

2020 PRELIMINARY TOTALS

68 - MCGREGOR, CITY OF
Not Under ARB Review Totals

Property Count: 3,130

7/17/2020

3:31:08PM

Land		Value			
Homesite:		21,701,265			
Non Homesite:		63,139,906			
Ag Market:		9,246,670			
Timber Market:		0	Total Land	(+) 94,087,841	
Improvement		Value			
Homesite:		168,715,661			
Non Homesite:		126,981,041	Total Improvements	(+) 295,696,702	
Non Real		Count	Value		
Personal Property:	430		166,350,860		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 166,350,860
			Market Value	=	556,135,403
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	=
Productivity Loss:	8,909,580		0	Homestead Cap	(-) 3,866,322
				Assessed Value	=
				Total Exemptions Amount	(-) 126,830,312
				(Breakdown on Next Page)	
				Net Taxable	=
					416,529,189

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,505,060.69 = 416,529,189 * (0.601413 / 100)

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

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7/17/2020

3:31:18PM

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	5	0	42,000	42,000
DV3	10	0	74,000	74,000
DV3S	3	0	30,000	30,000
DV4	48	0	378,680	378,680
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	91,686,980	91,686,980
EX366	53	0	13,980	13,980
FR	4	23,818,508	0	23,818,508
OV65	402	1,894,880	0	1,894,880
OV65S	2	10,000	0	10,000
SO	2	79,890	0	79,890
Totals		25,999,528	100,830,784	126,830,312

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Property Count: 63

7/17/2020

3:31:08PM

Land		Value			
Homesite:		297,760			
Non Homesite:		4,576,480			
Ag Market:		148,460			
Timber Market:		0	Total Land	(+)	
				5,022,700	
Improvement		Value			
Homesite:		3,129,110			
Non Homesite:		37,705,500	Total Improvements	(+)	
				40,834,610	
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	=	49,884,330
Ag		Non Exempt	Exempt		
Total Productivity Market:	148,460		0		
Ag Use:	3,120		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	145,340		0		49,738,990
				Homestead Cap	(-)
					28,659
				Assessed Value	=
					49,710,331
				Total Exemptions Amount (Breakdown on Next Page)	(-)
					25,473
				Net Taxable	=
					49,684,858

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

298,811.20 = 49,684,858 * (0.601413 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2020 PRELIMINARY TOTALS

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 PRELIMINARY TOTALS

68 - MCGREGOR, CITY OF
Grand Totals

Property Count: 3,193

7/17/2020

3:31:08PM

Land		Value			
Homesite:		21,999,025			
Non Homesite:		67,716,386			
Ag Market:		9,395,130			
Timber Market:		0	Total Land	(+) 99,110,541	
Improvement		Value			
Homesite:		171,844,771			
Non Homesite:		164,686,541	Total Improvements	(+) 336,531,312	
Non Real		Count	Value		
Personal Property:	433		170,377,880		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 170,377,880
				Market Value	= 606,019,733
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	= 596,964,813
Productivity Loss:	9,054,920		0	Homestead Cap	(-) 3,894,981
				Assessed Value	= 593,069,832
				Total Exemptions Amount (Breakdown on Next Page)	(-) 126,855,785
				Net Taxable	= 466,214,047

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,803,871.89 = 466,214,047 * (0.601413 / 100)

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

2020 PRELIMINARY TOTALS**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	5	0	42,000	42,000
DV3	10	0	74,000	74,000
DV3S	3	0	30,000	30,000
DV4	48	0	378,680	378,680
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	91,686,980	91,686,980
EX366	53	0	13,980	13,980
FR	5	23,818,981	0	23,818,981
OV65	406	1,914,880	0	1,914,880
OV65S	2	10,000	0	10,000
SO	2	79,890	0	79,890
Totals		26,025,001	100,830,784	126,855,785

2020 PRELIMINARY TOTALS

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7/17/2020 3:31:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,737		\$7,066,660	\$200,849,870	\$189,435,144
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	\$3,943,920	\$3,943,920
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	\$303,660	\$303,660
J7	CABLE TELEVISION COMPANY	2		\$0	\$1,245,790	\$1,245,790
L1	COMMERCIAL PERSONAL PROPE	336		\$0	\$72,161,970	\$67,684,777
L2	INDUSTRIAL AND MANUFACTURIN	11		\$0	\$77,408,210	\$58,066,895
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	252		\$2,760	\$95,403,430	\$0
	Totals		1,690.6707	\$11,965,090	\$556,135,403	\$416,529,189

2020 PRELIMINARY TOTALS

Property Count: 63

68 - MCGREGOR, CITY OF
Under ARB Review Totals

7/17/2020

3:31:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	21		\$0	\$3,506,540	\$3,452,881
B	MULTIFAMILY RESIDENCE	4		\$108,040	\$3,129,460	\$3,129,460
C1	VACANT LOTS AND LAND TRACTS	5		\$0	\$149,540	\$149,540
D1	QUALIFIED OPEN-SPACE LAND	2	35.2658	\$0	\$148,460	\$4,992
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$2,940	\$2,891
E	RURAL LAND, NON QUALIFIED OPE	2	11.5752	\$0	\$200,050	\$198,227
F1	COMMERCIAL REAL PROPERTY	21		\$0	\$17,267,080	\$17,267,080
F2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$18,889,670	\$18,889,670
J3	ELECTRIC COMPANY (INCLUDING C	4		\$0	\$2,563,570	\$2,563,570
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$41,280	\$41,280
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$3,985,740	\$3,985,267
	Totals		46.8410	\$108,040	\$49,884,330	\$49,684,858

2020 PRELIMINARY TOTALS68 - MCGREGOR, CITY OF
Grand Totals

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7/17/2020

3:31:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,758		\$7,066,660	\$204,356,410	\$192,888,025
B	MULTIFAMILY RESIDENCE	46		\$1,985,230	\$10,276,620	\$10,270,121
C1	VACANT LOTS AND LAND TRACTS	373		\$9,400	\$4,698,722	\$4,680,042
D1	QUALIFIED OPEN-SPACE LAND	67	1,667.6358	\$0	\$9,395,130	\$341,033
D2	IMPROVEMENTS ON QUALIFIED OP	13		\$34,420	\$228,760	\$231,134
E	RURAL LAND, NON QUALIFIED OPE	29	69.8759	\$1,860	\$4,625,560	\$4,602,363
F1	COMMERCIAL REAL PROPERTY	204		\$1,589,530	\$54,402,500	\$54,398,825
F2	INDUSTRIAL AND MANUFACTURIN	28		\$342,590	\$47,402,160	\$47,402,160
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$2,348,230	\$2,348,230
J3	ELECTRIC COMPANY (INCLUDING C	8		\$0	\$6,507,490	\$6,507,490
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	\$303,660	\$303,660
J7	CABLE TELEVISION COMPANY	2		\$0	\$1,245,790	\$1,245,790
L1	COMMERCIAL PERSONAL PROPE	338		\$0	\$72,203,250	\$67,726,057
L2	INDUSTRIAL AND MANUFACTURIN	12		\$0	\$81,393,950	\$62,052,162
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	252		\$2,760	\$95,403,430	\$0
	Totals		1,737.5117	\$12,073,130	\$606,019,733	\$466,214,047

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Property Count: 3,130

7/17/2020 3:31:18PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	1,634		\$6,816,690	\$197,750,775	\$186,598,308
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	\$3,943,920	\$3,943,920
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	\$303,660	\$303,660
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$1,245,790	\$1,245,790
L1	TANGIBLE, PERSONAL PROPERTY, C	336		\$0	\$72,161,970	\$67,684,777
L2	TANGIBLE, PERSONAL PROPERTY, I	11		\$0	\$77,408,210	\$58,066,895
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	252		\$2,760	\$95,403,430	\$0
Totals			1,632.3700	\$11,965,090	\$556,135,403	\$416,529,189

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Under ARB Review Totals

7/17/2020

3:31:18PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	21		\$0	\$3,472,170	\$3,418,764
A3	Real, Residential, Aux Improvement	5		\$0	\$34,370	\$34,117
B1	Apartments Residential Multi Family	4		\$108,040	\$3,129,460	\$3,129,460
C1	REAL, VACANT PLATTED RESIDENTI	2		\$0	\$22,110	\$22,110
C2	Real, Vacant Platted Commerical Lot	3		\$0	\$127,430	\$127,430
D1	REAL, ACREAGE, RANGELAND	2	35.2658	\$0	\$148,460	\$4,992
D2	IMPROVEMENTS ON QUAL OPEN SP	1		\$0	\$2,940	\$2,891
E1	REAL, FARM/RANCH, HOUSE	1		\$0	\$108,690	\$106,867
E5	NON-QUAL LAND NOT IN AG USE	1		\$0	\$91,360	\$91,360
F1	REAL, Commercial	17		\$0	\$15,802,650	\$15,802,650
F2	REAL, Industrial	3		\$0	\$18,889,670	\$18,889,670
F3	REAL, Imp Only Commercial	4		\$0	\$1,464,430	\$1,464,430
J3	REAL & TANGIBLE PERSONAL, UTILI	4		\$0	\$2,563,570	\$2,563,570
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		35.2658	\$108,040	\$49,884,330	\$49,684,858

2020 PRELIMINARY TOTALS

68 - MCGREGOR, CITY OF
Grand Totals

Property Count: 3,193

7/17/2020 3:31:18PM

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	\$201,222,945	\$190,017,072
A2	Real, Residential Mobile Home	57		\$132,340	\$1,562,570	\$1,400,684
A3	Real, Residential, Aux Improvement	192		\$117,630	\$1,570,895	\$1,470,269
B1	Apartments Residential Multi Family	10		\$1,607,090	\$5,924,170	\$5,924,170
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	\$3,608,068	\$3,589,388
C2	Real, Vacant Platted Commerical Lot	44		\$0	\$1,090,654	\$1,090,654
D1	REAL, ACREAGE, RANGELAND	67	1,667.6358	\$0	\$9,395,130	\$341,033
D2	IMPROVEMENTS ON QUAL OPEN SP	13		\$34,420	\$228,760	\$231,134
E1	REAL, FARM/RANCH, HOUSE	17		\$340	\$4,176,730	\$4,161,256
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	\$50,495,750	\$50,492,075
F2	REAL, Industrial	16		\$342,590	\$28,558,500	\$28,558,500
F3	REAL, Imp Only Commercial	24		\$0	\$3,906,750	\$3,906,750
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	\$6,507,490	\$6,507,490
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	\$303,660	\$303,660
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$1,245,790	\$1,245,790
L1	TANGIBLE, PERSONAL PROPERTY, C	338		\$0	\$72,203,250	\$67,726,057
L2	TANGIBLE, PERSONAL PROPERTY, I	12		\$0	\$81,393,950	\$62,052,162
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	252		\$2,760	\$95,403,430	\$0
	Totals		1,667.6358	\$12,073,130	\$606,019,733	\$466,214,047

2020 PRELIMINARY TOTALS

68 - McGREGOR, CITY OF
Effective Rate Assumption

Property Count: 3,193

7/17/2020

3:31:18PM

New Value

TOTAL NEW VALUE MARKET:	\$12,073,130
TOTAL NEW VALUE TAXABLE:	\$11,689,340

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	1	2019 Market Value	\$0
EX366	HOUSE BILL 366	6	2019 Market Value	\$5,270
ABSOLUTE EXEMPTIONS VALUE LOSS				\$5,270

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				\$134,270

Increased Exemptions

Exemption	Description	Count		Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS				
TOTAL EXEMPTIONS VALUE LOSS				\$134,270

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
896	\$135,393	\$4,343	\$131,050
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
888	\$133,678	\$4,382	\$129,296

2020 PRELIMINARY TOTALS

68 - McGREGOR, CITY OF
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
63	\$49,884,330.00	\$48,044,156