

**2020 CERTIFIED ESTIMATE**

Property Count: 533

60 - ELM CREEK WATERSHED  
ARB Approved Totals

7/24/2020

6:28:44PM

Land		Value		
Homesite:		4,255,540		
Non Homesite:		4,455,690		
Ag Market:		22,196,880		
Timber Market:		0	<b>Total Land</b>	(+) 30,908,110
Improvement		Value		
Homesite:		33,373,040		
Non Homesite:		7,249,856	<b>Total Improvements</b>	(+) 40,622,896
Non Real		Count	Value	
Personal Property:	16		1,240,020	
Mineral Property:	0		0	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 1,240,020
			<b>Market Value</b>	= 72,771,026
Ag		Non Exempt	Exempt	
Total Productivity Market:	22,196,880		0	
Ag Use:	1,063,160		0	<b>Productivity Loss</b> (-) 21,133,720
Timber Use:	0		0	<b>Appraised Value</b> = 51,637,306
Productivity Loss:	21,133,720		0	
			<b>Homestead Cap</b>	(-) 786,318
			<b>Assessed Value</b>	= 50,850,988
			<b>Total Exemptions Amount</b>	(-) 6,732,091
			<b>(Breakdown on Next Page)</b>	
			<b>Net Taxable</b>	= 44,118,897

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 14,426.88 = 44,118,897 \* (0.032700 / 100)

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

**2020 CERTIFIED ESTIMATE**

Property Count: 533

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DV3	2	0	20,000	20,000
DV4	16	0	132,830	132,830
DV4S	2	0	12,000	12,000
DVHS	11	0	2,168,156	2,168,156
DVHSS	2	0	323,165	323,165
EX-XR	4	0	1,332,140	1,332,140
EX-XV	23	0	2,448,400	2,448,400
EX366	2	0	400	400
OV65	67	295,000	0	295,000
<b>Totals</b>		<b>295,000</b>	<b>6,437,091</b>	<b>6,732,091</b>

**2020 CERTIFIED ESTIMATE**

Property Count: 12

60 - ELM CREEK WATERSHED  
Under ARB Review Totals

7/24/2020

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Land		Value		
Homesite:		56,590		
Non Homesite:		346,930		
Ag Market:		638,750		
Timber Market:		0	<b>Total Land</b>	(+) 1,042,270
Improvement		Value		
Homesite:		694,080		
Non Homesite:		763,800	<b>Total Improvements</b>	(+) 1,457,880
Non Real		Count	Value	
Personal Property:	1	6,020		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+) 6,020
			<b>Market Value</b>	= 2,506,170
Ag		Non Exempt	Exempt	
Total Productivity Market:	638,750	0		
Ag Use:	17,170	0	<b>Productivity Loss</b>	(-) 621,580
Timber Use:	0	0	<b>Appraised Value</b>	= 1,884,590
Productivity Loss:	621,580	0	<b>Homestead Cap</b>	(-) 0
			<b>Assessed Value</b>	= 1,884,590
			<b>Total Exemptions Amount</b>	(-) 10,000
			<b>(Breakdown on Next Page)</b>	
			<b>Net Taxable</b>	= 1,874,590

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

612.99 = 1,874,590 \* (0.032700 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2020 CERTIFIED ESTIMATE**

Property Count: 12

60 - ELM CREEK WATERSHED  
Under ARB Review Totals

7/24/2020

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
OV65	2	10,000	0	10,000
	<b>Totals</b>	<b>10,000</b>	<b>0</b>	<b>10,000</b>

**2020 CERTIFIED ESTIMATE**

Property Count: 545

60 - ELM CREEK WATERSHED  
Grand Totals

7/24/2020

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Land		Value		
Homesite:		4,312,130		
Non Homesite:		4,802,620		
Ag Market:		22,835,630		
Timber Market:		0	<b>Total Land</b>	(+) 31,950,380
Improvement		Value		
Homesite:		34,067,120		
Non Homesite:		8,013,656	<b>Total Improvements</b>	(+) 42,080,776
Non Real		Count	Value	
Personal Property:	17		1,246,040	
Mineral Property:	0		0	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 1,246,040
			<b>Market Value</b>	= 75,277,196
Ag		Non Exempt	Exempt	
Total Productivity Market:	22,835,630		0	
Ag Use:	1,080,330		0	<b>Productivity Loss</b> (-) 21,755,300
Timber Use:	0		0	<b>Appraised Value</b> = 53,521,896
Productivity Loss:	21,755,300		0	<b>Homestead Cap</b> (-) 786,318
				<b>Assessed Value</b> = 52,735,578
				<b>Total Exemptions Amount (Breakdown on Next Page)</b> (-) 6,742,091
				<b>Net Taxable</b> = 45,993,487

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 15,039.87 = 45,993,487 \* (0.032700 / 100)

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

**2020 CERTIFIED ESTIMATE**

Property Count: 545

60 - ELM CREEK WATERSHED  
Grand Totals

7/24/2020

6:28:54PM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DV3	2	0	20,000	20,000
DV4	16	0	132,830	132,830
DV4S	2	0	12,000	12,000
DVHS	11	0	2,168,156	2,168,156
DVHSS	2	0	323,165	323,165
EX-XR	4	0	1,332,140	1,332,140
EX-XV	23	0	2,448,400	2,448,400
EX366	2	0	400	400
OV65	69	305,000	0	305,000
<b>Totals</b>		<b>305,000</b>	<b>6,437,091</b>	<b>6,742,091</b>

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	202		\$1,775,710	\$27,586,604	\$25,025,446
C1	VACANT LOTS AND LAND TRACTS	60		\$0	\$683,730	\$672,700
D1	QUALIFIED OPEN-SPACE LAND	156	6,046.8207	\$0	\$22,196,880	\$1,053,000
D2	IMPROVEMENTS ON QUALIFIED OP	48		\$110,000	\$802,270	\$790,540
E	RURAL LAND, NON QUALIFIED OPE	97	728.4390	\$455,590	\$15,267,572	\$14,136,871
F1	COMMERCIAL REAL PROPERTY	4		\$42,010	\$154,110	\$154,110
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$318,540	\$318,540
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$825,470	\$825,470
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$57,660	\$57,660
L1	COMMERCIAL PERSONAL PROPE	10		\$0	\$278,260	\$278,260
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$78,230	\$78,230
M1	TANGIBLE OTHER PERSONAL, MOB	30		\$115,640	\$740,760	\$728,070
X	TOTALLY EXEMPT PROPERTY	29		\$0	\$3,780,940	\$0
	<b>Totals</b>		6,775.2597	\$2,498,950	\$72,771,026	\$44,118,897

**2020 CERTIFIED ESTIMATE**

Property Count: 12

60 - ELM CREEK WATERSHED  
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	5		\$0	\$533,490	\$528,490
D1	QUALIFIED OPEN-SPACE LAND	3	171.3100	\$0	\$638,750	\$17,170
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$5,890	\$5,890
E	RURAL LAND, NON QUALIFIED OPE	3	34.0700	\$0	\$452,130	\$447,130
F1	COMMERCIAL REAL PROPERTY	2		\$0	\$869,890	\$869,890
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$6,020	\$6,020
	<b>Totals</b>		205.3800	\$0	\$2,506,170	\$1,874,590



**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	207		\$1,775,710	\$28,120,094	\$25,553,936
C1	VACANT LOTS AND LAND TRACTS	60		\$0	\$683,730	\$672,700
D1	QUALIFIED OPEN-SPACE LAND	159	6,218.1307	\$0	\$22,835,630	\$1,070,170
D2	IMPROVEMENTS ON QUALIFIED OP	50		\$110,000	\$808,160	\$796,430
E	RURAL LAND, NON QUALIFIED OPE	100	762.5090	\$455,590	\$15,719,702	\$14,584,001
F1	COMMERCIAL REAL PROPERTY	6		\$42,010	\$1,024,000	\$1,024,000
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$318,540	\$318,540
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$825,470	\$825,470
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$57,660	\$57,660
L1	COMMERCIAL PERSONAL PROPE	11		\$0	\$284,280	\$284,280
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$78,230	\$78,230
M1	TANGIBLE OTHER PERSONAL, MOB	30		\$115,640	\$740,760	\$728,070
X	TOTALLY EXEMPT PROPERTY	29		\$0	\$3,780,940	\$0
	<b>Totals</b>		6,980.6397	\$2,498,950	\$75,277,196	\$45,993,487

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	158		\$1,664,620	\$25,198,510	\$22,777,793
A2	Real, Residential Mobile Home	25		\$73,440	\$1,094,130	\$1,019,442
A3	Real, Residential, Aux Improvement	93		\$37,650	\$1,251,584	\$1,185,831
A4	Real, Imp Only Residential Single Famil	1		\$0	\$42,380	\$42,380
C1	REAL, VACANT PLATTED RESIDENTI	54		\$0	\$513,180	\$502,150
C2	Real, Vacant Platted Commerical Lot	2		\$0	\$15,760	\$15,760
C3	REAL, VACANT PLATTED RURAL OR	4		\$0	\$154,790	\$154,790
D1	REAL, ACREAGE, RANGELAND	156	6,046.8207	\$0	\$22,196,880	\$1,053,000
D2	IMPROVEMENTS ON QUAL OPEN SP	48		\$110,000	\$802,270	\$790,540
E1	REAL, FARM/RANCH, HOUSE	61		\$329,970	\$11,440,469	\$10,441,977
E2	REAL, FARM/RANCH, MOBILE HOME	16		\$30,660	\$700,230	\$625,641
E3	REAL, FARM/RANCH, OTHER IMPROV	44		\$94,960	\$922,703	\$884,708
E5	NON-QUAL LAND NOT IN AG USE	23		\$0	\$2,204,170	\$2,184,545
F1	REAL, Commercial	4		\$42,010	\$154,110	\$154,110
F2	REAL, Industrial	1		\$0	\$318,540	\$318,540
J3	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$825,470	\$825,470
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$57,660	\$57,660
L1	TANGIBLE, PERSONAL PROPERTY, C	10		\$0	\$278,260	\$278,260
L2	TANGIBLE, PERSONAL PROPERTY, I	1		\$0	\$78,230	\$78,230
M1	MOBILE HOME, TANGIBLE	30		\$115,640	\$731,130	\$718,440
M3	TANGIBLE OTHER PERSONAL	1		\$0	\$9,630	\$9,630
X	Totally Exempt Property	29		\$0	\$3,780,940	\$0
	<b>Totals</b>		6,046.8207	\$2,498,950	\$72,771,026	\$44,118,897

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Property Count: 12

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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	5		\$0	\$519,220	\$514,220
A3	Real, Residential, Aux Improvement	1		\$0	\$14,270	\$14,270
D1	REAL, ACREAGE, RANGELAND	3	171.3100	\$0	\$638,750	\$17,170
D2	IMPROVEMENTS ON QUAL OPEN SP	2		\$0	\$5,890	\$5,890
E1	REAL, FARM/RANCH, HOUSE	2		\$0	\$290,840	\$285,840
E3	REAL, FARM/RANCH, OTHER IMPROV	1		\$0	\$890	\$890
E5	NON-QUAL LAND NOT IN AG USE	1		\$0	\$160,400	\$160,400
F1	REAL, Commercial	2		\$0	\$869,890	\$869,890
L1	TANGIBLE, PERSONAL PROPERTY, C	1		\$0	\$6,020	\$6,020
<b>Totals</b>			171.3100	\$0	\$2,506,170	\$1,874,590

**2020 CERTIFIED ESTIMATE**

Property Count: 545

60 - ELM CREEK WATERSHED  
Grand Totals

7/24/2020

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	163		\$1,664,620	\$25,717,730	\$23,292,013
A2	Real, Residential Mobile Home	25		\$73,440	\$1,094,130	\$1,019,442
A3	Real, Residential, Aux Improvement	94		\$37,650	\$1,265,854	\$1,200,101
A4	Real, Imp Only Residential Single Famil	1		\$0	\$42,380	\$42,380
C1	REAL, VACANT PLATTED RESIDENTI	54		\$0	\$513,180	\$502,150
C2	Real, Vacant Platted Commerical Lot	2		\$0	\$15,760	\$15,760
C3	REAL, VACANT PLATTED RURAL OR	4		\$0	\$154,790	\$154,790
D1	REAL, ACREAGE, RANGELAND	159	6,218.1307	\$0	\$22,835,630	\$1,070,170
D2	IMPROVEMENTS ON QUAL OPEN SP	50		\$110,000	\$808,160	\$796,430
E1	REAL, FARM/RANCH, HOUSE	63		\$329,970	\$11,731,309	\$10,727,817
E2	REAL, FARM/RANCH, MOBILE HOME	16		\$30,660	\$700,230	\$625,641
E3	REAL, FARM/RANCH, OTHER IMPROV	45		\$94,960	\$923,593	\$885,598
E5	NON-QUAL LAND NOT IN AG USE	24		\$0	\$2,364,570	\$2,344,945
F1	REAL, Commercial	6		\$42,010	\$1,024,000	\$1,024,000
F2	REAL, Industrial	1		\$0	\$318,540	\$318,540
J3	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$825,470	\$825,470
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$57,660	\$57,660
L1	TANGIBLE, PERSONAL PROPERTY, C	11		\$0	\$284,280	\$284,280
L2	TANGIBLE, PERSONAL PROPERTY, I	1		\$0	\$78,230	\$78,230
M1	MOBILE HOME, TANGIBLE	30		\$115,640	\$731,130	\$718,440
M3	TANGIBLE OTHER PERSONAL	1		\$0	\$9,630	\$9,630
X	Totally Exempt Property	29		\$0	\$3,780,940	\$0
	<b>Totals</b>		6,218.1307	\$2,498,950	\$75,277,196	\$45,993,487

**2020 CERTIFIED ESTIMATE**

Property Count: 545

60 - ELM CREEK WATERSHED  
Effective Rate Assumption

7/24/2020

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**New Value**

TOTAL NEW VALUE MARKET: **\$2,498,950**  
TOTAL NEW VALUE TAXABLE: **\$2,473,290**

**New Exemptions**

Exemption	Description	Count
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**ABSOLUTE EXEMPTIONS VALUE LOSS**

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	1	\$12,000
OV65	OVER 65	6	\$25,000
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>7</b>	<b>\$37,000</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$37,000</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

**TOTAL EXEMPTIONS VALUE LOSS \$37,000**

**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
171	\$172,309	\$4,598	\$167,711
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
112	\$168,433	\$3,838	\$164,595

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
12	\$2,506,170.00	\$1,761,530