

2020 CERTIFIED ESTIMATES

Property Count: 279

67 - LEROY, CITY OF
ARB Approved Totals

7/24/2020

6:39:14PM

Land		Value		
Homesite:		1,680,890		
Non Homesite:		1,105,626		
Ag Market:		3,678,635		
Timber Market:		0	Total Land	(+) 6,465,151
Improvement		Value		
Homesite:		14,231,696		
Non Homesite:		926,713	Total Improvements	(+) 15,158,409
Non Real		Count	Value	
Personal Property:	8	479,700		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 479,700
			Market Value	= 22,103,260
Ag		Non Exempt	Exempt	
Total Productivity Market:	3,678,635	0		
Ag Use:	192,094	0	Productivity Loss	(-) 3,486,541
Timber Use:	0	0	Appraised Value	= 18,616,719
Productivity Loss:	3,486,541	0	Homestead Cap	(-) 384,579
			Assessed Value	= 18,232,140
			Total Exemptions Amount	(-) 4,824,277
			(Breakdown on Next Page)	
			Net Taxable	= 13,407,863

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 28,026.05 = 13,407,863 * (0.209027 / 100)

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	2	0	9,900	9,900
DV2	1	0	7,500	7,500
DV4	4	0	23,540	23,540
DV4S	1	0	12,000	12,000
DVHS	2	0	302,190	302,190
EX-XG	1	0	80,290	80,290
EX-XR	1	0	118,510	118,510
EX-XV	11	0	462,520	462,520
OV65	38	3,807,827	0	3,807,827
Totals		3,807,827	1,016,450	4,824,277

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Land		Value		
Homesite:		31,470		
Non Homesite:		0		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 31,470
Improvement		Value		
Homesite:		233,140		
Non Homesite:		0	Total Improvements	(+) 233,140
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 264,610
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 264,610
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 264,610
			Total Exemptions Amount	(-) 132,210
			(Breakdown on Next Page)	
			Net Taxable	= 132,400

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

276.75 = 132,400 * (0.209027 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
OV65	1	132,210	0	132,210
	Totals	132,210	0	132,210

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Property Count: 281

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Grand Totals

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Land		Value		
Homesite:		1,712,360		
Non Homesite:		1,105,626		
Ag Market:		3,678,635		
Timber Market:		0	Total Land	(+) 6,496,621
Improvement		Value		
Homesite:		14,464,836		
Non Homesite:		926,713	Total Improvements	(+) 15,391,549
Non Real		Count	Value	
Personal Property:	8	479,700		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 479,700
			Market Value	= 22,367,870
Ag		Non Exempt	Exempt	
Total Productivity Market:	3,678,635	0		
Ag Use:	192,094	0	Productivity Loss	(-) 3,486,541
Timber Use:	0	0	Appraised Value	= 18,881,329
Productivity Loss:	3,486,541	0	Homestead Cap	(-) 384,579
			Assessed Value	= 18,496,750
			Total Exemptions Amount (Breakdown on Next Page)	(-) 4,956,487
			Net Taxable	= 13,540,263

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 28,302.81 = 13,540,263 * (0.209027 / 100)

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

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Property Count: 281

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	2	0	9,900	9,900
DV2	1	0	7,500	7,500
DV4	4	0	23,540	23,540
DV4S	1	0	12,000	12,000
DVHS	2	0	302,190	302,190
EX-XG	1	0	80,290	80,290
EX-XR	1	0	118,510	118,510
EX-XV	11	0	462,520	462,520
OV65	39	3,940,037	0	3,940,037
Totals		3,940,037	1,016,450	4,956,487

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	108		\$65,480	\$10,053,346	\$6,778,456
C1	VACANT LOTS AND LAND TRACTS	28		\$0	\$237,920	\$237,920
D1	QUALIFIED OPEN-SPACE LAND	83	1,143.6845	\$0	\$3,678,635	\$235,616
D2	IMPROVEMENTS ON QUALIFIED OP	30		\$0	\$120,773	\$151,853
E	RURAL LAND, NON QUALIFIED OPE	59	106.6680	\$720,770	\$6,385,326	\$5,067,318
F1	COMMERCIAL REAL PROPERTY	7		\$0	\$176,690	\$176,690
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$169,020	\$169,020
L1	COMMERCIAL PERSONAL PROPE	6		\$0	\$89,940	\$89,940
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$389,760	\$389,760
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$0	\$140,530	\$111,290
X	TOTALLY EXEMPT PROPERTY	13		\$0	\$661,320	\$0
	Totals		1,250.3525	\$786,250	\$22,103,260	\$13,407,863

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State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	2		\$0	\$264,610	\$132,400
Totals		0.0000	\$0	\$264,610	\$132,400

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	110		\$65,480	\$10,317,956	\$6,910,856
C1	VACANT LOTS AND LAND TRACTS	28		\$0	\$237,920	\$237,920
D1	QUALIFIED OPEN-SPACE LAND	83	1,143.6845	\$0	\$3,678,635	\$235,616
D2	IMPROVEMENTS ON QUALIFIED OP	30		\$0	\$120,773	\$151,853
E	RURAL LAND, NON QUALIFIED OPE	59	106.6680	\$720,770	\$6,385,326	\$5,067,318
F1	COMMERCIAL REAL PROPERTY	7		\$0	\$176,690	\$176,690
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$169,020	\$169,020
L1	COMMERCIAL PERSONAL PROPE	6		\$0	\$89,940	\$89,940
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$389,760	\$389,760
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$0	\$140,530	\$111,290
X	TOTALLY EXEMPT PROPERTY	13		\$0	\$661,320	\$0
	Totals		1,250.3525	\$786,250	\$22,367,870	\$13,540,263

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	86		\$1,400	\$9,248,216	\$6,145,375
A2	Real, Residential Mobile Home	14		\$64,080	\$438,950	\$378,945
A3	Real, Residential, Aux Improvement	48		\$0	\$366,180	\$254,136
C1	REAL, VACANT PLATTED RESIDENTI	24		\$0	\$208,790	\$208,790
C2	Real, Vacant Platted Commerical Lot	4		\$0	\$29,130	\$29,130
D1	REAL, ACREAGE, RANGELAND	83	1,143.6845	\$0	\$3,678,635	\$235,616
D2	IMPROVEMENTS ON QUAL OPEN SP	30		\$0	\$120,773	\$151,853
E1	REAL, FARM/RANCH, HOUSE	41		\$720,770	\$5,830,573	\$4,694,581
E2	REAL, FARM/RANCH, MOBILE HOME	3		\$0	\$112,640	\$30,310
E3	REAL, FARM/RANCH, OTHER IMPROV	18		\$0	\$124,953	\$77,456
E5	NON-QUAL LAND NOT IN AG USE	17		\$0	\$317,160	\$264,971
F1	REAL, Commercial	7		\$0	\$176,690	\$176,690
F2	REAL, Industrial	1		\$0	\$169,020	\$169,020
L1	TANGIBLE, PERSONAL PROPERTY, C	6		\$0	\$89,940	\$89,940
L2	TANGIBLE, PERSONAL PROPERTY, I	2		\$0	\$389,760	\$389,760
M1	MOBILE HOME, TANGIBLE	8		\$0	\$140,530	\$111,290
X	Totally Exempt Property	13		\$0	\$661,320	\$0
Totals			1,143.6845	\$786,250	\$22,103,260	\$13,407,863

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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	2		\$0	\$264,610	\$132,400
	Totals		0.0000	\$0	\$264,610	\$132,400

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	88		\$1,400	\$9,512,826	\$6,277,775
A2	Real, Residential Mobile Home	14		\$64,080	\$438,950	\$378,945
A3	Real, Residential, Aux Improvement	48		\$0	\$366,180	\$254,136
C1	REAL, VACANT PLATTED RESIDENTI	24		\$0	\$208,790	\$208,790
C2	Real, Vacant Platted Commerical Lot	4		\$0	\$29,130	\$29,130
D1	REAL, ACREAGE, RANGELAND	83	1,143.6845	\$0	\$3,678,635	\$235,616
D2	IMPROVEMENTS ON QUAL OPEN SP	30		\$0	\$120,773	\$151,853
E1	REAL, FARM/RANCH, HOUSE	41		\$720,770	\$5,830,573	\$4,694,581
E2	REAL, FARM/RANCH, MOBILE HOME	3		\$0	\$112,640	\$30,310
E3	REAL, FARM/RANCH, OTHER IMPROV	18		\$0	\$124,953	\$77,456
E5	NON-QUAL LAND NOT IN AG USE	17		\$0	\$317,160	\$264,971
F1	REAL, Commercial	7		\$0	\$176,690	\$176,690
F2	REAL, Industrial	1		\$0	\$169,020	\$169,020
L1	TANGIBLE, PERSONAL PROPERTY, C	6		\$0	\$89,940	\$89,940
L2	TANGIBLE, PERSONAL PROPERTY, I	2		\$0	\$389,760	\$389,760
M1	MOBILE HOME, TANGIBLE	8		\$0	\$140,530	\$111,290
X	Totally Exempt Property	13		\$0	\$661,320	\$0
	Totals		1,143.6845	\$786,250	\$22,367,870	\$13,540,263

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: \$786,250
 TOTAL NEW VALUE TAXABLE: \$786,250

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
OV65	OVER 65	1	\$123,453
PARTIAL EXEMPTIONS VALUE LOSS		1	\$123,453
NEW EXEMPTIONS VALUE LOSS			\$123,453

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$123,453

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
91	\$128,501	\$4,226	\$124,275
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
63	\$123,169	\$4,023	\$119,146

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2	\$264,610.00	\$130,000