

# 2024 CERTIFIED TOTALS

Property Count: 2,225

TTR - CITY OF TROY  
ARB Approved Totals

7/22/2025

9:03:43AM

Land	Value			
Homesite:	52,515,234			
Non Homesite:	25,906,769			
Ag Market:	9,536,655			
Timber Market:	0	<b>Total Land</b>	(+) 87,958,658	
Improvement	Value			
Homesite:	234,089,277			
Non Homesite:	74,767,281	<b>Total Improvements</b>	(+) 308,856,558	
Non Real	Count	Value		
Personal Property:	191	36,109,673		
Mineral Property:	0	0		
Autos:	14	241,068	<b>Total Non Real</b>	(+) 36,350,741
			<b>Market Value</b>	= 433,165,957
Ag	Non Exempt	Exempt		
Total Productivity Market:	9,536,655	0		
Ag Use:	170,788	0	<b>Productivity Loss</b>	(-) 9,365,867
Timber Use:	0	0	<b>Appraised Value</b>	= 423,800,090
Productivity Loss:	9,365,867	0	<b>Homestead Cap</b>	(-) 15,164,731
			<b>23.231 Cap</b>	(-) 3,230,859
			<b>Assessed Value</b>	= 405,404,500
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 65,440,842
			<b>Net Taxable</b>	= 339,963,658

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	3,147,816	2,887,968	11,007.60	11,012.04	16			
OV65	39,123,383	35,349,625	120,150.26	126,126.87	193			
<b>Total</b>	<b>42,271,199</b>	<b>38,237,593</b>	<b>131,157.86</b>	<b>137,138.91</b>	<b>209</b>	<b>Freeze Taxable</b>	(-) 38,237,593	
<b>Tax Rate</b>	<b>0.4484000</b>						<b>Freeze Adjusted Taxable</b>	= 301,726,065

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 1,484,097.54 = 301,726,065 \* (0.4484000 / 100) + 131,157.86

Certified Estimate of Market Value: 433,165,957  
 Certified Estimate of Taxable Value: 339,963,658

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

**2024 CERTIFIED TOTALS**

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
CH	1	42,023	0	42,023
DP	16	0	0	0
DPS	1	0	0	0
DV1	12	0	102,000	102,000
DV1S	1	0	5,000	5,000
DV2	5	0	51,000	51,000
DV3	12	0	114,000	114,000
DV4	46	0	401,988	401,988
DV4S	2	0	12,000	12,000
DVHS	62	0	16,459,797	16,459,797
DVHSS	4	0	770,398	770,398
EX-XI	2	0	213,855	213,855
EX-XV	176	0	46,646,012	46,646,012
EX366	33	0	31,028	31,028
LVE	7	496,074	0	496,074
OV65	201	0	0	0
OV65S	13	0	0	0
PC	2	12,168	0	12,168
SO	1	83,499	0	83,499
<b>Totals</b>		<b>633,764</b>	<b>64,807,078</b>	<b>65,440,842</b>

# 2024 CERTIFIED TOTALS

Property Count: 5

TTR - CITY OF TROY  
Under ARB Review Totals

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Land		Value			
Homesite:		34,000			
Non Homesite:		16,331			
Ag Market:		0			
Timber Market:		0	<b>Total Land</b>	(+)	
				50,331	
Improvement		Value			
Homesite:		169,356			
Non Homesite:		26,569	<b>Total Improvements</b>	(+)	
				195,925	
Non Real		Count	Value		
Personal Property:	3		389,234		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
					389,234
			<b>Market Value</b>	=	635,490
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	<b>Productivity Loss</b>	(-)
Timber Use:	0		0	<b>Appraised Value</b>	=
Productivity Loss:	0		0		635,490
				<b>Homestead Cap</b>	(-)
				<b>23.231 Cap</b>	(-)
					0
				<b>Assessed Value</b>	=
					635,490
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)
					0
				<b>Net Taxable</b>	=
					635,490

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 2,849.54 = 635,490 \* (0.448400 / 100)

Certified Estimate of Market Value:	348,838
Certified Estimate of Taxable Value:	348,838
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2024 CERTIFIED TOTALS**

TTR - CITY OF TROY

7/22/2025

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
	Totals			

# 2024 CERTIFIED TOTALS

Property Count: 2,230

TTR - CITY OF TROY  
Grand Totals

7/22/2025

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Land	Value			
Homesite:	52,549,234			
Non Homesite:	25,923,100			
Ag Market:	9,536,655			
Timber Market:	0	<b>Total Land</b>	(+)	88,008,989
Improvement	Value			
Homesite:	234,258,633			
Non Homesite:	74,793,850	<b>Total Improvements</b>	(+)	309,052,483
Non Real	Count	Value		
Personal Property:	194	36,498,907		
Mineral Property:	0	0		
Autos:	14	241,068	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=
				433,801,447
Ag	Non Exempt	Exempt		
Total Productivity Market:	9,536,655	0		
Ag Use:	170,788	0	<b>Productivity Loss</b>	(-)
Timber Use:	0	0	<b>Appraised Value</b>	=
Productivity Loss:	9,365,867	0		424,435,580
			<b>Homestead Cap</b>	(-)
			<b>23.231 Cap</b>	(-)
				15,164,731
				3,230,859
			<b>Assessed Value</b>	=
				406,039,990
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)
				65,440,842
			<b>Net Taxable</b>	=
				340,599,148

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	3,147,816	2,887,968	11,007.60	11,012.04	16		
OV65	39,123,383	35,349,625	120,150.26	126,126.87	193		
<b>Total</b>	<b>42,271,199</b>	<b>38,237,593</b>	<b>131,157.86</b>	<b>137,138.91</b>	<b>209</b>	<b>Freeze Taxable</b>	(-)
<b>Tax Rate</b>	<b>0.4484000</b>						
						<b>Freeze Adjusted Taxable</b>	=
							302,361,555

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 1,486,947.07 = 302,361,555 \* (0.4484000 / 100) + 131,157.86

Certified Estimate of Market Value: 433,514,795  
 Certified Estimate of Taxable Value: 340,312,496

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

**2024 CERTIFIED TOTALS**

Property Count: 2,230

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Grand Totals

7/22/2025

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**Exemption Breakdown**

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DV1S	1	0	5,000	5,000
DV2	5	0	51,000	51,000
DV3	12	0	114,000	114,000
DV4	46	0	401,988	401,988
DV4S	2	0	12,000	12,000
DVHS	62	0	16,459,797	16,459,797
DVHSS	4	0	770,398	770,398
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EX366	33	0	31,028	31,028
LVE	7	496,074	0	496,074
OV65	201	0	0	0
OV65S	13	0	0	0
PC	2	12,168	0	12,168
SO	1	83,499	0	83,499
<b>Totals</b>		<b>633,764</b>	<b>64,807,078</b>	<b>65,440,842</b>

**2024 CERTIFIED TOTALS**

Property Count: 2,225

TTR - CITY OF TROY  
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	1,105	243.2477	\$23,220,217	\$255,591,132	\$224,505,883
B	MULTIFAMILY RESIDENCE	86	17.7168	\$2,626,909	\$27,228,859	\$27,002,970
C1	VACANT LOTS AND LAND TRACTS	119	181.6241	\$0	\$4,633,991	\$4,182,283
D1	QUALIFIED AG LAND	50	1,081.7200	\$0	\$9,536,655	\$165,056
D2	IMPROVEMENTS ON QUALIFIED OP	14		\$0	\$87,753	\$72,268
E	FARM OR RANCH IMPROVEMENT	44	441.2031	\$16,411	\$11,370,956	\$9,148,555
F1	COMMERCIAL REAL PROPERTY	60	107.1487	\$422,160	\$23,540,578	\$22,659,830
F2	INDUSTRIAL REAL PROPERTY	6	71.2980	\$0	\$5,003,035	\$4,391,592
J2	GAS DISTRIBUTION SYSTEM	2	0.1610	\$0	\$619,613	\$619,613
J3	ELECTRIC COMPANY (INCLUDING C	3	0.3690	\$0	\$4,482,637	\$4,482,637
J4	TELEPHONE COMPANY (INCLUDI	3	0.1607	\$0	\$169,953	\$160,153
J5	RAILROAD	2		\$0	\$3,666,979	\$3,666,979
J6	PIPELAND COMPANY	8		\$0	\$273,639	\$261,471
L1	COMMERCIAL PERSONAL PROPE	134		\$0	\$13,902,394	\$13,902,394
L2	INDUSTRIAL PERSONAL PROPERT	20		\$0	\$12,678,731	\$12,678,731
M1	TANGIBLE OTHER PERSONAL, MOB	17		\$0	\$99,361	\$99,361
O	RESIDENTIAL INVENTORY	401	86.8784	\$3,805,262	\$12,352,108	\$11,960,569
S	SPECIAL INVENTORY TAX	2		\$0	\$3,313	\$3,313
X	TOTALLY EXEMPT PROPERTY	219	310.8580	\$1,152	\$47,924,270	\$0
	<b>Totals</b>		<b>2,542.3855</b>	<b>\$30,092,111</b>	<b>\$433,165,957</b>	<b>\$339,963,658</b>

# 2024 CERTIFIED TOTALS

Property Count: 5

TTR - CITY OF TROY  
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	1		\$0	\$203,356	\$203,356
B	MULTIFAMILY RESIDENCE	1	0.1630	\$0	\$16,331	\$16,331
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$26,569	\$26,569
L1	COMMERCIAL PERSONAL PROPE	3		\$0	\$389,234	\$389,234
<b>Totals</b>			0.1630	\$0	\$635,490	\$635,490

# 2024 CERTIFIED TOTALS

Property Count: 2,230

TTR - CITY OF TROY  
Grand Totals

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## State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,106	243.2477	\$23,220,217	\$255,794,488	\$224,709,239
B	MULTIFAMILY RESIDENCE	87	17.8798	\$2,626,909	\$27,245,190	\$27,019,301
C1	VACANT LOTS AND LAND TRACTS	119	181.6241	\$0	\$4,633,991	\$4,182,283
D1	QUALIFIED AG LAND	50	1,081.7200	\$0	\$9,536,655	\$165,056
D2	IMPROVEMENTS ON QUALIFIED OP	14		\$0	\$87,753	\$72,268
E	FARM OR RANCH IMPROVEMENT	44	441.2031	\$16,411	\$11,370,956	\$9,148,555
F1	COMMERCIAL REAL PROPERTY	61	107.1487	\$422,160	\$23,567,147	\$22,686,399
F2	INDUSTRIAL REAL PROPERTY	6	71.2980	\$0	\$5,003,035	\$4,391,592
J2	GAS DISTRIBUTION SYSTEM	2	0.1610	\$0	\$619,613	\$619,613
J3	ELECTRIC COMPANY (INCLUDING C	3	0.3690	\$0	\$4,482,637	\$4,482,637
J4	TELEPHONE COMPANY (INCLUDI	3	0.1607	\$0	\$169,953	\$160,153
J5	RAILROAD	2		\$0	\$3,666,979	\$3,666,979
J6	PIPELAND COMPANY	8		\$0	\$273,639	\$261,471
L1	COMMERCIAL PERSONAL PROPE	137		\$0	\$14,291,628	\$14,291,628
L2	INDUSTRIAL PERSONAL PROPERT	20		\$0	\$12,678,731	\$12,678,731
M1	TANGIBLE OTHER PERSONAL, MOB	17		\$0	\$99,361	\$99,361
O	RESIDENTIAL INVENTORY	401	86.8784	\$3,805,262	\$12,352,108	\$11,960,569
S	SPECIAL INVENTORY TAX	2		\$0	\$3,313	\$3,313
X	TOTALLY EXEMPT PROPERTY	219	310.8580	\$1,152	\$47,924,270	\$0
<b>Totals</b>			<b>2,542.5485</b>	<b>\$30,092,111</b>	<b>\$433,801,447</b>	<b>\$340,599,148</b>

**2024 CERTIFIED TOTALS**

Property Count: 2,225

TTR - CITY OF TROY  
ARB Approved Totals

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RES/SINGLE FAMILY	1,092	235.3135	\$23,220,217	\$255,078,577	\$224,059,133
A2	REAL-RES/MOBILE HOME	11	7.9342	\$0	\$505,340	\$439,926
A3	IMPROVEMENTS ONLY-RES	3		\$0	\$7,215	\$6,824
B1	REAL-RES/MULTI FAMILY	3	3.8140	\$5,437	\$2,329,146	\$2,329,146
B2	RESL-RES/DUPLEX	83	13.9028	\$2,621,472	\$24,899,713	\$24,673,824
C1	VACANT LOT	93	106.3918	\$0	\$2,865,063	\$2,606,862
C2	VACANT COMMERCIAL LOT	27	75.2323	\$0	\$1,768,928	\$1,575,421
D1	QUALIFIED AGRICULTURAL LAND	50	1,081.7200	\$0	\$9,536,655	\$165,056
D2	IMPROVEMENTS ON QUALIFIED AG L	14		\$0	\$87,753	\$72,268
E	NON QUALIFIED AG LAND	26	412.5361	\$0	\$4,823,863	\$4,535,416
E1	FARM & RANCH IMPROVEMENT	24	28.6670	\$16,411	\$6,536,638	\$4,602,684
E3	IMPROVEMENTS ONLY-FARM & RAN	1		\$0	\$10,455	\$10,455
F1	COMMERCIAL IMPROVEMENT	60	107.1487	\$422,160	\$23,540,578	\$22,659,830
F2	INDUSTRIAL IMPROVEMENT	6	71.2980	\$0	\$5,003,035	\$4,391,592
J2	UTILITIES/GAS COMPANIES	2	0.1610	\$0	\$619,613	\$619,613
J3	UTILITIES/ELECTRIC CO	3	0.3690	\$0	\$4,482,637	\$4,482,637
J4	UTILITIES/TELEPHONE CO	3	0.1607	\$0	\$169,953	\$160,153
J5	RAILROADS	2		\$0	\$3,666,979	\$3,666,979
J6	PIPELINES	8		\$0	\$273,639	\$261,471
L1	BUSINESS PERSONAL	134		\$0	\$13,902,394	\$13,902,394
L2	INDUSTRIAL PERSONAL	20		\$0	\$12,678,731	\$12,678,731
M1	MOBILE HOME (PERSONAL PROP)	17		\$0	\$99,361	\$99,361
O1	BLDRS/DEVELOPERS VACANT LOT	375	83.7962	\$0	\$7,308,400	\$7,288,058
O2	BLDRS/DEVELOPERS IMPROVED LO	26	3.0822	\$3,805,262	\$5,043,708	\$4,672,511
S	SPECIAL INVENTORY	2		\$0	\$3,313	\$3,313
X	TOTAL EXEMPT PROPERTY	219	310.8580	\$1,152	\$47,924,270	\$0
	<b>Totals</b>		<b>2,542.3855</b>	<b>\$30,092,111</b>	<b>\$433,165,957</b>	<b>\$339,963,658</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-RES/SINGLE FAMILY	1		\$0	\$203,356	\$203,356
B1	REAL-RES/MULTI FAMILY	1	0.1630	\$0	\$16,331	\$16,331
F1	COMMERCIAL IMPROVEMENT	1		\$0	\$26,569	\$26,569
L1	BUSINESS PERSONAL	3		\$0	\$389,234	\$389,234
<b>Totals</b>			0.1630	\$0	\$635,490	\$635,490

**2024 CERTIFIED TOTALS**

Property Count: 2,230

TTR - CITY OF TROY  
Grand Totals

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RES/SINGLE FAMILY	1,093	235.3135	\$23,220,217	\$255,281,933	\$224,262,489
A2	REAL-RES/MOBILE HOME	11	7.9342	\$0	\$505,340	\$439,926
A3	IMPROVEMENTS ONLY-RES	3		\$0	\$7,215	\$6,824
B1	REAL-RES/MULTI FAMILY	4	3.9770	\$5,437	\$2,345,477	\$2,345,477
B2	RESL-RES/DUPLEX	83	13.9028	\$2,621,472	\$24,899,713	\$24,673,824
C1	VACANT LOT	93	106.3918	\$0	\$2,865,063	\$2,606,862
C2	VACANT COMMERCIAL LOT	27	75.2323	\$0	\$1,768,928	\$1,575,421
D1	QUALIFIED AGRICULTURAL LAND	50	1,081.7200	\$0	\$9,536,655	\$165,056
D2	IMPROVEMENTS ON QUALIFIED AG L	14		\$0	\$87,753	\$72,268
E	NON QUALIFIED AG LAND	26	412.5361	\$0	\$4,823,863	\$4,535,416
E1	FARM & RANCH IMPROVEMENT	24	28.6670	\$16,411	\$6,536,638	\$4,602,684
E3	IMPROVEMENTS ONLY-FARM & RAN	1		\$0	\$10,455	\$10,455
F1	COMMERCIAL IMPROVEMENT	61	107.1487	\$422,160	\$23,567,147	\$22,686,399
F2	INDUSTRIAL IMPROVEMENT	6	71.2980	\$0	\$5,003,035	\$4,391,592
J2	UTILITIES/GAS COMPANIES	2	0.1610	\$0	\$619,613	\$619,613
J3	UTILITIES/ELECTRIC CO	3	0.3690	\$0	\$4,482,637	\$4,482,637
J4	UTILITIES/TELEPHONE CO	3	0.1607	\$0	\$169,953	\$160,153
J5	RAILROADS	2		\$0	\$3,666,979	\$3,666,979
J6	PIPELINES	8		\$0	\$273,639	\$261,471
L1	BUSINESS PERSONAL	137		\$0	\$14,291,628	\$14,291,628
L2	INDUSTRIAL PERSONAL	20		\$0	\$12,678,731	\$12,678,731
M1	MOBILE HOME (PERSONAL PROP)	17		\$0	\$99,361	\$99,361
O1	BLDRS/DEVELOPERS VACANT LOT	375	83.7962	\$0	\$7,308,400	\$7,288,058
O2	BLDRS/DEVELOPERS IMPROVED LO	26	3.0822	\$3,805,262	\$5,043,708	\$4,672,511
S	SPECIAL INVENTORY	2		\$0	\$3,313	\$3,313
X	TOTAL EXEMPT PROPERTY	219	310.8580	\$1,152	\$47,924,270	\$0
	<b>Totals</b>		<b>2,542.5485</b>	<b>\$30,092,111</b>	<b>\$433,801,447</b>	<b>\$340,599,148</b>

# 2024 CERTIFIED TOTALS

Property Count: 2,230

TTR - CITY OF TROY  
Effective Rate Assumption

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## New Value

TOTAL NEW VALUE MARKET: **\$30,092,111**  
TOTAL NEW VALUE TAXABLE: **\$27,709,189**

## New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	15	2023 Market Value	\$14,858
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$14,858</b>

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	4	\$34,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	21	\$204,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$0
DVHS	Disabled Veteran Homestead	17	\$3,620,827
OV65	OVER 65	21	\$0
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>			<b>65</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$3,883,685</b>

## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$3,883,685</b>

## New Ag / Timber Exemptions

## New Annexations

Count	Market Value	Taxable Value
1	\$620,620	\$620,620

## New Deannexations

## Average Homestead Value

### Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
756	\$248,498	\$19,991	\$228,507

### Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
746	\$246,444	\$18,756	\$227,688

**2024 CERTIFIED TOTALS**

TTR - CITY OF TROY

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
5	\$635,490.00	\$348,838