

2025 CERTIFIED TOTALS

Property Count: 331

WE - ELM CREEK WS DIST
Grand Totals

7/28/2026

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Land		Value			
Homesite:		1,568,050			
Non Homesite:		392,520			
Ag Market:		72,197,947			
Timber Market:		0	Total Land	(+)	74,158,517
Improvement		Value			
Homesite:		11,828,909			
Non Homesite:		2,193,426	Total Improvements	(+)	14,022,335
Non Real		Count	Value		
Personal Property:	16		3,582,330		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	3,582,330
					91,763,182
Ag	Non Exempt	Exempt			
Total Productivity Market:	72,197,947	0			
Ag Use:	2,947,456	0	Productivity Loss	(-)	69,250,491
Timber Use:	0	0	Appraised Value	=	22,512,691
Productivity Loss:	69,250,491	0			
			Homestead Cap	(-)	2,016,564
			23.231 Cap	(-)	111,165
			Assessed Value	=	20,384,962
			Total Exemptions Amount (Breakdown on Next Page)	(-)	763,640
			Net Taxable	=	19,621,322

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 4,473.66 = 19,621,322 * (0.022800 / 100)

Certified Estimate of Market Value: 91,763,182
 Certified Estimate of Taxable Value: 19,621,322

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

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8:07:04AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	5,000	0	5,000
DVHS	1	0	440,480	440,480
EX	2	0	195,410	195,410
EX366	2	0	2,750	2,750
HS	57	0	0	0
OV65	25	120,000	0	120,000
	Totals	125,000	638,640	763,640

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7/28/2026 8:07:04AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	22	30.8400	\$0	\$3,743,900	\$2,816,041
C1	VACANT LOTS AND LAND TRACTS	2	4.9500	\$0	\$99,000	\$98,632
D1	QUALIFIED OPEN-SPACE LAND	245	12,048.1081	\$0	\$72,197,947	\$2,947,456
D2	IMPROVEMENTS ON QUALIFIED OP	70		\$13,590	\$1,548,150	\$1,548,150
E	RURAL LAND, NON QUALIFIED OPE	80	84.1899	\$36,300	\$9,829,955	\$8,134,039
F1	COMMERCIAL REAL PROPERTY	2	7.6600	\$0	\$566,490	\$497,424
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$386,890	\$386,890
J6	PIPELAND COMPANY	2		\$0	\$261,280	\$261,280
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$33,200	\$33,200
L2	INDUSTRIAL AND MANUFACTURIN	8		\$0	\$2,898,210	\$2,898,210
X	TOTALLY EXEMPT PROPERTY	4	4.5000	\$0	\$198,160	\$0
Totals			12,180.2480	\$49,890	\$91,763,182	\$19,621,322

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7/28/2026 8:07:04AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE FAMILY	19	27.3400	\$0	\$3,425,910	\$2,663,947
A2	REAL, RESIDENTIAL, MOBILE HOME	3	3.5000	\$0	\$317,990	\$152,094
C1	REAL, VACANT PLATTED RESIDENTI	2	4.9500	\$0	\$99,000	\$98,632
D1	REAL, ACREAGE, RANGELAND	245	12,048.1081	\$0	\$72,197,947	\$2,947,456
D2	IMPROVEMENTS ON QUALIFIED AG L	70		\$13,590	\$1,548,150	\$1,548,150
E1	RURAL LAND, NOT QUALIFIED FOR O	79	82.7599	\$36,300	\$9,679,385	\$7,983,835
E2	REAL, FARM/RANCH, MOBILE HOME	2	1.4300	\$0	\$150,570	\$150,204
F1	COMMERCIAL REAL PROPERTY	2	7.6600	\$0	\$566,490	\$497,424
J3	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$386,890	\$386,890
J6	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$261,280	\$261,280
L1	TANGIBLE, PERSONAL PROPERTY, C	2		\$0	\$33,200	\$33,200
L2A	do not use this code	1		\$0	\$34,490	\$34,490
L2C	do not use this code	1		\$0	\$1,194,140	\$1,194,140
L2D	do not use this code	1		\$0	\$21,320	\$21,320
L2G	do not use this code	2		\$0	\$1,560,640	\$1,560,640
L2J	do not use this code	1		\$0	\$1,930	\$1,930
L2M	do not use this code	1		\$0	\$1,020	\$1,020
L2P	do not use this code	1		\$0	\$84,670	\$84,670
X	EXEMPT PROPERTY	4	4.5000	\$0	\$198,160	\$0
Totals			12,180.2480	\$49,890	\$91,763,182	\$19,621,322

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Effective Rate Assumption

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8:07:04AM

New Value

TOTAL NEW VALUE MARKET:	\$49,890
TOTAL NEW VALUE TAXABLE:	\$49,890

New Exemptions

Exemption	Description	Count		
EX366	HB366 Exempt	2	2024 Market Value	\$0
ABSOLUTE EXEMPTIONS VALUE LOSS				\$0
Exemption	Description	Count	Exemption Amount	
HS	Homestead	3		\$0
OV65	Over 65	2		\$5,378
PARTIAL EXEMPTIONS VALUE LOSS				\$5,378
NEW EXEMPTIONS VALUE LOSS				\$5,378

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$5,378

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
57	\$203,091	\$35,378	\$167,713

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
20	\$179,601	\$43,919	\$135,682

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
57	\$189,720	\$24,494	\$165,226

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
20	\$185,960	\$31,176	\$154,784

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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WE - ELM CREEK WS DIST
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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