

2020 CERTIFIED ESTIMATE

Property Count: 2,812

64 - LACY-LAKEVIEW, CITY OF
ARB Approved Totals

7/24/2020

6:34:57PM

Land		Value		
Homesite:		26,796,150		
Non Homesite:		38,668,751		
Ag Market:		1,566,190		
Timber Market:		0	Total Land	(+) 67,031,091
Improvement		Value		
Homesite:		162,454,059		
Non Homesite:		79,047,315	Total Improvements	(+) 241,501,374
Non Real		Count	Value	
Personal Property:	273		62,405,400	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 62,405,400
			Market Value	= 370,937,865
Ag		Non Exempt	Exempt	
Total Productivity Market:	1,566,190		0	
Ag Use:	22,740		0	Productivity Loss (-) 1,543,450
Timber Use:	0		0	Appraised Value = 369,394,415
Productivity Loss:	1,543,450		0	Homestead Cap (-) 2,140,388
				Assessed Value = 367,254,027
				Total Exemptions Amount (Breakdown on Next Page) (-) 45,316,283
				Net Taxable = 321,937,744

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,094,794.37 = 321,937,744 * (0.340064 / 100)

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

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	2	7,282,416	0	7,282,416
DV1	7	0	42,000	42,000
DV1S	1	0	5,000	5,000
DV2	3	0	31,500	31,500
DV3	7	0	56,000	56,000
DV4	49	0	300,000	300,000
DV4S	11	0	131,340	131,340
DVHS	44	0	5,772,518	5,772,518
DVHSS	5	0	642,730	642,730
EX-XA	16	0	1,626,250	1,626,250
EX-XA (Prorated)	1	0	67,817	67,817
EX-XJ	1	0	1,342,040	1,342,040
EX-XU	1	0	13,820,830	13,820,830
EX-XV	99	0	11,354,130	11,354,130
EX-XV (Prorated)	1	0	40,704	40,704
EX366	21	0	4,360	4,360
OV65	437	2,029,071	0	2,029,071
OV65S	1	5,000	0	5,000
PC	3	762,577	0	762,577
Totals		10,079,064	35,237,219	45,316,283

2020 CERTIFIED ESTIMATE

Property Count: 114

64 - LACY-LAKEVIEW, CITY OF
Under ARB Review Totals

7/24/2020

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Land		Value		
Homesite:		484,020		
Non Homesite:		24,426,364		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 24,910,384
Improvement		Value		
Homesite:		2,629,160		
Non Homesite:		57,613,349	Total Improvements	(+) 60,242,509
Non Real		Count	Value	
Personal Property:	2	242,050		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 242,050
			Market Value	= 85,394,943
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 85,394,943
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 85,394,943
			Total Exemptions Amount (Breakdown on Next Page)	(-) 25,000
			Net Taxable	= 85,369,943

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

290,312.44 = 85,369,943 * (0.340064 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2020 CERTIFIED ESTIMATE

Property Count: 114

64 - LACY-LAKEVIEW, CITY OF
Under ARB Review Totals

7/24/2020

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Exemption Breakdown

Exemption	Count	Local	State	Total
OV65	5	25,000	0	25,000
	Totals	25,000	0	25,000

2020 CERTIFIED ESTIMATE

Property Count: 2,926

64 - LACY-LAKEVIEW, CITY OF
Grand Totals

7/24/2020

6:34:57PM

Land		Value		
Homesite:		27,280,170		
Non Homesite:		63,095,115		
Ag Market:		1,566,190		
Timber Market:		0	Total Land	(+) 91,941,475
Improvement		Value		
Homesite:		165,083,219		
Non Homesite:		136,660,664	Total Improvements	(+) 301,743,883
Non Real		Count	Value	
Personal Property:	275		62,647,450	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 62,647,450
			Market Value	= 456,332,808
Ag		Non Exempt	Exempt	
Total Productivity Market:	1,566,190		0	
Ag Use:	22,740		0	Productivity Loss (-) 1,543,450
Timber Use:	0		0	Appraised Value = 454,789,358
Productivity Loss:	1,543,450		0	Homestead Cap (-) 2,140,388
				Assessed Value = 452,648,970
				Total Exemptions Amount (Breakdown on Next Page) (-) 45,341,283
				Net Taxable = 407,307,687

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,385,106.81 = 407,307,687 * (0.340064 / 100)

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

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	2	7,282,416	0	7,282,416
DV1	7	0	42,000	42,000
DV1S	1	0	5,000	5,000
DV2	3	0	31,500	31,500
DV3	7	0	56,000	56,000
DV4	49	0	300,000	300,000
DV4S	11	0	131,340	131,340
DVHS	44	0	5,772,518	5,772,518
DVHSS	5	0	642,730	642,730
EX-XA	16	0	1,626,250	1,626,250
EX-XA (Prorated)	1	0	67,817	67,817
EX-XJ	1	0	1,342,040	1,342,040
EX-XU	1	0	13,820,830	13,820,830
EX-XV	99	0	11,354,130	11,354,130
EX-XV (Prorated)	1	0	40,704	40,704
EX366	21	0	4,360	4,360
OV65	442	2,054,071	0	2,054,071
OV65S	1	5,000	0	5,000
PC	3	762,577	0	762,577
Totals		10,104,064	35,237,219	45,341,283

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,848		\$2,439,190	\$200,314,807	\$189,218,230
B	MULTIFAMILY RESIDENCE	100		\$627,250	\$17,017,857	\$16,993,015
C1	VACANT LOTS AND LAND TRACTS	248		\$0	\$6,611,500	\$6,611,500
D1	QUALIFIED OPEN-SPACE LAND	8	179.6283	\$0	\$1,566,190	\$22,740
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$24,040	\$24,040
E	RURAL LAND, NON QUALIFIED OPE	26	130.6636	\$0	\$2,670,701	\$2,656,701
F1	COMMERCIAL REAL PROPERTY	109		\$240,080	\$39,948,146	\$34,551,050
F2	INDUSTRIAL AND MANUFACTURIN	8		\$0	\$10,396,410	\$10,396,410
J2	GAS DISTRIBUTION SYSTEM	4		\$0	\$879,310	\$879,310
J3	ELECTRIC COMPANY (INCLUDING C	8		\$0	\$5,802,350	\$5,802,350
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$357,020	\$357,020
J5	RAILROAD	2		\$0	\$469,200	\$469,200
J6	PIPELAND COMPANY	8		\$0	\$436,050	\$436,050
J7	CABLE TELEVISION COMPANY	1		\$0	\$1,010,780	\$1,010,780
L1	COMMERCIAL PERSONAL PROPE	190		\$0	\$27,911,030	\$25,437,390
L2	INDUSTRIAL AND MANUFACTURIN	17		\$0	\$20,589,370	\$20,415,113
M1	TANGIBLE OTHER PERSONAL, MOB	47		\$50,650	\$571,860	\$551,732
O	RESIDENTIAL INVENTORY	30		\$647,890	\$949,273	\$949,273
S	SPECIAL INVENTORY TAX	34		\$0	\$5,155,840	\$5,155,840
X	TOTALLY EXEMPT PROPERTY	140		\$0	\$28,256,131	\$0
	Totals		310.2919	\$4,005,060	\$370,937,865	\$321,937,744

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	32		\$8,340	\$3,209,380	\$3,184,380
B	MULTIFAMILY RESIDENCE	23		\$0	\$20,753,609	\$20,753,609
C1	VACANT LOTS AND LAND TRACTS	15		\$0	\$2,562,844	\$2,562,844
D1	QUALIFIED OPEN-SPACE LAND	1	12.1675	\$0	\$0	\$790
E	RURAL LAND, NON QUALIFIED OPE	2	273.4698	\$403,200	\$1,409,370	\$1,408,580
F1	COMMERCIAL REAL PROPERTY	34		\$5,821,960	\$53,606,330	\$53,606,330
F2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$3,320,880	\$3,320,880
J6	PIPELAND COMPANY	1		\$0	\$281,000	\$281,000
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$242,050	\$242,050
O	RESIDENTIAL INVENTORY	1		\$0	\$9,480	\$9,480
	Totals		285.6373	\$6,233,500	\$85,394,943	\$85,369,943

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,880		\$2,447,530	\$203,524,187	\$192,402,610
B	MULTIFAMILY RESIDENCE	123		\$627,250	\$37,771,466	\$37,746,624
C1	VACANT LOTS AND LAND TRACTS	263		\$0	\$9,174,344	\$9,174,344
D1	QUALIFIED OPEN-SPACE LAND	9	191.7958	\$0	\$1,566,190	\$23,530
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$24,040	\$24,040
E	RURAL LAND, NON QUALIFIED OPE	28	404.1334	\$403,200	\$4,080,071	\$4,065,281
F1	COMMERCIAL REAL PROPERTY	143		\$6,062,040	\$93,554,476	\$88,157,380
F2	INDUSTRIAL AND MANUFACTURIN	12		\$0	\$13,717,290	\$13,717,290
J2	GAS DISTRIBUTION SYSTEM	4		\$0	\$879,310	\$879,310
J3	ELECTRIC COMPANY (INCLUDING C	8		\$0	\$5,802,350	\$5,802,350
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$357,020	\$357,020
J5	RAILROAD	2		\$0	\$469,200	\$469,200
J6	PIPELAND COMPANY	9		\$0	\$717,050	\$717,050
J7	CABLE TELEVISION COMPANY	1		\$0	\$1,010,780	\$1,010,780
L1	COMMERCIAL PERSONAL PROPE	192		\$0	\$28,153,080	\$25,679,440
L2	INDUSTRIAL AND MANUFACTURIN	17		\$0	\$20,589,370	\$20,415,113
M1	TANGIBLE OTHER PERSONAL, MOB	47		\$50,650	\$571,860	\$551,732
O	RESIDENTIAL INVENTORY	31		\$647,890	\$958,753	\$958,753
S	SPECIAL INVENTORY TAX	34		\$0	\$5,155,840	\$5,155,840
X	TOTALLY EXEMPT PROPERTY	140		\$0	\$28,256,131	\$0
	Totals		595.9292	\$10,238,560	\$456,332,808	\$407,307,687

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1		\$0	\$101,033	\$101,033
A1	Real, Residential Single--Family	1,728		\$2,435,230	\$196,492,665	\$185,542,191
A2	Real, Residential Mobile Home	67		\$3,960	\$2,108,807	\$2,036,972
A3	Real, Residential, Aux Improvement	234		\$0	\$1,577,352	\$1,503,084
A4	Real, Imp Only Residential Single Famil	2		\$0	\$34,950	\$34,950
B1	Apartments Residential Multi Family	19		\$627,250	\$7,641,500	\$7,641,500
B2	Residential Duplex Real Multi Family	79		\$0	\$8,649,067	\$8,624,225
B3	Residential Triplex Real Multi Family	1		\$0	\$435,690	\$435,690
B4	Residential Fourplex Real Multi Family	1		\$0	\$291,600	\$291,600
C1	REAL, VACANT PLATTED RESIDENTI	130		\$0	\$1,660,630	\$1,660,630
C2	Real, Vacant Platted Commerical Lot	117		\$0	\$4,946,890	\$4,946,890
C3	REAL, VACANT PLATTED RURAL OR	1		\$0	\$3,980	\$3,980
D1	REAL, ACREAGE, RANGELAND	8	179.6283	\$0	\$1,566,190	\$22,740
D2	IMPROVEMENTS ON QUAL OPEN SP	2		\$0	\$24,040	\$24,040
D4	REAL, ACREAGE, UNDEVELOPED LA	1		\$0	\$122,310	\$122,310
E1	REAL, FARM/RANCH, HOUSE	7		\$0	\$1,231,570	\$1,217,570
E3	REAL, FARM/RANCH, OTHER IMPROV	4		\$0	\$141,810	\$141,810
E5	NON-QUAL LAND NOT IN AG USE	17		\$0	\$1,175,011	\$1,175,011
F1	REAL, Commercial	108		\$240,080	\$39,945,296	\$34,548,200
F2	REAL, Industrial	8		\$0	\$10,396,410	\$10,396,410
F3	REAL, Imp Only Commercial	1		\$0	\$2,850	\$2,850
J2	REAL & TANGIBLE PERSONAL, UTILI	4		\$0	\$879,310	\$879,310
J3	REAL & TANGIBLE PERSONAL, UTILI	8		\$0	\$5,802,350	\$5,802,350
J4	REAL & TANGIBLE PERSONAL, UTILI	5		\$0	\$357,020	\$357,020
J5	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$469,200	\$469,200
J6	REAL & TANGIBLE PERSONAL, UTILI	8		\$0	\$436,050	\$436,050
J7	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$1,010,780	\$1,010,780
L1	TANGIBLE, PERSONAL PROPERTY, C	190		\$0	\$27,911,030	\$25,437,390
L2	TANGIBLE, PERSONAL PROPERTY, I	17		\$0	\$20,589,370	\$20,415,113
M1	MOBILE HOME, TANGIBLE	47		\$50,650	\$571,860	\$551,732
O1	Res Inventory Vacant Land	24		\$0	\$236,350	\$236,350
O2	Res Inventory Improved Residential	6		\$647,890	\$712,923	\$712,923
S	SPECIAL INVENTORY	34		\$0	\$5,155,840	\$5,155,840
X	Totally Exempt Property	140		\$0	\$28,256,131	\$0
	Totals		179.6283	\$4,005,060	\$370,937,865	\$321,937,744

2020 CERTIFIED ESTIMATE

Property Count: 114

64 - LACY-LAKEVIEW, CITY OF
Under ARB Review Totals

7/24/2020

6:35:09PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	30		\$8,340	\$3,152,950	\$3,127,950
A2	Real, Residential Mobile Home	1		\$0	\$32,840	\$32,840
A3	Real, Residential, Aux Improvement	4		\$0	\$23,590	\$23,590
B1	Apartments Residential Multi Family	13		\$0	\$19,641,030	\$19,641,030
B2	Residential Duplex Real Multi Family	10		\$0	\$1,112,579	\$1,112,579
C1	REAL, VACANT PLATTED RESIDENTI	1		\$0	\$30,000	\$30,000
C2	Real, Vacant Platted Commerical Lot	14		\$0	\$2,532,844	\$2,532,844
D1	REAL, ACREAGE, RANGELAND	1	12.1675	\$0	\$0	\$790
E1	REAL, FARM/RANCH, HOUSE	1		\$403,200	\$404,110	\$523,310
E5	NON-QUAL LAND NOT IN AG USE	2		\$0	\$1,005,260	\$885,270
F1	REAL, Commercial	34		\$5,821,960	\$53,606,330	\$53,606,330
F2	REAL, Industrial	4		\$0	\$3,320,880	\$3,320,880
J6	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$281,000	\$281,000
L1	TANGIBLE, PERSONAL PROPERTY, C	2		\$0	\$242,050	\$242,050
O1	Res Inventory Vacant Land	1		\$0	\$9,480	\$9,480
Totals			12.1675	\$6,233,500	\$85,394,943	\$85,369,943

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1		\$0	\$101,033	\$101,033
A1	Real, Residential Single--Family	1,758		\$2,443,570	\$199,645,615	\$188,670,141
A2	Real, Residential Mobile Home	68		\$3,960	\$2,141,647	\$2,069,812
A3	Real, Residential, Aux Improvement	238		\$0	\$1,600,942	\$1,526,674
A4	Real, Imp Only Residential Single Famil	2		\$0	\$34,950	\$34,950
B1	Apartments Residential Multi Family	32		\$627,250	\$27,282,530	\$27,282,530
B2	Residential Duplex Real Multi Family	89		\$0	\$9,761,646	\$9,736,804
B3	Residential Triplex Real Multi Family	1		\$0	\$435,690	\$435,690
B4	Residential Fourplex Real Multi Family	1		\$0	\$291,600	\$291,600
C1	REAL, VACANT PLATTED RESIDENTI	131		\$0	\$1,690,630	\$1,690,630
C2	Real, Vacant Platted Commerical Lot	131		\$0	\$7,479,734	\$7,479,734
C3	REAL, VACANT PLATTED RURAL OR	1		\$0	\$3,980	\$3,980
D1	REAL, ACREAGE, RANGELAND	9	191.7958	\$0	\$1,566,190	\$23,530
D2	IMPROVEMENTS ON QUAL OPEN SP	2		\$0	\$24,040	\$24,040
D4	REAL, ACREAGE, UNDEVELOPED LA	1		\$0	\$122,310	\$122,310
E1	REAL, FARM/RANCH, HOUSE	8		\$403,200	\$1,635,680	\$1,740,880
E3	REAL, FARM/RANCH, OTHER IMPROV	4		\$0	\$141,810	\$141,810
E5	NON-QUAL LAND NOT IN AG USE	19		\$0	\$2,180,271	\$2,060,281
F1	REAL, Commercial	142		\$6,062,040	\$93,551,626	\$88,154,530
F2	REAL, Industrial	12		\$0	\$13,717,290	\$13,717,290
F3	REAL, Imp Only Commercial	1		\$0	\$2,850	\$2,850
J2	REAL & TANGIBLE PERSONAL, UTILI	4		\$0	\$879,310	\$879,310
J3	REAL & TANGIBLE PERSONAL, UTILI	8		\$0	\$5,802,350	\$5,802,350
J4	REAL & TANGIBLE PERSONAL, UTILI	5		\$0	\$357,020	\$357,020
J5	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$469,200	\$469,200
J6	REAL & TANGIBLE PERSONAL, UTILI	9		\$0	\$717,050	\$717,050
J7	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$1,010,780	\$1,010,780
L1	TANGIBLE, PERSONAL PROPERTY, C	192		\$0	\$28,153,080	\$25,679,440
L2	TANGIBLE, PERSONAL PROPERTY, I	17		\$0	\$20,589,370	\$20,415,113
M1	MOBILE HOME, TANGIBLE	47		\$50,650	\$571,860	\$551,732
O1	Res Inventory Vacant Land	25		\$0	\$245,830	\$245,830
O2	Res Inventory Improved Residential	6		\$647,890	\$712,923	\$712,923
S	SPECIAL INVENTORY	34		\$0	\$5,155,840	\$5,155,840
X	Totally Exempt Property	140		\$0	\$28,256,131	\$0
	Totals		191.7958	\$10,238,560	\$456,332,808	\$407,307,687

2020 CERTIFIED ESTIMATE

Property Count: 2,926

64 - LACY-LAKEVIEW, CITY OF
Effective Rate Assumption

7/24/2020

6:35:09PM

New Value

TOTAL NEW VALUE MARKET: **\$10,238,560**
TOTAL NEW VALUE TAXABLE: **\$10,238,560**

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	3	2019 Market Value	\$71,260
EX366	HOUSE BILL 366	3	2019 Market Value	\$3,010
ABSOLUTE EXEMPTIONS VALUE LOSS				\$74,270

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	2	\$10,000
DV4	Disabled Veterans 70% - 100%	1	\$12,000
OV65	OVER 65	13	\$65,000
PARTIAL EXEMPTIONS VALUE LOSS			\$87,000
NEW EXEMPTIONS VALUE LOSS			\$161,270

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$161,270

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
1,010	\$124,255	\$2,106	\$122,149
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,007	\$123,875	\$2,104	\$121,771

2020 CERTIFIED ESTIMATE

64 - LACY-LAKEVIEW, CITY OF
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
114	\$85,394,943.00	\$75,105,688