

**2020 CERTIFIED ESTIMATE**

Property Count: 300

63 - HALLSBURG, CITY OF  
ARB Approved Totals

7/24/2020

6:33:36PM

Land		Value		
Homesite:		2,576,690		
Non Homesite:		1,746,100		
Ag Market:		4,660,370		
Timber Market:		0	<b>Total Land</b>	(+) 8,983,160
Improvement		Value		
Homesite:		19,034,039		
Non Homesite:		2,916,468	<b>Total Improvements</b>	(+) 21,950,507
Non Real		Count	Value	
Personal Property:	13		388,970	
Mineral Property:	0		0	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 388,970
			<b>Market Value</b>	= 31,322,637
Ag		Non Exempt	Exempt	
Total Productivity Market:	4,660,370		0	
Ag Use:	180,783		0	<b>Productivity Loss</b> (-) 4,479,587
Timber Use:	0		0	<b>Appraised Value</b> = 26,843,050
Productivity Loss:	4,479,587		0	<b>Homestead Cap</b> (-) 609,159
				<b>Assessed Value</b> = 26,233,891
				<b>Total Exemptions Amount (Breakdown on Next Page)</b> (-) 3,323,586
				<b>Net Taxable</b> = 22,910,305

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 17,543.80 = 22,910,305 \* (0.076576 / 100)

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

**2020 CERTIFIED ESTIMATE**

Property Count: 300

63 - HALLSBURG, CITY OF  
ARB Approved Totals

7/24/2020

6:33:45PM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	5	15,000	0	15,000
DV2	1	0	12,000	12,000
DVHS	6	0	1,581,216	1,581,216
EX-XV	20	0	1,580,350	1,580,350
EX366	1	0	20	20
OV65	49	135,000	0	135,000
	<b>Totals</b>	<b>150,000</b>	<b>3,173,586</b>	<b>3,323,586</b>

**2020 CERTIFIED ESTIMATE**

Property Count: 9

63 - HALLSBURG, CITY OF  
Under ARB Review Totals

7/24/2020

6:33:36PM

Land		Value		
Homesite:		72,610		
Non Homesite:		99,860		
Ag Market:		59,960		
Timber Market:		0	<b>Total Land</b>	(+) 232,430
Improvement		Value		
Homesite:		432,620		
Non Homesite:		455,240	<b>Total Improvements</b>	(+) 887,860
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>	= 1,120,290
Ag		Non Exempt	Exempt	
Total Productivity Market:	59,960	0		
Ag Use:	1,430	0	<b>Productivity Loss</b>	(-) 58,530
Timber Use:	0	0	<b>Appraised Value</b>	= 1,061,760
Productivity Loss:	58,530	0	<b>Homestead Cap</b>	(-) 0
			<b>Assessed Value</b>	= 1,061,760
			<b>Total Exemptions Amount</b>	(-) 0
			<b>(Breakdown on Next Page)</b>	
			<b>Net Taxable</b>	= 1,061,760

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

813.05 = 1,061,760 \* (0.076576 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2020 CERTIFIED ESTIMATE**

63 - HALLSBURG, CITY OF

7/24/2020

6:33:45PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	Totals			

**2020 CERTIFIED ESTIMATE**

Property Count: 309

63 - HALLSBURG, CITY OF  
Grand Totals

7/24/2020

6:33:36PM

Land		Value		
Homesite:		2,649,300		
Non Homesite:		1,845,960		
Ag Market:		4,720,330		
Timber Market:		0	<b>Total Land</b>	(+) 9,215,590
Improvement		Value		
Homesite:		19,466,659		
Non Homesite:		3,371,708	<b>Total Improvements</b>	(+) 22,838,367
Non Real		Count	Value	
Personal Property:	13		388,970	
Mineral Property:	0		0	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 388,970
			<b>Market Value</b>	= 32,442,927
Ag		Non Exempt	Exempt	
Total Productivity Market:	4,720,330		0	
Ag Use:	182,213		0	<b>Productivity Loss</b> (-) 4,538,117
Timber Use:	0		0	<b>Appraised Value</b> = 27,904,810
Productivity Loss:	4,538,117		0	<b>Homestead Cap</b> (-) 609,159
				<b>Assessed Value</b> = 27,295,651
				<b>Total Exemptions Amount (Breakdown on Next Page)</b> (-) 3,323,586
				<b>Net Taxable</b> = 23,972,065

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 18,356.85 = 23,972,065 \* (0.076576 / 100)

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

**2020 CERTIFIED ESTIMATE**

Property Count: 309

63 - HALLSBURG, CITY OF  
Grand Totals

7/24/2020

6:33:45PM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	5	15,000	0	15,000
DV2	1	0	12,000	12,000
DVHS	6	0	1,581,216	1,581,216
EX-XV	20	0	1,580,350	1,580,350
EX366	1	0	20	20
OV65	49	135,000	0	135,000
	<b>Totals</b>	<b>150,000</b>	<b>3,173,586</b>	<b>3,323,586</b>

**2020 CERTIFIED ESTIMATE**

Property Count: 300

63 - HALLSBURG, CITY OF  
ARB Approved Totals

7/24/2020 6:33:45PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	112		\$0	\$14,610,877	\$12,588,192
C1	VACANT LOTS AND LAND TRACTS	38		\$0	\$447,430	\$451,470
D1	QUALIFIED OPEN-SPACE LAND	86	2,185.2724	\$0	\$4,660,370	\$255,104
D2	IMPROVEMENTS ON QUALIFIED OP	34		\$28,110	\$362,433	\$316,610
E	RURAL LAND, NON QUALIFIED OPE	68	190.8474	\$262,500	\$8,648,897	\$8,306,149
F1	COMMERCIAL REAL PROPERTY	4		\$0	\$484,400	\$464,920
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$251,280	\$251,280
L1	COMMERCIAL PERSONAL PROPE	10		\$0	\$107,770	\$107,770
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$0	\$138,910	\$138,910
S	SPECIAL INVENTORY TAX	1		\$0	\$29,900	\$29,900
X	TOTALLY EXEMPT PROPERTY	21		\$0	\$1,580,370	\$0
	<b>Totals</b>		2,376.1198	\$290,610	\$31,322,637	\$22,910,305

**2020 CERTIFIED ESTIMATE**

Property Count: 9

63 - HALLSBURG, CITY OF  
Under ARB Review Totals

7/24/2020 6:33:45PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3		\$0	\$331,260	\$331,260
D1	QUALIFIED OPEN-SPACE LAND	2	83.2598	\$0	\$59,960	\$6,101
E	RURAL LAND, NON QUALIFIED OPE	5	16.6822	\$0	\$325,020	\$325,020
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$404,050	\$399,379
<b>Totals</b>			99.9420	\$0	\$1,120,290	\$1,061,760

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	115		\$0	\$14,942,137	\$12,919,452
C1	VACANT LOTS AND LAND TRACTS	38		\$0	\$447,430	\$451,470
D1	QUALIFIED OPEN-SPACE LAND	88	2,268.5322	\$0	\$4,720,330	\$261,205
D2	IMPROVEMENTS ON QUALIFIED OP	34		\$28,110	\$362,433	\$316,610
E	RURAL LAND, NON QUALIFIED OPE	73	207.5296	\$262,500	\$8,973,917	\$8,631,169
F1	COMMERCIAL REAL PROPERTY	4		\$0	\$484,400	\$464,920
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$404,050	\$399,379
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$251,280	\$251,280
L1	COMMERCIAL PERSONAL PROPE	10		\$0	\$107,770	\$107,770
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$0	\$138,910	\$138,910
S	SPECIAL INVENTORY TAX	1		\$0	\$29,900	\$29,900
X	TOTALLY EXEMPT PROPERTY	21		\$0	\$1,580,370	\$0
	<b>Totals</b>		2,476.0618	\$290,610	\$32,442,927	\$23,972,065

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	85		\$0	\$13,064,196	\$11,131,061
A2	Real, Residential Mobile Home	19		\$0	\$723,130	\$718,622
A3	Real, Residential, Aux Improvement	51		\$0	\$526,931	\$451,493
A4	Real, Imp Only Residential Single Famil	3		\$0	\$296,620	\$287,016
C1	REAL, VACANT PLATTED RESIDENTI	36		\$0	\$432,770	\$436,810
C2	Real, Vacant Platted Commerical Lot	1		\$0	\$5,700	\$5,700
C3	REAL, VACANT PLATTED RURAL OR	1		\$0	\$8,960	\$8,960
D1	REAL, ACREAGE, RANGELAND	86	2,185.2724	\$0	\$4,660,370	\$255,104
D2	IMPROVEMENTS ON QUAL OPEN SP	34		\$28,110	\$362,433	\$316,610
E1	REAL, FARM/RANCH, HOUSE	56		\$262,500	\$7,731,671	\$7,379,538
E2	REAL, FARM/RANCH, MOBILE HOME	5		\$0	\$108,340	\$106,153
E3	REAL, FARM/RANCH, OTHER IMPROV	26		\$0	\$274,726	\$260,117
E5	NON-QUAL LAND NOT IN AG USE	17		\$0	\$534,160	\$560,341
F1	REAL, Commercial	4		\$0	\$484,400	\$464,920
J3	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$251,280	\$251,280
L1	TANGIBLE, PERSONAL PROPERTY, C	10		\$0	\$107,770	\$107,770
M1	MOBILE HOME, TANGIBLE	5		\$0	\$138,910	\$138,910
S	SPECIAL INVENTORY	1		\$0	\$29,900	\$29,900
X	Totally Exempt Property	21		\$0	\$1,580,370	\$0
	<b>Totals</b>		2,185.2724	\$290,610	\$31,322,637	\$22,910,305

**2020 CERTIFIED ESTIMATE**

Property Count: 9

63 - HALLSBURG, CITY OF  
Under ARB Review Totals

7/24/2020

6:33:45PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	3		\$0	\$330,810	\$330,810
A3	Real, Residential, Aux Improvement	1		\$0	\$450	\$450
D1	REAL, ACREAGE, RANGELAND	2	83.2598	\$0	\$59,960	\$6,101
E1	REAL, FARM/RANCH, HOUSE	1		\$0	\$264,230	\$264,230
E5	NON-QUAL LAND NOT IN AG USE	4		\$0	\$60,790	\$60,790
F2	REAL, Industrial	1		\$0	\$404,050	\$399,379
<b>Totals</b>			83.2598	\$0	\$1,120,290	\$1,061,760

**2020 CERTIFIED ESTIMATE**

Property Count: 309

63 - HALLSBURG, CITY OF  
Grand Totals

7/24/2020

6:33:45PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	88		\$0	\$13,395,006	\$11,461,871
A2	Real, Residential Mobile Home	19		\$0	\$723,130	\$718,622
A3	Real, Residential, Aux Improvement	52		\$0	\$527,381	\$451,943
A4	Real, Imp Only Residential Single Famil	3		\$0	\$296,620	\$287,016
C1	REAL, VACANT PLATTED RESIDENTI	36		\$0	\$432,770	\$436,810
C2	Real, Vacant Platted Commerical Lot	1		\$0	\$5,700	\$5,700
C3	REAL, VACANT PLATTED RURAL OR	1		\$0	\$8,960	\$8,960
D1	REAL, ACREAGE, RANGELAND	88	2,268.5322	\$0	\$4,720,330	\$261,205
D2	IMPROVEMENTS ON QUAL OPEN SP	34		\$28,110	\$362,433	\$316,610
E1	REAL, FARM/RANCH, HOUSE	57		\$262,500	\$7,995,901	\$7,643,768
E2	REAL, FARM/RANCH, MOBILE HOME	5		\$0	\$108,340	\$106,153
E3	REAL, FARM/RANCH, OTHER IMPROV	26		\$0	\$274,726	\$260,117
E5	NON-QUAL LAND NOT IN AG USE	21		\$0	\$594,950	\$621,131
F1	REAL, Commercial	4		\$0	\$484,400	\$464,920
F2	REAL, Industrial	1		\$0	\$404,050	\$399,379
J3	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$251,280	\$251,280
L1	TANGIBLE, PERSONAL PROPERTY, C	10		\$0	\$107,770	\$107,770
M1	MOBILE HOME, TANGIBLE	5		\$0	\$138,910	\$138,910
S	SPECIAL INVENTORY	1		\$0	\$29,900	\$29,900
X	Totally Exempt Property	21		\$0	\$1,580,370	\$0
<b>Totals</b>			2,268.5322	\$290,610	\$32,442,927	\$23,972,065

**2020 CERTIFIED ESTIMATE**

Property Count: 309

63 - HALLSBURG, CITY OF  
Effective Rate Assumption

7/24/2020

6:33:45PM

**New Value**

TOTAL NEW VALUE MARKET: **\$290,610**  
TOTAL NEW VALUE TAXABLE: **\$290,610**

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	2	2019 Market Value	\$46,690
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$46,690</b>

Exemption	Description	Count	Exemption Amount
OV65	OVER 65	4	\$12,000
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>			<b>\$12,000</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$58,690</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$58,690</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
113	\$154,667	\$5,391	\$149,276
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
74	\$149,115	\$4,762	\$144,353

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
9	\$1,120,290.00	\$1,010,500