

# 2023 CERTIFIED TOTALS

Property Count: 1,205

TIF1 - Tax Increment Dist# 1  
ARB Approved Totals

7/21/2023

2:42:16PM

Land		Value		
Homesite:		9,625,025		
Non Homesite:		699,639,939		
Ag Market:		10,755,270		
Timber Market:		0	<b>Total Land</b>	(+) 720,020,234
Improvement		Value		
Homesite:		64,821,870		
Non Homesite:		1,246,458,778	<b>Total Improvements</b>	(+) 1,311,280,648
Non Real		Count	Value	
Personal Property:	2	17,310		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+) 17,310
			<b>Market Value</b>	= 2,031,318,192
Ag		Non Exempt	Exempt	
Total Productivity Market:	10,755,270	0		
Ag Use:	11,010	0	<b>Productivity Loss</b>	(-) 10,744,260
Timber Use:	0	0	<b>Appraised Value</b>	= 2,020,573,932
Productivity Loss:	10,744,260	0	<b>Homestead Cap</b>	(-) 7,058,384
			<b>Assessed Value</b>	= 2,013,515,548
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 1,101,015,028
			<b>Net Taxable</b>	= 912,500,520

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 0.00 = 912,500,520 \* (0.000000 / 100)

Certified Estimate of Market Value: 2,031,318,192  
 Certified Estimate of Taxable Value: 912,500,520

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

**2023 CERTIFIED TOTALS**

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV4	3	0	36,000	36,000
DV4S	2	0	12,000	12,000
DVHSS	1	0	99,949	99,949
EX-XA	7	0	1,906,310	1,906,310
EX-XG	1	0	8,208,540	8,208,540
EX-XI	1	0	1,581,110	1,581,110
EX-XJ	7	0	18,610,794	18,610,794
EX-XL	2	0	2,728,140	2,728,140
EX-XR	2	0	6,047,580	6,047,580
EX-XU	4	0	4,095,840	4,095,840
EX-XV	254	0	1,057,688,765	1,057,688,765
<b>Totals</b>		<b>0</b>	<b>1,101,015,028</b>	<b>1,101,015,028</b>

# 2023 CERTIFIED TOTALS

Property Count: 38

TIF1 - Tax Increment Dist# 1  
Under ARB Review Totals

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Land		Value		
Homesite:		234,970		
Non Homesite:		16,720,760		
Ag Market:		0		
Timber Market:		0	<b>Total Land</b>	(+) 16,955,730
Improvement		Value		
Homesite:		627,630		
Non Homesite:		23,535,809	<b>Total Improvements</b>	(+) 24,163,439
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+) 0
			<b>Market Value</b>	= 41,119,169
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	<b>Productivity Loss</b>	(-) 0
Timber Use:	0	0	<b>Appraised Value</b>	= 41,119,169
Productivity Loss:	0	0	<b>Homestead Cap</b>	(-) 176,090
			<b>Assessed Value</b>	= 40,943,079
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 0
			<b>Net Taxable</b>	= 40,943,079

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 40,943,079 \* (0.000000 / 100)

Certified Estimate of Market Value:	26,365,972
Certified Estimate of Taxable Value:	26,365,972
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

# 2023 CERTIFIED TOTALS

TIF1 - Tax Increment Dist# 1

7/21/2023

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## Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

# 2023 CERTIFIED TOTALS

Property Count: 1,243

TIF1 - Tax Increment Dist# 1  
Grand Totals

7/21/2023

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Land		Value			
Homesite:		9,859,995			
Non Homesite:		716,360,699			
Ag Market:		10,755,270			
Timber Market:		0		<b>Total Land</b>	(+) 736,975,964
Improvement		Value			
Homesite:		65,449,500			
Non Homesite:		1,269,994,587		<b>Total Improvements</b>	(+) 1,335,444,087
Non Real		Count	Value		
Personal Property:		2	17,310		
Mineral Property:		0	0		
Autos:		0	0	<b>Total Non Real</b>	(+) 17,310
				<b>Market Value</b>	= 2,072,437,361
Ag	Non Exempt	Exempt			
Total Productivity Market:	10,755,270	0			
Ag Use:	11,010	0		<b>Productivity Loss</b>	(-) 10,744,260
Timber Use:	0	0		<b>Appraised Value</b>	= 2,061,693,101
Productivity Loss:	10,744,260	0		<b>Homestead Cap</b>	(-) 7,234,474
				<b>Assessed Value</b>	= 2,054,458,627
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 1,101,015,028
				<b>Net Taxable</b>	= 953,443,599

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 0.00 = 953,443,599 \* (0.000000 / 100)

Certified Estimate of Market Value: 2,057,684,164  
 Certified Estimate of Taxable Value: 938,866,492

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

**2023 CERTIFIED TOTALS**

Property Count: 1,243

TIF1 - Tax Increment Dist# 1  
Grand Totals

7/21/2023

2:43:10PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV4	3	0	36,000	36,000
DV4S	2	0	12,000	12,000
DVHSS	1	0	99,949	99,949
EX-XA	7	0	1,906,310	1,906,310
EX-XG	1	0	8,208,540	8,208,540
EX-XI	1	0	1,581,110	1,581,110
EX-XJ	7	0	18,610,794	18,610,794
EX-XL	2	0	2,728,140	2,728,140
EX-XR	2	0	6,047,580	6,047,580
EX-XU	4	0	4,095,840	4,095,840
EX-XV	254	0	1,057,688,765	1,057,688,765
<b>Totals</b>		<b>0</b>	<b>1,101,015,028</b>	<b>1,101,015,028</b>

# 2023 CERTIFIED TOTALS

Property Count: 1,205

TIF1 - Tax Increment Dist# 1  
ARB Approved Totals

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## State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	361	41.6131	\$1,359,410	\$94,791,246	\$87,728,568
B	MULTIFAMILY RESIDENCE	43	74.2221	\$10,146,480	\$209,207,877	\$209,207,877
C1	VACANT LOTS AND LAND TRACTS	177	164.3435	\$0	\$48,958,788	\$48,958,788
D1	QUALIFIED OPEN-SPACE LAND	2	71.0440	\$0	\$10,755,270	\$11,010
E	RURAL LAND, NON QUALIFIED OPE	2	7.9180	\$0	\$88,060	\$88,060
F1	COMMERCIAL REAL PROPERTY	342	329.5216	\$48,853,090	\$549,207,890	\$549,064,235
F2	INDUSTRIAL AND MANUFACTURIN	9	6.0596	\$0	\$9,746,422	\$9,746,422
J3	ELECTRIC COMPANY (INCLUDING C	2	11.1310	\$0	\$2,167,250	\$2,167,250
J4	TELEPHONE COMPANY (INCLUDI	3	1.7232	\$0	\$5,241,610	\$5,241,610
J7	CABLE TELEVISION COMPANY	1	0.1640	\$0	\$189,230	\$189,230
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$17,310	\$17,310
O	RESIDENTIAL INVENTORY	3	0.2454	\$0	\$80,160	\$80,160
X	TOTALLY EXEMPT PROPERTY	278	1,030.9850	\$152,580	\$1,100,867,079	\$0
<b>Totals</b>			1,738.9705	\$60,511,560	\$2,031,318,192	\$912,500,520

# 2023 CERTIFIED TOTALS

Property Count: 38

TIF1 - Tax Increment Dist# 1  
Under ARB Review Totals

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## State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	5	0.4279	\$0	\$1,631,120	\$1,455,030
C1	VACANT LOTS AND LAND TRACTS	11	2.7708	\$0	\$2,282,500	\$2,282,500
F1	COMMERCIAL REAL PROPERTY	22	25.1856	\$0	\$37,205,549	\$37,205,549
<b>Totals</b>			28.3843	\$0	\$41,119,169	\$40,943,079



**2023 CERTIFIED TOTALS**

Property Count: 1,243

TIF1 - Tax Increment Dist# 1  
Grand Totals

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**State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	366	42.0410	\$1,359,410	\$96,422,366	\$89,183,598
B MULTIFAMILY RESIDENCE	43	74.2221	\$10,146,480	\$209,207,877	\$209,207,877
C1 VACANT LOTS AND LAND TRACTS	188	167.1143	\$0	\$51,241,288	\$51,241,288
D1 QUALIFIED OPEN-SPACE LAND	2	71.0440	\$0	\$10,755,270	\$11,010
E RURAL LAND, NON QUALIFIED OPE	2	7.9180	\$0	\$88,060	\$88,060
F1 COMMERCIAL REAL PROPERTY	364	354.7072	\$48,853,090	\$586,413,439	\$586,269,784
F2 INDUSTRIAL AND MANUFACTURIN	9	6.0596	\$0	\$9,746,422	\$9,746,422
J3 ELECTRIC COMPANY (INCLUDING C	2	11.1310	\$0	\$2,167,250	\$2,167,250
J4 TELEPHONE COMPANY (INCLUDI	3	1.7232	\$0	\$5,241,610	\$5,241,610
J7 CABLE TELEVISION COMPANY	1	0.1640	\$0	\$189,230	\$189,230
L2 INDUSTRIAL AND MANUFACTURIN	2		\$0	\$17,310	\$17,310
O RESIDENTIAL INVENTORY	3	0.2454	\$0	\$80,160	\$80,160
X TOTALLY EXEMPT PROPERTY	278	1,030.9850	\$152,580	\$1,100,867,079	\$0
<b>Totals</b>		<b>1,767.3548</b>	<b>\$60,511,560</b>	<b>\$2,072,437,361</b>	<b>\$953,443,599</b>

# 2023 CERTIFIED TOTALS

Property Count: 1,205

TIF1 - Tax Increment Dist# 1  
 ARB Approved 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	174	33.3329	\$1,359,410	\$35,097,710	\$28,888,909
A2	Real, Residential Mobile Home	1	0.1894	\$0	\$26,240	\$15,588
A3	Real, Residential, Aux Improvement	8	0.2350	\$0	\$170,914	\$140,909
A6	Real, Residential, Condominium	187	7.8558	\$0	\$59,496,382	\$58,683,162
B1	Apartments Residential Multi Family	28	69.3625	\$10,146,480	\$206,041,113	\$206,041,113
B2	Residential Duplex Real Multi Family	12	3.8271	\$0	\$1,564,030	\$1,564,030
B3	Residential Triplex Real Multi Family	1	0.2273	\$0	\$520,000	\$520,000
B4	Residential Fourplex Real Multi Family	3	0.8052	\$0	\$1,082,734	\$1,082,734
C1	REAL, VACANT PLATTED RESIDENTI	37	7.3235	\$0	\$874,480	\$874,480
C2	Real, Vacant Platted Commerical Lot	140	157.0200	\$0	\$48,084,308	\$48,084,308
D1	REAL, ACREAGE, RANGELAND	2	71.0440	\$0	\$10,755,270	\$11,010
E5	NON-QUAL LAND NOT IN AG USE	2	7.9180	\$0	\$88,060	\$88,060
F1	REAL, Commercial	340	329.5216	\$48,853,090	\$522,585,516	\$522,441,861
F2	REAL, Industrial	8	6.0596	\$0	\$9,480,372	\$9,480,372
F3	REAL, Imp Only Commercial	4		\$0	\$26,622,374	\$26,622,374
F4	REAL, Imp Only Industrial	1		\$0	\$266,050	\$266,050
J3	REAL & TANGIBLE PERSONAL, UTIL	2	11.1310	\$0	\$2,167,250	\$2,167,250
J4	REAL & TANGIBLE PERSONAL, UTIL	3	1.7232	\$0	\$5,241,610	\$5,241,610
J7	REAL & TANGIBLE PERSONAL, UTIL	1	0.1640	\$0	\$189,230	\$189,230
L2	TANGIBLE, PERSONAL PROPERTY, I	2		\$0	\$17,310	\$17,310
O1	Res Inventory Vacant Land	3	0.2454	\$0	\$80,160	\$80,160
X	Totally Exempt Property	278	1,030.9850	\$152,580	\$1,100,867,079	\$0
<b>Totals</b>			<b>1,738.9705</b>	<b>\$60,511,560</b>	<b>\$2,031,318,192</b>	<b>\$912,500,520</b>

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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	1	0.2841	\$0	\$146,590	\$146,590
A6	Real, Residential, Condominium	4	0.1438	\$0	\$1,484,530	\$1,308,440
C2	Real, Vacant Platted Commerical Lot	11	2.7708	\$0	\$2,282,500	\$2,282,500
F1	REAL, Commercial	22	25.1856	\$0	\$37,205,549	\$37,205,549
<b>Totals</b>			28.3843	\$0	\$41,119,169	\$40,943,079

# 2023 CERTIFIED TOTALS

Property Count: 1,243

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	175	33.6170	\$1,359,410	\$35,244,300	\$29,035,499
A2	Real, Residential Mobile Home	1	0.1894	\$0	\$26,240	\$15,588
A3	Real, Residential, Aux Improvement	8	0.2350	\$0	\$170,914	\$140,909
A6	Real, Residential, Condominium	191	7.9996	\$0	\$60,980,912	\$59,991,602
B1	Apartments Residential Multi Family	28	69.3625	\$10,146,480	\$206,041,113	\$206,041,113
B2	Residential Duplex Real Multi Family	12	3.8271	\$0	\$1,564,030	\$1,564,030
B3	Residential Triplex Real Multi Family	1	0.2273	\$0	\$520,000	\$520,000
B4	Residential Fourplex Real Multi Family	3	0.8052	\$0	\$1,082,734	\$1,082,734
C1	REAL, VACANT PLATTED RESIDENTI	37	7.3235	\$0	\$874,480	\$874,480
C2	Real, Vacant Platted Commerical Lot	151	159.7908	\$0	\$50,366,808	\$50,366,808
D1	REAL, ACREAGE, RANGELAND	2	71.0440	\$0	\$10,755,270	\$11,010
E5	NON-QUAL LAND NOT IN AG USE	2	7.9180	\$0	\$88,060	\$88,060
F1	REAL, Commercial	362	354.7072	\$48,853,090	\$559,791,065	\$559,647,410
F2	REAL, Industrial	8	6.0596	\$0	\$9,480,372	\$9,480,372
F3	REAL, Imp Only Commercial	4		\$0	\$26,622,374	\$26,622,374
F4	REAL, Imp Only Industrial	1		\$0	\$266,050	\$266,050
J3	REAL & TANGIBLE PERSONAL, UTIL	2	11.1310	\$0	\$2,167,250	\$2,167,250
J4	REAL & TANGIBLE PERSONAL, UTIL	3	1.7232	\$0	\$5,241,610	\$5,241,610
J7	REAL & TANGIBLE PERSONAL, UTIL	1	0.1640	\$0	\$189,230	\$189,230
L2	TANGIBLE, PERSONAL PROPERTY, I	2		\$0	\$17,310	\$17,310
O1	Res Inventory Vacant Land	3	0.2454	\$0	\$80,160	\$80,160
X	Totally Exempt Property	278	1,030.9850	\$152,580	\$1,100,867,079	\$0
<b>Totals</b>			<b>1,767.3548</b>	<b>\$60,511,560</b>	<b>\$2,072,437,361</b>	<b>\$953,443,599</b>

**2023 CERTIFIED TOTALS**

Property Count: 1,243

TIF1 - Tax Increment Dist# 1  
Effective Rate Assumption

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**New Value**

TOTAL NEW VALUE MARKET: **\$60,511,560**  
TOTAL NEW VALUE TAXABLE: **\$57,100,308**

**New Exemptions**

Exemption	Description	Count		
EX-XI	11.19 Youth spiritual, mental, and physical dev	1	2022 Market Value	\$1,160,030
EX-XV	Other Exemptions (including public property, r	21	2022 Market Value	\$30,082,230
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$31,242,260</b>

Exemption	Description	Count	Exemption Amount
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>			
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$31,242,260</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$31,242,260</b>

**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
80	\$286,709	\$88,635	\$198,074
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
80	\$286,709	\$88,635	\$198,074

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
38	\$41,119,169.00	\$26,365,972