

2020 CERTIFIED ESTIMATE

Property Count: 3,130

68 - McGREGOR, CITY OF
ARB Approved Totals

7/24/2020

6:40:38PM

Land		Value		
Homesite:		21,716,995		
Non Homesite:		62,604,026		
Ag Market:		9,246,670		
Timber Market:		0	Total Land	(+) 93,567,691
Improvement		Value		
Homesite:		168,810,931		
Non Homesite:		126,981,041	Total Improvements	(+) 295,791,972
Non Real		Count	Value	
Personal Property:	429		166,678,650	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 166,678,650
			Market Value	= 556,038,313
Ag		Non Exempt	Exempt	
Total Productivity Market:	9,246,670		0	
Ag Use:	337,090		0	Productivity Loss (-) 8,909,580
Timber Use:	0		0	Appraised Value = 547,128,733
Productivity Loss:	8,909,580		0	Homestead Cap (-) 3,866,322
				Assessed Value = 543,262,411
				Total Exemptions Amount (Breakdown on Next Page) (-) 126,303,402
				Net Taxable = 416,959,009

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,507,645.68 = 416,959,009 * (0.601413 / 100)

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

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	1	21,250	0	21,250
DP	36	175,000	0	175,000
DV1	6	0	51,000	51,000
DV2	4	0	34,500	34,500
DV3	10	0	74,000	74,000
DV3S	3	0	30,000	30,000
DV4	49	0	390,680	390,680
DV4S	8	0	60,000	60,000
DVHS	25	0	3,719,026	3,719,026
DVHSS	6	0	1,093,898	1,093,898
EX-XA	3	0	378,510	378,510
EX-XI	4	0	918,510	918,510
EX-XL	1	0	338,730	338,730
EX-XU	3	0	2,045,470	2,045,470
EX-XV	187	0	91,151,100	91,151,100
EX366	52	0	13,450	13,450
FR	4	23,818,508	0	23,818,508
OV65	403	1,899,880	0	1,899,880
OV65S	2	10,000	0	10,000
SO	2	79,890	0	79,890
Totals		26,004,528	100,298,874	126,303,402

2020 CERTIFIED ESTIMATE

Property Count: 62

68 - McGREGOR, CITY OF
Under ARB Review Totals

7/24/2020

6:40:38PM

Land		Value		
Homesite:		283,100		
Non Homesite:		4,576,040		
Ag Market:		148,460		
Timber Market:		0	Total Land	(+) 5,007,600
Improvement		Value		
Homesite:		2,436,120		
Non Homesite:		30,370,720	Total Improvements	(+) 32,806,840
Non Real		Count	Value	
Personal Property:	3		4,027,020	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 4,027,020
			Market Value	= 41,841,460
Ag		Non Exempt	Exempt	
Total Productivity Market:	148,460		0	
Ag Use:	3,120		0	Productivity Loss (-) 145,340
Timber Use:	0		0	Appraised Value = 41,696,120
Productivity Loss:	145,340		0	Homestead Cap (-) 0
				Assessed Value = 41,696,120
				Total Exemptions Amount (Breakdown on Next Page) (-) 25,473
				Net Taxable = 41,670,647

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

250,612.69 = 41,670,647 * (0.601413 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2020 CERTIFIED ESTIMATE

Property Count: 62

68 - McGREGOR, CITY OF
Under ARB Review Totals

7/24/2020

6:40:51PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	5,000	0	5,000
FR	1	473	0	473
OV65	4	20,000	0	20,000
Totals		25,473	0	25,473

2020 CERTIFIED ESTIMATE

Property Count: 3,192

68 - McGREGOR, CITY OF
Grand Totals

7/24/2020

6:40:38PM

Land		Value		
Homesite:		22,000,095		
Non Homesite:		67,180,066		
Ag Market:		9,395,130		
Timber Market:		0	Total Land	(+) 98,575,291
Improvement		Value		
Homesite:		171,247,051		
Non Homesite:		157,351,761	Total Improvements	(+) 328,598,812
Non Real		Count	Value	
Personal Property:	432		170,705,670	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 170,705,670
			Market Value	= 597,879,773
Ag		Non Exempt	Exempt	
Total Productivity Market:	9,395,130		0	
Ag Use:	340,210		0	Productivity Loss (-) 9,054,920
Timber Use:	0		0	Appraised Value = 588,824,853
Productivity Loss:	9,054,920		0	Homestead Cap (-) 3,866,322
				Assessed Value = 584,958,531
				Total Exemptions Amount (Breakdown on Next Page) (-) 126,328,875
				Net Taxable = 458,629,656

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,758,258.37 = 458,629,656 * (0.601413 / 100)

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

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	1	21,250	0	21,250
DP	37	180,000	0	180,000
DV1	6	0	51,000	51,000
DV2	4	0	34,500	34,500
DV3	10	0	74,000	74,000
DV3S	3	0	30,000	30,000
DV4	49	0	390,680	390,680
DV4S	8	0	60,000	60,000
DVHS	25	0	3,719,026	3,719,026
DVHSS	6	0	1,093,898	1,093,898
EX-XA	3	0	378,510	378,510
EX-XI	4	0	918,510	918,510
EX-XL	1	0	338,730	338,730
EX-XU	3	0	2,045,470	2,045,470
EX-XV	187	0	91,151,100	91,151,100
EX366	52	0	13,450	13,450
FR	5	23,818,981	0	23,818,981
OV65	407	1,919,880	0	1,919,880
OV65S	2	10,000	0	10,000
SO	2	79,890	0	79,890
Totals		26,030,001	100,298,874	126,328,875

2020 CERTIFIED ESTIMATE

Property Count: 3,130

68 - MCGREGOR, CITY OF
ARB Approved Totals

7/24/2020 6:40:51PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,738		\$7,066,660	\$200,960,870	\$189,536,644
B	MULTIFAMILY RESIDENCE	42		\$1,877,190	\$7,147,160	\$7,140,661
C1	VACANT LOTS AND LAND TRACTS	368		\$9,400	\$4,549,182	\$4,530,502
D1	QUALIFIED OPEN-SPACE LAND	65	1,632.3700	\$0	\$9,246,670	\$336,041
D2	IMPROVEMENTS ON QUALIFIED OP	12		\$34,420	\$225,820	\$228,243
E	RURAL LAND, NON QUALIFIED OPE	27	58.3007	\$1,860	\$4,425,510	\$4,404,136
F1	COMMERCIAL REAL PROPERTY	183		\$1,589,530	\$37,135,420	\$37,131,745
F2	INDUSTRIAL AND MANUFACTURIN	25		\$342,590	\$28,512,490	\$28,512,490
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$2,348,230	\$2,348,230
J3	ELECTRIC COMPANY (INCLUDING C	4		\$0	\$4,554,430	\$4,554,430
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$764,930	\$764,930
J5	RAILROAD	18		\$92,930	\$2,866,701	\$2,866,701
J6	PIPELAND COMPANY	10		\$0	\$302,930	\$302,930
J7	CABLE TELEVISION COMPANY	2		\$0	\$980,700	\$980,700
L1	COMMERCIAL PERSONAL PROPE	333		\$0	\$72,147,610	\$67,670,417
L2	INDUSTRIAL AND MANUFACTURIN	10		\$0	\$77,406,200	\$58,064,885
M1	TANGIBLE OTHER PERSONAL, MOB	37		\$68,800	\$462,960	\$451,844
O	RESIDENTIAL INVENTORY	33		\$878,950	\$1,685,280	\$1,685,280
S	SPECIAL INVENTORY TAX	7		\$0	\$5,448,200	\$5,448,200
X	TOTALLY EXEMPT PROPERTY	251		\$2,760	\$94,867,020	\$0
	Totals		1,690.6707	\$11,965,090	\$556,038,313	\$416,959,009

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	20		\$0	\$2,787,740	\$2,762,740
B	MULTIFAMILY RESIDENCE	4		\$86,440	\$2,664,420	\$2,664,420
C1	VACANT LOTS AND LAND TRACTS	5		\$0	\$149,100	\$149,100
D1	QUALIFIED OPEN-SPACE LAND	2	35.2097	\$0	\$148,460	\$4,983
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$2,360	\$2,311
E	RURAL LAND, NON QUALIFIED OPE	2	11.5714	\$0	\$179,350	\$177,536
F1	COMMERCIAL REAL PROPERTY	21		\$0	\$14,452,170	\$14,452,170
F2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$15,315,850	\$15,315,850
J3	ELECTRIC COMPANY (INCLUDING C	4		\$0	\$2,114,990	\$2,114,990
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$41,280	\$41,280
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$3,985,740	\$3,985,267
	Totals		46.7811	\$86,440	\$41,841,460	\$41,670,647

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,758		\$7,066,660	\$203,748,610	\$192,299,384
B	MULTIFAMILY RESIDENCE	46		\$1,963,630	\$9,811,580	\$9,805,081
C1	VACANT LOTS AND LAND TRACTS	373		\$9,400	\$4,698,282	\$4,679,602
D1	QUALIFIED OPEN-SPACE LAND	67	1,667.5797	\$0	\$9,395,130	\$341,024
D2	IMPROVEMENTS ON QUALIFIED OP	13		\$34,420	\$228,180	\$230,554
E	RURAL LAND, NON QUALIFIED OPE	29	69.8721	\$1,860	\$4,604,860	\$4,581,672
F1	COMMERCIAL REAL PROPERTY	204		\$1,589,530	\$51,587,590	\$51,583,915
F2	INDUSTRIAL AND MANUFACTURIN	28		\$342,590	\$43,828,340	\$43,828,340
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$2,348,230	\$2,348,230
J3	ELECTRIC COMPANY (INCLUDING C	8		\$0	\$6,669,420	\$6,669,420
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$764,930	\$764,930
J5	RAILROAD	18		\$92,930	\$2,866,701	\$2,866,701
J6	PIPELAND COMPANY	10		\$0	\$302,930	\$302,930
J7	CABLE TELEVISION COMPANY	2		\$0	\$980,700	\$980,700
L1	COMMERCIAL PERSONAL PROPE	335		\$0	\$72,188,890	\$67,711,697
L2	INDUSTRIAL AND MANUFACTURIN	11		\$0	\$81,391,940	\$62,050,152
M1	TANGIBLE OTHER PERSONAL, MOB	37		\$68,800	\$462,960	\$451,844
O	RESIDENTIAL INVENTORY	33		\$878,950	\$1,685,280	\$1,685,280
S	SPECIAL INVENTORY TAX	7		\$0	\$5,448,200	\$5,448,200
X	TOTALLY EXEMPT PROPERTY	251		\$2,760	\$94,867,020	\$0
	Totals		1,737.4518	\$12,051,530	\$597,879,773	\$458,629,656

2020 CERTIFIED ESTIMATE

Property Count: 3,130

68 - MCGREGOR, CITY OF
ARB Approved Totals

7/24/2020 6:40:51PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	1,635		\$6,816,690	\$197,861,775	\$186,699,808
A2	Real, Residential Mobile Home	57		\$132,340	\$1,562,570	\$1,400,684
A3	Real, Residential, Aux Improvement	187		\$117,630	\$1,536,525	\$1,436,152
B1	Apartments Residential Multi Family	6		\$1,499,050	\$2,794,710	\$2,794,710
B2	Residential Duplex Real Multi Family	32		\$378,140	\$3,877,190	\$3,877,130
B3	Residential Triplex Real Multi Family	2		\$0	\$306,280	\$306,280
B4	Residential Fourplex Real Multi Family	2		\$0	\$168,980	\$162,541
C1	REAL, VACANT PLATTED RESIDENTI	327		\$9,400	\$3,585,958	\$3,567,278
C2	Real, Vacant Platted Commerical Lot	41		\$0	\$963,224	\$963,224
D1	REAL, ACREAGE, RANGELAND	65	1,632.3700	\$0	\$9,246,670	\$336,041
D2	IMPROVEMENTS ON QUAL OPEN SP	12		\$34,420	\$225,820	\$228,243
E1	REAL, FARM/RANCH, HOUSE	16		\$340	\$4,068,040	\$4,054,389
E2	REAL, FARM/RANCH, MOBILE HOME	2		\$1,520	\$25,540	\$25,540
E3	REAL, FARM/RANCH, OTHER IMPROV	6		\$0	\$85,880	\$84,243
E5	NON-QUAL LAND NOT IN AG USE	7		\$0	\$246,050	\$239,964
F1	REAL, Commercial	163		\$1,589,530	\$34,693,100	\$34,689,425
F2	REAL, Industrial	13		\$342,590	\$9,668,830	\$9,668,830
F3	REAL, Imp Only Commercial	20		\$0	\$2,442,320	\$2,442,320
F4	REAL, Imp Only Industrial	12		\$0	\$18,843,660	\$18,843,660
J2	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$2,348,230	\$2,348,230
J3	REAL & TANGIBLE PERSONAL, UTILI	4		\$0	\$4,554,430	\$4,554,430
J4	REAL & TANGIBLE PERSONAL, UTILI	5		\$0	\$764,930	\$764,930
J5	REAL & TANGIBLE PERSONAL, UTILI	18		\$92,930	\$2,866,701	\$2,866,701
J6	REAL & TANGIBLE PERSONAL, UTILI	10		\$0	\$302,930	\$302,930
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$980,700	\$980,700
L1	TANGIBLE, PERSONAL PROPERTY, C	333		\$0	\$72,147,610	\$67,670,417
L2	TANGIBLE, PERSONAL PROPERTY, I	10		\$0	\$77,406,200	\$58,064,885
M1	MOBILE HOME, TANGIBLE	37		\$68,800	\$462,960	\$451,844
O1	Res Inventory Vacant Land	25		\$0	\$777,420	\$777,420
O2	Res Inventory Improved Residential	8		\$878,950	\$907,860	\$907,860
S	SPECIAL INVENTORY	7		\$0	\$5,448,200	\$5,448,200
X	Totally Exempt Property	251		\$2,760	\$94,867,020	\$0
	Totals		1,632.3700	\$11,965,090	\$556,038,313	\$416,959,009

2020 CERTIFIED ESTIMATE

Property Count: 62

68 - MCGREGOR, CITY OF
Under ARB Review Totals

7/24/2020 6:40:51PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	20		\$0	\$2,757,480	\$2,732,587
A3	Real, Residential, Aux Improvement	5		\$0	\$30,260	\$30,153
B1	Apartments Residential Multi Family	4		\$86,440	\$2,664,420	\$2,664,420
C1	REAL, VACANT PLATTED RESIDENTI	2		\$0	\$21,670	\$21,670
C2	Real, Vacant Platted Commerical Lot	3		\$0	\$127,430	\$127,430
D1	REAL, ACREAGE, RANGELAND	2	35.2097	\$0	\$148,460	\$4,983
D2	IMPROVEMENTS ON QUAL OPEN SP	1		\$0	\$2,360	\$2,311
E1	REAL, FARM/RANCH, HOUSE	1		\$0	\$87,990	\$86,176
E5	NON-QUAL LAND NOT IN AG USE	1		\$0	\$91,360	\$91,360
F1	REAL, Commercial	17		\$0	\$13,279,900	\$13,279,900
F2	REAL, Industrial	3		\$0	\$15,315,850	\$15,315,850
F3	REAL, Imp Only Commercial	4		\$0	\$1,172,270	\$1,172,270
J3	REAL & TANGIBLE PERSONAL, UTILI	4		\$0	\$2,114,990	\$2,114,990
L1	TANGIBLE, PERSONAL PROPERTY, C	2		\$0	\$41,280	\$41,280
L2	TANGIBLE, PERSONAL PROPERTY, I	1		\$0	\$3,985,740	\$3,985,267
Totals			35.2097	\$86,440	\$41,841,460	\$41,670,647

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	1,655		\$6,816,690	\$200,619,255	\$189,432,395
A2	Real, Residential Mobile Home	57		\$132,340	\$1,562,570	\$1,400,684
A3	Real, Residential, Aux Improvement	192		\$117,630	\$1,566,785	\$1,466,305
B1	Apartments Residential Multi Family	10		\$1,585,490	\$5,459,130	\$5,459,130
B2	Residential Duplex Real Multi Family	32		\$378,140	\$3,877,190	\$3,877,130
B3	Residential Triplex Real Multi Family	2		\$0	\$306,280	\$306,280
B4	Residential Fourplex Real Multi Family	2		\$0	\$168,980	\$162,541
C1	REAL, VACANT PLATTED RESIDENTI	329		\$9,400	\$3,607,628	\$3,588,948
C2	Real, Vacant Platted Commerical Lot	44		\$0	\$1,090,654	\$1,090,654
D1	REAL, ACREAGE, RANGELAND	67	1,667.5797	\$0	\$9,395,130	\$341,024
D2	IMPROVEMENTS ON QUAL OPEN SP	13		\$34,420	\$228,180	\$230,554
E1	REAL, FARM/RANCH, HOUSE	17		\$340	\$4,156,030	\$4,140,565
E2	REAL, FARM/RANCH, MOBILE HOME	2		\$1,520	\$25,540	\$25,540
E3	REAL, FARM/RANCH, OTHER IMPROV	6		\$0	\$85,880	\$84,243
E5	NON-QUAL LAND NOT IN AG USE	8		\$0	\$337,410	\$331,324
F1	REAL, Commercial	180		\$1,589,530	\$47,973,000	\$47,969,325
F2	REAL, Industrial	16		\$342,590	\$24,984,680	\$24,984,680
F3	REAL, Imp Only Commercial	24		\$0	\$3,614,590	\$3,614,590
F4	REAL, Imp Only Industrial	12		\$0	\$18,843,660	\$18,843,660
J2	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$2,348,230	\$2,348,230
J3	REAL & TANGIBLE PERSONAL, UTILI	8		\$0	\$6,669,420	\$6,669,420
J4	REAL & TANGIBLE PERSONAL, UTILI	5		\$0	\$764,930	\$764,930
J5	REAL & TANGIBLE PERSONAL, UTILI	18		\$92,930	\$2,866,701	\$2,866,701
J6	REAL & TANGIBLE PERSONAL, UTILI	10		\$0	\$302,930	\$302,930
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$980,700	\$980,700
L1	TANGIBLE, PERSONAL PROPERTY, C	335		\$0	\$72,188,890	\$67,711,697
L2	TANGIBLE, PERSONAL PROPERTY, I	11		\$0	\$81,391,940	\$62,050,152
M1	MOBILE HOME, TANGIBLE	37		\$68,800	\$462,960	\$451,844
O1	Res Inventory Vacant Land	25		\$0	\$777,420	\$777,420
O2	Res Inventory Improved Residential	8		\$878,950	\$907,860	\$907,860
S	SPECIAL INVENTORY	7		\$0	\$5,448,200	\$5,448,200
X	Totally Exempt Property	251		\$2,760	\$94,867,020	\$0
	Totals		1,667.5797	\$12,051,530	\$597,879,773	\$458,629,656

2020 CERTIFIED ESTIMATE

Property Count: 3,192

68 - McGREGOR, CITY OF
Effective Rate Assumption

7/24/2020

6:40:51PM

New Value

TOTAL NEW VALUE MARKET: **\$12,051,530**
TOTAL NEW VALUE TAXABLE: **\$11,667,740**

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	1	2019 Market Value	\$0
EX366	HOUSE BILL 366	10	2019 Market Value	\$6,380
ABSOLUTE EXEMPTIONS VALUE LOSS				\$6,380

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	2	\$24,000
OV65	OVER 65	18	\$90,000
PARTIAL EXEMPTIONS VALUE LOSS			\$129,000
NEW EXEMPTIONS VALUE LOSS			\$135,380

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$135,380

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
898	\$134,926	\$4,301	\$130,625
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
890	\$133,211	\$4,340	\$128,871

2020 CERTIFIED ESTIMATE

68 - McGREGOR, CITY OF
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
62	\$41,841,460.00	\$41,511,237