

2026 CERTIFIED TOTALS

Property Count: 401

102 - City of Winfield
ARB Approved Totals

7/23/2026

8:23:25AM

Land		Value			
Homesite:		1,234,108			
Non Homesite:		3,961,781			
Ag Market:		1,438,792			
Timber Market:		0	Total Land	(+)	6,634,681
Improvement		Value			
Homesite:		11,570,430			
Non Homesite:		11,161,894	Total Improvements	(+)	22,732,324
Non Real		Count	Value		
Personal Property:	45		2,680,130		
Mineral Property:	1		52,750		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	2,732,880
					32,099,885
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,438,792	0			
Ag Use:	19,280	0	Productivity Loss	(-)	1,419,512
Timber Use:	0	0	Appraised Value	=	30,680,373
Productivity Loss:	1,419,512	0			
			Homestead Cap	(-)	1,804,385
			23.231 Cap	(-)	648,422
			Assessed Value	=	28,227,566
			Total Exemptions Amount (Breakdown on Next Page)	(-)	2,269,000
			Net Taxable	=	25,958,566

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
54,350.75 = 25,958,566 * (0.209375 / 100)

Certified Estimate of Market Value: 32,099,885
Certified Estimate of Taxable Value: 25,958,566

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	43	0	1,139,966	1,139,966
145F	2	0	5,792	5,792
DV4	1	0	12,000	12,000
EX-XV	14	0	1,000,929	1,000,929
OV65	41	110,313	0	110,313
	Totals	110,313	2,158,687	2,269,000

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	191	77.3782	\$186,133	\$16,884,000	\$15,054,365
C1	VACANT LOTS AND LAND TRACTS	64	24.3893	\$0	\$856,117	\$624,725
D1	QUALIFIED OPEN-SPACE LAND	14	143.5330	\$0	\$1,438,792	\$19,280
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$19,823	\$19,823
E	RURAL LAND, NON QUALIFIED OPE	19	26.9773	\$115,474	\$1,993,194	\$1,782,339
F1	COMMERCIAL REAL PROPERTY	32	27.7334	\$369,612	\$5,540,874	\$5,426,094
F2	INDUSTRIAL AND MANUFACTURIN	2	2.0400	\$1,058	\$392,962	\$392,962
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$64,540	\$0
J3	ELECTRIC COMPANY (INCLUDING C	2	0.3444	\$0	\$1,026,640	\$901,640
J4	TELEPHONE COMPANY (INCLUDI	9	0.2755	\$0	\$920,180	\$625,760
J5	RAILROAD	1		\$0	\$15,640	\$0
J6	PIPELAND COMPANY	2		\$0	\$5,350	\$0
L1	COMMERCIAL PERSONAL PROPE	32		\$0	\$694,280	\$53,472
M1	TANGIBLE OTHER PERSONAL, MOB	28		\$65,186	\$1,246,564	\$1,058,106
X	TOTALLY EXEMPT PROPERTY	14	23.0561	\$0	\$1,000,929	\$0
Totals			325.7272	\$737,463	\$32,099,885	\$25,958,566

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE-FAMILY RESIDENCES	131	59.2910	\$112,097	\$14,667,156	\$13,095,563
A2	MOBILE HOMES ATTACHED TO LAN	57	17.3389	\$71,121	\$2,035,296	\$1,790,374
A3	MISCELLANEOUS IMPROVEMENTS	41	0.7483	\$2,915	\$181,548	\$168,428
C	VACANT LOTS AND LAND TRACTS	1	1.0000	\$0	\$28,700	\$28,700
C1	VACANT RESIDENTIAL LOTS	55	10.7122	\$0	\$280,356	\$274,525
C4	POTENTIAL COMMERCIAL OR INDU	8	12.6771	\$0	\$547,061	\$321,500
D1	QUALIFIED OPEN-SPACE/AGRICULT	14	143.5330	\$0	\$1,438,792	\$19,280
D2	IMPROVEMENTS ON QUALIFIED LAN	5		\$0	\$19,823	\$19,823
E1	RESIDENTIAL LOCATED ON QUALIFI	6	7.9483	\$0	\$1,284,519	\$1,132,097
E2	MOBILE HOMES LOCATED ON QUALI	5	13.2500	\$66,839	\$468,075	\$418,145
E3	IMPROVEMENTS ON NON QUALIFI	6		\$48,635	\$82,508	\$74,005
E4	RURAL LAND NOT QUALIFIED	9	5.7790	\$0	\$158,092	\$158,092
F1	COMMERCIAL REAL PROPERTY	32	27.7334	\$369,612	\$5,540,874	\$5,426,094
F2	INDUSTRIAL REAL PROPERTY	2	2.0400	\$1,058	\$392,962	\$392,962
J2	UTILITIES GAS DISTRIBUTION	1		\$0	\$64,540	\$0
J3	UTILITIES ELECTRIC COMPANY	2	0.3444	\$0	\$1,026,640	\$901,640
J4	UTILITIES TELEPHONE COMPANIES	9	0.2755	\$0	\$920,180	\$625,760
J5	UTILITIES RAILROAD	1		\$0	\$15,640	\$0
J6	UTILITIES PIPELINE	2		\$0	\$5,350	\$0
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$737,463
TOTAL NEW VALUE TAXABLE:	\$737,463

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	30	\$635,016
145F	11.145 (f) Single Situs, Related Business Entity	2	\$5,792
PARTIAL EXEMPTIONS VALUE LOSS		32	\$640,808
NEW EXEMPTIONS VALUE LOSS			\$640,808

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$640,808
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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
86	\$131,078	\$18,921	\$112,157

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
79	\$124,058	\$18,013	\$106,045

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
86	\$126,657	\$10,133	\$116,524

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
79	\$124,342	\$9,888	\$114,454

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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2026 CERTIFIED TOTALS
102 - City of Winfield
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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