

2024 CERTIFIED TOTALS

Property Count: 4,791

C16 - SANGER CITY OF
ARB Approved Totals

7/20/2024

9:10:54AM

Land		Value			
Homesite:		235,058,034			
Non Homesite:		219,482,288			
Ag Market:		133,669,844			
Timber Market:		0	Total Land	(+)	588,210,166
Improvement		Value			
Homesite:		700,051,264			
Non Homesite:		271,986,200	Total Improvements	(+)	972,037,464
Non Real		Count	Value		
Personal Property:	362		173,458,063		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 173,458,063
			Market Value	=	1,733,705,693
Ag	Non Exempt	Exempt			
Total Productivity Market:	133,669,844	0			
Ag Use:	406,387	0	Productivity Loss	(-)	133,263,457
Timber Use:	0	0	Appraised Value	=	1,600,442,236
Productivity Loss:	133,263,457	0			
			Homestead Cap	(-)	39,910,293
			23.231 Cap	(-)	14,566,735
			Assessed Value	=	1,545,965,208
			Total Exemptions Amount (Breakdown on Next Page)	(-)	175,842,118
			Net Taxable	=	1,370,123,090

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 9,450,382.91 = 1,370,123,090 * (0.689747 / 100)

Certified Estimate of Market Value: 1,733,705,693
 Certified Estimate of Taxable Value: 1,370,123,090

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	24	459,241	0	459,241
DPS	1	0	0	0
DV1	11	0	90,000	90,000
DV2	8	0	61,500	61,500
DV3	20	0	166,000	166,000
DV3S	1	0	10,000	10,000
DV4	53	0	372,000	372,000
DV4S	6	0	36,000	36,000
DVHS	34	0	10,883,859	10,883,859
DVHSS	5	0	1,458,389	1,458,389
EX	1	0	8,240	8,240
EX-XG	1	0	112,268	112,268
EX-XL	6	0	8,971,406	8,971,406
EX-XV	298	0	122,789,244	122,789,244
EX366	78	0	65,937	65,937
FR	3	13,646,593	0	13,646,593
OV65	564	16,021,441	0	16,021,441
OV65S	26	690,000	0	690,000
Totals		30,817,275	145,024,843	175,842,118

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Property Count: 23

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Under ARB Review Totals

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Land		Value			
Homesite:		877,113			
Non Homesite:		1,099,114			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	1,976,227
Improvement		Value			
Homesite:		1,380,088			
Non Homesite:		8,713	Total Improvements	(+)	1,388,801
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	3,365,028
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	3,365,028
Productivity Loss:	0	0	Homestead Cap	(-)	0
			23.231 Cap	(-)	80,678
			Assessed Value	=	3,284,350
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	3,284,350

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 22,653.71 = 3,284,350 * (0.689747 / 100)

Certified Estimate of Market Value:	3,021,533
Certified Estimate of Taxable Value:	3,021,533
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS
C16 - SANGER CITY OF

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2024 CERTIFIED TOTALS

Property Count: 4,814

C16 - SANGER CITY OF
Grand Totals

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Land		Value			
Homesite:		235,935,147			
Non Homesite:		220,581,402			
Ag Market:		133,669,844			
Timber Market:		0	Total Land	(+)	590,186,393
Improvement		Value			
Homesite:		701,431,352			
Non Homesite:		271,994,913	Total Improvements	(+)	973,426,265
Non Real		Count	Value		
Personal Property:	362		173,458,063		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	173,458,063
					1,737,070,721
Ag	Non Exempt	Exempt			
Total Productivity Market:	133,669,844	0			
Ag Use:	406,387	0	Productivity Loss	(-)	133,263,457
Timber Use:	0	0	Appraised Value	=	1,603,807,264
Productivity Loss:	133,263,457	0			
			Homestead Cap	(-)	39,910,293
			23.231 Cap	(-)	14,647,413
			Assessed Value	=	1,549,249,558
			Total Exemptions Amount (Breakdown on Next Page)	(-)	175,842,118
			Net Taxable	=	1,373,407,440

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 9,473,036.62 = 1,373,407,440 * (0.689747 / 100)

Certified Estimate of Market Value: 1,736,727,226
 Certified Estimate of Taxable Value: 1,373,144,623

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

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Exemption Breakdown

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DP	24	459,241	0	459,241
DPS	1	0	0	0
DV1	11	0	90,000	90,000
DV2	8	0	61,500	61,500
DV3	20	0	166,000	166,000
DV3S	1	0	10,000	10,000
DV4	53	0	372,000	372,000
DV4S	6	0	36,000	36,000
DVHS	34	0	10,883,859	10,883,859
DVHSS	5	0	1,458,389	1,458,389
EX	1	0	8,240	8,240
EX-XG	1	0	112,268	112,268
EX-XL	6	0	8,971,406	8,971,406
EX-XV	298	0	122,789,244	122,789,244
EX366	78	0	65,937	65,937
FR	3	13,646,593	0	13,646,593
OV65	564	16,021,441	0	16,021,441
OV65S	26	690,000	0	690,000
Totals		30,817,275	145,024,843	175,842,118

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,204	784.1255	\$31,764,846	\$908,314,945	\$838,452,207
B	MULTIFAMILY RESIDENCE	78	33.5796	\$3,768	\$58,902,278	\$58,352,072
C1	VACANT LOTS AND LAND TRACTS	323	186.6784	\$0	\$28,991,348	\$25,563,113
D1	QUALIFIED AG LAND	92	3,605.0014	\$0	\$133,669,844	\$406,191
D2	NON-QUALIFIED LAND	19		\$0	\$1,246,140	\$1,246,140
E	FARM OR RANCH IMPROVEMENT	64	729.8587	\$0	\$48,539,638	\$46,310,511
F1	COMMERCIAL REAL PROPERTY	177	594.8338	\$29,893,589	\$234,687,797	\$232,257,309
F2	INDUSTRIAL REAL PROPERTY	1	4.4880	\$0	\$675,000	\$675,000
J1	WATER SYSTEMS	1		\$0	\$78,650	\$78,650
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$5,504,560	\$5,504,560
J3	ELECTRIC COMPANY (INCLUDING C	4	0.5450	\$0	\$2,878,805	\$2,878,801
J4	TELEPHONE COMPANY (INCLUDI	10	0.2007	\$0	\$2,856,407	\$2,856,407
J5	RAILROAD	3	9.4265	\$0	\$1,240,040	\$1,240,040
J7	CABLE TELEVISION COMPANY	4		\$0	\$3,998,600	\$3,998,600
L1	COMMERCIAL PERSONAL PROPE	246		\$7,045,637	\$148,399,332	\$134,752,739
L2	INDUSTRIAL PERSONAL PROPERT	7		\$63,478	\$1,413,131	\$1,413,131
M1	TANGIBLE OTHER PERSONAL, MOB	194		\$187,504	\$4,423,908	\$3,508,607
O	RESIDENTIAL INVENTORY	47	7.8630	\$1,169,545	\$3,659,126	\$3,633,072
S	SPECIAL INVENTORY TAX	6		\$0	\$6,995,940	\$6,995,940
X	TOTALLY EXEMPT PROPERTY	384	556.3024	\$11,905,304	\$137,230,204	\$0
Totals			6,512.9030	\$82,033,671	\$1,733,705,693	\$1,370,123,090

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	10	3.3046	\$0	\$2,256,977	\$2,219,446
C1	VACANT LOTS AND LAND TRACTS	8	3.0330	\$0	\$574,364	\$536,074
E	FARM OR RANCH IMPROVEMENT	2	4.9200	\$0	\$410,380	\$405,799
F1	COMMERCIAL REAL PROPERTY	1	10.0000	\$0	\$122,290	\$122,290
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$1,017	\$741
Totals			21.2576	\$0	\$3,365,028	\$3,284,350

2024 CERTIFIED TOTALS

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C16 - SANGER CITY OF
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,214	787.4301	\$31,764,846	\$910,571,922	\$840,671,653
B	MULTIFAMILY RESIDENCE	78	33.5796	\$3,768	\$58,902,278	\$58,352,072
C1	VACANT LOTS AND LAND TRACTS	331	189.7114	\$0	\$29,565,712	\$26,099,187
D1	QUALIFIED AG LAND	92	3,605.0014	\$0	\$133,669,844	\$406,191
D2	NON-QUALIFIED LAND	19		\$0	\$1,246,140	\$1,246,140
E	FARM OR RANCH IMPROVEMENT	66	734.7787	\$0	\$48,950,018	\$46,716,310
F1	COMMERCIAL REAL PROPERTY	178	604.8338	\$29,893,589	\$234,810,087	\$232,379,599
F2	INDUSTRIAL REAL PROPERTY	1	4.4880	\$0	\$675,000	\$675,000
J1	WATER SYSTEMS	1		\$0	\$78,650	\$78,650
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$5,504,560	\$5,504,560
J3	ELECTRIC COMPANY (INCLUDING C	4	0.5450	\$0	\$2,878,805	\$2,878,801
J4	TELEPHONE COMPANY (INCLUDI	10	0.2007	\$0	\$2,856,407	\$2,856,407
J5	RAILROAD	3	9.4265	\$0	\$1,240,040	\$1,240,040
J7	CABLE TELEVISION COMPANY	4		\$0	\$3,998,600	\$3,998,600
L1	COMMERCIAL PERSONAL PROPE	246		\$7,045,637	\$148,399,332	\$134,752,739
L2	INDUSTRIAL PERSONAL PROPERT	7		\$63,478	\$1,413,131	\$1,413,131
M1	TANGIBLE OTHER PERSONAL, MOB	196		\$187,504	\$4,424,925	\$3,509,348
O	RESIDENTIAL INVENTORY	47	7.8630	\$1,169,545	\$3,659,126	\$3,633,072
S	SPECIAL INVENTORY TAX	6		\$0	\$6,995,940	\$6,995,940
X	TOTALLY EXEMPT PROPERTY	384	556.3024	\$11,905,304	\$137,230,204	\$0
Totals			6,534.1606	\$82,033,671	\$1,737,070,721	\$1,373,407,440

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	3,174	772.8915	\$30,503,533	\$905,812,100	\$836,320,134
A2	REAL, RESIDENTIAL, MOBILE HOME	4	10.8620	\$0	\$811,706	\$590,764
A5	TOWNHOMES	5	0.3720	\$1,261,313	\$1,691,139	\$1,541,309
B1	REAL, RESIDENTIAL, APARTMENTS	20	21.3531	\$0	\$36,657,619	\$36,451,191
B2	REAL, RESIDENTIAL, DUPLEXES	58	12.2265	\$3,768	\$22,244,659	\$21,900,881
C1	REAL, VACANT PLATTED RESIDENTI	228	78.2744	\$0	\$13,582,582	\$11,321,816
C2	COMMERCIAL VACANT LOT	91	101.0542	\$0	\$15,041,934	\$13,874,465
C3	REAL VACANT LOT OUTSIDE CITY	4	7.3498	\$0	\$366,832	\$366,832
D1	QUALIFIED AG LAND	92	3,605.0014	\$0	\$133,669,844	\$406,191
D2	FARM AND RANCH IMPSS ON QUALI	19		\$0	\$1,246,140	\$1,246,140
E1	LAND AND IMPROVMENTS (NON AG	25	41.8236	\$0	\$7,303,405	\$6,528,957
E4	VACANT NON QUALIFIED NON HOME	39	688.0351	\$0	\$41,236,233	\$39,781,554
F1	REAL COMMERCIAL	173	551.1038	\$29,893,589	\$227,421,401	\$225,458,277
F2	REAL, INDUSTRIAL	1	4.4880	\$0	\$675,000	\$675,000
F3	REAL - COMMERCIAL MH PARKS	4	43.7300	\$0	\$7,266,396	\$6,799,032
J1	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$78,650	\$78,650
J2	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$5,504,560	\$5,504,560
J3	REAL & TANGIBLE PERSONAL, UTIL	4	0.5450	\$0	\$2,878,805	\$2,878,801
J4	REAL & TANGIBLE PERSONAL, UTIL	10	0.2007	\$0	\$2,856,407	\$2,856,407
J5	REAL & TANGIBLE PERSONAL, UTIL	3	9.4265	\$0	\$1,240,040	\$1,240,040
J7	REAL & TANGIBLE PERSONAL, UTIL	4		\$0	\$3,998,600	\$3,998,600
L1	BPP TANGIBLE COMERCIAL PROPER	169		\$4,699,344	\$135,505,936	\$121,859,343
L2	BPP TANGIBLE INDUSTRIAL PROPER	7		\$63,478	\$1,413,131	\$1,413,131
L3	BPP TANGIBLE COMMERCIAL LEASE	78		\$2,346,293	\$12,893,396	\$12,893,396
M1	MOBILE HOMES - PERSONAL PROPE	194		\$187,504	\$4,423,908	\$3,508,607
OA1	INVENTORY, RESIDENTIAL SINGLE F	8	1.5950	\$1,169,545	\$1,749,034	\$1,722,980
OC1	INVENTORY, VACANT PLATTED LOTS	39	6.2680	\$0	\$1,910,092	\$1,910,092
PLAN	BUILDER HOME PLANS - REFERENC	21		\$0	\$0	\$0
S	SPECIAL INVENTORY	6		\$0	\$6,995,940	\$6,995,940
X		384	556.3024	\$11,905,304	\$137,230,204	\$0
Totals			6,512.9030	\$82,033,671	\$1,733,705,693	\$1,370,123,090

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	10	3.3046	\$0	\$2,256,977	\$2,219,446
C1	REAL, VACANT PLATTED RESIDENTI	8	3.0330	\$0	\$574,364	\$536,074
E4	VACANT NON QUALIFIED NON HOME	2	4.9200	\$0	\$410,380	\$405,799
F3	REAL - COMMERCIAL MH PARKS	1	10.0000	\$0	\$122,290	\$122,290
M1	MOBILE HOMES - PERSONAL PROPE	2		\$0	\$1,017	\$741
Totals			21.2576	\$0	\$3,365,028	\$3,284,350

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	3,184	776.1961	\$30,503,533	\$908,069,077	\$838,539,580
A2	REAL, RESIDENTIAL, MOBILE HOME	4	10.8620	\$0	\$811,706	\$590,764
A5	TOWNHOMES	5	0.3720	\$1,261,313	\$1,691,139	\$1,541,309
B1	REAL, RESIDENTIAL, APARTMENTS	20	21.3531	\$0	\$36,657,619	\$36,451,191
B2	REAL, RESIDENTIAL, DUPLEXES	58	12.2265	\$3,768	\$22,244,659	\$21,900,881
C1	REAL, VACANT PLATTED RESIDENTI	236	81.3074	\$0	\$14,156,946	\$11,857,890
C2	COMMERCIAL VACANT LOT	91	101.0542	\$0	\$15,041,934	\$13,874,465
C3	REAL VACANT LOT OUTSIDE CITY	4	7.3498	\$0	\$366,832	\$366,832
D1	QUALIFIED AG LAND	92	3,605.0014	\$0	\$133,669,844	\$406,191
D2	FARM AND RANCH IMPSS ON QUALI	19		\$0	\$1,246,140	\$1,246,140
E1	LAND AND IMPROVMENTS (NON AG	25	41.8236	\$0	\$7,303,405	\$6,528,957
E4	VACANT NON QUALIFIED NON HOME	41	692.9551	\$0	\$41,646,613	\$40,187,353
F1	REAL COMMERCIAL	173	551.1038	\$29,893,589	\$227,421,401	\$225,458,277
F2	REAL, INDUSTRIAL	1	4.4880	\$0	\$675,000	\$675,000
F3	REAL - COMMERCIAL MH PARKS	5	53.7300	\$0	\$7,388,686	\$6,921,322
J1	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$78,650	\$78,650
J2	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$5,504,560	\$5,504,560
J3	REAL & TANGIBLE PERSONAL, UTIL	4	0.5450	\$0	\$2,878,805	\$2,878,801
J4	REAL & TANGIBLE PERSONAL, UTIL	10	0.2007	\$0	\$2,856,407	\$2,856,407
J5	REAL & TANGIBLE PERSONAL, UTIL	3	9.4265	\$0	\$1,240,040	\$1,240,040
J7	REAL & TANGIBLE PERSONAL, UTIL	4		\$0	\$3,998,600	\$3,998,600
L1	BPP TANGIBLE COMERCIAL PROPER	169		\$4,699,344	\$135,505,936	\$121,859,343
L2	BPP TANGIBLE INDUSTRIAL PROPER	7		\$63,478	\$1,413,131	\$1,413,131
L3	BPP TANGIBLE COMMERCIAL LEASE	78		\$2,346,293	\$12,893,396	\$12,893,396
M1	MOBILE HOMES - PERSONAL PROPE	196		\$187,504	\$4,424,925	\$3,509,348
OA1	INVENTORY, RESIDENTIAL SINGLE F	8	1.5950	\$1,169,545	\$1,749,034	\$1,722,980
OC1	INVENTORY, VACANT PLATTED LOTS	39	6.2680	\$0	\$1,910,092	\$1,910,092
PLAN	BUILDER HOME PLANS - REFERENC	21		\$0	\$0	\$0
S	SPECIAL INVENTORY	6		\$0	\$6,995,940	\$6,995,940
X		384	556.3024	\$11,905,304	\$137,230,204	\$0
Totals			6,534.1606	\$82,033,671	\$1,737,070,721	\$1,373,407,440

2024 CERTIFIED TOTALS

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C16 - SANGER CITY OF
Effective Rate Assumption

7/20/2024

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New Value

TOTAL NEW VALUE MARKET:	\$82,033,671
TOTAL NEW VALUE TAXABLE:	\$67,991,299

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	13	2023 Market Value	\$0
EX366	HB366 Exempt	55	2023 Market Value	\$51,055
ABSOLUTE EXEMPTIONS VALUE LOSS				\$51,055

Exemption	Description	Count	Exemption Amount
DP	Disability	1	\$20,000
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	2	\$19,500
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	9	\$84,000
DVHS	Disabled Veteran Homestead	2	\$763,525
OV65	Over 65	39	\$1,140,829
OV65S	OV65 Surviving Spouse	1	\$30,000
PARTIAL EXEMPTIONS VALUE LOSS		56	\$2,072,854
NEW EXEMPTIONS VALUE LOSS			\$2,123,909

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$2,123,909
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New Ag / Timber Exemptions**New Annexations****New Deannexations**

Count	Market Value	Taxable Value
21	\$331,995	\$330,436

Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,960	\$304,587	\$20,304	\$284,283
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,948	\$304,877	\$20,201	\$284,676

2024 CERTIFIED TOTALS
C16 - SANGER CITY OF
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
23	\$3,365,028.00	\$3,021,533