

2020 CERTIFIED ESTIMATE

Property Count: 4,612

84 - WOODWAY, CITY OF
ARB Approved Totals

7/24/2020

7:02:35PM

Land		Value		
Homesite:		133,509,992		
Non Homesite:		85,637,474		
Ag Market:		353,770		
Timber Market:		0	Total Land	(+) 219,501,236
Improvement		Value		
Homesite:		833,307,539		
Non Homesite:		100,211,892	Total Improvements	(+) 933,519,431
Non Real		Count	Value	
Personal Property:	478		114,341,380	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 114,341,380
			Market Value	= 1,267,362,047
Ag		Non Exempt	Exempt	
Total Productivity Market:	353,770		0	
Ag Use:	2,300		0	Productivity Loss (-) 351,470
Timber Use:	0		0	Appraised Value = 1,267,010,577
Productivity Loss:	351,470		0	Homestead Cap (-) 4,291,790
				Assessed Value = 1,262,718,787
				Total Exemptions Amount (Breakdown on Next Page) (-) 109,882,152
				Net Taxable = 1,152,836,635

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 5,187,764.86 = 1,152,836,635 * (0.450000 / 100)

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

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	17	0	113,000	113,000
DV2	17	0	154,500	154,500
DV2S	2	0	15,000	15,000
DV3	10	0	96,000	96,000
DV4	104	0	828,000	828,000
DV4S	17	0	168,000	168,000
DVHS	59	0	16,535,575	16,535,575
DVHSS	11	0	2,397,216	2,397,216
EX-XA	1	0	125,420	125,420
EX-XN	1	0	28,190	28,190
EX-XR	2	0	39,480	39,480
EX-XU	2	0	97,380	97,380
EX-XV	103	0	66,905,560	66,905,560
EX366	40	0	10,930	10,930
FR	1	2,917,551	0	2,917,551
OV65	1,479	14,218,838	0	14,218,838
OV65S	10	100,000	0	100,000
PC	3	4,952,384	0	4,952,384
SO	6	179,128	0	179,128
Totals		22,367,901	87,514,251	109,882,152

2020 CERTIFIED ESTIMATE

Property Count: 166

84 - WOODWAY, CITY OF
Under ARB Review Totals

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Land		Value		
Homesite:		2,877,000		
Non Homesite:		42,367,798		
Ag Market:		2,034,340		
Timber Market:		0	Total Land	(+) 47,279,138
Improvement		Value		
Homesite:		15,397,000		
Non Homesite:		78,758,527	Total Improvements	(+) 94,155,527
Non Real		Count	Value	
Personal Property:	5	399,300		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 399,300
			Market Value	= 141,833,965
Ag		Non Exempt	Exempt	
Total Productivity Market:	2,034,340	0		
Ag Use:	49,460	0	Productivity Loss	(-) 1,984,880
Timber Use:	0	0	Appraised Value	= 139,849,085
Productivity Loss:	1,984,880	0	Homestead Cap	(-) 235,201
			Assessed Value	= 139,613,884
			Total Exemptions Amount (Breakdown on Next Page)	(-) 192,000
			Net Taxable	= 139,421,884

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

627,398.48 = 139,421,884 * (0.450000 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2020 CERTIFIED ESTIMATE

Property Count: 166

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	1	0	12,000	12,000
OV65	18	180,000	0	180,000
Totals		180,000	12,000	192,000

2020 CERTIFIED ESTIMATE

Property Count: 4,778

84 - WOODWAY, CITY OF
Grand Totals

7/24/2020

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Land		Value		
Homesite:		136,386,992		
Non Homesite:		128,005,272		
Ag Market:		2,388,110		
Timber Market:		0	Total Land	(+) 266,780,374
Improvement		Value		
Homesite:		848,704,539		
Non Homesite:		178,970,419	Total Improvements	(+) 1,027,674,958
Non Real		Count	Value	
Personal Property:	483		114,740,680	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 114,740,680
			Market Value	= 1,409,196,012
Ag		Non Exempt	Exempt	
Total Productivity Market:	2,388,110		0	
Ag Use:	51,760		0	Productivity Loss (-) 2,336,350
Timber Use:	0		0	Appraised Value = 1,406,859,662
Productivity Loss:	2,336,350		0	Homestead Cap (-) 4,526,991
				Assessed Value = 1,402,332,671
				Total Exemptions Amount (Breakdown on Next Page) (-) 110,074,152
				Net Taxable = 1,292,258,519

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 5,815,163.34 = 1,292,258,519 * (0.450000 / 100)

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

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	17	0	113,000	113,000
DV2	17	0	154,500	154,500
DV2S	2	0	15,000	15,000
DV3	10	0	96,000	96,000
DV4	105	0	840,000	840,000
DV4S	17	0	168,000	168,000
DVHS	59	0	16,535,575	16,535,575
DVHSS	11	0	2,397,216	2,397,216
EX-XA	1	0	125,420	125,420
EX-XN	1	0	28,190	28,190
EX-XR	2	0	39,480	39,480
EX-XU	2	0	97,380	97,380
EX-XV	103	0	66,905,560	66,905,560
EX366	40	0	10,930	10,930
FR	1	2,917,551	0	2,917,551
OV65	1,497	14,398,838	0	14,398,838
OV65S	10	100,000	0	100,000
PC	3	4,952,384	0	4,952,384
SO	6	179,128	0	179,128
Totals		22,547,901	87,526,251	110,074,152

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,520		\$12,505,300	\$977,921,508	\$938,856,461
B	MULTIFAMILY RESIDENCE	1		\$0	\$217,280	\$217,280
C1	VACANT LOTS AND LAND TRACTS	278		\$0	\$20,663,718	\$20,663,718
D1	QUALIFIED OPEN-SPACE LAND	3	21.2370	\$0	\$353,770	\$2,300
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$39,487	\$39,487
E	RURAL LAND, NON QUALIFIED OPE	25	402.6959	\$6,840	\$3,742,393	\$3,722,393
F1	COMMERCIAL REAL PROPERTY	137		\$278,370	\$78,863,881	\$78,851,881
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,482,570	\$1,482,570
J3	ELECTRIC COMPANY (INCLUDING C	4		\$0	\$6,036,760	\$6,036,760
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$572,380	\$572,380
J7	CABLE TELEVISION COMPANY	2		\$0	\$2,157,130	\$2,157,130
J8	OTHER TYPE OF UTILITY	1		\$0	\$798,240	\$798,240
L1	COMMERCIAL PERSONAL PROPE	416		\$0	\$57,288,290	\$56,449,688
L2	INDUSTRIAL AND MANUFACTURIN	10		\$0	\$45,551,870	\$38,520,537
O	RESIDENTIAL INVENTORY	67		\$324,370	\$3,579,060	\$3,579,060
S	SPECIAL INVENTORY TAX	3		\$0	\$886,750	\$886,750
X	TOTALLY EXEMPT PROPERTY	149		\$0	\$67,206,960	\$0
	Totals		423.9329	\$13,114,880	\$1,267,362,047	\$1,152,836,635

2020 CERTIFIED ESTIMATE

Property Count: 166

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	67		\$64,270	\$18,735,396	\$18,308,195
B	MULTIFAMILY RESIDENCE	11		\$0	\$2,677,952	\$2,677,952
C1	VACANT LOTS AND LAND TRACTS	18		\$0	\$4,445,897	\$4,445,897
D1	QUALIFIED OPEN-SPACE LAND	3	354.2070	\$0	\$2,034,340	\$49,460
E	RURAL LAND, NON QUALIFIED OPE	1	195.9250	\$0	\$500,750	\$500,750
F1	COMMERCIAL REAL PROPERTY	57		\$5,628,260	\$108,424,240	\$108,424,240
F2	INDUSTRIAL AND MANUFACTURIN	6		\$32,420	\$4,616,090	\$4,616,090
L1	COMMERCIAL PERSONAL PROPE	5		\$0	\$399,300	\$399,300
	Totals		550.1320	\$5,724,950	\$141,833,965	\$139,421,884

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,587		\$12,569,570	\$996,656,904	\$957,164,656
B	MULTIFAMILY RESIDENCE	12		\$0	\$2,895,232	\$2,895,232
C1	VACANT LOTS AND LAND TRACTS	296		\$0	\$25,109,615	\$25,109,615
D1	QUALIFIED OPEN-SPACE LAND	6	375.4440	\$0	\$2,388,110	\$51,760
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$39,487	\$39,487
E	RURAL LAND, NON QUALIFIED OPE	26	598.6209	\$6,840	\$4,243,143	\$4,223,143
F1	COMMERCIAL REAL PROPERTY	194		\$5,906,630	\$187,288,121	\$187,276,121
F2	INDUSTRIAL AND MANUFACTURIN	6		\$32,420	\$4,616,090	\$4,616,090
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,482,570	\$1,482,570
J3	ELECTRIC COMPANY (INCLUDING C	4		\$0	\$6,036,760	\$6,036,760
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$572,380	\$572,380
J7	CABLE TELEVISION COMPANY	2		\$0	\$2,157,130	\$2,157,130
J8	OTHER TYPE OF UTILITY	1		\$0	\$798,240	\$798,240
L1	COMMERCIAL PERSONAL PROPE	421		\$0	\$57,687,590	\$56,848,988
L2	INDUSTRIAL AND MANUFACTURIN	10		\$0	\$45,551,870	\$38,520,537
O	RESIDENTIAL INVENTORY	67		\$324,370	\$3,579,060	\$3,579,060
S	SPECIAL INVENTORY TAX	3		\$0	\$886,750	\$886,750
X	TOTALLY EXEMPT PROPERTY	149		\$0	\$67,206,960	\$0
	Totals		974.0649	\$18,839,830	\$1,409,196,012	\$1,292,258,519

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	3,505		\$12,420,860	\$976,856,185	\$937,819,266
A3	Real, Residential, Aux Improvement	76		\$84,440	\$903,563	\$876,119
A4	Real, Imp Only Residential Single Famil	1		\$0	\$130,200	\$130,200
A6	Real, Residential, Condominium	1		\$0	\$31,560	\$30,876
B2	Residential Duplex Real Multi Family	1		\$0	\$217,280	\$217,280
C1	REAL, VACANT PLATTED RESIDENTI	226		\$0	\$9,599,220	\$9,599,220
C2	Real, Vacant Platted Commerical Lot	45		\$0	\$10,427,148	\$10,427,148
C3	REAL, VACANT PLATTED RURAL OR	7		\$0	\$637,350	\$637,350
D1	REAL, ACREAGE, RANGELAND	3	21.2370	\$0	\$353,770	\$2,300
D2	IMPROVEMENTS ON QUAL OPEN SP	3		\$0	\$39,487	\$39,487
E1	REAL, FARM/RANCH, HOUSE	3		\$6,840	\$1,317,173	\$1,297,173
E5	NON-QUAL LAND NOT IN AG USE	22		\$0	\$2,425,220	\$2,425,220
F1	REAL, Commercial	136		\$278,370	\$64,157,081	\$64,145,081
F3	REAL, Imp Only Commercial	1		\$0	\$14,706,800	\$14,706,800
J2	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$1,482,570	\$1,482,570
J3	REAL & TANGIBLE PERSONAL, UTILI	4		\$0	\$6,036,760	\$6,036,760
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$572,380	\$572,380
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$2,157,130	\$2,157,130
J8	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$798,240	\$798,240
L1	TANGIBLE, PERSONAL PROPERTY, C	416		\$0	\$57,288,290	\$56,449,688
L2	TANGIBLE, PERSONAL PROPERTY, I	10		\$0	\$45,551,870	\$38,520,537
O1	Res Inventory Vacant Land	63		\$0	\$3,245,860	\$3,245,860
O2	Res Inventory Improved Residential	4		\$324,370	\$333,200	\$333,200
S	SPECIAL INVENTORY	3		\$0	\$886,750	\$886,750
X	Totally Exempt Property	149		\$0	\$67,206,960	\$0
Totals			21.2370	\$13,114,880	\$1,267,362,047	\$1,152,836,635

2020 CERTIFIED ESTIMATE

Property Count: 166

84 - WOODWAY, CITY OF
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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	67		\$64,270	\$18,728,896	\$18,301,695
A3	Real, Residential, Aux Improvement	1		\$0	\$6,500	\$6,500
B1	Apartments Residential Multi Family	10		\$0	\$2,237,472	\$2,237,472
B2	Residential Duplex Real Multi Family	1		\$0	\$440,480	\$440,480
C1	REAL, VACANT PLATTED RESIDENTI	7		\$0	\$240,560	\$240,560
C2	Real, Vacant Platted Commerical Lot	11		\$0	\$4,205,337	\$4,205,337
D1	REAL, ACREAGE, RANGELAND	3	354.2070	\$0	\$2,034,340	\$49,460
E5	NON-QUAL LAND NOT IN AG USE	1		\$0	\$500,750	\$500,750
F1	REAL, Commercial	57		\$5,628,260	\$108,424,240	\$108,424,240
F2	REAL, Industrial	6		\$32,420	\$4,616,090	\$4,616,090
L1	TANGIBLE, PERSONAL PROPERTY, C	5		\$0	\$399,300	\$399,300
Totals			354.2070	\$5,724,950	\$141,833,965	\$139,421,884

2020 CERTIFIED ESTIMATE

Property Count: 4,778

84 - WOODWAY, CITY OF
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	3,572		\$12,485,130	\$995,585,081	\$956,120,961
A3	Real, Residential, Aux Improvement	77		\$84,440	\$910,063	\$882,619
A4	Real, Imp Only Residential Single Famil	1		\$0	\$130,200	\$130,200
A6	Real, Residential, Condominium	1		\$0	\$31,560	\$30,876
B1	Apartments Residential Multi Family	10		\$0	\$2,237,472	\$2,237,472
B2	Residential Duplex Real Multi Family	2		\$0	\$657,760	\$657,760
C1	REAL, VACANT PLATTED RESIDENTI	233		\$0	\$9,839,780	\$9,839,780
C2	Real, Vacant Platted Commerical Lot	56		\$0	\$14,632,485	\$14,632,485
C3	REAL, VACANT PLATTED RURAL OR	7		\$0	\$637,350	\$637,350
D1	REAL, ACREAGE, RANGELAND	6	375.4440	\$0	\$2,388,110	\$51,760
D2	IMPROVEMENTS ON QUAL OPEN SP	3		\$0	\$39,487	\$39,487
E1	REAL, FARM/RANCH, HOUSE	3		\$6,840	\$1,317,173	\$1,297,173
E5	NON-QUAL LAND NOT IN AG USE	23		\$0	\$2,925,970	\$2,925,970
F1	REAL, Commercial	193		\$5,906,630	\$172,581,321	\$172,569,321
F2	REAL, Industrial	6		\$32,420	\$4,616,090	\$4,616,090
F3	REAL, Imp Only Commercial	1		\$0	\$14,706,800	\$14,706,800
J2	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$1,482,570	\$1,482,570
J3	REAL & TANGIBLE PERSONAL, UTILI	4		\$0	\$6,036,760	\$6,036,760
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$572,380	\$572,380
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$2,157,130	\$2,157,130
J8	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$798,240	\$798,240
L1	TANGIBLE, PERSONAL PROPERTY, C	421		\$0	\$57,687,590	\$56,848,988
L2	TANGIBLE, PERSONAL PROPERTY, I	10		\$0	\$45,551,870	\$38,520,537
O1	Res Inventory Vacant Land	63		\$0	\$3,245,860	\$3,245,860
O2	Res Inventory Improved Residential	4		\$324,370	\$333,200	\$333,200
S	SPECIAL INVENTORY	3		\$0	\$886,750	\$886,750
X	Totally Exempt Property	149		\$0	\$67,206,960	\$0
	Totals		375.4440	\$18,839,830	\$1,409,196,012	\$1,292,258,519

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Property Count: 4,778

84 - WOODWAY, CITY OF
Effective Rate Assumption

7/24/2020

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New Value

TOTAL NEW VALUE MARKET: **\$18,839,830**
TOTAL NEW VALUE TAXABLE: **\$18,803,150**

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	1	2019 Market Value	\$626,870
EX366	HOUSE BILL 366	7	2019 Market Value	\$10,460
ABSOLUTE EXEMPTIONS VALUE LOSS				\$637,330

Exemption	Description	Count	Exemption Amount
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV4	Disabled Veterans 70% - 100%	3	\$36,000
OV65	OVER 65	65	\$603,433
PARTIAL EXEMPTIONS VALUE LOSS			\$654,433
NEW EXEMPTIONS VALUE LOSS			\$1,291,763

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$1,291,763

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
2,877	\$286,951	\$1,574	\$285,377
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,875	\$286,753	\$1,575	\$285,178

2020 CERTIFIED ESTIMATE

84 - WOODWAY, CITY OF
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
166	\$141,833,965.00	\$127,629,461