

2026 CERTIFIED TOTALS

Property Count: 813

101 - City of Talco
ARB Approved Totals

7/23/2026

8:21:33AM

Land		Value			
Homesite:		1,343,865			
Non Homesite:		5,670,817			
Ag Market:		1,031,441			
Timber Market:		28,880	Total Land	(+)	8,075,003
Improvement		Value			
Homesite:		10,678,313			
Non Homesite:		13,761,321	Total Improvements	(+)	24,439,634
Non Real		Count	Value		
Personal Property:	46		3,019,735		
Mineral Property:	232		20,041		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					3,039,776
					35,554,413
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,060,321		0		
Ag Use:	16,612		0	Productivity Loss	(-)
Timber Use:	710		0	Appraised Value	=
Productivity Loss:	1,042,999		0		34,511,414
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					31,283,289
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	4,757,132
				Net Taxable	=
					26,526,157

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
71,849.81 = 26,526,157 * (0.270864 / 100)

Certified Estimate of Market Value: 35,554,413
Certified Estimate of Taxable Value: 26,526,157

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	41	0	1,372,083	1,372,083
145D	1	0	742	742
DV4	1	0	12,000	12,000
EX	1	0	0	0
EX-XV	29	0	2,770,951	2,770,951
EX366	181	0	1,073	1,073
LIH	2	0	600,283	600,283
Totals		0	4,757,132	4,757,132

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Autos:	0		0	Total Non Real	(+)
			Market Value	=	3,039,776
					35,554,413
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,060,321	0			
Ag Use:	16,612	0	Productivity Loss	(-)	1,042,999
Timber Use:	710	0	Appraised Value	=	34,511,414
Productivity Loss:	1,042,999	0			
			Homestead Cap	(-)	2,572,554
			23.231 Cap	(-)	655,571
			Assessed Value	=	31,283,289
			Total Exemptions Amount (Breakdown on Next Page)	(-)	4,757,132
			Net Taxable	=	26,526,157

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
71,849.81 = 26,526,157 * (0.270864 / 100)

Certified Estimate of Market Value: 35,554,413
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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	253	105.4922	\$153,393	\$19,985,044	\$17,212,472
B	MULTIFAMILY RESIDENCE	2		\$0	\$486,655	\$486,655
C1	VACANT LOTS AND LAND TRACTS	115	34.1715	\$0	\$843,620	\$836,415
D1	QUALIFIED OPEN-SPACE LAND	25	165.7113	\$0	\$1,060,321	\$18,581
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$20,129	\$20,015
E	RURAL LAND, NON QUALIFIED OPE	41	51.3138	\$23,768	\$1,346,619	\$1,261,377
F1	COMMERCIAL REAL PROPERTY	36	22.2939	\$10,992	\$3,782,635	\$3,482,969
F2	INDUSTRIAL AND MANUFACTURIN	1	0.6887	\$0	\$89,425	\$89,425
G1	OIL AND GAS	231		\$0	\$20,041	\$13,740
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$97,730	\$0
J3	ELECTRIC COMPANY (INCLUDING C	2	14.2750	\$0	\$1,334,370	\$1,158,490
J4	TELEPHONE COMPANY (INCLUDI	4	0.2298	\$0	\$128,015	\$32,365
J6	PIPELAND COMPANY	2		\$0	\$3,490	\$0
L1	COMMERCIAL PERSONAL PROPE	18		\$0	\$369,400	\$9,645
L2	INDUSTRIAL AND MANUFACTURIN	22		\$0	\$1,443,995	\$752,795
M1	TANGIBLE OTHER PERSONAL, MOB	44		\$25,311	\$1,171,690	\$1,151,213
N	INTANGIBLE PROPERTY AND/OR U	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	30	27.2470	\$470	\$3,371,234	\$0
Totals			421.4232	\$213,934	\$35,554,413	\$26,526,157

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	2	0.6458	\$0	\$40,543	\$0
A1 SINGLE-FAMILY RESIDENCES	202	84.8449	\$148,621	\$18,832,784	\$16,193,570
A2 MOBILE HOMES ATTACHED TO LAN	52	20.0015	\$429	\$958,924	\$874,338
A3 MISCELLANEOUS IMPROVEMENTS	36		\$4,343	\$152,793	\$144,564
B1 APARTMENTS	1		\$0	\$422,992	\$422,992
B2 DUPLEXES, TRIPLEX, OR FOURPLEX, I	1		\$0	\$63,663	\$63,663
C1 VACANT RESIDENTIAL LOTS	114	34.1141	\$0	\$839,870	\$832,665
C4 POTENTIAL COMMERCIAL OR INDU	1	0.0574	\$0	\$3,750	\$3,750
D1 QUALIFIED OPEN-SPACE/AGRICULT	25	165.7113	\$0	\$1,060,321	\$18,581
D2 IMPROVEMENTS ON QUALIFIED LAN	3		\$0	\$20,129	\$20,015
E1 RESIDENTIAL LOCATED ON QUALIFI	6	11.6941	\$23,768	\$776,630	\$696,927
E2 MOBILE HOMES LOCATED ON QUALI	5	2.1545	\$0	\$34,038	\$33,909
E3 IMPROVEMENTS ON NON QUALIFI	4		\$0	\$19,934	\$12,849
E4 RURAL LAND NOT QUALIFIED	30	37.4652	\$0	\$516,017	\$517,692
F1 COMMERCIAL REAL PROPERTY	36	22.2939	\$10,992	\$3,782,635	\$3,482,969
F2 INDUSTRIAL REAL PROPERTY	1	0.6887	\$0	\$89,425	\$89,425
G1 OIL AND GAS	231		\$0	\$20,041	\$13,740
J2 UTILITIES GAS DISTRIBUTION	1		\$0	\$97,730	\$0
J3 UTILITIES ELECTRIC COMPANY	2	14.2750	\$0	\$1,334,370	\$1,158,490
J4 UTILITIES TELEPHONE COMPANIES	4	0.2298	\$0	\$128,015	\$32,365
J6 UTILITIES PIPELINE	2		\$0	\$3,490	\$0
L1 COMMERCIAL PERSONAL PROPER	18		\$0	\$369,400	\$9,645
L2 INDUSTRIAL PERSONAL PROPERTY	19		\$0	\$1,030,365	\$464,165
L2L STORAGE TANKS	3		\$0	\$413,630	\$288,630
M1 MOBILE HOMES NOT ATTACHED TO	44		\$25,311	\$1,171,690	\$1,151,213
N INTANGIBLE PERSONAL PROPERTY	1		\$0	\$0	\$0
X EXEMPT	30	27.2470	\$470	\$3,371,234	\$0
Totals		421.4232	\$213,934	\$35,554,413	\$26,526,157

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$213,934
TOTAL NEW VALUE TAXABLE:	\$213,464

New Exemptions

Exemption	Description	Count		
EX366	HB366 Exempt	17	2025 Market Value	\$10
ABSOLUTE EXEMPTIONS VALUE LOSS				\$10

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	17	\$359,013
145D	11.145 (d) Multiple Situs, Leases	1	\$742
PARTIAL EXEMPTIONS VALUE LOSS		18	\$359,755
NEW EXEMPTIONS VALUE LOSS			\$359,765

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$359,765

New Ag / Timber Exemptions**New Annexations****New Deannexations**

Count	Market Value	Taxable Value
1	\$4,000	\$4,000

Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
92	\$121,275	\$27,766	\$93,509

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
89	\$119,414	\$27,873	\$91,541

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
92	\$111,517	\$23,047	\$88,470

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
89	\$110,393	\$23,911	\$86,482

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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