

2025 CERTIFIED TOTALS

Property Count: 404

102 - City of Winfield
Grand Totals

7/29/2026 10:13:02AM

Land		Value			
Homesite:		1,193,544			
Non Homesite:		3,926,458			
Ag Market:		1,290,125			
Timber Market:		0	Total Land	(+)	6,410,127
Improvement		Value			
Homesite:		12,238,984			
Non Homesite:		11,240,666	Total Improvements	(+)	23,479,650
Non Real		Count	Value		
Personal Property:	47		2,782,292		
Mineral Property:	1		52,750		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	2,835,042
					32,724,819
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,290,125	0			
Ag Use:	16,502	0	Productivity Loss	(-)	1,273,623
Timber Use:	0	0	Appraised Value	=	31,451,196
Productivity Loss:	1,273,623	0			
			Homestead Cap	(-)	2,984,473
			23.231 Cap	(-)	730,650
			Assessed Value	=	27,736,073
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,080,986
			Net Taxable	=	26,655,087

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
55,809.09 = 26,655,087 * (0.209375 / 100)

Certified Estimate of Market Value: 32,724,819
Certified Estimate of Taxable Value: 26,655,087

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	1	0	12,000	12,000
EX-XV	14	0	946,435	946,435
EX366	14	0	9,234	9,234
OV65	42	113,317	0	113,317
Totals		113,317	967,669	1,080,986

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	188	77.2814	\$596,029	\$17,449,709	\$14,634,295
B	MULTIFAMILY RESIDENCE	1		\$0	\$277,205	\$277,205
C1	VACANT LOTS AND LAND TRACTS	64	24.3843	\$0	\$844,031	\$596,558
D1	QUALIFIED OPEN-SPACE LAND	14	144.2530	\$0	\$1,290,125	\$16,502
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$24,234	\$24,234
E	RURAL LAND, NON QUALIFIED OPE	19	26.9772	\$80,097	\$1,896,999	\$1,567,571
F1	COMMERCIAL REAL PROPERTY	28	27.0114	\$1,568	\$5,329,430	\$5,189,259
F2	INDUSTRIAL AND MANUFACTURIN	2	2.0400	\$0	\$380,109	\$380,109
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$57,310	\$57,310
J3	ELECTRIC COMPANY (INCLUDING C	2	0.3444	\$0	\$1,064,260	\$1,064,260
J4	TELEPHONE COMPANY (INCLUDI	9	0.2755	\$0	\$969,430	\$969,430
J5	RAILROAD	1		\$0	\$15,640	\$15,640
J6	PIPELAND COMPANY	2		\$0	\$5,270	\$5,270
L1	COMMERCIAL PERSONAL PROPE	19		\$0	\$707,648	\$707,648
M1	TANGIBLE OTHER PERSONAL, MOB	32		\$11,093	\$1,410,402	\$1,149,796
X	TOTALLY EXEMPT PROPERTY	28	23.7781	\$0	\$1,003,017	\$0
Totals			326.3453	\$688,787	\$32,724,819	\$26,655,087

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE-FAMILY RESIDENCES	131	58.7672	\$593,615	\$15,410,560	\$12,899,870
A2	MOBILE HOMES ATTACHED TO LAN	55	17.7659	\$1,483	\$1,912,151	\$1,612,665
A3	MISCELLANEOUS IMPROVEMENTS	37	0.7483	\$931	\$126,998	\$121,760
B1	APARTMENTS	1		\$0	\$277,205	\$277,205
C	VACANT LOTS AND LAND TRACTS	1	1.0000	\$0	\$25,622	\$25,622
C1	VACANT RESIDENTIAL LOTS	55	10.7072	\$0	\$279,577	\$270,578
C4	POTENTIAL COMMERCIAL OR INDU	8	12.6771	\$0	\$538,832	\$300,358
D1	QUALIFIED OPEN-SPACE/AGRICULT	14	144.2530	\$0	\$1,290,125	\$16,502
D2	IMPROVEMENTS ON QUALIFIED LAN	5		\$0	\$24,234	\$24,234
E1	RESIDENTIAL LOCATED ON QUALIFI	6	7.9482	\$78,615	\$1,326,742	\$1,077,414
E2	MOBILE HOMES LOCATED ON QUALI	5	13.2500	\$1,482	\$392,219	\$314,940
E3	IMPROVEMENTS ON NON QUALIFI	6		\$0	\$28,410	\$25,589
E4	RURAL LAND NOT QUALIFIED	9	5.7790	\$0	\$149,628	\$149,628
F1	COMMERCIAL REAL PROPERTY	28	27.0114	\$1,568	\$5,329,430	\$5,189,259
F2	INDUSTRIAL REAL PROPERTY	2	2.0400	\$0	\$380,109	\$380,109
J2	UTILITIES GAS DISTRIBUTION	1		\$0	\$57,310	\$57,310
J3	UTILITIES ELECTRIC COMPANY	2	0.3444	\$0	\$1,064,260	\$1,064,260
J4	UTILITIES TELEPHONE COMPANIES	9	0.2755	\$0	\$969,430	\$969,430
J5	UTILITIES RAILROAD	1		\$0	\$15,640	\$15,640
J6	UTILITIES PIPELINE	2		\$0	\$5,270	\$5,270
L1	COMMERCIAL PERSONAL PROPER	19		\$0	\$707,648	\$707,648
M1	MOBILE HOMES NOT ATTACHED TO	32		\$11,093	\$1,410,402	\$1,149,796
X	EXEMPT	28	23.7781	\$0	\$1,003,017	\$0
Totals			326.3453	\$688,787	\$32,724,819	\$26,655,087

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$688,787
TOTAL NEW VALUE TAXABLE:	\$688,787

New Exemptions

Exemption	Description	Count		
EX366	HB366 Exempt	2	2024 Market Value	\$667
ABSOLUTE EXEMPTIONS VALUE LOSS				\$667

Exemption	Description	Count	Exemption Amount
OV65	Over 65	5	\$10,320
PARTIAL EXEMPTIONS VALUE LOSS			5
NEW EXEMPTIONS VALUE LOSS			\$10,987

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$10,987

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

Count	Market Value	Taxable Value
2	\$104,503	\$104,503

Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
86	\$138,356	\$31,857	\$106,499

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
79	\$133,252	\$30,595	\$102,657

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
86	\$135,747	\$24,557	\$111,190

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
79	\$135,628	\$24,310	\$111,318

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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102 - City of Winfield
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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