

2020 CERTIFIED ESTIMATE

Property Count: 1,022

TIF1 - Tax Increment Dist# 1
ARB Approved Totals

7/24/2020

7:10:51PM

Land		Value		
Homesite:		5,713,420		
Non Homesite:		445,399,622		
Ag Market:		3,242,830		
Timber Market:		0	Total Land	(+) 454,355,872
Improvement		Value		
Homesite:		25,977,929		
Non Homesite:		588,393,487	Total Improvements	(+) 614,371,416
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 1,068,727,288
Ag		Non Exempt	Exempt	
Total Productivity Market:	3,242,830	0		
Ag Use:	11,430	0	Productivity Loss	(-) 3,231,400
Timber Use:	0	0	Appraised Value	= 1,065,495,888
Productivity Loss:	3,231,400	0	Homestead Cap	(-) 1,542,777
			Assessed Value	= 1,063,953,111
			Total Exemptions Amount (Breakdown on Next Page)	(-) 879,240,879
			Net Taxable	= 184,712,232

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 184,712,232 * (0.000000 / 100)

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

2020 CERTIFIED ESTIMATE

Property Count: 1,022

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ARB Approved Totals

7/24/2020

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	3	0	36,000	36,000
DV4S	1	0	0	0
DVHSS	1	0	75,094	75,094
EX	4	0	3,555,600	3,555,600
EX-XA	7	0	688,440	688,440
EX-XG	3	0	6,926,480	6,926,480
EX-XJ	10	0	10,396,420	10,396,420
EX-XL	2	0	2,126,960	2,126,960
EX-XR	3	0	6,660,620	6,660,620
EX-XU	9	0	6,723,060	6,723,060
EX-XV	255	0	842,052,205	842,052,205
Totals		0	879,240,879	879,240,879

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Property Count: 263

TIF1 - Tax Increment Dist# 1
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Land		Value		
Homesite:		639,190		
Non Homesite:		208,068,190		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 208,707,380
Improvement		Value		
Homesite:		13,282,850		
Non Homesite:		279,735,846	Total Improvements	(+) 293,018,696
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 501,726,076
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 501,726,076
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 501,726,076
			Total Exemptions Amount (Breakdown on Next Page)	(-) 28,925,690
			Net Taxable	= 472,800,386

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

0.00 = 472,800,386 * (0.000000 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2020 CERTIFIED ESTIMATE

Property Count: 263

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Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XV	1	0	28,925,690	28,925,690
	Totals	0	28,925,690	28,925,690

2020 CERTIFIED ESTIMATE

Property Count: 1,285

TIF1 - Tax Increment Dist# 1
Grand Totals

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Land		Value		
Homesite:		6,352,610		
Non Homesite:		653,467,812		
Ag Market:		3,242,830		
Timber Market:		0	Total Land	(+) 663,063,252
Improvement		Value		
Homesite:		39,260,779		
Non Homesite:		868,129,333	Total Improvements	(+) 907,390,112
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 1,570,453,364
Ag		Non Exempt	Exempt	
Total Productivity Market:	3,242,830	0		
Ag Use:	11,430	0	Productivity Loss	(-) 3,231,400
Timber Use:	0	0	Appraised Value	= 1,567,221,964
Productivity Loss:	3,231,400	0	Homestead Cap	(-) 1,542,777
			Assessed Value	= 1,565,679,187
			Total Exemptions Amount (Breakdown on Next Page)	(-) 908,166,569
			Net Taxable	= 657,512,618

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 657,512,618 * (0.000000 / 100)

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

2020 CERTIFIED ESTIMATE

Property Count: 1,285

TIF1 - Tax Increment Dist# 1
Grand Totals

7/24/2020

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	3	0	36,000	36,000
DV4S	1	0	0	0
DVHSS	1	0	75,094	75,094
EX	4	0	3,555,600	3,555,600
EX-XA	7	0	688,440	688,440
EX-XG	3	0	6,926,480	6,926,480
EX-XJ	10	0	10,396,420	10,396,420
EX-XL	2	0	2,126,960	2,126,960
EX-XR	3	0	6,660,620	6,660,620
EX-XU	9	0	6,723,060	6,723,060
EX-XV	256	0	870,977,895	870,977,895
Totals		0	908,166,569	908,166,569

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	313		\$76,440	\$39,774,527	\$38,120,656
B	MULTIFAMILY RESIDENCE	22		\$400,280	\$12,177,100	\$12,177,100
C1	VACANT LOTS AND LAND TRACTS	174		\$0	\$14,364,355	\$14,364,355
D1	QUALIFIED OPEN-SPACE LAND	1	73.7080	\$0	\$3,242,830	\$11,430
F1	COMMERCIAL REAL PROPERTY	209		\$950,870	\$107,312,701	\$107,312,701
F2	INDUSTRIAL AND MANUFACTURIN	7		\$0	\$7,511,100	\$7,511,100
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$2,057,730	\$2,057,730
J4	TELEPHONE COMPANY (INCLUDI	3		\$0	\$2,829,630	\$2,829,630
J7	CABLE TELEVISION COMPANY	1		\$0	\$60,330	\$60,330
O	RESIDENTIAL INVENTORY	10		\$0	\$267,200	\$267,200
X	TOTALLY EXEMPT PROPERTY	293		\$9,070	\$879,129,785	\$0
	Totals		73.7080	\$1,436,660	\$1,068,727,288	\$184,712,232

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Property Count: 263

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	57		\$0	\$14,739,380	\$14,739,380
B	MULTIFAMILY RESIDENCE	20		\$679,000	\$152,004,174	\$152,004,174
C1	VACANT LOTS AND LAND TRACTS	45		\$0	\$36,220,320	\$36,220,320
E	RURAL LAND, NON QUALIFIED OPE	2	95.2070	\$0	\$2,654,210	\$2,654,210
F1	COMMERCIAL REAL PROPERTY	139		\$8,633,850	\$267,090,652	\$267,090,652
F2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$91,650	\$91,650
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$28,925,690	\$0
	Totals		95.2070	\$9,312,850	\$501,726,076	\$472,800,386

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	370		\$76,440	\$54,513,907	\$52,860,036
B	MULTIFAMILY RESIDENCE	42		\$1,079,280	\$164,181,274	\$164,181,274
C1	VACANT LOTS AND LAND TRACTS	219		\$0	\$50,584,675	\$50,584,675
D1	QUALIFIED OPEN-SPACE LAND	1	73.7080	\$0	\$3,242,830	\$11,430
E	RURAL LAND, NON QUALIFIED OPE	2	95.2070	\$0	\$2,654,210	\$2,654,210
F1	COMMERCIAL REAL PROPERTY	348		\$9,584,720	\$374,403,353	\$374,403,353
F2	INDUSTRIAL AND MANUFACTURIN	9		\$0	\$7,602,750	\$7,602,750
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$2,057,730	\$2,057,730
J4	TELEPHONE COMPANY (INCLUDI	3		\$0	\$2,829,630	\$2,829,630
J7	CABLE TELEVISION COMPANY	1		\$0	\$60,330	\$60,330
O	RESIDENTIAL INVENTORY	10		\$0	\$267,200	\$267,200
X	TOTALLY EXEMPT PROPERTY	294		\$9,070	\$908,055,475	\$0
	Totals		168.9150	\$10,749,510	\$1,570,453,364	\$657,512,618

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	173		\$76,440	\$14,774,373	\$13,186,522
A2	Real, Residential Mobile Home	1		\$0	\$7,340	\$7,340
A3	Real, Residential, Aux Improvement	11		\$0	\$93,480	\$90,294
A6	Real, Residential, Condominium	139		\$0	\$24,899,334	\$24,836,500
B1	Apartments Residential Multi Family	8		\$400,280	\$10,354,260	\$10,354,260
B2	Residential Duplex Real Multi Family	11		\$0	\$746,810	\$746,810
B3	Residential Triplex Real Multi Family	1		\$0	\$333,410	\$333,410
B4	Residential Fourplex Real Multi Family	3		\$0	\$742,620	\$742,620
C1	REAL, VACANT PLATTED RESIDENTI	28		\$0	\$248,500	\$248,500
C2	Real, Vacant Platted Commerical Lot	146		\$0	\$14,115,855	\$14,115,855
D1	REAL, ACREAGE, RANGELAND	1	73.7080	\$0	\$3,242,830	\$11,430
F1	REAL, Commercial	209		\$950,870	\$107,312,701	\$107,312,701
F2	REAL, Industrial	7		\$0	\$7,511,100	\$7,511,100
J3	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$2,057,730	\$2,057,730
J4	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$2,829,630	\$2,829,630
J7	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$60,330	\$60,330
O1	Res Inventory Vacant Land	10		\$0	\$267,200	\$267,200
X	Totally Exempt Property	293		\$9,070	\$879,129,785	\$0
	Totals		73.7080	\$1,436,660	\$1,068,727,288	\$184,712,232

2020 CERTIFIED ESTIMATE

Property Count: 263

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Under ARB Review 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	4		\$0	\$203,930	\$203,930
A6	Real, Residential, Condominium	53		\$0	\$14,535,450	\$14,535,450
B1	Apartments Residential Multi Family	18		\$679,000	\$151,864,254	\$151,864,254
B2	Residential Duplex Real Multi Family	2		\$0	\$139,920	\$139,920
C2	Real, Vacant Platted Commerical Lot	45		\$0	\$36,220,320	\$36,220,320
E5	NON-QUAL LAND NOT IN AG USE	2		\$0	\$2,654,210	\$2,654,210
F1	REAL, Commercial	136		\$8,633,850	\$240,547,262	\$240,547,262
F2	REAL, Industrial	2		\$0	\$91,650	\$91,650
F3	REAL, Imp Only Commercial	3		\$0	\$26,543,390	\$26,543,390
X	Totally Exempt Property	1		\$0	\$28,925,690	\$0
	Totals		0.0000	\$9,312,850	\$501,726,076	\$472,800,386

2020 CERTIFIED ESTIMATE

Property Count: 1,285

TIF1 - Tax Increment Dist# 1
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	177		\$76,440	\$14,978,303	\$13,390,452
A2	Real, Residential Mobile Home	1		\$0	\$7,340	\$7,340
A3	Real, Residential, Aux Improvement	11		\$0	\$93,480	\$90,294
A6	Real, Residential, Condominium	192		\$0	\$39,434,784	\$39,371,950
B1	Apartments Residential Multi Family	26		\$1,079,280	\$162,218,514	\$162,218,514
B2	Residential Duplex Real Multi Family	13		\$0	\$886,730	\$886,730
B3	Residential Triplex Real Multi Family	1		\$0	\$333,410	\$333,410
B4	Residential Fourplex Real Multi Family	3		\$0	\$742,620	\$742,620
C1	REAL, VACANT PLATTED RESIDENTI	28		\$0	\$248,500	\$248,500
C2	Real, Vacant Platted Commerical Lot	191		\$0	\$50,336,175	\$50,336,175
D1	REAL, ACREAGE, RANGELAND	1	73.7080	\$0	\$3,242,830	\$11,430
E5	NON-QUAL LAND NOT IN AG USE	2		\$0	\$2,654,210	\$2,654,210
F1	REAL, Commercial	345		\$9,584,720	\$347,859,963	\$347,859,963
F2	REAL, Industrial	9		\$0	\$7,602,750	\$7,602,750
F3	REAL, Imp Only Commercial	3		\$0	\$26,543,390	\$26,543,390
J3	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$2,057,730	\$2,057,730
J4	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$2,829,630	\$2,829,630
J7	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$60,330	\$60,330
O1	Res Inventory Vacant Land	10		\$0	\$267,200	\$267,200
X	Totally Exempt Property	294		\$9,070	\$908,055,475	\$0
Totals			73.7080	\$10,749,510	\$1,570,453,364	\$657,512,618

2020 CERTIFIED ESTIMATE

Property Count: 1,285

TIF1 - Tax Increment Dist# 1
Effective Rate Assumption

7/24/2020

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New Value

TOTAL NEW VALUE MARKET: **\$10,749,510**
TOTAL NEW VALUE TAXABLE: **\$10,740,440**

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	1	\$12,000
PARTIAL EXEMPTIONS VALUE LOSS		1	\$12,000
NEW EXEMPTIONS VALUE LOSS			\$12,000

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$12,000

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
76	\$145,301	\$20,300	\$125,001
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
76	\$145,301	\$20,300	\$125,001

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
263	\$501,726,076.00	\$407,446,812

2020 CERTIFIED ESTIMATE

Property Count: 12

TIF2 - Tax Increment Dist# 2
ARB Approved Totals

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Land		Value		
Homesite:		0		
Non Homesite:		1,605,570		
Ag Market:		0		
Timber Market:		0		
			Total Land	(+) 1,605,570
Improvement		Value		
Homesite:		0		
Non Homesite:		0		
			Total Improvements	(+) 0
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0		
			Total Non Real	(+) 0
			Market Value	= 1,605,570
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0		
Timber Use:	0	0		
Productivity Loss:	0	0		
			Productivity Loss	(-) 0
			Appraised Value	= 1,605,570
			Homestead Cap	(-) 0
			Assessed Value	= 1,605,570
			Total Exemptions Amount (Breakdown on Next Page)	(-) 1,506,320
			Net Taxable	= 99,250

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 99,250 * (0.000000 / 100)

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

2020 CERTIFIED ESTIMATE

Property Count: 12

TIF2 - Tax Increment Dist# 2
ARB Approved Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XV	8	0	1,506,320	1,506,320
Totals		0	1,506,320	1,506,320

2020 CERTIFIED ESTIMATE

Property Count: 3

TIF2 - Tax Increment Dist# 2
Under ARB Review Totals

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Land		Value		
Homesite:		0		
Non Homesite:		1,530,390		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 1,530,390
Improvement		Value		
Homesite:		0		
Non Homesite:		5,181,071	Total Improvements	(+) 5,181,071
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 6,711,461
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 6,711,461
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 6,711,461
			Total Exemptions Amount	(-) 0
			(Breakdown on Next Page)	
			Net Taxable	= 6,711,461

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

0.00 = 6,711,461 * (0.000000 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2020 CERTIFIED ESTIMATE

TIF2 - Tax Increment Dist# 2

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2020 CERTIFIED ESTIMATE

Property Count: 15

TIF2 - Tax Increment Dist# 2
Grand Totals

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Land		Value		
Homesite:		0		
Non Homesite:		3,135,960		
Ag Market:		0		
Timber Market:		0		
			Total Land	(+) 3,135,960
Improvement		Value		
Homesite:		0		
Non Homesite:		5,181,071		
			Total Improvements	(+) 5,181,071
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0		
			Total Non Real	(+) 0
			Market Value	= 8,317,031
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0		
Timber Use:	0	0		
Productivity Loss:	0	0		
			Productivity Loss	(-) 0
			Appraised Value	= 8,317,031
			Homestead Cap	(-) 0
			Assessed Value	= 8,317,031
			Total Exemptions Amount (Breakdown on Next Page)	(-) 1,506,320
			Net Taxable	= 6,810,711

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 6,810,711 * (0.000000 / 100)

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

2020 CERTIFIED ESTIMATE

Property Count: 15

TIF2 - Tax Increment Dist# 2
Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XV	8	0	1,506,320	1,506,320
Totals		0	1,506,320	1,506,320

2020 CERTIFIED ESTIMATE

Property Count: 12

TIF2 - Tax Increment Dist# 2
ARB Approved Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	4		\$0	\$99,250	\$99,250
X	TOTALLY EXEMPT PROPERTY	8		\$0	\$1,506,320	\$0
	Totals		0.0000	\$0	\$1,605,570	\$99,250

2020 CERTIFIED ESTIMATE

Property Count: 3

TIF2 - Tax Increment Dist# 2
Under ARB Review Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
B	MULTIFAMILY RESIDENCE	1		\$0	\$5,196,701	\$5,196,701
F1	COMMERCIAL REAL PROPERTY	2		\$0	\$1,514,760	\$1,514,760
	Totals		0.0000	\$0	\$6,711,461	\$6,711,461

2020 CERTIFIED ESTIMATE

Property Count: 15

TIF2 - Tax Increment Dist# 2
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
B	MULTIFAMILY RESIDENCE	1		\$0	\$5,196,701	\$5,196,701
C1	VACANT LOTS AND LAND TRACTS	4		\$0	\$99,250	\$99,250
F1	COMMERCIAL REAL PROPERTY	2		\$0	\$1,514,760	\$1,514,760
X	TOTALLY EXEMPT PROPERTY	8		\$0	\$1,506,320	\$0
	Totals		0.0000	\$0	\$8,317,031	\$6,810,711

2020 CERTIFIED ESTIMATE

Property Count: 12

TIF2 - Tax Increment Dist# 2
 ARB Approved Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
C2	Real, Vacant Platted Commerical Lot	4		\$0	\$99,250	\$99,250
X	Totally Exempt Property	8		\$0	\$1,506,320	\$0
	Totals		0.0000	\$0	\$1,605,570	\$99,250

2020 CERTIFIED ESTIMATE

Property Count: 3

TIF2 - Tax Increment Dist# 2
Under ARB Review Totals

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7:11:08PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
B1	Apartments Residential Multi Family	1		\$0	\$5,196,701	\$5,196,701
F1	REAL, Commercial	2		\$0	\$1,514,760	\$1,514,760
	Totals		0.0000	\$0	\$6,711,461	\$6,711,461

2020 CERTIFIED ESTIMATE

Property Count: 15

TIF2 - Tax Increment Dist# 2
Grand Totals

7/24/2020

7:11:08PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
B1	Apartments Residential Multi Family	1		\$0	\$5,196,701	\$5,196,701
C2	Real, Vacant Platted Commerical Lot	4		\$0	\$99,250	\$99,250
F1	REAL, Commercial	2		\$0	\$1,514,760	\$1,514,760
X	Totally Exempt Property	8		\$0	\$1,506,320	\$0
	Totals		0.0000	\$0	\$8,317,031	\$6,810,711

2020 CERTIFIED ESTIMATE

Property Count: 15

TIF2 - Tax Increment Dist# 2
Effective Rate Assumption

7/24/2020

7:11:08PM

New Value

TOTAL NEW VALUE MARKET: \$0
TOTAL NEW VALUE TAXABLE: \$0

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS \$0

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$0

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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3 \$6,711,461.00 \$6,711,461

2020 CERTIFIED ESTIMATE

Property Count: 4

TIF3 - Tax Increment Dist# 3
ARB Approved Totals

7/24/2020

7:10:51PM

Land		Value		
Homesite:		0		
Non Homesite:		0		
Ag Market:		3,351,810		
Timber Market:		0	Total Land	(+) 3,351,810
Improvement		Value		
Homesite:		0		
Non Homesite:		0	Total Improvements	(+) 0
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 3,351,810
Ag		Non Exempt	Exempt	
Total Productivity Market:	3,351,810	0		
Ag Use:	77,120	0	Productivity Loss	(-) 3,274,690
Timber Use:	0	0	Appraised Value	= 77,120
Productivity Loss:	3,274,690	0		
			Homestead Cap	(-) 0
			Assessed Value	= 77,120
			Total Exemptions Amount (Breakdown on Next Page)	(-) 0
			Net Taxable	= 77,120

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 77,120 * (0.000000 / 100)

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

2020 CERTIFIED ESTIMATE

Property Count: 4

TIF3 - Tax Increment Dist# 3
ARB Approved Totals

7/24/2020

7:11:08PM

Exemption Breakdown

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

2020 CERTIFIED ESTIMATE

Property Count: 2

TIF3 - Tax Increment Dist# 3
Under ARB Review Totals

7/24/2020

7:10:51PM

Land		Value		
Homesite:		0		
Non Homesite:		0		
Ag Market:		1,310,550		
Timber Market:		0	Total Land	(+) 1,310,550
Improvement		Value		
Homesite:		0		
Non Homesite:		0	Total Improvements	(+) 0
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 1,310,550
Ag		Non Exempt	Exempt	
Total Productivity Market:	1,310,550	0		
Ag Use:	8,720	0	Productivity Loss	(-) 1,301,830
Timber Use:	0	0	Appraised Value	= 8,720
Productivity Loss:	1,301,830	0		
			Homestead Cap	(-) 0
			Assessed Value	= 8,720
			Total Exemptions Amount	(-) 0
			(Breakdown on Next Page)	
			Net Taxable	= 8,720

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

0.00 = 8,720 * (0.000000 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2020 CERTIFIED ESTIMATE

TIF3 - Tax Increment Dist# 3

7/24/2020

7:11:08PM

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2020 CERTIFIED ESTIMATE

Property Count: 6

TIF3 - Tax Increment Dist# 3
Grand Totals

7/24/2020

7:10:51PM

Land		Value		
Homesite:		0		
Non Homesite:		0		
Ag Market:		4,662,360		
Timber Market:		0	Total Land	(+) 4,662,360
Improvement		Value		
Homesite:		0		
Non Homesite:		0	Total Improvements	(+) 0
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 4,662,360
Ag		Non Exempt	Exempt	
Total Productivity Market:	4,662,360	0		
Ag Use:	85,840	0	Productivity Loss	(-) 4,576,520
Timber Use:	0	0	Appraised Value	= 85,840
Productivity Loss:	4,576,520	0		
			Homestead Cap	(-) 0
			Assessed Value	= 85,840
			Total Exemptions Amount (Breakdown on Next Page)	(-) 0
			Net Taxable	= 85,840

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 85,840 * (0.000000 / 100)

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

2020 CERTIFIED ESTIMATE

Property Count: 6

TIF3 - Tax Increment Dist# 3
Grand Totals

7/24/2020

7:11:08PM

Exemption Breakdown

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

2020 CERTIFIED ESTIMATE

Property Count: 4

TIF3 - Tax Increment Dist# 3
 ARB Approved Totals

7/24/2020 7:11:08PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	4	252.7720	\$0	\$3,351,810	\$77,120
	Totals		252.7720	\$0	\$3,351,810	\$77,120

2020 CERTIFIED ESTIMATE

Property Count: 2

TIF3 - Tax Increment Dist# 3
Under ARB Review Totals

7/24/2020 7:11:08PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	2	28.5580	\$0	\$1,310,550	\$8,720
		Totals	28.5580	\$0	\$1,310,550	\$8,720

2020 CERTIFIED ESTIMATE

Property Count: 6

TIF3 - Tax Increment Dist# 3
Grand Totals

7/24/2020 7:11:08PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	6	281.3300	\$0	\$4,662,360	\$85,840
	Totals		281.3300	\$0	\$4,662,360	\$85,840

2020 CERTIFIED ESTIMATE

Property Count: 4

TIF3 - Tax Increment Dist# 3

ARB Approved Totals

7/24/2020

7:11:08PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	REAL, ACREAGE, RANGELAND	4	252.7720	\$0	\$3,351,810	\$77,120
	Totals		252.7720	\$0	\$3,351,810	\$77,120

2020 CERTIFIED ESTIMATE

Property Count: 2

TIF3 - Tax Increment Dist# 3
Under ARB Review Totals

7/24/2020 7:11:08PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	REAL, ACREAGE, RANGELAND	2	28.5580	\$0	\$1,310,550	\$8,720
	Totals		28.5580	\$0	\$1,310,550	\$8,720

2020 CERTIFIED ESTIMATE

Property Count: 6

TIF3 - Tax Increment Dist# 3
Grand Totals

7/24/2020 7:11:08PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	REAL, ACREAGE, RANGELAND	6	281.3300	\$0	\$4,662,360	\$85,840
	Totals		281.3300	\$0	\$4,662,360	\$85,840

2020 CERTIFIED ESTIMATE

Property Count: 6

TIF3 - Tax Increment Dist# 3
Effective Rate Assumption

7/24/2020

7:11:08PM

New Value

TOTAL NEW VALUE MARKET: \$0
TOTAL NEW VALUE TAXABLE: \$0

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS \$0

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$0

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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2 \$1,310,550.00 \$8,720