

# 2020 CERTIFIED TOTALS

Property Count: 832

CBE - City of Bells  
ARB Approved Totals

8/18/2020 10:41:08AM

Land			Value			
Homesite:			8,378,433			
Non Homesite:			5,775,807			
Ag Market:			2,416,207			
Timber Market:			0	<b>Total Land</b>	(+)	
					16,570,447	
Improvement			Value			
Homesite:			90,819,969			
Non Homesite:			18,621,292	<b>Total Improvements</b>	(+)	
					109,441,261	
Non Real	Count			Value		
Personal Property:	81		5,319,618			
Mineral Property:	0		0			
Autos:	4		32,393	<b>Total Non Real</b>	(+)	
					5,352,011	
				<b>Market Value</b>	=	
					131,363,719	
Ag	Non Exempt			Exempt		
Total Productivity Market:	2,416,207		0			
Ag Use:	22,715		0	<b>Productivity Loss</b>	(-)	
Timber Use:	0		0	<b>Appraised Value</b>	=	
Productivity Loss:	2,393,492		0		128,970,227	
				<b>Homestead Cap</b>	(-)	
					34,026,949	
				<b>Assessed Value</b>	=	
					94,943,278	
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	
					6,733,990	
				<b>Net Taxable</b>	=	
					88,209,288	

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	2,044,526	1,784,667	6,101.69	6,118.61	22			
DPS	345,658	345,658	1,212.20	1,212.20	1			
OV65	13,602,357	13,094,531	47,908.15	48,011.30	105			
<b>Total</b>	<b>15,992,541</b>	<b>15,224,856</b>	<b>55,222.04</b>	<b>55,342.11</b>	<b>128</b>	<b>Freeze Taxable</b>	(-)	
<b>Tax Rate</b>	0.583661							
						<b>Freeze Adjusted Taxable</b>	=	
							72,984,432	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 481,203.71 = 72,984,432 \* (0.583661 / 100) + 55,222.04

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

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	23	0	0	0
DPS	1	0	0	0
DV1S	1	0	5,000	5,000
DV2	2	0	15,000	15,000
DV3	1	0	10,000	10,000
DV4	11	0	108,000	108,000
DV4S	1	0	12,000	12,000
DVHS	6	0	924,222	924,222
EX-XG	1	0	108,333	108,333
EX-XU	2	0	130,883	130,883
EX-XV	32	0	5,392,429	5,392,429
EX366	10	0	3,140	3,140
OV65	122	0	0	0
PC	3	24,983	0	24,983
<b>Totals</b>		<b>24,983</b>	<b>6,709,007</b>	<b>6,733,990</b>

# 2020 CERTIFIED TOTALS

Property Count: 1

CBE - City of Bells  
Under ARB Review Totals

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Land		Value			
Homesite:		0			
Non Homesite:		19,080			
Ag Market:		0			
Timber Market:		0	<b>Total Land</b>	(+) 19,080	
Improvement		Value			
Homesite:		0			
Non Homesite:		0	<b>Total Improvements</b>	(+) 0	
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>	= 19,080	
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>	= 19,080
Productivity Loss:	0		0	<b>Homestead Cap</b>	(-) 0
				<b>Assessed Value</b>	= 19,080
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 0
				<b>Net Taxable</b>	= 19,080

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

111.36 = 19,080 \* (0.583661 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2020 CERTIFIED TOTALS**

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
	Totals			

# 2020 CERTIFIED TOTALS

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Grand Totals

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Land	Value				
Homesite:	8,378,433				
Non Homesite:	5,794,887				
Ag Market:	2,416,207				
Timber Market:	0	<b>Total Land</b>	(+)		16,589,527
Improvement	Value				
Homesite:	90,819,969				
Non Homesite:	18,621,292	<b>Total Improvements</b>	(+)		109,441,261
Non Real	Count	Value			
Personal Property:	81	5,319,618			
Mineral Property:	0	0			
Autos:	4	32,393	<b>Total Non Real</b>	(+)	5,352,011
			<b>Market Value</b>	=	131,382,799
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,416,207	0			
Ag Use:	22,715	0	<b>Productivity Loss</b>	(-)	2,393,492
Timber Use:	0	0	<b>Appraised Value</b>	=	128,989,307
Productivity Loss:	2,393,492	0	<b>Homestead Cap</b>	(-)	34,026,949
			<b>Assessed Value</b>	=	94,962,358
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	6,733,990
			<b>Net Taxable</b>	=	88,228,368

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	2,044,526	1,784,667	6,101.69	6,118.61	22			
DPS	345,658	345,658	1,212.20	1,212.20	1			
OV65	13,602,357	13,094,531	47,908.15	48,011.30	105			
<b>Total</b>	15,992,541	15,224,856	55,222.04	55,342.11	128	<b>Freeze Taxable</b>	(-)	
<b>Tax Rate</b>	0.583661							
						<b>Freeze Adjusted Taxable</b>	=	73,003,512

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 481,315.07 = 73,003,512 \* (0.583661 / 100) + 55,222.04

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

**2020 CERTIFIED TOTALS**

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	23	0	0	0
DPS	1	0	0	0
DV1S	1	0	5,000	5,000
DV2	2	0	15,000	15,000
DV3	1	0	10,000	10,000
DV4	11	0	108,000	108,000
DV4S	1	0	12,000	12,000
DVHS	6	0	924,222	924,222
EX-XG	1	0	108,333	108,333
EX-XU	2	0	130,883	130,883
EX-XV	32	0	5,392,429	5,392,429
EX366	10	0	3,140	3,140
OV65	122	0	0	0
PC	3	24,983	0	24,983
<b>Totals</b>		<b>24,983</b>	<b>6,709,007</b>	<b>6,733,990</b>

**2020 CERTIFIED TOTALS**

Property Count: 832

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	537		\$553,071	\$103,644,092	\$69,037,180
B	MULTIFAMILY RESIDENCE	8		\$0	\$2,130,334	\$2,130,334
C1	VACANT LOTS AND LAND TRACTS	57		\$0	\$968,378	\$968,378
D1	QUALIFIED OPEN-SPACE LAND	35	338.6577	\$0	\$2,416,207	\$22,715
D2	IMPROVEMENTS ON QUALIFIED OP	13		\$0	\$56,753	\$56,753
E	RURAL LAND, NON QUALIFIED OPE	34	124.7486	\$0	\$3,445,384	\$3,162,570
F1	COMMERCIAL REAL PROPERTY	38		\$197,512	\$6,933,513	\$6,929,973
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$743,574	\$743,574
J3	ELECTRIC COMPANY (INCLUDING C	5		\$0	\$1,825,595	\$1,825,595
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$164,752	\$164,752
J5	RAILROAD	1		\$0	\$139,179	\$139,179
J6	PIPELAND COMPANY	5		\$0	\$48,574	\$40,683
J7	CABLE TELEVISION COMPANY	1		\$0	\$29,641	\$29,641
L1	COMMERCIAL PERSONAL PROPE	62		\$0	\$2,480,666	\$2,463,574
M1	TANGIBLE OTHER PERSONAL, MOB	17		\$0	\$702,292	\$494,387
X	TOTALLY EXEMPT PROPERTY	45		\$0	\$5,634,785	\$0
	<b>Totals</b>		463.4063	\$750,583	\$131,363,719	\$88,209,288

# 2020 CERTIFIED TOTALS

Property Count: 1

CBE - City of Bells  
Under ARB Review 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	1		\$0	\$19,080	\$19,080
		<b>Totals</b>	0.0000	\$0	\$19,080	\$19,080



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Grand Totals

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	537		\$553,071	\$103,644,092	\$69,037,180
B	MULTIFAMILY RESIDENCE	8		\$0	\$2,130,334	\$2,130,334
C1	VACANT LOTS AND LAND TRACTS	58		\$0	\$987,458	\$987,458
D1	QUALIFIED OPEN-SPACE LAND	35	338.6577	\$0	\$2,416,207	\$22,715
D2	IMPROVEMENTS ON QUALIFIED OP	13		\$0	\$56,753	\$56,753
E	RURAL LAND, NON QUALIFIED OPE	34	124.7486	\$0	\$3,445,384	\$3,162,570
F1	COMMERCIAL REAL PROPERTY	38		\$197,512	\$6,933,513	\$6,929,973
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$743,574	\$743,574
J3	ELECTRIC COMPANY (INCLUDING C	5		\$0	\$1,825,595	\$1,825,595
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$164,752	\$164,752
J5	RAILROAD	1		\$0	\$139,179	\$139,179
J6	PIPELAND COMPANY	5		\$0	\$48,574	\$40,683
J7	CABLE TELEVISION COMPANY	1		\$0	\$29,641	\$29,641
L1	COMMERCIAL PERSONAL PROPE	62		\$0	\$2,480,666	\$2,463,574
M1	TANGIBLE OTHER PERSONAL, MOB	17		\$0	\$702,292	\$494,387
X	TOTALLY EXEMPT PROPERTY	45		\$0	\$5,634,785	\$0
	<b>Totals</b>		463.4063	\$750,583	\$131,382,799	\$88,228,368

**2020 CERTIFIED 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 8	484		\$506,631	\$100,948,041	\$66,667,627
A2	REAL-RESIDENTIAL MOBILE HOMES	52		\$46,440	\$2,510,992	\$2,184,494
A4	REAL-OTHER IMPROVEMENTS WITH	9		\$0	\$185,059	\$185,059
B1	REAL-RESIDENTIAL DUPLEXES	6		\$0	\$790,476	\$790,476
B2	REAL-RESIDENTIAL APARTMENTS	2		\$0	\$1,339,858	\$1,339,858
C1	REAL-VAC PLATTED LOTS-RESIDENT	47		\$0	\$736,579	\$736,579
C1C	REAL-VAC PLATTED LOTS - COMMER	10		\$0	\$231,799	\$231,799
D1	REAL-ACREAGE WITH AG	35	338.6577	\$0	\$2,416,207	\$22,715
D2	FARM & RANCH IMPS ON AG QUALIF	13		\$0	\$56,753	\$56,753
E	REAL-NON QUAL OPEN SPACE LAND	34		\$0	\$3,445,384	\$3,162,570
F1	COMMERCIAL REAL PROPERTY	38		\$197,512	\$6,933,513	\$6,929,973
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$743,574	\$743,574
J3	ELECTRIC COMPANY (INCLUDING CO	5		\$0	\$1,825,595	\$1,825,595
J4	TELEPHONE COMPANY (INCLUDING C	2		\$0	\$164,752	\$164,752
J5	RAILROAD	1		\$0	\$139,179	\$139,179
J6	PIPELAND COMPANY	5		\$0	\$48,574	\$40,683
J7	CABLE TELEVISION COMPANY	1		\$0	\$29,641	\$29,641
L1	COMMERCIAL PERSONAL PROPER	62		\$0	\$2,480,666	\$2,463,574
M1	TANGIBLE OTHER PERSONAL, MOBI	17		\$0	\$702,292	\$494,387
X	TOTALLY EXEMPT PROPERTY	45		\$0	\$5,634,785	\$0
	<b>Totals</b>		338.6577	\$750,583	\$131,363,719	\$88,209,288

**2020 CERTIFIED TOTALS**

Property Count: 1

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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
C1C	REAL-VAC PLATTED LOTS - COMMER	1		\$0	\$19,080	\$19,080
	<b>Totals</b>		0.0000	\$0	\$19,080	\$19,080

**2020 CERTIFIED TOTALS**

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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 8	484		\$506,631	\$100,948,041	\$66,667,627
A2	REAL-RESIDENTIAL MOBILE HOMES	52		\$46,440	\$2,510,992	\$2,184,494
A4	REAL-OTHER IMPROVEMENTS WITH I	9		\$0	\$185,059	\$185,059
B1	REAL-RESIDENTIAL DUPLEXES	6		\$0	\$790,476	\$790,476
B2	REAL-RESIDENTIAL APARTMENTS	2		\$0	\$1,339,858	\$1,339,858
C1	REAL-VAC PLATTED LOTS-RESIDENT	47		\$0	\$736,579	\$736,579
C1C	REAL-VAC PLATTED LOTS - COMMER	11		\$0	\$250,879	\$250,879
D1	REAL-ACREAGE WITH AG	35	338.6577	\$0	\$2,416,207	\$22,715
D2	FARM & RANCH IMPS ON AG QUALIF	13		\$0	\$56,753	\$56,753
E	REAL-NON QUAL OPEN SPACE LAND	34		\$0	\$3,445,384	\$3,162,570
F1	COMMERCIAL REAL PROPERTY	38		\$197,512	\$6,933,513	\$6,929,973
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$743,574	\$743,574
J3	ELECTRIC COMPANY (INCLUDING CO	5		\$0	\$1,825,595	\$1,825,595
J4	TELEPHONE COMPANY (INCLUDING C	2		\$0	\$164,752	\$164,752
J5	RAILROAD	1		\$0	\$139,179	\$139,179
J6	PIPELAND COMPANY	5		\$0	\$48,574	\$40,683
J7	CABLE TELEVISION COMPANY	1		\$0	\$29,641	\$29,641
L1	COMMERCIAL PERSONAL PROPER	62		\$0	\$2,480,666	\$2,463,574
M1	TANGIBLE OTHER PERSONAL, MOBI	17		\$0	\$702,292	\$494,387
X	TOTALLY EXEMPT PROPERTY	45		\$0	\$5,634,785	\$0
	<b>Totals</b>		338.6577	\$750,583	\$131,382,799	\$88,228,368

# 2020 CERTIFIED TOTALS

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Effective Rate Assumption

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## New Value

TOTAL NEW VALUE MARKET: **\$750,583**  
TOTAL NEW VALUE TAXABLE: **\$750,583**

## New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	3	2019 Market Value	\$2,437
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$2,437</b>

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	2	\$12,000
OV65	OVER 65	10	\$0
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>			<b>12</b>
			<b>\$12,000</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$14,437</b>

## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$14,437</b>

## New Ag / Timber Exemptions

2019 Market Value \$0 Count: 1  
2020 Ag/Timber Use \$214  
**NEW AG / TIMBER VALUE LOSS - \$214**

## New Annexations

## New Deannexations

Count	Market Value	Taxable Value
2	\$4,377	\$4,377

## Average Homestead Value

### Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
362	\$242,610	\$93,831	\$148,779
<b>Category A Only</b>			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
353	\$243,665	\$95,422	\$148,243

**2020 CERTIFIED TOTALS**

CBE - City of Bells  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
1	\$19,080.00	\$6,098