

# 2019 CERTIFIED TOTALS

Property Count: 3,127

68 - MCGREGOR, CITY OF  
ARB Approved Totals

7/22/2019 12:42:14PM

Land		Value		
Homesite:		20,250,905		
Non Homesite:		61,967,902		
Ag Market:		9,249,100		
Timber Market:		0	<b>Total Land</b>	(+) 91,467,907
Improvement		Value		
Homesite:		157,435,066		
Non Homesite:		153,430,219	<b>Total Improvements</b>	(+) 310,865,285
Non Real		Count	Value	
Personal Property:	454		159,884,770	
Mineral Property:	0		0	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 159,884,770
			<b>Market Value</b>	= 562,217,962
Ag		Non Exempt	Exempt	
Total Productivity Market:	9,249,100		0	
Ag Use:	348,480		0	<b>Productivity Loss</b> (-) 8,900,620
Timber Use:	0		0	<b>Appraised Value</b> = 553,317,342
Productivity Loss:	8,900,620		0	<b>Homestead Cap</b> (-) 6,301,555
				<b>Assessed Value</b> = 547,015,787
				<b>Total Exemptions Amount (Breakdown on Next Page)</b> (-) 119,879,836
				<b>Net Taxable</b> = 427,135,951

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 2,537,230.26 = 427,135,951 \* (0.594010 / 100)

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

**2019 CERTIFIED TOTALS**

Property Count: 3,127

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12:43:13PM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
CH	1	22,120	0	22,120
DP	37	180,000	0	180,000
DV1	6	0	51,000	51,000
DV2	4	0	30,000	30,000
DV3	9	0	76,000	76,000
DV3S	4	0	40,000	40,000
DV4	47	0	377,790	377,790
DV4S	10	0	72,000	72,000
DVHS	22	0	3,031,198	3,031,198
DVHSS	6	0	1,009,550	1,009,550
EX-XA	3	0	365,270	365,270
EX-XI	4	0	887,920	887,920
EX-XL	1	0	338,730	338,730
EX-XU	4	0	2,856,860	2,856,860
EX-XV	178	0	88,346,530	88,346,530
EX-XV (Prorated)	3	0	3,698	3,698
EX366	60	0	14,500	14,500
FR	4	20,215,361	0	20,215,361
OV65	411	1,946,309	0	1,946,309
OV65S	3	15,000	0	15,000
<b>Totals</b>		<b>22,378,790</b>	<b>97,501,046</b>	<b>119,879,836</b>

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Property Count: 3

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Under ARB Review Totals

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Land		Value		
Homesite:		0		
Non Homesite:		130,680		
Ag Market:		0		
Timber Market:		0	<b>Total Land</b>	(+) 130,680
Improvement		Value		
Homesite:		0		
Non Homesite:		314,700	<b>Total Improvements</b>	(+) 314,700
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>	= 445,380
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	<b>Productivity Loss</b>	(-) 0
Timber Use:	0	0	<b>Appraised Value</b>	= 445,380
Productivity Loss:	0	0	<b>Homestead Cap</b>	(-) 0
			<b>Assessed Value</b>	= 445,380
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 0
			<b>Net Taxable</b>	= 445,380

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

2,645.60 = 445,380 \* (0.594010 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2019 CERTIFIED TOTALS**

68 - McGREGOR, CITY OF

7/22/2019

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
	Totals			

# 2019 CERTIFIED TOTALS

Property Count: 3,130

68 - MCGREGOR, CITY OF  
Grand Totals

7/22/2019 12:42:14PM

Land		Value		
Homesite:		20,250,905		
Non Homesite:		62,098,582		
Ag Market:		9,249,100		
Timber Market:		0	<b>Total Land</b>	(+) 91,598,587
Improvement		Value		
Homesite:		157,435,066		
Non Homesite:		153,744,919	<b>Total Improvements</b>	(+) 311,179,985
Non Real		Count	Value	
Personal Property:	454		159,884,770	
Mineral Property:	0		0	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 159,884,770
			<b>Market Value</b>	= 562,663,342
Ag		Non Exempt	Exempt	
Total Productivity Market:	9,249,100		0	
Ag Use:	348,480		0	<b>Productivity Loss</b> (-) 8,900,620
Timber Use:	0		0	<b>Appraised Value</b> = 553,762,722
Productivity Loss:	8,900,620		0	<b>Homestead Cap</b> (-) 6,301,555
				<b>Assessed Value</b> = 547,461,167
				<b>Total Exemptions Amount (Breakdown on Next Page)</b> (-) 119,879,836
				<b>Net Taxable</b> = 427,581,331

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 2,539,875.86 = 427,581,331 \* (0.594010 / 100)

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

**2019 CERTIFIED TOTALS**

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
CH	1	22,120	0	22,120
DP	37	180,000	0	180,000
DV1	6	0	51,000	51,000
DV2	4	0	30,000	30,000
DV3	9	0	76,000	76,000
DV3S	4	0	40,000	40,000
DV4	47	0	377,790	377,790
DV4S	10	0	72,000	72,000
DVHS	22	0	3,031,198	3,031,198
DVHSS	6	0	1,009,550	1,009,550
EX-XA	3	0	365,270	365,270
EX-XI	4	0	887,920	887,920
EX-XL	1	0	338,730	338,730
EX-XU	4	0	2,856,860	2,856,860
EX-XV	178	0	88,346,530	88,346,530
EX-XV (Prorated)	3	0	3,698	3,698
EX366	60	0	14,500	14,500
FR	4	20,215,361	0	20,215,361
OV65	411	1,946,309	0	1,946,309
OV65S	3	15,000	0	15,000
<b>Totals</b>		<b>22,378,790</b>	<b>97,501,046</b>	<b>119,879,836</b>

**2019 CERTIFIED TOTALS**

Property Count: 3,127

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,738		\$2,888,950	\$186,599,417	\$173,573,098
B	MULTIFAMILY RESIDENCE	43		\$359,220	\$7,456,429	\$7,448,633
C1	VACANT LOTS AND LAND TRACTS	355		\$0	\$4,013,676	\$3,995,886
D1	QUALIFIED OPEN-SPACE LAND	69	1,698.9529	\$0	\$9,249,100	\$349,028
D2	IMPROVEMENTS ON QUALIFIED OP	10		\$10,530	\$207,600	\$209,288
E	RURAL LAND, NON QUALIFIED OPE	29	45.7535	\$0	\$4,282,800	\$4,224,067
F1	COMMERCIAL REAL PROPERTY	203		\$319,000	\$49,786,281	\$49,774,281
F2	INDUSTRIAL AND MANUFACTURIN	27		\$225,510	\$45,736,870	\$45,736,870
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$2,163,470	\$2,163,470
J3	ELECTRIC COMPANY (INCLUDING C	8		\$0	\$6,182,870	\$6,182,870
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$769,740	\$769,740
J5	RAILROAD	17		\$0	\$2,846,001	\$2,846,001
J6	PIPELAND COMPANY	9		\$0	\$280,280	\$280,280
J7	CABLE TELEVISION COMPANY	2		\$0	\$1,124,750	\$1,124,750
L1	COMMERCIAL PERSONAL PROPE	348		\$0	\$62,461,290	\$59,826,644
L2	INDUSTRIAL AND MANUFACTURIN	12		\$0	\$80,932,470	\$63,351,755
M1	TANGIBLE OTHER PERSONAL, MOB	36		\$39,420	\$406,140	\$396,140
S	SPECIAL INVENTORY TAX	7		\$0	\$4,883,150	\$4,883,150
X	TOTALLY EXEMPT PROPERTY	254		\$0	\$92,835,628	\$0
	<b>Totals</b>		1,744.7064	\$3,842,630	\$562,217,962	\$427,135,951

**2019 CERTIFIED TOTALS**

Property Count: 3

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Under ARB Review Totals

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
F1	COMMERCIAL REAL PROPERTY	2		\$0	\$415,240	\$415,240
J5	RAILROAD	1		\$0	\$30,140	\$30,140
	<b>Totals</b>		0.0000	\$0	\$445,380	\$445,380



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Property Count: 3,130

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Grand Totals

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,738		\$2,888,950	\$186,599,417	\$173,573,098
B	MULTIFAMILY RESIDENCE	43		\$359,220	\$7,456,429	\$7,448,633
C1	VACANT LOTS AND LAND TRACTS	355		\$0	\$4,013,676	\$3,995,886
D1	QUALIFIED OPEN-SPACE LAND	69	1,698.9529	\$0	\$9,249,100	\$349,028
D2	IMPROVEMENTS ON QUALIFIED OP	10		\$10,530	\$207,600	\$209,288
E	RURAL LAND, NON QUALIFIED OPE	29	45.7535	\$0	\$4,282,800	\$4,224,067
F1	COMMERCIAL REAL PROPERTY	205		\$319,000	\$50,201,521	\$50,189,521
F2	INDUSTRIAL AND MANUFACTURIN	27		\$225,510	\$45,736,870	\$45,736,870
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$2,163,470	\$2,163,470
J3	ELECTRIC COMPANY (INCLUDING C	8		\$0	\$6,182,870	\$6,182,870
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$769,740	\$769,740
J5	RAILROAD	18		\$0	\$2,876,141	\$2,876,141
J6	PIPELAND COMPANY	9		\$0	\$280,280	\$280,280
J7	CABLE TELEVISION COMPANY	2		\$0	\$1,124,750	\$1,124,750
L1	COMMERCIAL PERSONAL PROPE	348		\$0	\$62,461,290	\$59,826,644
L2	INDUSTRIAL AND MANUFACTURIN	12		\$0	\$80,932,470	\$63,351,755
M1	TANGIBLE OTHER PERSONAL, MOB	36		\$39,420	\$406,140	\$396,140
S	SPECIAL INVENTORY TAX	7		\$0	\$4,883,150	\$4,883,150
X	TOTALLY EXEMPT PROPERTY	254		\$0	\$92,835,628	\$0
	<b>Totals</b>		1,744.7064	\$3,842,630	\$562,663,342	\$427,581,331

**2019 CERTIFIED 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	1,626		\$2,876,520	\$183,715,826	\$170,916,807
A2	Real, Residential Mobile Home	57		\$530	\$1,387,870	\$1,223,788
A3	Real, Residential, Aux Improvement	200		\$11,900	\$1,495,721	\$1,432,503
B1	Apartments Residential Multi Family	9		\$0	\$3,806,099	\$3,806,099
B2	Residential Duplex Real Multi Family	30		\$359,220	\$3,228,050	\$3,227,855
B3	Residential Triplex Real Multi Family	2		\$0	\$270,230	\$270,230
B4	Residential Fourplex Real Multi Family	2		\$0	\$152,050	\$144,449
C1	REAL, VACANT PLATTED RESIDENTI	306		\$0	\$2,900,672	\$2,882,882
C2	Real, Vacant Platted Commerical Lot	49		\$0	\$1,113,004	\$1,113,004
D1	REAL, ACREAGE, RANGELAND	69	1,698.9529	\$0	\$9,249,100	\$349,028
D2	IMPROVEMENTS ON QUAL OPEN SP	10		\$10,530	\$207,600	\$209,288
E1	REAL, FARM/RANCH, HOUSE	17		\$0	\$4,005,140	\$3,952,937
E2	REAL, FARM/RANCH, MOBILE HOME	3		\$0	\$64,530	\$59,754
E3	REAL, FARM/RANCH, OTHER IMPROV	7		\$0	\$82,610	\$80,856
E5	NON-QUAL LAND NOT IN AG USE	6		\$0	\$130,520	\$130,520
F1	REAL, Commercial	180		\$304,310	\$46,163,861	\$46,151,861
F2	REAL, Industrial	15		\$225,510	\$27,215,490	\$27,215,490
F3	REAL, Imp Only Commercial	23		\$14,690	\$3,622,420	\$3,622,420
F4	REAL, Imp Only Industrial	12		\$0	\$18,521,380	\$18,521,380
J2	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$2,163,470	\$2,163,470
J3	REAL & TANGIBLE PERSONAL, UTILI	8		\$0	\$6,182,870	\$6,182,870
J4	REAL & TANGIBLE PERSONAL, UTILI	5		\$0	\$769,740	\$769,740
J5	REAL & TANGIBLE PERSONAL, UTILI	17		\$0	\$2,846,001	\$2,846,001
J6	REAL & TANGIBLE PERSONAL, UTILI	9		\$0	\$280,280	\$280,280
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$1,124,750	\$1,124,750
L1	TANGIBLE, PERSONAL PROPERTY, C	348		\$0	\$62,461,290	\$59,826,644
L2	TANGIBLE, PERSONAL PROPERTY, I	12		\$0	\$80,932,470	\$63,351,755
M1	MOBILE HOME, TANGIBLE	36		\$39,420	\$406,140	\$396,140
S	SPECIAL INVENTORY	7		\$0	\$4,883,150	\$4,883,150
X	Totally Exempt Property	254		\$0	\$92,835,628	\$0
	<b>Totals</b>		1,698.9529	\$3,842,630	\$562,217,962	\$427,135,951

# 2019 CERTIFIED TOTALS

Property Count: 3

68 - MCGREGOR, CITY OF  
Under ARB Review Totals

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## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
F1	REAL, Commercial	1		\$0	\$184,320	\$184,320
F3	REAL, Imp Only Commercial	1		\$0	\$230,920	\$230,920
J5	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$30,140	\$30,140
<b>Totals</b>			0.0000	\$0	\$445,380	\$445,380

**2019 CERTIFIED TOTALS**

Property Count: 3,130

68 - MCGREGOR, CITY OF  
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	1,626		\$2,876,520	\$183,715,826	\$170,916,807
A2	Real, Residential Mobile Home	57		\$530	\$1,387,870	\$1,223,788
A3	Real, Residential, Aux Improvement	200		\$11,900	\$1,495,721	\$1,432,503
B1	Apartments Residential Multi Family	9		\$0	\$3,806,099	\$3,806,099
B2	Residential Duplex Real Multi Family	30		\$359,220	\$3,228,050	\$3,227,855
B3	Residential Triplex Real Multi Family	2		\$0	\$270,230	\$270,230
B4	Residential Fourplex Real Multi Family	2		\$0	\$152,050	\$144,449
C1	REAL, VACANT PLATTED RESIDENTI	306		\$0	\$2,900,672	\$2,882,882
C2	Real, Vacant Platted Commerical Lot	49		\$0	\$1,113,004	\$1,113,004
D1	REAL, ACREAGE, RANGELAND	69	1,698.9529	\$0	\$9,249,100	\$349,028
D2	IMPROVEMENTS ON QUAL OPEN SP	10		\$10,530	\$207,600	\$209,288
E1	REAL, FARM/RANCH, HOUSE	17		\$0	\$4,005,140	\$3,952,937
E2	REAL, FARM/RANCH, MOBILE HOME	3		\$0	\$64,530	\$59,754
E3	REAL, FARM/RANCH, OTHER IMPROV	7		\$0	\$82,610	\$80,856
E5	NON-QUAL LAND NOT IN AG USE	6		\$0	\$130,520	\$130,520
F1	REAL, Commercial	181		\$304,310	\$46,348,181	\$46,336,181
F2	REAL, Industrial	15		\$225,510	\$27,215,490	\$27,215,490
F3	REAL, Imp Only Commercial	24		\$14,690	\$3,853,340	\$3,853,340
F4	REAL, Imp Only Industrial	12		\$0	\$18,521,380	\$18,521,380
J2	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$2,163,470	\$2,163,470
J3	REAL & TANGIBLE PERSONAL, UTILI	8		\$0	\$6,182,870	\$6,182,870
J4	REAL & TANGIBLE PERSONAL, UTILI	5		\$0	\$769,740	\$769,740
J5	REAL & TANGIBLE PERSONAL, UTILI	18		\$0	\$2,876,141	\$2,876,141
J6	REAL & TANGIBLE PERSONAL, UTILI	9		\$0	\$280,280	\$280,280
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$1,124,750	\$1,124,750
L1	TANGIBLE, PERSONAL PROPERTY, C	348		\$0	\$62,461,290	\$59,826,644
L2	TANGIBLE, PERSONAL PROPERTY, I	12		\$0	\$80,932,470	\$63,351,755
M1	MOBILE HOME, TANGIBLE	36		\$39,420	\$406,140	\$396,140
S	SPECIAL INVENTORY	7		\$0	\$4,883,150	\$4,883,150
X	Totally Exempt Property	254		\$0	\$92,835,628	\$0
<b>Totals</b>			1,698.9529	\$3,842,630	\$562,663,342	\$427,581,331

**2019 CERTIFIED TOTALS**

Property Count: 3,130

68 - MCGREGOR, CITY OF  
Effective Rate Assumption

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**New Value**

TOTAL NEW VALUE MARKET: **\$3,842,630**  
TOTAL NEW VALUE TAXABLE: **\$3,842,630**

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	7	2018 Market Value	\$509,490
EX366	HOUSE BILL 366	11	2018 Market Value	\$2,240
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$511,730</b>

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	2	\$10,000
DV1	Disabled Veterans 10% - 29%	1	\$12,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	2	\$24,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	1	\$12,000
OV65	OVER 65	19	\$85,000
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>			<b>26</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$664,730</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$664,730</b>

**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
996	\$125,470	\$6,327	\$119,143
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
984	\$123,756	\$6,372	\$117,384

**2019 CERTIFIED TOTALS**

68 - McGREGOR, CITY OF  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
3	\$445,380.00	\$414,110