

2020 CERTIFIED ESTIMATE

Property Count: 1,651

82 - WEST, CITY OF
ARB Approved Totals

7/24/2020

7:01:03PM

Land		Value		
Homesite:		18,297,926		
Non Homesite:		24,316,640		
Ag Market:		584,710		
Timber Market:		0	Total Land	(+) 43,199,276
Improvement		Value		
Homesite:		100,956,356		
Non Homesite:		56,101,382	Total Improvements	(+) 157,057,738
Non Real		Count	Value	
Personal Property:	208		24,117,310	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 24,117,310
			Market Value	= 224,374,324
Ag		Non Exempt	Exempt	
Total Productivity Market:	584,710		0	
Ag Use:	16,500		0	Productivity Loss (-) 568,210
Timber Use:	0		0	Appraised Value = 223,806,114
Productivity Loss:	568,210		0	Homestead Cap (-) 5,515,884
				Assessed Value = 218,290,230
				Total Exemptions Amount (Breakdown on Next Page) (-) 27,851,391
				Net Taxable = 190,438,839

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,150,768.58 = 190,438,839 * (0.604272 / 100)

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

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	3	176,910	0	176,910
DV1	2	0	17,000	17,000
DV2	1	0	7,500	7,500
DV3	1	0	0	0
DV4	24	0	248,500	248,500
DV4S	5	0	60,000	60,000
DVHS	9	0	1,786,367	1,786,367
DVHSS	1	0	119,698	119,698
EX-XG	1	0	71,750	71,750
EX-XI	1	0	824,280	824,280
EX-XU	3	0	797,560	797,560
EX-XV	91	0	23,572,070	23,572,070
EX366	14	0	3,240	3,240
FRSS	1	0	166,516	166,516
Totals		176,910	27,674,481	27,851,391

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Land		Value		
Homesite:		488,050		
Non Homesite:		2,670,254		
Ag Market:		861,700		
Timber Market:		0	Total Land	(+) 4,020,004
Improvement		Value		
Homesite:		2,441,390		
Non Homesite:		15,264,985	Total Improvements	(+) 17,706,375
Non Real		Count	Value	
Personal Property:	1	48,550		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 48,550
			Market Value	= 21,774,929
Ag		Non Exempt	Exempt	
Total Productivity Market:	861,700	0		
Ag Use:	670	0	Productivity Loss	(-) 861,030
Timber Use:	0	0	Appraised Value	= 20,913,899
Productivity Loss:	861,030	0	Homestead Cap	(-) 10,757
			Assessed Value	= 20,903,142
			Total Exemptions Amount (Breakdown on Next Page)	(-) 139,370
			Net Taxable	= 20,763,772

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

125,469.66 = 20,763,772 * (0.604272 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV4S	1	0	12,000	12,000
DVHSS	1	0	127,370	127,370
Totals		0	139,370	139,370

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Property Count: 1,690

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Grand Totals

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Land		Value		
Homesite:		18,785,976		
Non Homesite:		26,986,894		
Ag Market:		1,446,410		
Timber Market:		0	Total Land	(+) 47,219,280
Improvement		Value		
Homesite:		103,397,746		
Non Homesite:		71,366,367	Total Improvements	(+) 174,764,113
Non Real		Count	Value	
Personal Property:	209		24,165,860	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 24,165,860
			Market Value	= 246,149,253
Ag		Non Exempt	Exempt	
Total Productivity Market:	1,446,410		0	
Ag Use:	17,170		0	Productivity Loss (-) 1,429,240
Timber Use:	0		0	Appraised Value = 244,720,013
Productivity Loss:	1,429,240		0	
			Homestead Cap	(-) 5,526,641
			Assessed Value	= 239,193,372
			Total Exemptions Amount	(-) 27,990,761
			(Breakdown on Next Page)	
			Net Taxable	= 211,202,611

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,276,238.24 = 211,202,611 * (0.604272 / 100)

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

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	3	176,910	0	176,910
DV1	2	0	17,000	17,000
DV2	1	0	7,500	7,500
DV3	1	0	0	0
DV4	24	0	248,500	248,500
DV4S	6	0	72,000	72,000
DVHS	9	0	1,786,367	1,786,367
DVHSS	2	0	247,068	247,068
EX-XG	1	0	71,750	71,750
EX-XI	1	0	824,280	824,280
EX-XU	3	0	797,560	797,560
EX-XV	91	0	23,572,070	23,572,070
EX366	14	0	3,240	3,240
FRSS	1	0	166,516	166,516
Totals		176,910	27,813,851	27,990,761

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	982		\$1,442,320	\$132,934,619	\$125,033,654
B	MULTIFAMILY RESIDENCE	18		\$133,020	\$3,269,210	\$3,269,210
C1	VACANT LOTS AND LAND TRACTS	154		\$0	\$4,217,205	\$4,205,205
D1	QUALIFIED OPEN-SPACE LAND	12	134.2125	\$0	\$584,710	\$20,022
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$8,270	\$7,189
E	RURAL LAND, NON QUALIFIED OPE	11	53.4836	\$0	\$671,110	\$668,669
F1	COMMERCIAL REAL PROPERTY	164		\$126,650	\$32,256,650	\$32,248,150
F2	INDUSTRIAL AND MANUFACTURIN	9		\$0	\$807,430	\$807,430
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$1,246,780	\$1,246,780
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$1,760,090	\$1,760,090
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$374,600	\$374,600
J5	RAILROAD	3		\$0	\$1,085,120	\$1,085,120
J6	PIPELAND COMPANY	4		\$0	\$59,060	\$59,060
J7	CABLE TELEVISION COMPANY	1		\$0	\$60,380	\$60,380
L1	COMMERCIAL PERSONAL PROPE	167		\$0	\$11,099,470	\$11,099,470
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$777,760	\$777,760
M1	TANGIBLE OTHER PERSONAL, MOB	3		\$0	\$18,230	\$18,230
S	SPECIAL INVENTORY TAX	4		\$0	\$7,697,820	\$7,697,820
X	TOTALLY EXEMPT PROPERTY	113		\$0	\$25,445,810	\$0
Totals			187.6961	\$1,701,990	\$224,374,324	\$190,438,839

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	28		\$0	\$3,464,235	\$3,314,108
C1	VACANT LOTS AND LAND TRACTS	1		\$0	\$155,190	\$155,190
D1	QUALIFIED OPEN-SPACE LAND	1	2.1980	\$0	\$861,700	\$670
F1	COMMERCIAL REAL PROPERTY	8		\$26,700	\$17,245,254	\$17,245,254
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$48,550	\$48,550
Totals			2.1980	\$26,700	\$21,774,929	\$20,763,772

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,010		\$1,442,320	\$136,398,854	\$128,347,762
B	MULTIFAMILY RESIDENCE	18		\$133,020	\$3,269,210	\$3,269,210
C1	VACANT LOTS AND LAND TRACTS	155		\$0	\$4,372,395	\$4,360,395
D1	QUALIFIED OPEN-SPACE LAND	13	136.4105	\$0	\$1,446,410	\$20,692
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$8,270	\$7,189
E	RURAL LAND, NON QUALIFIED OPE	11	53.4836	\$0	\$671,110	\$668,669
F1	COMMERCIAL REAL PROPERTY	172		\$153,350	\$49,501,904	\$49,493,404
F2	INDUSTRIAL AND MANUFACTURIN	9		\$0	\$807,430	\$807,430
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$1,246,780	\$1,246,780
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$1,760,090	\$1,760,090
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$374,600	\$374,600
J5	RAILROAD	3		\$0	\$1,085,120	\$1,085,120
J6	PIPELAND COMPANY	4		\$0	\$59,060	\$59,060
J7	CABLE TELEVISION COMPANY	1		\$0	\$60,380	\$60,380
L1	COMMERCIAL PERSONAL PROPE	168		\$0	\$11,148,020	\$11,148,020
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$777,760	\$777,760
M1	TANGIBLE OTHER PERSONAL, MOB	3		\$0	\$18,230	\$18,230
S	SPECIAL INVENTORY TAX	4		\$0	\$7,697,820	\$7,697,820
X	TOTALLY EXEMPT PROPERTY	113		\$0	\$25,445,810	\$0
	Totals		189.8941	\$1,728,690	\$246,149,253	\$211,202,611

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	954		\$1,442,320	\$131,233,663	\$123,391,700
A2	Real, Residential Mobile Home	7		\$0	\$199,430	\$199,430
A3	Real, Residential, Aux Improvement	112		\$0	\$1,464,346	\$1,405,344
A4	Real, Imp Only Residential Single Famil	1		\$0	\$37,180	\$37,180
B1	Apartments Residential Multi Family	5		\$0	\$1,910,140	\$1,910,140
B2	Residential Duplex Real Multi Family	13		\$133,020	\$1,359,070	\$1,359,070
C1	REAL, VACANT PLATTED RESIDENTI	113		\$0	\$2,361,721	\$2,349,721
C2	Real, Vacant Platted Commerical Lot	41		\$0	\$1,855,484	\$1,855,484
D1	REAL, ACREAGE, RANGELAND	12	134.2125	\$0	\$584,710	\$20,022
D2	IMPROVEMENTS ON QUAL OPEN SP	2		\$0	\$8,270	\$7,189
E1	REAL, FARM/RANCH, HOUSE	2		\$0	\$121,970	\$121,739
E2	REAL, FARM/RANCH, MOBILE HOME	1		\$0	\$36,380	\$34,995
E3	REAL, FARM/RANCH, OTHER IMPROV	1		\$0	\$750	\$750
E5	NON-QUAL LAND NOT IN AG USE	9		\$0	\$512,010	\$511,185
F1	REAL, Commercial	161		\$126,650	\$31,457,010	\$31,448,510
F2	REAL, Industrial	9		\$0	\$807,430	\$807,430
F3	REAL, Imp Only Commercial	3		\$0	\$799,640	\$799,640
J2	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$1,246,780	\$1,246,780
J3	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$1,760,090	\$1,760,090
J4	REAL & TANGIBLE PERSONAL, UTILI	6		\$0	\$374,600	\$374,600
J5	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$1,085,120	\$1,085,120
J6	REAL & TANGIBLE PERSONAL, UTILI	4		\$0	\$59,060	\$59,060
J7	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$60,380	\$60,380
L1	TANGIBLE, PERSONAL PROPERTY, C	167		\$0	\$11,099,470	\$11,099,470
L2	TANGIBLE, PERSONAL PROPERTY, I	5		\$0	\$777,760	\$777,760
M1	MOBILE HOME, TANGIBLE	3		\$0	\$18,230	\$18,230
S	SPECIAL INVENTORY	4		\$0	\$7,697,820	\$7,697,820
X	Totally Exempt Property	113		\$0	\$25,445,810	\$0
	Totals		134.2125	\$1,701,990	\$224,374,324	\$190,438,839

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	28		\$0	\$3,437,975	\$3,287,848
A3	Real, Residential, Aux Improvement	2		\$0	\$26,260	\$26,260
C2	Real, Vacant Platted Commerical Lot	1		\$0	\$155,190	\$155,190
D1	REAL, ACREAGE, RANGELAND	1	2.1980	\$0	\$861,700	\$670
F1	REAL, Commercial	8		\$26,700	\$17,245,254	\$17,245,254
L1	TANGIBLE, PERSONAL PROPERTY, C	1		\$0	\$48,550	\$48,550
	Totals		2.1980	\$26,700	\$21,774,929	\$20,763,772

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Property Count: 1,690

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Grand Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	982		\$1,442,320	\$134,671,638	\$126,679,548
A2	Real, Residential Mobile Home	7		\$0	\$199,430	\$199,430
A3	Real, Residential, Aux Improvement	114		\$0	\$1,490,606	\$1,431,604
A4	Real, Imp Only Residential Single Famil	1		\$0	\$37,180	\$37,180
B1	Apartments Residential Multi Family	5		\$0	\$1,910,140	\$1,910,140
B2	Residential Duplex Real Multi Family	13		\$133,020	\$1,359,070	\$1,359,070
C1	REAL, VACANT PLATTED RESIDENTI	113		\$0	\$2,361,721	\$2,349,721
C2	Real, Vacant Platted Commerical Lot	42		\$0	\$2,010,674	\$2,010,674
D1	REAL, ACREAGE, RANGELAND	13	136.4105	\$0	\$1,446,410	\$20,692
D2	IMPROVEMENTS ON QUAL OPEN SP	2		\$0	\$8,270	\$7,189
E1	REAL, FARM/RANCH, HOUSE	2		\$0	\$121,970	\$121,739
E2	REAL, FARM/RANCH, MOBILE HOME	1		\$0	\$36,380	\$34,995
E3	REAL, FARM/RANCH, OTHER IMPROV	1		\$0	\$750	\$750
E5	NON-QUAL LAND NOT IN AG USE	9		\$0	\$512,010	\$511,185
F1	REAL, Commercial	169		\$153,350	\$48,702,264	\$48,693,764
F2	REAL, Industrial	9		\$0	\$807,430	\$807,430
F3	REAL, Imp Only Commercial	3		\$0	\$799,640	\$799,640
J2	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$1,246,780	\$1,246,780
J3	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$1,760,090	\$1,760,090
J4	REAL & TANGIBLE PERSONAL, UTILI	6		\$0	\$374,600	\$374,600
J5	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$1,085,120	\$1,085,120
J6	REAL & TANGIBLE PERSONAL, UTILI	4		\$0	\$59,060	\$59,060
J7	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$60,380	\$60,380
L1	TANGIBLE, PERSONAL PROPERTY, C	168		\$0	\$11,148,020	\$11,148,020
L2	TANGIBLE, PERSONAL PROPERTY, I	5		\$0	\$777,760	\$777,760
M1	MOBILE HOME, TANGIBLE	3		\$0	\$18,230	\$18,230
S	SPECIAL INVENTORY	4		\$0	\$7,697,820	\$7,697,820
X	Totally Exempt Property	113		\$0	\$25,445,810	\$0
Totals			136.4105	\$1,728,690	\$246,149,253	\$211,202,611

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$1,728,690**
TOTAL NEW VALUE TAXABLE: **\$1,728,690**

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	1	2019 Market Value	\$49,290
EX366	HOUSE BILL 366	4	2019 Market Value	\$1,190
ABSOLUTE EXEMPTIONS VALUE LOSS				\$50,480

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	1	\$12,000
DVHS	Disabled Veteran Homestead	1	\$334,730
PARTIAL EXEMPTIONS VALUE LOSS			\$346,730
NEW EXEMPTIONS VALUE LOSS			\$397,210

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$397,210

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
576	\$165,298	\$9,595	\$155,703
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
576	\$165,298	\$9,595	\$155,703

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
39	\$21,774,929.00	\$20,168,554