

2020 CERTIFIED ESTIMATE
 57 - CASTLEMAN CREEK WATERSHED
 ARB Approved Totals

Property Count: 181

7/24/2020 6:21:25PM

Land		Value		
Homesite:		1,703,290		
Non Homesite:		1,940,260		
Ag Market:		32,031,899		
Timber Market:		0	Total Land	(+) 35,675,449
Improvement		Value		
Homesite:		14,429,476		
Non Homesite:		2,827,906	Total Improvements	(+) 17,257,382
Non Real		Count	Value	
Personal Property:	7		3,629,230	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 3,629,230
			Market Value	= 56,562,061
Ag		Non Exempt	Exempt	
Total Productivity Market:	32,031,899		0	
Ag Use:	2,397,811		0	Productivity Loss (-) 29,634,088
Timber Use:	0		0	Appraised Value = 26,927,973
Productivity Loss:	29,634,088		0	Homestead Cap (-) 692,275
				Assessed Value = 26,235,698
				Total Exemptions Amount (Breakdown on Next Page) (-) 705,780
				Net Taxable = 25,529,918

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 23,684.62 = 25,529,918 * (0.092772 / 100)

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV3	1	0	10,000	10,000
DV4	2	0	24,000	24,000
DV4S	1	0	12,000	12,000
DVHS	1	0	304,350	304,350
EX-XR	1	0	45,440	45,440
EX-XV	12	0	293,460	293,460
PC	1	16,530	0	16,530
	Totals	16,530	689,250	705,780

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Property Count: 4

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Land		Value		
Homesite:		13,860		
Non Homesite:		152,840		
Ag Market:		210,780		
Timber Market:		0	Total Land	(+) 377,480
Improvement		Value		
Homesite:		981,860		
Non Homesite:		218,730	Total Improvements	(+) 1,200,590
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 1,578,070
Ag		Non Exempt	Exempt	
Total Productivity Market:	210,780	0		
Ag Use:	6,000	0	Productivity Loss	(-) 204,780
Timber Use:	0	0	Appraised Value	= 1,373,290
Productivity Loss:	204,780	0	Homestead Cap	(-) 0
			Assessed Value	= 1,373,290
			Total Exemptions Amount	(-) 0
			(Breakdown on Next Page)	
			Net Taxable	= 1,373,290

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

1,274.03 = 1,373,290 * (0.092772 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

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Grand Totals

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Land		Value		
Homesite:		1,717,150		
Non Homesite:		2,093,100		
Ag Market:		32,242,679		
Timber Market:		0	Total Land	(+) 36,052,929
Improvement		Value		
Homesite:		15,411,336		
Non Homesite:		3,046,636	Total Improvements	(+) 18,457,972
Non Real		Count	Value	
Personal Property:	7		3,629,230	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 3,629,230
			Market Value	= 58,140,131
Ag		Non Exempt	Exempt	
Total Productivity Market:	32,242,679		0	
Ag Use:	2,403,811		0	Productivity Loss (-) 29,838,868
Timber Use:	0		0	Appraised Value = 28,301,263
Productivity Loss:	29,838,868		0	Homestead Cap (-) 692,275
				Assessed Value = 27,608,988
				Total Exemptions Amount (Breakdown on Next Page) (-) 705,780
				Net Taxable = 26,903,208

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 24,958.64 = 26,903,208 * (0.092772 / 100)

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV3	1	0	10,000	10,000
DV4	2	0	24,000	24,000
DV4S	1	0	12,000	12,000
DVHS	1	0	304,350	304,350
EX-XR	1	0	45,440	45,440
EX-XV	12	0	293,460	293,460
PC	1	16,530	0	16,530
	Totals	16,530	689,250	705,780

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	35		\$140,270	\$7,061,750	\$6,814,597
C1	VACANT LOTS AND LAND TRACTS	3		\$0	\$85,510	\$85,510
D1	QUALIFIED OPEN-SPACE LAND	98	10,669.4531	\$0	\$32,031,899	\$2,392,863
D2	IMPROVEMENTS ON QUALIFIED OP	32		\$0	\$729,624	\$729,686
E	RURAL LAND, NON QUALIFIED OPE	53	211.4908	\$160,390	\$11,535,608	\$10,745,022
F1	COMMERCIAL REAL PROPERTY	5		\$0	\$894,090	\$894,090
L1	COMMERCIAL PERSONAL PROPE	6		\$0	\$3,627,090	\$3,610,560
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$0	\$255,450	\$255,450
S	SPECIAL INVENTORY TAX	1		\$0	\$2,140	\$2,140
X	TOTALLY EXEMPT PROPERTY	13		\$0	\$338,900	\$0
	Totals		10,880.9439	\$300,660	\$56,562,061	\$25,529,918

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	3	29.9100	\$0	\$210,780	\$6,000
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$218,730	\$218,730
E	RURAL LAND, NON QUALIFIED OPE	3	24.1800	\$608,000	\$1,148,560	\$1,148,560
	Totals		54.0900	\$608,000	\$1,578,070	\$1,373,290

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	35		\$140,270	\$7,061,750	\$6,814,597
C1	VACANT LOTS AND LAND TRACTS	3		\$0	\$85,510	\$85,510
D1	QUALIFIED OPEN-SPACE LAND	101	10,699.3631	\$0	\$32,242,679	\$2,398,863
D2	IMPROVEMENTS ON QUALIFIED OP	34		\$0	\$948,354	\$948,416
E	RURAL LAND, NON QUALIFIED OPE	56	235.6708	\$768,390	\$12,684,168	\$11,893,582
F1	COMMERCIAL REAL PROPERTY	5		\$0	\$894,090	\$894,090
L1	COMMERCIAL PERSONAL PROPE	6		\$0	\$3,627,090	\$3,610,560
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$0	\$255,450	\$255,450
S	SPECIAL INVENTORY TAX	1		\$0	\$2,140	\$2,140
X	TOTALLY EXEMPT PROPERTY	13		\$0	\$338,900	\$0
	Totals		10,935.0339	\$908,660	\$58,140,131	\$26,903,208

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	30		\$140,270	\$6,633,985	\$6,388,928
A2	Real, Residential Mobile Home	2		\$0	\$120,320	\$119,355
A3	Real, Residential, Aux Improvement	15		\$0	\$307,445	\$306,314
C1	REAL, VACANT PLATTED RESIDENTI	3		\$0	\$85,510	\$85,510
D1	REAL, ACREAGE, RANGELAND	98	10,669.4531	\$0	\$32,031,899	\$2,392,863
D2	IMPROVEMENTS ON QUAL OPEN SP	32		\$0	\$729,624	\$729,686
E1	REAL, FARM/RANCH, HOUSE	44		\$160,390	\$10,543,669	\$9,809,255
E2	REAL, FARM/RANCH, MOBILE HOME	2		\$0	\$46,780	\$46,780
E3	REAL, FARM/RANCH, OTHER IMPROV	20		\$0	\$239,609	\$183,437
E5	NON-QUAL LAND NOT IN AG USE	14		\$0	\$705,550	\$705,550
F1	REAL, Commercial	5		\$0	\$894,090	\$894,090
L1	TANGIBLE, PERSONAL PROPERTY, C	6		\$0	\$3,627,090	\$3,610,560
M1	MOBILE HOME, TANGIBLE	5		\$0	\$255,450	\$255,450
S	SPECIAL INVENTORY	1		\$0	\$2,140	\$2,140
X	Totally Exempt Property	13		\$0	\$338,900	\$0
	Totals		10,669.4531	\$300,660	\$56,562,061	\$25,529,918

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	REAL, ACREAGE, RANGELAND	3	29.9100	\$0	\$210,780	\$6,000
D2	IMPROVEMENTS ON QUAL OPEN SP	2		\$0	\$218,730	\$218,730
E1	REAL, FARM/RANCH, HOUSE	2		\$608,000	\$995,720	\$995,720
E5	NON-QUAL LAND NOT IN AG USE	1		\$0	\$152,840	\$152,840
	Totals		29.9100	\$608,000	\$1,578,070	\$1,373,290

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	30		\$140,270	\$6,633,985	\$6,388,928
A2	Real, Residential Mobile Home	2		\$0	\$120,320	\$119,355
A3	Real, Residential, Aux Improvement	15		\$0	\$307,445	\$306,314
C1	REAL, VACANT PLATTED RESIDENTI	3		\$0	\$85,510	\$85,510
D1	REAL, ACREAGE, RANGELAND	101	10,699.3631	\$0	\$32,242,679	\$2,398,863
D2	IMPROVEMENTS ON QUAL OPEN SP	34		\$0	\$948,354	\$948,416
E1	REAL, FARM/RANCH, HOUSE	46		\$768,390	\$11,539,389	\$10,804,975
E2	REAL, FARM/RANCH, MOBILE HOME	2		\$0	\$46,780	\$46,780
E3	REAL, FARM/RANCH, OTHER IMPROV	20		\$0	\$239,609	\$183,437
E5	NON-QUAL LAND NOT IN AG USE	15		\$0	\$858,390	\$858,390
F1	REAL, Commercial	5		\$0	\$894,090	\$894,090
L1	TANGIBLE, PERSONAL PROPERTY, C	6		\$0	\$3,627,090	\$3,610,560
M1	MOBILE HOME, TANGIBLE	5		\$0	\$255,450	\$255,450
S	SPECIAL INVENTORY	1		\$0	\$2,140	\$2,140
X	Totally Exempt Property	13		\$0	\$338,900	\$0
	Totals		10,699.3631	\$908,660	\$58,140,131	\$26,903,208

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 Effective Rate Assumption

New Value

TOTAL NEW VALUE MARKET:	\$908,660
TOTAL NEW VALUE TAXABLE:	\$908,660

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

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
59	\$247,938	\$11,733	\$236,205
	Category A Only		

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
24	\$217,436	\$9,298	\$208,138

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
4	\$1,578,070.00	\$758,050