

2020 CERTIFIED TOTALS

Property Count: 3,190

68 - McGREGOR, CITY OF
ARB Approved Totals

9/10/2020 12:38:26PM

Land		Value		
Homesite:		22,051,485		
Non Homesite:		67,040,101		
Ag Market:		9,928,750		
Timber Market:		0	Total Land	(+) 99,020,336
Improvement		Value		
Homesite:		171,903,212		
Non Homesite:		162,465,858	Total Improvements	(+) 334,369,070
Non Real		Count	Value	
Personal Property:	432		170,703,310	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 170,703,310
			Market Value	= 604,092,716
Ag		Non Exempt	Exempt	
Total Productivity Market:	9,392,840		535,910	
Ag Use:	340,210		5,520	Productivity Loss (-) 9,052,630
Timber Use:	0		0	Appraised Value = 595,040,086
Productivity Loss:	9,052,630		530,390	Homestead Cap (-) 4,029,551
				Assessed Value = 591,010,535
				Total Exemptions Amount (Breakdown on Next Page) (-) 126,869,755
				Net Taxable = 464,140,780

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,791,402.99 = 464,140,780 * (0.601413 / 100)

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
CH	1	21,250	0	21,250
DP	38	185,000	0	185,000
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	91,686,980	91,686,980
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		26,035,001	100,834,754	126,869,755

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Under ARB Review Totals

9/10/2020 12:38:26PM

Land		Value		
Homesite:		0		
Non Homesite:		109,910		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 109,910
Improvement		Value		
Homesite:		0		
Non Homesite:		191,370	Total Improvements	(+) 191,370
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 301,280
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 301,280
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 301,280
			Total Exemptions Amount (Breakdown on Next Page)	(-) 0
			Net Taxable	= 301,280

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

1,811.94 = 301,280 * (0.601413 / 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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Land		Value		
Homesite:		22,051,485		
Non Homesite:		67,150,011		
Ag Market:		9,928,750		
Timber Market:		0	Total Land	(+) 99,130,246
Improvement		Value		
Homesite:		171,903,212		
Non Homesite:		162,657,228	Total Improvements	(+) 334,560,440
Non Real		Count	Value	
Personal Property:	432		170,703,310	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 170,703,310
			Market Value	= 604,393,996
Ag		Non Exempt	Exempt	
Total Productivity Market:	9,392,840		535,910	
Ag Use:	340,210		5,520	Productivity Loss (-) 9,052,630
Timber Use:	0		0	Appraised Value = 595,341,366
Productivity Loss:	9,052,630		530,390	Homestead Cap (-) 4,029,551
				Assessed Value = 591,311,815
				Total Exemptions Amount (Breakdown on Next Page) (-) 126,869,755
				Net Taxable = 464,442,060

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,793,214.93 = 464,442,060 * (0.601413 / 100)

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

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EX-XV	187	0	91,686,980	91,686,980
EX366	52	0	13,450	13,450
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OV65	407	1,919,880	0	1,919,880
OV65S	2	10,000	0	10,000
SO	2	79,890	0	79,890
Totals		26,035,001	100,834,754	126,869,755

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,758	564.8629	\$7,066,660	\$204,150,192	\$192,532,737
B	MULTIFAMILY RESIDENCE	46	18.7285	\$1,985,230	\$10,178,025	\$10,171,526
C1	VACANT LOTS AND LAND TRACTS	372	148.3866	\$9,400	\$4,588,372	\$4,569,692
D1	QUALIFIED OPEN-SPACE LAND	67	1,667.5771	\$0	\$9,392,840	\$341,024
D2	IMPROVEMENTS ON QUALIFIED OP	13		\$34,420	\$228,178	\$230,552
E	RURAL LAND, NON QUALIFIED OPE	29	69.8719	\$1,860	\$4,604,058	\$4,580,870
F1	COMMERCIAL REAL PROPERTY	203	189.5718	\$1,589,530	\$52,994,200	\$52,990,525
F2	INDUSTRIAL AND MANUFACTURIN	28	240.3639	\$342,590	\$46,796,740	\$46,796,740
J2	GAS DISTRIBUTION SYSTEM	2	0.1200	\$0	\$2,348,230	\$2,348,230
J3	ELECTRIC COMPANY (INCLUDING C	8	28.3919	\$0	\$7,118,000	\$7,118,000
J4	TELEPHONE COMPANY (INCLUDI	5	5.2755	\$0	\$764,930	\$764,930
J5	RAILROAD	18	22.5494	\$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	\$72,186,530	\$67,709,337
L2	INDUSTRIAL AND MANUFACTURIN	11		\$0	\$81,391,940	\$62,050,152
M1	TANGIBLE OTHER PERSONAL, MOB	37		\$60,570	\$462,960	\$451,844
O	RESIDENTIAL INVENTORY	33	7.4331	\$878,950	\$1,886,090	\$1,886,090
S	SPECIAL INVENTORY TAX	7		\$0	\$5,448,200	\$5,448,200
X	TOTALLY EXEMPT PROPERTY	251	13,621.8122	\$2,760	\$95,402,900	\$0
	Totals		16,584.9448	\$12,064,900	\$604,092,716	\$464,140,780

2020 CERTIFIED TOTALS

Property Count: 2

68 - MCGREGOR, CITY OF
Under ARB Review Totals

9/10/2020 12:38:30PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	1	10.0000	\$0	\$109,910	\$109,910
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$191,370	\$191,370
Totals			10.0000	\$0	\$301,280	\$301,280

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Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,758	564.8629	\$7,066,660	\$204,150,192	\$192,532,737
B	MULTIFAMILY RESIDENCE	46	18.7285	\$1,985,230	\$10,178,025	\$10,171,526
C1	VACANT LOTS AND LAND TRACTS	373	158.3866	\$9,400	\$4,698,282	\$4,679,602
D1	QUALIFIED OPEN-SPACE LAND	67	1,667.5771	\$0	\$9,392,840	\$341,024
D2	IMPROVEMENTS ON QUALIFIED OP	13		\$34,420	\$228,178	\$230,552
E	RURAL LAND, NON QUALIFIED OPE	29	69.8719	\$1,860	\$4,604,058	\$4,580,870
F1	COMMERCIAL REAL PROPERTY	204	189.5718	\$1,589,530	\$53,185,570	\$53,181,895
F2	INDUSTRIAL AND MANUFACTURIN	28	240.3639	\$342,590	\$46,796,740	\$46,796,740
J2	GAS DISTRIBUTION SYSTEM	2	0.1200	\$0	\$2,348,230	\$2,348,230
J3	ELECTRIC COMPANY (INCLUDING C	8	28.3919	\$0	\$7,118,000	\$7,118,000
J4	TELEPHONE COMPANY (INCLUDI	5	5.2755	\$0	\$764,930	\$764,930
J5	RAILROAD	18	22.5494	\$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	\$72,186,530	\$67,709,337
L2	INDUSTRIAL AND MANUFACTURIN	11		\$0	\$81,391,940	\$62,050,152
M1	TANGIBLE OTHER PERSONAL, MOB	37		\$60,570	\$462,960	\$451,844
O	RESIDENTIAL INVENTORY	33	7.4331	\$878,950	\$1,886,090	\$1,886,090
S	SPECIAL INVENTORY TAX	7		\$0	\$5,448,200	\$5,448,200
X	TOTALLY EXEMPT PROPERTY	251	13,621.8122	\$2,760	\$95,402,900	\$0
	Totals		16,594.9448	\$12,064,900	\$604,393,996	\$464,442,060

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	1,655	523.1015	\$6,816,690	\$201,017,537	\$189,664,306
A2	Real, Residential Mobile Home	57	18.5373	\$132,340	\$1,562,570	\$1,400,684
A3	Real, Residential, Aux Improvement	192	23.2241	\$117,630	\$1,570,085	\$1,467,747
B1	Apartments Residential Multi Family	10	11.0410	\$1,607,090	\$5,825,575	\$5,825,575
B2	Residential Duplex Real Multi Family	32	6.7347	\$378,140	\$3,877,190	\$3,877,130
B3	Residential Triplex Real Multi Family	2	0.3616	\$0	\$306,280	\$306,280
B4	Residential Fourplex Real Multi Family	2	0.5912	\$0	\$168,980	\$162,541
C1	REAL, VACANT PLATTED RESIDENTI	329	106.3108	\$9,400	\$3,607,628	\$3,588,948
C2	Real, Vacant Platted Commerical Lot	43	42.0758	\$0	\$980,744	\$980,744
D1	REAL, ACREAGE, RANGELAND	67	1,667.5771	\$0	\$9,392,840	\$341,024
D2	IMPROVEMENTS ON QUAL OPEN SP	13		\$34,420	\$228,178	\$230,552
E1	REAL, FARM/RANCH, HOUSE	17	35.4897	\$340	\$4,155,228	\$4,139,763
E2	REAL, FARM/RANCH, MOBILE HOME	2	1.6652	\$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	32.7169	\$0	\$337,410	\$331,324
F1	REAL, Commercial	180	189.5718	\$1,589,530	\$49,399,050	\$49,395,375
F2	REAL, Industrial	16	240.3639	\$342,590	\$27,953,080	\$27,953,080
F3	REAL, Imp Only Commercial	23		\$0	\$3,595,150	\$3,595,150
F4	REAL, Imp Only Industrial	12		\$0	\$18,843,660	\$18,843,660
J2	REAL & TANGIBLE PERSONAL, UTIL	2	0.1200	\$0	\$2,348,230	\$2,348,230
J3	REAL & TANGIBLE PERSONAL, UTIL	8	28.3919	\$0	\$7,118,000	\$7,118,000
J4	REAL & TANGIBLE PERSONAL, UTIL	5	5.2755	\$0	\$764,930	\$764,930
J5	REAL & TANGIBLE PERSONAL, UTIL	18	22.5494	\$92,930	\$2,866,701	\$2,866,701
J6	REAL & TANGIBLE PERSONAL, UTIL	10		\$0	\$302,930	\$302,930
J7	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$980,700	\$980,700
L1	TANGIBLE, PERSONAL PROPERTY, C	335		\$0	\$72,186,530	\$67,709,337
L2	TANGIBLE, PERSONAL PROPERTY, I	11		\$0	\$81,391,940	\$62,050,152
M1	MOBILE HOME, TANGIBLE	37		\$60,570	\$462,960	\$451,844
O1	Res Inventory Vacant Land	25	5.7075	\$0	\$777,420	\$777,420
O2	Res Inventory Improved Residential	8	1.7256	\$878,950	\$1,108,670	\$1,108,670
S	SPECIAL INVENTORY	7		\$0	\$5,448,200	\$5,448,200
X	Totally Exempt Property	251	13,621.8122	\$2,760	\$95,402,900	\$0
	Totals		16,584.9447	\$12,064,900	\$604,092,716	\$464,140,780

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9/10/2020 12:38:30PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
C2	Real, Vacant Platted Commerical Lot	1	10.0000	\$0	\$109,910	\$109,910
F3	REAL, Imp Only Commercial	1		\$0	\$191,370	\$191,370
Totals			10.0000	\$0	\$301,280	\$301,280

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A2	Real, Residential Mobile Home	57	18.5373	\$132,340	\$1,562,570	\$1,400,684
A3	Real, Residential, Aux Improvement	192	23.2241	\$117,630	\$1,570,085	\$1,467,747
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B2	Residential Duplex Real Multi Family	32	6.7347	\$378,140	\$3,877,190	\$3,877,130
B3	Residential Triplex Real Multi Family	2	0.3616	\$0	\$306,280	\$306,280
B4	Residential Fourplex Real Multi Family	2	0.5912	\$0	\$168,980	\$162,541
C1	REAL, VACANT PLATTED RESIDENTI	329	106.3108	\$9,400	\$3,607,628	\$3,588,948
C2	Real, Vacant Platted Commerical Lot	44	52.0758	\$0	\$1,090,654	\$1,090,654
D1	REAL, ACREAGE, RANGELAND	67	1,667.5771	\$0	\$9,392,840	\$341,024
D2	IMPROVEMENTS ON QUAL OPEN SP	13		\$34,420	\$228,178	\$230,552
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E3	REAL, FARM/RANCH, OTHER IMPROV	6		\$0	\$85,880	\$84,243
E5	NON-QUAL LAND NOT IN AG USE	8	32.7169	\$0	\$337,410	\$331,324
F1	REAL, Commercial	180	189.5718	\$1,589,530	\$49,399,050	\$49,395,375
F2	REAL, Industrial	16	240.3639	\$342,590	\$27,953,080	\$27,953,080
F3	REAL, Imp Only Commercial	24		\$0	\$3,786,520	\$3,786,520
F4	REAL, Imp Only Industrial	12		\$0	\$18,843,660	\$18,843,660
J2	REAL & TANGIBLE PERSONAL, UTIL	2	0.1200	\$0	\$2,348,230	\$2,348,230
J3	REAL & TANGIBLE PERSONAL, UTIL	8	28.3919	\$0	\$7,118,000	\$7,118,000
J4	REAL & TANGIBLE PERSONAL, UTIL	5	5.2755	\$0	\$764,930	\$764,930
J5	REAL & TANGIBLE PERSONAL, UTIL	18	22.5494	\$92,930	\$2,866,701	\$2,866,701
J6	REAL & TANGIBLE PERSONAL, UTIL	10		\$0	\$302,930	\$302,930
J7	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$980,700	\$980,700
L1	TANGIBLE, PERSONAL PROPERTY, C	335		\$0	\$72,186,530	\$67,709,337
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M1	MOBILE HOME, TANGIBLE	37		\$60,570	\$462,960	\$451,844
O1	Res Inventory Vacant Land	25	5.7075	\$0	\$777,420	\$777,420
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X	Totally Exempt Property	251	13,621.8122	\$2,760	\$95,402,900	\$0
Totals			16,594.9447	\$12,064,900	\$604,393,996	\$464,442,060

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Effective Rate Assumption

9/10/2020 12:38:30PM

New Value

TOTAL NEW VALUE MARKET: **\$12,064,900**
TOTAL NEW VALUE TAXABLE: **\$11,881,920**

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	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
904	\$135,109	\$4,453	\$130,656
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
896	\$133,407	\$4,493	\$128,914

2020 CERTIFIED TOTALS

68 - McGREGOR, CITY OF
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2	\$301,280.00	\$301,280