

2020 CERTIFIED ESTIMATE

Property Count: 5,820

79 - ROBINSON, CITY OF
ARB Approved Totals

7/24/2020

6:52:50PM

Land		Value		
Homesite:		109,203,054		
Non Homesite:		73,630,652		
Ag Market:		64,540,570		
Timber Market:		0	Total Land	(+) 247,374,276
Improvement		Value		
Homesite:		673,323,485		
Non Homesite:		128,283,598	Total Improvements	(+) 801,607,083
Non Real		Count	Value	
Personal Property:	456		59,594,830	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 59,594,830
			Market Value	= 1,108,576,189
Ag		Non Exempt	Exempt	
Total Productivity Market:	64,540,570		0	
Ag Use:	1,877,780		0	Productivity Loss (-) 62,662,790
Timber Use:	0		0	Appraised Value = 1,045,913,399
Productivity Loss:	62,662,790		0	Homestead Cap (-) 13,038,579
				Assessed Value = 1,032,874,820
				Total Exemptions Amount (Breakdown on Next Page) (-) 97,655,131
				Net Taxable = 935,219,689

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 4,624,661.36 = 935,219,689 * (0.494500 / 100)

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

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	92	888,281	0	888,281
DV1	26	0	151,000	151,000
DV1S	1	0	0	0
DV2	17	0	121,500	121,500
DV2S	1	0	7,500	7,500
DV3	23	0	194,020	194,020
DV4	118	0	974,320	974,320
DV4S	22	0	192,000	192,000
DVHS	86	0	20,524,873	20,524,873
DVHSS	16	0	2,938,811	2,938,811
EX-XA	2	0	273,770	273,770
EX-XG	1	0	93,290	93,290
EX-XI	2	0	260,980	260,980
EX-XL	1	0	7,126,820	7,126,820
EX-XN	1	0	10	10
EX-XU	2	0	341,700	341,700
EX-XV	241	0	52,564,467	52,564,467
EX-XV (Prorated)	1	0	9,475	9,475
EX366	48	0	13,900	13,900
OV65	1,143	10,812,794	0	10,812,794
OV65S	5	50,000	0	50,000
SO	4	115,620	0	115,620
Totals		11,866,695	85,788,436	97,655,131

2020 CERTIFIED ESTIMATE

Property Count: 161

79 - ROBINSON, CITY OF
Under ARB Review Totals

7/24/2020

6:52:50PM

Land		Value		
Homesite:		2,762,094		
Non Homesite:		16,827,680		
Ag Market:		400,590		
Timber Market:		0	Total Land	(+) 19,990,364
Improvement		Value		
Homesite:		13,351,416		
Non Homesite:		36,858,520	Total Improvements	(+) 50,209,936
Non Real		Count	Value	
Personal Property:	3		124,480	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 124,480
			Market Value	= 70,324,780
Ag		Non Exempt	Exempt	
Total Productivity Market:	400,590		0	
Ag Use:	8,420		0	Productivity Loss (-) 392,170
Timber Use:	0		0	Appraised Value = 69,932,610
Productivity Loss:	392,170		0	Homestead Cap (-) 116,749
				Assessed Value = 69,815,861
				Total Exemptions Amount (Breakdown on Next Page) (-) 254,000
				Net Taxable = 69,561,861

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

343,983.40 = 69,561,861 * (0.494500 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2020 CERTIFIED ESTIMATE

Property Count: 161

79 - ROBINSON, CITY OF
Under ARB Review Totals

7/24/2020

6:53:00PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	10,000	0	10,000
DV4	2	0	24,000	24,000
OV65	22	220,000	0	220,000
	Totals	230,000	24,000	254,000

2020 CERTIFIED ESTIMATE

Property Count: 5,981

79 - ROBINSON, CITY OF
Grand Totals

7/24/2020

6:52:50PM

Land		Value		
Homesite:		111,965,148		
Non Homesite:		90,458,332		
Ag Market:		64,941,160		
Timber Market:		0	Total Land	(+) 267,364,640
Improvement		Value		
Homesite:		686,674,901		
Non Homesite:		165,142,118	Total Improvements	(+) 851,817,019
Non Real		Count	Value	
Personal Property:	459		59,719,310	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 59,719,310
			Market Value	= 1,178,900,969
Ag		Non Exempt	Exempt	
Total Productivity Market:	64,941,160		0	
Ag Use:	1,886,200		0	Productivity Loss (-) 63,054,960
Timber Use:	0		0	Appraised Value = 1,115,846,009
Productivity Loss:	63,054,960		0	Homestead Cap (-) 13,155,328
				Assessed Value = 1,102,690,681
				Total Exemptions Amount (Breakdown on Next Page) (-) 97,909,131
				Net Taxable = 1,004,781,550

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 4,968,644.76 = 1,004,781,550 * (0.494500 / 100)

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

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	93	898,281	0	898,281
DV1	26	0	151,000	151,000
DV1S	1	0	0	0
DV2	17	0	121,500	121,500
DV2S	1	0	7,500	7,500
DV3	23	0	194,020	194,020
DV4	120	0	998,320	998,320
DV4S	22	0	192,000	192,000
DVHS	86	0	20,524,873	20,524,873
DVHSS	16	0	2,938,811	2,938,811
EX-XA	2	0	273,770	273,770
EX-XG	1	0	93,290	93,290
EX-XI	2	0	260,980	260,980
EX-XL	1	0	7,126,820	7,126,820
EX-XN	1	0	10	10
EX-XU	2	0	341,700	341,700
EX-XV	241	0	52,564,467	52,564,467
EX-XV (Prorated)	1	0	9,475	9,475
EX366	48	0	13,900	13,900
OV65	1,165	11,032,794	0	11,032,794
OV65S	5	50,000	0	50,000
SO	4	115,620	0	115,620
Totals		12,096,695	85,812,436	97,909,131

2020 CERTIFIED ESTIMATE

Property Count: 5,820

79 - ROBINSON, CITY OF
ARB Approved Totals

7/24/2020 6:53:00PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,672		\$11,521,150	\$729,983,147	\$686,857,681
B	MULTIFAMILY RESIDENCE	217		\$0	\$47,220,030	\$47,181,614
C1	VACANT LOTS AND LAND TRACTS	254		\$0	\$12,157,190	\$12,157,190
D1	QUALIFIED OPEN-SPACE LAND	490	12,210.9962	\$0	\$64,540,570	\$1,860,165
D2	IMPROVEMENTS ON QUALIFIED OP	204		\$0	\$2,442,901	\$2,401,846
E	RURAL LAND, NON QUALIFIED OPE	420	1,346.6851	\$1,140,750	\$85,628,764	\$79,007,003
F1	COMMERCIAL REAL PROPERTY	134		\$803,536	\$38,304,356	\$38,304,356
F2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$1,325,400	\$1,325,400
J1	WATER SYSTEMS	1		\$0	\$7,830	\$7,830
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$1,754,410	\$1,754,410
J3	ELECTRIC COMPANY (INCLUDING C	6		\$0	\$11,315,970	\$11,315,970
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$966,570	\$966,570
J6	PIPELAND COMPANY	10		\$0	\$2,626,630	\$2,626,630
J7	CABLE TELEVISION COMPANY	2		\$0	\$2,599,560	\$2,599,560
L1	COMMERCIAL PERSONAL PROPE	357		\$0	\$28,162,940	\$28,162,940
L2	INDUSTRIAL AND MANUFACTURIN	14		\$0	\$6,919,270	\$6,919,270
M1	TANGIBLE OTHER PERSONAL, MOB	13		\$47,860	\$179,450	\$179,450
O	RESIDENTIAL INVENTORY	152		\$1,831,160	\$6,141,779	\$5,976,793
S	SPECIAL INVENTORY TAX	17		\$0	\$5,615,010	\$5,615,010
X	TOTALLY EXEMPT PROPERTY	299		\$0	\$60,684,412	\$0
	Totals		13,557.6813	\$15,344,456	\$1,108,576,189	\$935,219,688

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	80		\$17,410	\$13,658,200	\$13,398,538
B	MULTIFAMILY RESIDENCE	12		\$0	\$1,871,830	\$1,871,830
C1	VACANT LOTS AND LAND TRACTS	9		\$0	\$1,513,090	\$1,513,090
D1	QUALIFIED OPEN-SPACE LAND	8	50.7732	\$0	\$400,590	\$7,900
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$14,450	\$14,450
E	RURAL LAND, NON QUALIFIED OPE	12	53.6900	\$967,400	\$2,681,310	\$2,570,743
F1	COMMERCIAL REAL PROPERTY	40		\$16,700	\$49,623,230	\$49,623,230
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$437,030	\$437,030
L1	COMMERCIAL PERSONAL PROPE	3		\$0	\$124,480	\$124,480
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$570	\$570
	Totals		104.4632	\$1,001,510	\$70,324,780	\$69,561,861

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,752		\$11,538,560	\$743,641,347	\$700,256,219
B	MULTIFAMILY RESIDENCE	229		\$0	\$49,091,860	\$49,053,444
C1	VACANT LOTS AND LAND TRACTS	263		\$0	\$13,670,280	\$13,670,280
D1	QUALIFIED OPEN-SPACE LAND	498	12,261.7694	\$0	\$64,941,160	\$1,868,065
D2	IMPROVEMENTS ON QUALIFIED OP	206		\$0	\$2,457,351	\$2,416,296
E	RURAL LAND, NON QUALIFIED OPE	432	1,400.3751	\$2,108,150	\$88,310,074	\$81,577,746
F1	COMMERCIAL REAL PROPERTY	174		\$820,236	\$87,927,586	\$87,927,586
F2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$1,762,430	\$1,762,430
J1	WATER SYSTEMS	1		\$0	\$7,830	\$7,830
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$1,754,410	\$1,754,410
J3	ELECTRIC COMPANY (INCLUDING C	6		\$0	\$11,315,970	\$11,315,970
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$966,570	\$966,570
J6	PIPELAND COMPANY	10		\$0	\$2,626,630	\$2,626,630
J7	CABLE TELEVISION COMPANY	2		\$0	\$2,599,560	\$2,599,560
L1	COMMERCIAL PERSONAL PROPE	360		\$0	\$28,287,420	\$28,287,420
L2	INDUSTRIAL AND MANUFACTURIN	14		\$0	\$6,919,270	\$6,919,270
M1	TANGIBLE OTHER PERSONAL, MOB	14		\$47,860	\$180,020	\$180,020
O	RESIDENTIAL INVENTORY	152		\$1,831,160	\$6,141,779	\$5,976,793
S	SPECIAL INVENTORY TAX	17		\$0	\$5,615,010	\$5,615,010
X	TOTALLY EXEMPT PROPERTY	299		\$0	\$60,684,412	\$0
	Totals		13,662.1445	\$16,345,966	\$1,178,900,969	\$1,004,781,549

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1		\$0	\$32,815	\$32,815
A1	Real, Residential Single--Family	3,606		\$11,344,870	\$721,906,386	\$679,309,061
A2	Real, Residential Mobile Home	25		\$0	\$784,520	\$741,442
A3	Real, Residential, Aux Improvement	584		\$176,280	\$7,013,476	\$6,574,804
A4	Real, Imp Only Residential Single Famil	3		\$0	\$245,950	\$199,559
B1	Apartments Residential Multi Family	2		\$0	\$933,260	\$933,260
B2	Residential Duplex Real Multi Family	203		\$0	\$42,032,340	\$41,993,924
B3	Residential Triplex Real Multi Family	1		\$0	\$221,320	\$221,320
B4	Residential Fourplex Real Multi Family	12		\$0	\$4,033,110	\$4,033,110
C1	REAL, VACANT PLATTED RESIDENTI	221		\$0	\$5,929,450	\$5,929,450
C2	Real, Vacant Platted Commerical Lot	30		\$0	\$6,100,880	\$6,100,880
C3	REAL, VACANT PLATTED RURAL OR	3		\$0	\$126,860	\$126,860
D1	REAL, ACREAGE, RANGELAND	490	12,210.9962	\$0	\$64,540,570	\$1,860,165
D2	IMPROVEMENTS ON QUAL OPEN SP	204		\$0	\$2,442,901	\$2,401,846
D3	REAL, ACREAGE, FARMLAND	2		\$0	\$9,700	\$5,700
D4	REAL, ACREAGE, UNDEVELOPED LA	1		\$0	\$257,320	\$257,320
E1	REAL, FARM/RANCH, HOUSE	321		\$1,106,950	\$76,118,533	\$69,713,548
E2	REAL, FARM/RANCH, MOBILE HOME	14		\$0	\$456,801	\$404,770
E3	REAL, FARM/RANCH, OTHER IMPROV	144		\$33,800	\$1,796,011	\$1,673,056
E5	NON-QUAL LAND NOT IN AG USE	108		\$0	\$6,990,399	\$6,952,610
F1	REAL, Commercial	133		\$803,536	\$38,293,046	\$38,293,046
F2	REAL, Industrial	3		\$0	\$1,325,400	\$1,325,400
F3	REAL, Imp Only Commercial	1		\$0	\$11,310	\$11,310
J1	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$7,830	\$7,830
J2	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$1,754,410	\$1,754,410
J3	REAL & TANGIBLE PERSONAL, UTILI	6		\$0	\$11,315,970	\$11,315,970
J4	REAL & TANGIBLE PERSONAL, UTILI	6		\$0	\$966,570	\$966,570
J6	REAL & TANGIBLE PERSONAL, UTILI	10		\$0	\$2,626,630	\$2,626,630
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$2,599,560	\$2,599,560
L1	TANGIBLE, PERSONAL PROPERTY, C	357		\$0	\$28,162,940	\$28,162,940
L2	TANGIBLE, PERSONAL PROPERTY, I	14		\$0	\$6,919,270	\$6,919,270
M1	MOBILE HOME, TANGIBLE	13		\$47,860	\$179,450	\$179,450
O1	Res Inventory Vacant Land	140		\$0	\$4,194,680	\$4,194,680
O2	Res Inventory Improved Residential	12		\$1,831,160	\$1,947,099	\$1,782,113
S	SPECIAL INVENTORY	17		\$0	\$5,615,010	\$5,615,010
X	Totally Exempt Property	299		\$0	\$60,684,412	\$0
	Totals		12,210.9962	\$15,344,456	\$1,108,576,189	\$935,219,689

2020 CERTIFIED ESTIMATE

Property Count: 161

79 - ROBINSON, CITY OF
Under ARB Review Totals

7/24/2020

6:53:00PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	77		\$17,410	\$13,467,626	\$13,211,247
A2	Real, Residential Mobile Home	1		\$0	\$2,340	\$2,340
A3	Real, Residential, Aux Improvement	10		\$0	\$120,234	\$116,951
A4	Real, Imp Only Residential Single Famil	1		\$0	\$68,000	\$68,000
B2	Residential Duplex Real Multi Family	12		\$0	\$1,871,830	\$1,871,830
C1	REAL, VACANT PLATTED RESIDENTI	5		\$0	\$96,860	\$96,860
C2	Real, Vacant Platted Commerical Lot	4		\$0	\$1,416,230	\$1,416,230
D1	REAL, ACREAGE, RANGELAND	8	50.7732	\$0	\$400,590	\$7,900
D2	IMPROVEMENTS ON QUAL OPEN SP	2		\$0	\$14,450	\$14,450
E1	REAL, FARM/RANCH, HOUSE	11		\$967,400	\$2,631,116	\$2,522,592
E3	REAL, FARM/RANCH, OTHER IMPROV	4		\$0	\$28,334	\$26,291
E5	NON-QUAL LAND NOT IN AG USE	1		\$0	\$21,860	\$21,860
F1	REAL, Commercial	40		\$16,700	\$49,623,230	\$49,623,230
F2	REAL, Industrial	1		\$0	\$437,030	\$437,030
L1	TANGIBLE, PERSONAL PROPERTY, C	3		\$0	\$124,480	\$124,480
M1	MOBILE HOME, TANGIBLE	1		\$0	\$570	\$570
Totals			50.7732	\$1,001,510	\$70,324,780	\$69,561,861

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1		\$0	\$32,815	\$32,815
A1	Real, Residential Single--Family	3,683		\$11,362,280	\$735,374,012	\$692,520,308
A2	Real, Residential Mobile Home	26		\$0	\$786,860	\$743,782
A3	Real, Residential, Aux Improvement	594		\$176,280	\$7,133,710	\$6,691,755
A4	Real, Imp Only Residential Single Famil	4		\$0	\$313,950	\$267,559
B1	Apartments Residential Multi Family	2		\$0	\$933,260	\$933,260
B2	Residential Duplex Real Multi Family	215		\$0	\$43,904,170	\$43,865,754
B3	Residential Triplex Real Multi Family	1		\$0	\$221,320	\$221,320
B4	Residential Fourplex Real Multi Family	12		\$0	\$4,033,110	\$4,033,110
C1	REAL, VACANT PLATTED RESIDENTI	226		\$0	\$6,026,310	\$6,026,310
C2	Real, Vacant Platted Commerical Lot	34		\$0	\$7,517,110	\$7,517,110
C3	REAL, VACANT PLATTED RURAL OR	3		\$0	\$126,860	\$126,860
D1	REAL, ACREAGE, RANGELAND	498	12,261.7694	\$0	\$64,941,160	\$1,868,065
D2	IMPROVEMENTS ON QUAL OPEN SP	206		\$0	\$2,457,351	\$2,416,296
D3	REAL, ACREAGE, FARMLAND	2		\$0	\$9,700	\$5,700
D4	REAL, ACREAGE, UNDEVELOPED LA	1		\$0	\$257,320	\$257,320
E1	REAL, FARM/RANCH, HOUSE	332		\$2,074,350	\$78,749,649	\$72,236,140
E2	REAL, FARM/RANCH, MOBILE HOME	14		\$0	\$456,801	\$404,770
E3	REAL, FARM/RANCH, OTHER IMPROV	148		\$33,800	\$1,824,345	\$1,699,347
E5	NON-QUAL LAND NOT IN AG USE	109		\$0	\$7,012,259	\$6,974,470
F1	REAL, Commercial	173		\$820,236	\$87,916,276	\$87,916,276
F2	REAL, Industrial	4		\$0	\$1,762,430	\$1,762,430
F3	REAL, Imp Only Commercial	1		\$0	\$11,310	\$11,310
J1	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$7,830	\$7,830
J2	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$1,754,410	\$1,754,410
J3	REAL & TANGIBLE PERSONAL, UTILI	6		\$0	\$11,315,970	\$11,315,970
J4	REAL & TANGIBLE PERSONAL, UTILI	6		\$0	\$966,570	\$966,570
J6	REAL & TANGIBLE PERSONAL, UTILI	10		\$0	\$2,626,630	\$2,626,630
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$2,599,560	\$2,599,560
L1	TANGIBLE, PERSONAL PROPERTY, C	360		\$0	\$28,287,420	\$28,287,420
L2	TANGIBLE, PERSONAL PROPERTY, I	14		\$0	\$6,919,270	\$6,919,270
M1	MOBILE HOME, TANGIBLE	14		\$47,860	\$180,020	\$180,020
O1	Res Inventory Vacant Land	140		\$0	\$4,194,680	\$4,194,680
O2	Res Inventory Improved Residential	12		\$1,831,160	\$1,947,099	\$1,782,113
S	SPECIAL INVENTORY	17		\$0	\$5,615,010	\$5,615,010
X	Totally Exempt Property	299		\$0	\$60,684,412	\$0
	Totals		12,261.7694	\$16,345,966	\$1,178,900,969	\$1,004,781,550

2020 CERTIFIED ESTIMATE

Property Count: 5,981

79 - ROBINSON, CITY OF
Effective Rate Assumption

7/24/2020 6:53:00PM

New Value

TOTAL NEW VALUE MARKET: \$16,345,966
TOTAL NEW VALUE TAXABLE: \$15,745,629

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	11	2019 Market Value	\$25,650
EX366	HOUSE BILL 366	5	2019 Market Value	\$83,110
ABSOLUTE EXEMPTIONS VALUE LOSS				\$108,760

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$10,000
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	3	\$22,500
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	3	\$36,000
DVHS	Disabled Veteran Homestead	3	\$444,118
OV65	OVER 65	55	\$535,000
PARTIAL EXEMPTIONS VALUE LOSS		67	\$1,062,618
NEW EXEMPTIONS VALUE LOSS			\$1,171,378

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$1,171,378

New Ag / Timber Exemptions

2019 Market Value \$91,953 Count: 2
2020 Ag/Timber Use \$730
NEW AG / TIMBER VALUE LOSS \$91,223

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,865	\$215,590	\$4,592	\$210,998
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,619	\$211,671	\$3,993	\$207,678

2020 CERTIFIED ESTIMATE

79 - ROBINSON, CITY OF
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
161	\$70,324,780.00	\$67,289,233