026 CERTIFIED TOTALS

Property Count: 21

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

10/1/2026

9:16:26AM

Land		Value			
Homesite:		0			
Non Homesite:		3,953,412			
Ag Market:		13,841,800			
Timber Market:		0	Total Land	(+)	17,795,212
Improvement		Value			
Homesite:		0			
Non Homesite:		770	Total Improvements	(+)	770
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	17,795,982
Ag	Non Exempt	Exempt			
Total Productivity Market:	13,841,800	0			
Ag Use:	140,460	0	Productivity Loss	(-)	13,701,340
Timber Use:	0	0	Appraised Value	=	4,094,642
Productivity Loss:	13,701,340	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	4,094,642
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	4,094,642

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 4,094,642 * (0.000000 / 100)

Certified Estimate of Market Value: 17,795,982
Certified Estimate of Taxable Value: 4,094,642

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	12	618.5710	\$0	\$13,841,800	\$140,460
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$770	\$770
E	RURAL LAND, NON QUALIFIED OPE	6	111.1780	\$0	\$3,186,237	\$3,186,237
F1	COMMERCIAL REAL PROPERTY	2	12.0090	\$0	\$640,495	\$640,495
J1	WATER SYSTEMS	1	1.8280	\$0	\$126,680	\$126,680
Totals			743.5860	\$0	\$17,795,982	\$4,094,642

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	REAL-ACREAGE WITH AG	12	618.5710	\$0	\$13,841,800	\$140,460
D2	FARM & RANCH IMPS ON AG QUALIF	1		\$0	\$770	\$770
E	REAL-NON QUAL OPEN SPACE LAND	6	111.1780	\$0	\$3,186,237	\$3,186,237
F1	COMMERCIAL REAL PROPERTY	2	12.0090	\$0	\$640,495	\$640,495
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Effective Rate Assumption

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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****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**

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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