

2020 CERTIFIED TOTALS

Property Count: 5,975

79 - ROBINSON, CITY OF
ARB Approved Totals

9/10/2020 12:49:25PM

Land		Value			
Homesite:		111,849,253			
Non Homesite:		89,106,915			
Ag Market:		64,993,110			
Timber Market:		0		Total Land	(+) 265,949,278
Improvement		Value			
Homesite:		687,928,642			
Non Homesite:		163,818,009		Total Improvements	(+) 851,746,651
Non Real		Count	Value		
Personal Property:		458	59,257,913		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 59,257,913
				Market Value	= 1,176,953,842
Ag	Non Exempt	Exempt			
Total Productivity Market:	64,909,130	83,980			
Ag Use:	1,886,200	1,560	Productivity Loss	(-) 63,022,930	
Timber Use:	0	0	Appraised Value	= 1,113,930,912	
Productivity Loss:	63,022,930	82,420	Homestead Cap	(-) 13,301,559	
			Assessed Value	= 1,100,629,353	
			Total Exemptions Amount (Breakdown on Next Page)	(-) 98,254,602	
			Net Taxable	= 1,002,374,751	

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 4,956,743.14 = 1,002,374,751 * (0.494500 / 100)

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	93	891,232	0	891,232
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	121	0	1,010,320	1,010,320
DV4S	22	0	192,000	192,000
DVHS	87	0	20,756,423	20,756,423
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	52,649,783	52,649,783
EX-XV (Prorated)	1	0	9,475	9,475
EX366	48	0	13,510	13,510
OV65	1,167	11,056,838	0	11,056,838
OV65S	5	50,000	0	50,000
SO	4	115,620	0	115,620
Totals		12,113,690	86,140,912	98,254,602

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Under ARB Review Totals

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Land		Value		
Homesite:		212,080		
Non Homesite:		1,094,270		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 1,306,350
Improvement		Value		
Homesite:		330,312		
Non Homesite:		8,250,080	Total Improvements	(+) 8,580,392
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 9,886,742
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 9,886,742
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 9,886,742
			Total Exemptions Amount (Breakdown on Next Page)	(-) 10,000
			Net Taxable	= 9,876,742

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

48,840.49 = 9,876,742 * (0.494500 / 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	10,000	0	10,000
	Totals	10,000	0	10,000

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Grand Totals

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Land		Value			
Homesite:		112,061,333			
Non Homesite:		90,201,185			
Ag Market:		64,993,110			
Timber Market:		0		Total Land	(+) 267,255,628
Improvement		Value			
Homesite:		688,258,954			
Non Homesite:		172,068,089		Total Improvements	(+) 860,327,043
Non Real		Count	Value		
Personal Property:		458	59,257,913		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 59,257,913
				Market Value	= 1,186,840,584
Ag	Non Exempt	Exempt			
Total Productivity Market:	64,909,130	83,980			
Ag Use:	1,886,200	1,560		Productivity Loss	(-) 63,022,930
Timber Use:	0	0		Appraised Value	= 1,123,817,654
Productivity Loss:	63,022,930	82,420		Homestead Cap	(-) 13,301,559
				Assessed Value	= 1,110,516,095
				Total Exemptions Amount (Breakdown on Next Page)	(-) 98,264,602
				Net Taxable	= 1,012,251,493

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 5,005,583.63 = 1,012,251,493 * (0.494500 / 100)

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	93	891,232	0	891,232
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	121	0	1,010,320	1,010,320
DV4S	22	0	192,000	192,000
DVHS	87	0	20,756,423	20,756,423
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	52,649,783	52,649,783
EX-XV (Prorated)	1	0	9,475	9,475
EX366	48	0	13,510	13,510
OV65	1,168	11,066,838	0	11,066,838
OV65S	5	50,000	0	50,000
SO	4	115,620	0	115,620
Totals		12,123,690	86,140,912	98,264,602

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,751	3,027.3742	\$11,542,910	\$744,923,496	\$701,136,372
B	MULTIFAMILY RESIDENCE	229	74.8784	\$0	\$49,206,375	\$49,167,959
C1	VACANT LOTS AND LAND TRACTS	262	440.9804	\$0	\$13,349,977	\$13,349,977
D1	QUALIFIED OPEN-SPACE LAND	498	12,261.8003	\$0	\$64,909,130	\$1,868,065
D2	IMPROVEMENTS ON QUALIFIED OP	206		\$0	\$2,457,762	\$2,416,707
E	RURAL LAND, NON QUALIFIED OPE	431	1,398.9597	\$2,370,650	\$88,134,681	\$81,397,573
F1	COMMERCIAL REAL PROPERTY	172	453.5745	\$817,806	\$85,398,811	\$85,398,811
F2	INDUSTRIAL AND MANUFACTURIN	4	81.0701	\$0	\$1,850,660	\$1,850,660
J1	WATER SYSTEMS	1	0.1171	\$0	\$7,830	\$7,830
J2	GAS DISTRIBUTION SYSTEM	3	0.9020	\$0	\$1,754,410	\$1,754,410
J3	ELECTRIC COMPANY (INCLUDING C	6	9.5950	\$0	\$11,315,970	\$11,315,970
J4	TELEPHONE COMPANY (INCLUDI	6	1.4140	\$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	359		\$0	\$27,826,410	\$27,826,410
L2	INDUSTRIAL AND MANUFACTURIN	14		\$0	\$6,919,273	\$6,919,273
M1	TANGIBLE OTHER PERSONAL, MOB	14		\$47,860	\$180,170	\$180,170
O	RESIDENTIAL INVENTORY	152	56.7470	\$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	1,170.6580	\$0	\$60,769,338	\$0
	Totals		18,978.0707	\$16,610,386	\$1,176,953,842	\$1,002,374,750

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1	0.3770	\$0	\$126,832	\$126,832
C1	VACANT LOTS AND LAND TRACTS	1	2.2960	\$0	\$160,020	\$160,020
E	RURAL LAND, NON QUALIFIED OPE	1	1.4190	\$0	\$255,450	\$245,450
F1	COMMERCIAL REAL PROPERTY	2	20.6920	\$6,600	\$9,344,440	\$9,344,440
Totals			24.7840	\$6,600	\$9,886,742	\$9,876,742

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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	3,752	3,027.7512	\$11,542,910	\$745,050,328	\$701,263,204
B	MULTIFAMILY RESIDENCE	229	74.8784	\$0	\$49,206,375	\$49,167,959
C1	VACANT LOTS AND LAND TRACTS	263	443.2764	\$0	\$13,509,997	\$13,509,997
D1	QUALIFIED OPEN-SPACE LAND	498	12,261.8003	\$0	\$64,909,130	\$1,868,065
D2	IMPROVEMENTS ON QUALIFIED OP	206		\$0	\$2,457,762	\$2,416,707
E	RURAL LAND, NON QUALIFIED OPE	432	1,400.3787	\$2,370,650	\$88,390,131	\$81,643,023
F1	COMMERCIAL REAL PROPERTY	174	474.2665	\$824,406	\$94,743,251	\$94,743,251
F2	INDUSTRIAL AND MANUFACTURIN	4	81.0701	\$0	\$1,850,660	\$1,850,660
J1	WATER SYSTEMS	1	0.1171	\$0	\$7,830	\$7,830
J2	GAS DISTRIBUTION SYSTEM	3	0.9020	\$0	\$1,754,410	\$1,754,410
J3	ELECTRIC COMPANY (INCLUDING C	6	9.5950	\$0	\$11,315,970	\$11,315,970
J4	TELEPHONE COMPANY (INCLUDI	6	1.4140	\$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	359		\$0	\$27,826,410	\$27,826,410
L2	INDUSTRIAL AND MANUFACTURIN	14		\$0	\$6,919,273	\$6,919,273
M1	TANGIBLE OTHER PERSONAL, MOB	14		\$47,860	\$180,170	\$180,170
O	RESIDENTIAL INVENTORY	152	56.7470	\$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	1,170.6580	\$0	\$60,769,338	\$0
	Totals		19,002.8547	\$16,616,986	\$1,186,840,584	\$1,012,251,492

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	1.9399	\$0	\$32,815	\$32,815
A1 Real, Residential Single--Family	3,682	2,884.8408	\$11,366,630	\$736,643,944	\$693,388,295
A2 Real, Residential Mobile Home	26	19.5330	\$0	\$785,684	\$742,606
A3 Real, Residential, Aux Improvement	594	121.0605	\$176,280	\$7,147,103	\$6,705,097
A4 Real, Imp Only Residential Single Famil	4		\$0	\$313,950	\$267,559
B1 Apartments Residential Multi Family	2	0.3661	\$0	\$933,260	\$933,260
B2 Residential Duplex Real Multi Family	215	69.8027	\$0	\$44,018,685	\$43,980,269
B3 Residential Triplex Real Multi Family	1	0.3600	\$0	\$221,320	\$221,320
B4 Residential Fourplex Real Multi Family	12	4.3496	\$0	\$4,033,110	\$4,033,110
C1 REAL, VACANT PLATTED RESIDENTI	226	210.8047	\$0	\$5,988,200	\$5,988,200
C2 Real, Vacant Platted Commerical Lot	33	203.3617	\$0	\$7,234,917	\$7,234,917
C3 REAL, VACANT PLATTED RURAL OR I	3	26.8140	\$0	\$126,860	\$126,860
D1 REAL, ACREAGE, RANGELAND	498	12,261.8003	\$0	\$64,909,130	\$1,868,065
D2 IMPROVEMENTS ON QUAL OPEN SP	206		\$0	\$2,457,762	\$2,416,707
D3 REAL, ACREAGE, FARMLAND	2		\$0	\$9,700	\$5,700
D4 REAL, ACREAGE, UNDEVELOPED LA	1	5.0800	\$0	\$257,320	\$257,320
E1 REAL, FARM/RANCH, HOUSE	331	660.7850	\$2,336,850	\$78,587,460	\$72,069,801
E2 REAL, FARM/RANCH, MOBILE HOME	14	42.7210	\$0	\$456,801	\$404,149
E3 REAL, FARM/RANCH, OTHER IMPROV	148	6.7670	\$33,800	\$1,811,141	\$1,686,307
E5 NON-QUAL LAND NOT IN AG USE	109	683.6067	\$0	\$7,012,259	\$6,974,297
F1 REAL, Commercial	171	453.5745	\$817,806	\$85,387,501	\$85,387,501
F2 REAL, Industrial	4	81.0701	\$0	\$1,850,660	\$1,850,660
F3 REAL, Imp Only Commercial	1		\$0	\$11,310	\$11,310
J1 REAL & TANGIBLE PERSONAL, UTIL	1	0.1171	\$0	\$7,830	\$7,830
J2 REAL & TANGIBLE PERSONAL, UTIL	3	0.9020	\$0	\$1,754,410	\$1,754,410
J3 REAL & TANGIBLE PERSONAL, UTIL	6	9.5950	\$0	\$11,315,970	\$11,315,970
J4 REAL & TANGIBLE PERSONAL, UTIL	6	1.4140	\$0	\$966,570	\$966,570
J6 REAL & TANGIBLE PERSONAL, UTIL	10		\$0	\$2,626,630	\$2,626,630
J7 REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$2,599,560	\$2,599,560
L1 TANGIBLE, PERSONAL PROPERTY, C	359		\$0	\$27,826,410	\$27,826,410
L2 TANGIBLE, PERSONAL PROPERTY, I	14		\$0	\$6,919,273	\$6,919,273
M1 MOBILE HOME, TANGIBLE	14		\$47,860	\$180,170	\$180,170
O1 Res Inventory Vacant Land	140	53.8090	\$0	\$4,194,680	\$4,194,680
O2 Res Inventory Improved Residential	12	2.9380	\$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	1,170.6580	\$0	\$60,769,338	\$0
Totals		18,978.0707	\$16,610,386	\$1,176,953,842	\$1,002,374,751

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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	0.3770	\$0	\$126,832	\$126,832
C2	Real, Vacant Platted Commerical Lot	1	2.2960	\$0	\$160,020	\$160,020
E1	REAL, FARM/RANCH, HOUSE	1	1.4190	\$0	\$255,450	\$245,450
F1	REAL, Commercial	2	20.6920	\$6,600	\$9,344,440	\$9,344,440
Totals			24.7840	\$6,600	\$9,886,742	\$9,876,742

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Property Count: 5,980

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	1.9399	\$0	\$32,815	\$32,815
A1 Real, Residential Single--Family	3,683	2,885.2178	\$11,366,630	\$736,770,776	\$693,515,127
A2 Real, Residential Mobile Home	26	19.5330	\$0	\$785,684	\$742,606
A3 Real, Residential, Aux Improvement	594	121.0605	\$176,280	\$7,147,103	\$6,705,097
A4 Real, Imp Only Residential Single Famil	4		\$0	\$313,950	\$267,559
B1 Apartments Residential Multi Family	2	0.3661	\$0	\$933,260	\$933,260
B2 Residential Duplex Real Multi Family	215	69.8027	\$0	\$44,018,685	\$43,980,269
B3 Residential Triplex Real Multi Family	1	0.3600	\$0	\$221,320	\$221,320
B4 Residential Fourplex Real Multi Family	12	4.3496	\$0	\$4,033,110	\$4,033,110
C1 REAL, VACANT PLATTED RESIDENTI	226	210.8047	\$0	\$5,988,200	\$5,988,200
C2 Real, Vacant Platted Commerical Lot	34	205.6577	\$0	\$7,394,937	\$7,394,937
C3 REAL, VACANT PLATTED RURAL OR I	3	26.8140	\$0	\$126,860	\$126,860
D1 REAL, ACREAGE, RANGELAND	498	12,261.8003	\$0	\$64,909,130	\$1,868,065
D2 IMPROVEMENTS ON QUAL OPEN SP	206		\$0	\$2,457,762	\$2,416,707
D3 REAL, ACREAGE, FARMLAND	2		\$0	\$9,700	\$5,700
D4 REAL, ACREAGE, UNDEVELOPED LA	1	5.0800	\$0	\$257,320	\$257,320
E1 REAL, FARM/RANCH, HOUSE	332	662.2040	\$2,336,850	\$78,842,910	\$72,315,251
E2 REAL, FARM/RANCH, MOBILE HOME	14	42.7210	\$0	\$456,801	\$404,149
E3 REAL, FARM/RANCH, OTHER IMPROV	148	6.7670	\$33,800	\$1,811,141	\$1,686,307
E5 NON-QUAL LAND NOT IN AG USE	109	683.6067	\$0	\$7,012,259	\$6,974,297
F1 REAL, Commercial	173	474.2665	\$824,406	\$94,731,941	\$94,731,941
F2 REAL, Industrial	4	81.0701	\$0	\$1,850,660	\$1,850,660
F3 REAL, Imp Only Commercial	1		\$0	\$11,310	\$11,310
J1 REAL & TANGIBLE PERSONAL, UTIL	1	0.1171	\$0	\$7,830	\$7,830
J2 REAL & TANGIBLE PERSONAL, UTIL	3	0.9020	\$0	\$1,754,410	\$1,754,410
J3 REAL & TANGIBLE PERSONAL, UTIL	6	9.5950	\$0	\$11,315,970	\$11,315,970
J4 REAL & TANGIBLE PERSONAL, UTIL	6	1.4140	\$0	\$966,570	\$966,570
J6 REAL & TANGIBLE PERSONAL, UTIL	10		\$0	\$2,626,630	\$2,626,630
J7 REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$2,599,560	\$2,599,560
L1 TANGIBLE, PERSONAL PROPERTY, C	359		\$0	\$27,826,410	\$27,826,410
L2 TANGIBLE, PERSONAL PROPERTY, I	14		\$0	\$6,919,273	\$6,919,273
M1 MOBILE HOME, TANGIBLE	14		\$47,860	\$180,170	\$180,170
O1 Res Inventory Vacant Land	140	53.8090	\$0	\$4,194,680	\$4,194,680
O2 Res Inventory Improved Residential	12	2.9380	\$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	1,170.6580	\$0	\$60,769,338	\$0
Totals		19,002.8547	\$16,616,986	\$1,186,840,584	\$1,012,251,493

2020 CERTIFIED TOTALS

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79 - ROBINSON, CITY OF
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$16,616,986**
TOTAL NEW VALUE TAXABLE: **\$15,759,817**

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	11	2019 Market Value	\$25,650
EX366	HOUSE BILL 366	6	2019 Market Value	\$255,710
ABSOLUTE EXEMPTIONS VALUE LOSS				\$281,360

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%	4	\$48,000
DVHS	Disabled Veteran Homestead	4	\$750,708
OV65	OVER 65	56	\$545,000
PARTIAL EXEMPTIONS VALUE LOSS			70
NEW EXEMPTIONS VALUE LOSS			\$1,672,568

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$1,672,568

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
2,881	\$215,864	\$4,617	\$211,247
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,633	\$211,942	\$4,021	\$207,921

2020 CERTIFIED TOTALS

79 - ROBINSON, CITY OF
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
5	\$9,886,742.00	\$9,714,542