



# 2021 Certified Totals

As of Certification

68 - MCGREGOR, CITY OF

Printed on: 07/22/2021 11:55 AM

## Property Count: 3,161 ARB Approved Totals

Land		Value		
Homesite		25,601,950		
Non-Homesite		69,098,478		
Ag Market		9,302,470		
Timber Market		0	Total Land	+ 104,002,898
Improvement		Value		
Homesite		206,929,702	Total Improvements	+ 378,145,185
Non-Homesite		171,215,483		
Non Real		Count	Value	
Personal Property	426		173,449,090	Total Non Real
Mineral Property	0		0	+ 173,449,090
Autos	0		0	<b>Market Value</b>
				= <b>655,597,173</b>
Ag	Non Exempt	Exempt		
Total Productivity Market	9,302,470	0	Productivity Loss	- 8,975,550
Ag Use	326,920	0	<b>Appraised Value</b>	= <b>646,621,623</b>
Timber Use	0	0	Homestead Cap	- 14,080,153
	8,975,550	0	<b>Assessed Value</b>	= <b>632,541,470</b>
			<b>Total Exemptions Amount</b>	- <b>132,421,899</b>
			<b>(Breakdown on Next Page)</b>	
			<b>Net Taxable</b>	= <b>500,119,571</b>

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 2,895,462.26 = 500,119,571 \* (0.578954 / 100)

Tax Increment Finance Value	0
Tax Increment Finance Levy	0.00



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## Exemption Breakdown

Exemption	Count	Local	State	Total
DP	39	190,000	0	190,000
DV1	6	0	58,000	58,000
DV2	4	0	34,500	34,500
DV3	9	0	62,000	62,000
DV3S	3	0	30,000	30,000
DV4	47	0	367,860	367,860
DV4S	9	0	72,000	72,000
DVHS	27	0	4,439,236	4,439,236
DVHSS	6	0	1,182,038	1,182,038
EX366	53	0	13,940	13,940
EX-XA	3	0	431,090	431,090
EX-XI	3	0	671,940	671,940
EX-XL	1	0	338,730	338,730
EX-XL (Prorated)	1	0	15,736	15,736
EX-XU	3	0	1,994,810	1,994,810
EX-XV	186	0	94,284,450	94,284,450
FR	6	25,753,059	0	25,753,059
MASSS	1	0	301,720	301,720
OV65	414	1,949,740	0	1,949,740
OV65S	2	10,000	0	10,000
SO	4	221,050	0	221,050
<b>Totals</b>		<b>28,123,849</b>	<b>104,298,050</b>	<b>132,421,899</b>



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## Property Count: 30 Under ARB Review Totals

Land	Value
Homesite	286,490
Non-Homesite	415,920
Ag Market	139,360
Timber Market	0

Improvement	Value
Homesite	2,186,590
Non-Homesite	2,456,490

Non Real	Count	Value
Personal Property	0	0
Mineral Property	0	0
Autos	0	0

Ag	Non Exempt	Exempt
Total Productivity Market	139,360	0
Ag Use	2,830	0
Timber Use	0	0
	136,530	0

Total Land + 841,770

Total Improvements + 4,643,080

Total Non Real + 0

**Market Value = 5,484,850**

Productivity Loss - 136,530

**Appraised Value = 5,348,320**

Homestead Cap - 76,761

**Assessed Value = 5,271,559**

**Total Exemptions Amount - 20,000**  
(Breakdown on Next Page)

**Net Taxable = 5,251,559**

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
30,404.11 = 5,251,559 \* (0.578954 / 100)

Tax Increment Finance Value	0
Tax Increment Finance Levy	0.00



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**Property Count: 30 Under ARB Review Totals**

## Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	5,000	0	5,000
OV65	3	15,000	0	15,000
<b>Totals</b>		<b>20,000</b>	<b>0</b>	<b>20,000</b>



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## Property Count: 3,191 Grand Totals

Land		Value			
Homesite		25,888,440			
Non-Homesite		69,514,398			
Ag Market		9,441,830			
Timber Market		0	Total Land	+ 104,844,668	
Improvement		Value			
Homesite		209,116,292	Total Improvements	+ 382,788,265	
Non-Homesite		173,671,973			
Non Real		Count	Value		
Personal Property		426	173,449,090	Total Non Real	+ 173,449,090
Mineral Property		0	0	<b>Market Value</b>	= <b>661,082,023</b>
Autos		0	0		
Ag	Non Exempt	Exempt			
Total Productivity Market	9,441,830	0	Productivity Loss	- 9,112,080	
Ag Use	329,750	0	<b>Appraised Value</b>	= <b>651,969,943</b>	
Timber Use	0	0	Homestead Cap	- 14,156,914	
	9,112,080	0	<b>Assessed Value</b>	= <b>637,813,029</b>	
			<b>Total Exemptions Amount</b>	- <b>132,441,899</b>	
			<b>(Breakdown on Next Page)</b>		
			<b>Net Taxable</b>	= <b>505,371,130</b>	

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 2,925,866.37 = 505,371,130 \* (0.578954 / 100)

Tax Increment Finance Value	0
Tax Increment Finance Levy	0.00



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Property Count: 3,191 Grand Totals

## Exemption Breakdown

Exemption	Count	Local	State	Total
DP	40	195,000	0	195,000
DV1	6	0	58,000	58,000
DV2	4	0	34,500	34,500
DV3	9	0	62,000	62,000
DV3S	3	0	30,000	30,000
DV4	47	0	367,860	367,860
DV4S	9	0	72,000	72,000
DVHS	27	0	4,439,236	4,439,236
DVHSS	6	0	1,182,038	1,182,038
EX366	53	0	13,940	13,940
EX-XA	3	0	431,090	431,090
EX-XI	3	0	671,940	671,940
EX-XL	1	0	338,730	338,730
EX-XL (Prorated)	1	0	15,736	15,736
EX-XU	3	0	1,994,810	1,994,810
EX-XV	186	0	94,284,450	94,284,450
FR	6	25,753,059	0	25,753,059
MASSS	1	0	301,720	301,720
OV65	417	1,964,740	0	1,964,740
OV65S	2	10,000	0	10,000
SO	4	221,050	0	221,050
<b>Totals</b>		<b>28,143,849</b>	<b>104,298,050</b>	<b>132,441,899</b>



# 2021 Certified Totals

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Prop Count: 3,161 ARB Approved Totals

## State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$6,284,370	\$243,712,602	\$221,227,315
B	MULTIFAMILY RESIDENCE	0		\$696,760	\$13,226,330	\$13,217,904
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$4,805,774	\$4,785,914
D1	QUALIFIED OPEN-SPACE LAND	0	1,633.7952	\$0	\$9,302,470	\$327,539
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$0	\$273,168	\$275,869
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	80.6883	\$457,550	\$6,462,922	\$5,980,817
F1	COMMERCIAL REAL PROPERTY	0		\$261,380	\$51,822,210	\$51,822,210
F2	INDUSTRIAL AND MANUFACTURING REAL P	0		\$12,210	\$49,481,530	\$49,481,530
J2	GAS DISTRIBUTION SYSTEM	0		\$0	\$2,575,520	\$2,575,520
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	0		\$196,900	\$7,750,260	\$7,750,260
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	0		\$0	\$730,480	\$730,480
J5	RAILROAD	0		\$0	\$2,967,921	\$2,967,921
J6	PIPELAND COMPANY	0		\$0	\$310,900	\$310,900
J7	CABLE TELEVISION COMPANY	0		\$0	\$994,730	\$994,730
L1	COMMERCIAL PERSONAL PROPERTY	0		\$0	\$46,844,100	\$42,891,775
L2	INDUSTRIAL AND MANUFACTURING PERSO	0		\$0	\$108,249,140	\$86,448,406
M1	TANGIBLE OTHER PERSONAL, MOBILE HOM	0		\$0	\$466,430	\$460,491
O	RESIDENTIAL INVENTORY	0		\$872,200	\$1,980,910	\$1,980,910
S	SPECIAL INVENTORY TAX	0		\$0	\$5,889,080	\$5,889,080
X	TOTALLY EXEMPT PROPERTY	0		\$162,930	\$97,750,696	\$0
<b>Total</b>			<b>1,714.4835</b>	<b>\$8,944,300</b>	<b>\$655,597,173</b>	<b>\$500,119,571</b>



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**Prop Count: 30 Under ARB Review Totals**

## State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$0	\$2,948,200	\$2,851,439
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$34,790	\$34,790
D1	QUALIFIED OPEN-SPACE LAND	0	20.9500	\$0	\$139,360	\$2,830
F1	COMMERCIAL REAL PROPERTY	0		\$0	\$2,362,500	\$2,362,500
<b>Total</b>			<b>20.9500</b>	<b>\$0</b>	<b>\$5,484,850</b>	<b>\$5,251,559</b>





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Prop Count: 3,191

Grand Totals

## State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$6,284,370	\$246,660,802	\$224,078,754
B	MULTIFAMILY RESIDENCE	0		\$696,760	\$13,226,330	\$13,217,904
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$4,840,564	\$4,820,704
D1	QUALIFIED OPEN-SPACE LAND	0	1,654.7452	\$0	\$9,441,830	\$330,369
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$0	\$273,168	\$275,869
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	80.6883	\$457,550	\$6,462,922	\$5,980,817
F1	COMMERCIAL REAL PROPERTY	0		\$261,380	\$54,184,710	\$54,184,710
F2	INDUSTRIAL AND MANUFACTURING REAL P	0		\$12,210	\$49,481,530	\$49,481,530
J2	GAS DISTRIBUTION SYSTEM	0		\$0	\$2,575,520	\$2,575,520
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	0		\$196,900	\$7,750,260	\$7,750,260
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	0		\$0	\$730,480	\$730,480
J5	RAILROAD	0		\$0	\$2,967,921	\$2,967,921
J6	PIPELAND COMPANY	0		\$0	\$310,900	\$310,900
J7	CABLE TELEVISION COMPANY	0		\$0	\$994,730	\$994,730
L1	COMMERCIAL PERSONAL PROPERTY	0		\$0	\$46,844,100	\$42,891,775
L2	INDUSTRIAL AND MANUFACTURING PERSO	0		\$0	\$108,249,140	\$86,448,406
M1	TANGIBLE OTHER PERSONAL, MOBILE HOM	0		\$0	\$466,430	\$460,491
O	RESIDENTIAL INVENTORY	0		\$872,200	\$1,980,910	\$1,980,910
S	SPECIAL INVENTORY TAX	0		\$0	\$5,889,080	\$5,889,080
X	TOTALLY EXEMPT PROPERTY	0		\$162,930	\$97,750,696	\$0
<b>Total</b>			<b>1,735.4335</b>	<b>\$8,944,300</b>	<b>\$661,082,023</b>	<b>\$505,371,130</b>



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## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A1	Real, Residential Single--Family	1,653		\$6,243,910	\$240,230,656	\$218,059,294
A2	Real, Residential Mobile Home	57		\$0	\$1,654,020	\$1,502,401
A3	Real, Residential, Aux Improvement	195		\$40,460	\$1,827,926	\$1,665,620
B1	Apartments Residential Multi Family	10		\$696,760	\$8,280,893	\$8,280,893
B2	Residential Duplex Real Multi Family	32		\$0	\$4,409,997	\$4,409,169
B3	Residential Triplex Real Multi Family	2		\$0	\$347,140	\$347,140
B4	Residential Fourplex Real Multi Family	2		\$0	\$188,300	\$180,702
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	323		\$0	\$3,674,320	\$3,654,460
C2	Real, Vacant Platted Commerical Lot	41		\$0	\$1,131,454	\$1,131,454
D1	REAL, ACREAGE, RANGELAND	66	1,633.7952	\$0	\$9,302,470	\$327,539
D2	IMPROVEMENTS ON QUAL OPEN SPACE	13		\$0	\$273,168	\$275,869
E		1	0.0000	\$0	\$174	\$174
E1	REAL, FARM/RANCH, HOUSE	17		\$451,050	\$5,746,728	\$5,266,540
E2	REAL, FARM/RANCH, MOBILE HOME	1		\$0	\$11,640	\$11,640
E3	REAL, FARM/RANCH, OTHER IMPROVEMENT	8		\$6,500	\$128,690	\$126,773
E5	NON-QUAL LAND NOT IN AG USE	7		\$0	\$575,690	\$575,690
F1	REAL, Commercial	176		\$261,380	\$48,027,030	\$48,027,030
F2	REAL, Industrial	30		\$12,210	\$49,446,480	\$49,446,480
F3	REAL, Imp Only Commercial	24		\$0	\$3,795,180	\$3,795,180
F4	REAL, Imp Only Industrial	1		\$0	\$35,050	\$35,050
J2	REAL & TANGIBLE PERSONAL, UTILITIES, GA	2		\$0	\$2,575,520	\$2,575,520
J3	REAL & TANGIBLE PERSONAL, UTILITIES, EL	8		\$196,900	\$7,750,260	\$7,750,260
J4	REAL & TANGIBLE PERSONAL, UTILITIES, TE	5		\$0	\$730,480	\$730,480
J5	REAL & TANGIBLE PERSONAL, UTILITIES, RAI	17		\$0	\$2,967,921	\$2,967,921
J6	REAL & TANGIBLE PERSONAL, UTILITIES, PIP	10		\$0	\$310,900	\$310,900
J7	REAL & TANGIBLE PERSONAL, UTILITIES, CA	2		\$0	\$994,730	\$994,730
L1	TANGIBLE, PERSONAL PROPERTY, COMMER	321		\$0	\$46,844,100	\$42,891,775
L2	TANGIBLE, PERSONAL PROPERTY, INDUSTRI	17		\$0	\$108,249,140	\$86,448,406
M1	MOBILE HOME, TANGIBLE	38		\$0	\$466,430	\$460,491
O1	Res Inventory Vacant Land	3		\$0	\$138,920	\$138,920
O2	Res Inventory Improved Residential	18		\$872,200	\$1,841,990	\$1,841,990
S	SPECIAL INVENTORY	6		\$0	\$5,889,080	\$5,889,080
X	Totally Exempt Property	250		\$162,930	\$97,750,696	\$0
<b>Total</b>			<b>1,633.7952</b>	<b>\$8,944,300</b>	<b>\$655,597,173</b>	<b>\$500,119,571</b>



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**Prop Count: 30 Under ARB Review Totals**

## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A1	Real, Residential Single--Family	23		\$0	\$2,945,280	\$2,848,519
A3	Real, Residential, Aux Improvement	1		\$0	\$2,920	\$2,920
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	3		\$0	\$34,790	\$34,790
D1	REAL, ACREAGE, RANGELAND	1	20.9500	\$0	\$139,360	\$2,830
F1	REAL, Commercial	2		\$0	\$2,103,660	\$2,103,660
F3	REAL, Imp Only Commercial	1		\$0	\$258,840	\$258,840
<b>Total</b>			<b>20.9500</b>	<b>\$0</b>	<b>\$5,484,850</b>	<b>\$5,251,559</b>



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Prop Count: 3,191

Grand Totals

## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A1	Real, Residential Single--Family	1,676		\$6,243,910	\$243,175,936	\$220,907,813
A2	Real, Residential Mobile Home	57		\$0	\$1,654,020	\$1,502,401
A3	Real, Residential, Aux Improvement	196		\$40,460	\$1,830,846	\$1,668,540
B1	Apartments Residential Multi Family	10		\$696,760	\$8,280,893	\$8,280,893
B2	Residential Duplex Real Multi Family	32		\$0	\$4,409,997	\$4,409,169
B3	Residential Triplex Real Multi Family	2		\$0	\$347,140	\$347,140
B4	Residential Fourplex Real Multi Family	2		\$0	\$188,300	\$180,702
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	326		\$0	\$3,709,110	\$3,689,250
C2	Real, Vacant Platted Commerical Lot	41		\$0	\$1,131,454	\$1,131,454
D1	REAL, ACREAGE, RANGELAND	67	1,654.7452	\$0	\$9,441,830	\$330,369
D2	IMPROVEMENTS ON QUAL OPEN SPACE	13		\$0	\$273,168	\$275,869
E		1	0.0000	\$0	\$174	\$174
E1	REAL, FARM/RANCH, HOUSE	17		\$451,050	\$5,746,728	\$5,266,540
E2	REAL, FARM/RANCH, MOBILE HOME	1		\$0	\$11,640	\$11,640
E3	REAL, FARM/RANCH, OTHER IMPROVEMENT	8		\$6,500	\$128,690	\$126,773
E5	NON-QUAL LAND NOT IN AG USE	7		\$0	\$575,690	\$575,690
F1	REAL, Commercial	178		\$261,380	\$50,130,690	\$50,130,690
F2	REAL, Industrial	30		\$12,210	\$49,446,480	\$49,446,480
F3	REAL, Imp Only Commercial	25		\$0	\$4,054,020	\$4,054,020
F4	REAL, Imp Only Industrial	1		\$0	\$35,050	\$35,050
J2	REAL & TANGIBLE PERSONAL, UTILITIES, GA	2		\$0	\$2,575,520	\$2,575,520
J3	REAL & TANGIBLE PERSONAL, UTILITIES, EL	8		\$196,900	\$7,750,260	\$7,750,260
J4	REAL & TANGIBLE PERSONAL, UTILITIES, TE	5		\$0	\$730,480	\$730,480
J5	REAL & TANGIBLE PERSONAL, UTILITIES, RAI	17		\$0	\$2,967,921	\$2,967,921
J6	REAL & TANGIBLE PERSONAL, UTILITIES, PIP	10		\$0	\$310,900	\$310,900
J7	REAL & TANGIBLE PERSONAL, UTILITIES, CA	2		\$0	\$994,730	\$994,730
L1	TANGIBLE, PERSONAL PROPERTY, COMMER	321		\$0	\$46,844,100	\$42,891,775
L2	TANGIBLE, PERSONAL PROPERTY, INDUSTRI	17		\$0	\$108,249,140	\$86,448,406
M1	MOBILE HOME, TANGIBLE	38		\$0	\$466,430	\$460,491
O1	Res Inventory Vacant Land	3		\$0	\$138,920	\$138,920
O2	Res Inventory Improved Residential	18		\$872,200	\$1,841,990	\$1,841,990
S	SPECIAL INVENTORY	6		\$0	\$5,889,080	\$5,889,080
X	Totally Exempt Property	250		\$162,930	\$97,750,696	\$0
<b>Total</b>			<b>1,654.7452</b>	<b>\$8,944,300</b>	<b>\$661,082,023</b>	<b>\$505,371,130</b>



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**Prop Count: 3,191      Effective Rate Assumption**

## New Value

Total New Value Market: \$8,944,300

Total New Value Taxable: \$8,363,279

## New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	11	2020 Market Value	\$3,880
EX-XL	11.231 Organizations Providing Economic Development Services to Local	1	2020 Market Value	\$15,550
EX-XV	Other Exemptions (including public property, religious organizations, chari	2	2020 Market Value	\$242,900
<b>Absolute Exemptions Value Loss</b>				<b>\$262,330</b>

Exemption	Description	Count	Exemption Amount
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	4	\$48,000
DVHS	Disabled Veteran Homestead	3	\$513,982
OV65	OVER 65	27	\$130,000
<b>Partial Exemptions Value Loss</b>			<b>\$701,982</b>
<b>New Exemptions Value Loss</b>			<b>\$964,312</b>

## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
<b>Increased Exemptions Value Loss</b>			
<b>Total Exemptions Value Loss</b>			<b>\$964,312</b>

## New Ag / Timber Exemptions

### New Ag/Timber Value Loss

## New Annexations

Count	Market Value	Taxable Value
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## New Deannexations

Count	Market Value	Taxable Value
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## Average Homestead Value

Category	Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
A and E	950	\$158,651	\$14,890	\$143,761
A Only	941	\$156,627	\$14,552	\$142,075

## Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
30	\$5,484,850	\$4,176,637