

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 453

12 - CITY OF AVINGER
Effective Rate Assumption

7/22/2026

4:31:40PM

New Value

TOTAL NEW VALUE MARKET:	\$689,380
TOTAL NEW VALUE TAXABLE:	\$689,380

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	45	\$380,421
145D	11.145 (d) Multiple Situs, Leases	2	\$56,290
OV65	Over 65	5	\$0
PARTIAL EXEMPTIONS VALUE LOSS		52	\$436,711
NEW EXEMPTIONS VALUE LOSS			\$436,711

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$436,711
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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
92	\$120,263	\$4,008	\$116,255

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
91	\$119,318	\$4,052	\$115,266

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
92	\$108,990	\$0	\$108,990

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
91	\$108,280	\$0	\$108,280

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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CASS County

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Property Count: 453

12 - CITY OF AVINGER
ARB Approved Totals

7/22/2026

4:30:23PM

Land		Value			
Homesite:		1,796,710			
Non Homesite:		2,939,310			
Ag Market:		713,010			
Timber Market:		3,043,770	Total Land	(+)	8,492,800
Improvement		Value			
Homesite:		14,586,940			
Non Homesite:		14,095,116	Total Improvements	(+)	28,682,056
Non Real		Count	Value		
Personal Property:	60		2,342,741		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					39,517,597
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,756,780	0			
Ag Use:	15,320	0	Productivity Loss	(-)	3,653,360
Timber Use:	88,100	0	Appraised Value	=	35,864,237
Productivity Loss:	3,653,360	0			
			Homestead Cap	(-)	371,313
			23.231 Cap	(-)	661,994
			Assessed Value	=	34,830,930
			Total Exemptions Amount	(-)	10,396,179
			(Breakdown on Next Page)		
			Net Taxable	=	24,434,751

Freeze	Assessed	Taxable	Actual Tax	Celling	Count		
DP	393,055	275,530	782.81	1,071.63	3		
OV65	5,837,240	5,562,733	13,355.33	14,479.99	58		
Total	6,230,295	5,838,263	14,138.14	15,551.62	61	Freeze Taxable	(-)
Tax Rate	0.2848400						
						Freeze Adjusted Taxable	=
							18,596,488

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
67,108.38 = 18,596,488 * (0.2848400 / 100) + 14,138.14

Certified Estimate of Market Value: 39,517,597
Certified Estimate of Taxable Value: 24,434,751

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

CASS COUNTY APPRAISAL DISTRICT

502 N. MAIN ST
LINDEN, TEXAS 75563

PROPERTY TAX CODE SECTION 26.01(A)

STATE OF TEXAS
COUNTY OF CASS

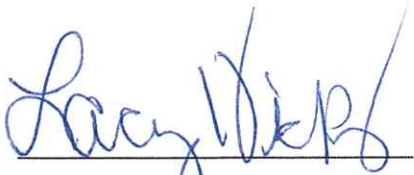
**CERTIFICATION OF THE 2026 APPRAISAL ROLL VALUES FOR
CITY OF AVINGER**

I, Lacy Hicks, Chief Appraiser for the Cass County Appraisal District, solemnly Swear that the below listing is the portion of the approved Appraisal Roll Values of the Cass County Appraisal District, which includes property taxable by CITY OF AVINGER.

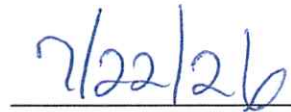
TOTAL APPRAISED: \$ 35,864,237

NET TAXABLE VALUE: \$ 24,434,751

UNCERTIFIED APPRAISED VALUES: \$ 0



Lacy Hicks, Chief Appraiser



Date

Received by

Date

For Entity : CITY OF AVINGER
Year: 2026
State Code: <ALL>
Owner ID Taxpayer Name

Owner ID	Taxpayer Name	Market Value	Taxable Value
713506	KANSAS CITY SOUTHERN RAILWAY	\$1,077,440	\$952,440
724519	SIMPSON CAPITAL LLC	\$989,011	\$746,180
52231	PATTERSON JOSHUA	\$726,170	\$617,038
746862	EMERY INVESTMENTS GROUP LLC	\$556,280	\$556,280
731291	MAYS CHRISTOPHER S & ANGELA P	\$426,790	\$426,790
5648	FIRST STATE BANK	\$465,840	\$411,570
720246	TEXAS HERITAGE NATIONAL BANK	\$411,460	\$411,460
733967	LAMA ESTATE LLC	\$341,460	\$341,460
740169	LYVE LLC	\$311,800	\$311,800
733702	SIMMONS DONESE	\$516,709	\$288,082

CASS County

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Grand Totals

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Non Real		Count	Value		
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Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
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Ag Use:	15,320	0	Productivity Loss	(-)	3,653,360
Timber Use:	88,100	0	Appraised Value	=	35,864,237
Productivity Loss:	3,653,360	0			
			Homestead Cap	(-)	371,313
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 Tax Increment Finance Levy: 0.00

CASS County

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As of Certification

Property Count: 453

12 - CITY OF AVINGER

Grand Totals

7/22/2026

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	48	0	522,798	522,798
145D	2	0	56,290	56,290
145D1	7	0	458,032	458,032
145F	3	0	261,341	261,341
DP	3	0	0	0
DV4	6	0	49,720	49,720
DVHS	4	0	651,042	651,042
EX-XA	1	0	918,166	918,166
EX-XG	2	0	235,074	235,074
EX-XN	1	0	0	0
EX-XR	1	0	130,150	130,150
EX-XV	26	0	7,113,566	7,113,566
OV65	62	0	0	0
OV65S	1	0	0	0
Totals		0	10,396,179	10,396,179

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 453

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Grand Totals

7/22/2026

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	198	197.4942	\$658,460	\$18,360,570	\$17,272,918
C1	VACANT LOTS AND LAND TRACTS	95	145.6621	\$0	\$1,245,180	\$1,189,628
D1	QUALIFIED OPEN-SPACE LAND	32	807.6805	\$0	\$3,756,780	\$101,700
D2	IMPROVEMENTS ON QUALIFIED OP	4		\$2,400	\$12,400	\$12,400
E	RURAL LAND, NON QUALIFIED OPE	3	4.0000	\$0	\$212,840	\$212,840
F1	COMMERCIAL REAL PROPERTY	26	20.5311	\$0	\$4,499,820	\$3,915,372
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$129,470	\$4,470
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$234,180	\$78,900
J4	TELEPHONE COMPANY (INCLUDI	2	0.2890	\$0	\$67,070	\$19,765
J5	RAILROAD	2		\$0	\$1,077,440	\$952,440
J6	PIPELAND COMPANY	1		\$0	\$5,450	\$3
L1	COMMERCIAL PERSONAL PROPE	45		\$0	\$436,711	\$0
L2	INDUSTRIAL AND MANUFACTURIN	6		\$0	\$412,180	\$8,462
M1	TANGIBLE OTHER PERSONAL, MOB	22		\$28,520	\$670,550	\$665,853
X	TOTALLY EXEMPT PROPERTY	30	122.9029	\$0	\$8,396,956	\$0
Totals			1,298.5598	\$689,380	\$39,517,597	\$24,434,751

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	161	152.7585	\$548,140	\$16,921,410	\$16,020,797
A2	REAL, RESIDENTIAL, MOBILE HOME	13	25.6477	\$83,120	\$960,370	\$775,524
A3	REAL, RESIDENTIAL, AUX IMPROVEM	8	0.6700	\$0	\$158,960	\$158,930
A4	OTHER (BARNS-STG ON	21	18.4180	\$27,200	\$319,830	\$317,667
C1	REAL, VACANT PLATTED RESIDENTI	95	145.6621	\$0	\$1,245,180	\$1,189,628
D1	REAL, ACREAGE, RANGELAND	32	807.6805	\$0	\$3,756,780	\$101,700
D2	IMPROVEMENTS ON QUALIFIED AG	4		\$2,400	\$12,400	\$12,400
E2	REAL, FARM/RANCH, MOBILE HOME	1	3.0000	\$0	\$206,340	\$206,340
E4	OTHER (BARNS-STG ON	1	0.5000	\$0	\$4,570	\$4,570
E5	RURAL LAND, NON QUALIFIED LAND	1	0.5000	\$0	\$1,930	\$1,930
F1	REAL, Commercial	26	20.5311	\$0	\$4,499,820	\$3,915,372
J2	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$129,470	\$4,470
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J6	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$5,450	\$3
L1	TANGIBLE, PERSONAL PROPERTY, C	39		\$0	\$425,953	\$0
L13	LEASED VEHICLES & EQ	10		\$0	\$10,758	\$0
L2	TANGIBLE, PERSONAL PROPERTY, I	6		\$0	\$412,180	\$8,462
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CASS County

2026 CERTIFIED TOTALS
12 - CITY OF AVINGER
Uncontested Value

As of Certification

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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CASS COUNTY - DISTRIBUTION REPORT
DEPOSIT DISTRIBUTION REPORT
From 10/01/2025 to 06/30/2026 INCLUDES AG ROLLBACK

Tax Unit: 31 Page: 1

Jurisdiction: 31 CITY OF AVINGER

Year	Fund	Tax Rate	Levy Paid	Discount	Penalty & Interest	TIF Amount	Disburse Total	Attorney	Other Fees	Refund Amount	Payment Amount
2025	M & O	0.284840	61,506.26	0.00	588.33	0.00	62,094.59	23.49	0.00	0.00	62,118.08
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.284840	61,506.26	0.00	588.33	0.00	62,094.59	23.49	0.00	0.00	62,118.08
2024	M & O	0.330574	2,086.59	0.00	513.58	0.00	2,600.17	410.41	0.00	0.00	3,010.58
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.330574	2,086.59	0.00	513.58	0.00	2,600.17	410.41	0.00	0.00	3,010.58
2023	M & O	0.353571	360.89	0.00	133.60	0.00	494.49	98.87	0.00	0.00	593.36
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.353571	360.89	0.00	133.60	0.00	494.49	98.87	0.00	0.00	593.36
2022	M & O	0.353437	317.22	0.00	148.30	0.00	465.52	93.13	0.00	0.00	558.65
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.353437	317.22	0.00	148.30	0.00	465.52	93.13	0.00	0.00	558.65
2021	M & O	0.401554	348.43	0.00	209.31	0.00	557.74	111.53	0.00	0.00	669.27
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.401554	348.43	0.00	209.31	0.00	557.74	111.53	0.00	0.00	669.27
2020	M & O	0.443513	135.23	0.00	93.24	0.00	228.47	45.71	0.00	0.00	274.18
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.443513	135.23	0.00	93.24	0.00	228.47	45.71	0.00	0.00	274.18
2019	M & O	0.443513	7.94	0.00	6.43	0.00	14.37	2.87	0.00	0.00	17.24
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.443513	7.94	0.00	6.43	0.00	14.37	2.87	0.00	0.00	17.24
2018	M & O	0.443513	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.443513	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2017	M & O	0.443513	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.443513	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016	M & O	0.443513	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.443513	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2015	M & O	0.443513	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.443513	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2014	M & O	0.443513	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.443513	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2013	M & O	0.443513	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.443513	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

CASS COUNTY - DISTRIBUTION REPORT
DEPOSIT DISTRIBUTION REPORT
From 10/01/2025 to 06/30/2026 INCLUDES AG ROLLBACK

Tax Unit: 31 Page: 2

Jurisdiction: 31 CITY OF AVINGER

Year	Fund	Tax Rate	Levy Paid	Discount	Penalty & Interest	TIF Amount	Disburse Total	Attorney	Other Fees	Refund Amount	Payment Amount
2012	M & O	0.443513	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.443513	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2008	M & O	0.403748	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.403748	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ALL	M & O		64,762.56	0.00	1,692.79	0.00	66,455.35	786.01	0.00	0.00	67,241.36
ALL	I & S		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ALL	TOTAL		64,762.56	0.00	1,692.79	0.00	66,455.35	786.01	0.00	0.00	67,241.36
DLQ	M & O		3,256.30	0.00	1,104.46	0.00	4,360.76	762.52	0.00	0.00	5,123.28
DLQ	I & S		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
DLQ	TOTAL		3,256.30	0.00	1,104.46	0.00	4,360.76	762.52	0.00	0.00	5,123.28
CURR	M & O		61,506.26	0.00	588.33	0.00	62,094.59	23.49	0.00	0.00	62,118.08
CURR	I & S		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CURR	TOTAL		61,506.26	0.00	588.33	0.00	62,094.59	23.49	0.00	0.00	62,118.08

CASS COUNTY

3 Year Collection Rate Report-Detail (Truth in Taxation)

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Tax Units: ALL * Includes Attorney Fees: Yes

Tax Unit	Year Paid(October 1- June 30)	Current Year Levy	Delinquent Levy	Penalty & Interest	Attorney Fees*	Sum of Collections	Original Levy**	Collections Rate (Collections/Levy*100)
24 -- LINDEN-KILDARE CISD								
2025	2,587,496.80	1,071,208.53	108,316.09	47,907.28	3,814,928.70	3,605,956.12	105.80	
2024	2,621,353.58	1,120,803.30	61,610.56	31,386.01	3,835,153.45	0.00	N/A	
2023	1,676,555.01	1,114,379.26	76,632.10	38,857.70	2,906,424.07	0.00	N/A	
25 -- MCLEOD ISD								
2025	159,280.43	88,261.86	6,268.01	2,276.16	256,086.46	274,042.28	93.45	
2024	184,607.82	89,530.91	8,565.95	5,604.76	288,309.44	0.00	N/A	
2023	165,127.41	90,762.14	6,768.17	3,157.95	265,815.67	0.00	N/A	
26 -- PEWITT CISD								
2025	587,888.00	398,895.39	23,155.98	12,972.70	1,022,912.07	1,058,867.25	96.60	
2024	597,792.03	288,158.33	15,779.28	9,525.50	911,255.14	0.00	N/A	
2023	675,757.60	202,050.64	14,817.53	6,950.77	899,576.54	0.00	N/A	
27 -- QUEEN CITY ISD								
2025	1,311,271.52	3,603,785.36	104,109.27	51,166.06	5,070,332.21	4,957,410.57	102.28	
2024	4,353,994.61	508,283.56	57,149.58	30,820.18	4,950,247.93	0.00	N/A	
2023	1,169,185.03	3,706,001.06	80,951.63	42,352.99	4,998,490.71	0.00	N/A	
30 -- CITY OF ATLANTA								
2025	1,412,588.78	722,906.62	62,898.38	33,501.61	2,231,895.39	2,107,969.99	105.88	
2024	1,518,792.36	463,348.50	41,309.49	19,331.17	2,042,781.52	0.00	N/A	
2023	1,307,729.07	724,961.75	50,118.31	28,243.19	2,111,052.32	0.00	N/A	
31 --CITY OF AVINGER								
2025	45,127.25	25,936.75	4,467.48	2,589.27	78,120.75	70,183.52	111.31	
2024	48,111.53	22,339.32	5,523.45	2,746.38	78,720.68	0.00	N/A	
2023	48,512.95	15,588.81	2,169.23	1,431.69	67,702.68	0.00	N/A	
32 -- CITY OF BLOOMBURG								
2025	40,201.16	24,835.95	2,089.90	1,105.59	68,232.60	68,630.05	99.42	
2024	44,683.63	15,862.52	1,194.71	493.37	62,234.23	0.00	N/A	
2023	37,163.96	26,436.71	3,719.67	1,616.73	68,937.07	0.00	N/A	

2025 CERTIFIED TOTALS**12 - CITY OF AVINGER**

Property Count: 469

Grand Totals

7/23/2026

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Land		Value			
Homesite:		1,943,810			
Non Homesite:		2,643,910			
Ag Market:		595,370			
Timber Market:		3,147,260	Total Land	(+)	8,330,350
Improvement		Value			
Homesite:		14,976,470			
Non Homesite:		12,220,514	Total Improvements	(+)	27,196,984
Non Real		Count	Value		
Personal Property:	61		2,522,441		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	= 2,522,441
					38,049,775
Ag	Non Exempt		Exempt		
Total Productivity Market:	3,742,630		0		
Ag Use:	12,290		0	Productivity Loss	(-) 3,638,930
Timber Use:	91,410		0	Appraised Value	= 34,410,845
Productivity Loss:	3,638,930		0		
				Homestead Cap	(-) 790,070
				23.231 Cap	(-) 153,428
				Assessed Value	= 33,467,347
				Total Exemptions Amount	(-) 8,764,071
				(Breakdown on Next Page)	
				Net Taxable	= 24,703,276

Freeze	Assessed	Taxable	Actual Tax	Celling	Count		
DP	238,211	131,370	374.19	661.42	2		
OV65	5,341,102	5,078,887	12,734.58	13,958.73	56		
Total	5,579,313	5,210,257	13,108.77	14,620.15	58	Freeze Taxable	(-) 5,210,257
Tax Rate	0.2848400						
						Freeze Adjusted Taxable	= 19,493,019

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
68,632.69 = 19,493,019 * (0.2848400 / 100) + 13,108.77

Certified Estimate of Market Value: 38,049,775
Certified Estimate of Taxable Value: 24,703,276

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

2025 CERTIFIED TOTALS

Property Count: 469

12 - CITY OF AVINGER
Grand Totals

7/23/2026

10:36:37AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	4	0	0	0
DV4	8	0	61,630	61,630
DVHS	5	0	725,238	725,238
EX-XA	1	0	768,886	768,886
EX-XG	2	0	198,000	198,000
EX-XN	1	0	0	0
EX-XR	1	0	109,411	109,411
EX-XV	25	0	6,732,229	6,732,229
EX-XV (Prorated)	3	0	152,256	152,256
EX366	18	0	16,421	16,421
OV65	62	0	0	0
OV65S	1	0	0	0
Totals		0	8,764,071	8,764,071

2025 CERTIFIED TOTALS

Property Count: 469

12 - CITY OF AVINGER
Grand Totals

7/23/2026 10:36:37AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	188	181.3439	\$81,010	\$16,778,903	\$15,578,655
C1	VACANT LOTS AND LAND TRACTS	87	68.2141	\$0	\$749,834	\$748,202
D1	QUALIFIED OPEN-SPACE LAND	32	819.2075	\$0	\$3,742,630	\$102,070
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$15,900	\$15,900
E	RURAL LAND, NON QUALIFIED OPE	23	84.5660	\$174,550	\$1,648,390	\$1,199,566
F1	COMMERCIAL REAL PROPERTY	25	20.0107	\$17,480	\$3,864,785	\$3,847,319
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$123,940	\$123,940
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$228,600	\$228,600
J4	TELEPHONE COMPANY (INCLUDI	2	0.2890	\$0	\$83,150	\$83,150
J5	RAILROAD	2		\$0	\$1,031,750	\$1,031,750
J6	PIPELAND COMPANY	1		\$0	\$5,020	\$5,020
L1	COMMERCIAL PERSONAL PROPE	30		\$0	\$633,840	\$633,840
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$420,130	\$420,130
M1	TANGIBLE OTHER PERSONAL, MOB	22		\$154,250	\$702,770	\$685,134
X	TOTALLY EXEMPT PROPERTY	51	124.4843	\$0	\$8,020,133	\$0
Totals			1,298.1155	\$427,290	\$38,049,775	\$24,703,276

2025 CERTIFIED TOTALS

Property Count: 469

12 - CITY OF AVINGER

Grand Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1	0.0118	\$0	\$373	\$373
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	161	148.2964	\$72,080	\$15,594,390	\$14,594,614
A2	REAL, RESIDENTIAL, MOBILE HOME	10	23.0057	\$8,930	\$832,050	\$632,442
A3	REAL, RESIDENTIAL, AUX IMPROVEM	3		\$0	\$124,510	\$124,510
A4	OTHER (BARNS-STG ON	16	10.0300	\$0	\$227,580	\$226,716
C1	REAL, VACANT PLATTED RESIDENTI	87	68.2141	\$0	\$749,834	\$748,202
D1	REAL, ACREAGE, RANGELAND	32	819.2075	\$0	\$3,742,630	\$102,070
D2	IMPROVEMENTS ON QUALIFIED AG	5		\$0	\$15,900	\$15,900
E1	REAL, FARM/RANCH, HOUSE	7	12.0160	\$0	\$1,019,430	\$574,662
E2	REAL, FARM/RANCH, MOBILE HOME	5	11.2500	\$174,550	\$283,800	\$283,800
E5	RURAL LAND, NON QUALIFIED LAND	11	61.3000	\$0	\$345,160	\$341,104
F1	REAL, Commercial	25	20.0107	\$17,480	\$3,864,785	\$3,847,319
J2	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$123,940	\$123,940
J3	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$228,600	\$228,600
J4	REAL & TANGIBLE PERSONAL, UTIL	2	0.2890	\$0	\$83,150	\$83,150
J5	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$1,031,750	\$1,031,750
J6	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$5,020	\$5,020
L1	TANGIBLE, PERSONAL PROPERTY, C	28		\$0	\$628,500	\$628,500
L13	LEASED VEHICLES & EQ	2		\$0	\$5,340	\$5,340
L2	TANGIBLE, PERSONAL PROPERTY, I	5		\$0	\$420,130	\$420,130
M1	TANGIBLE OTHER PERSONAL, MOBI	22		\$154,250	\$702,770	\$685,134
X	EXEMPT PROPERTY	51	124.4843	\$0	\$8,020,133	\$0
Totals			1,298.1155	\$427,290	\$38,049,775	\$24,703,276

2025 CERTIFIED TOTALS

Property Count: 469

12 - CITY OF AVINGER
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$427,290
TOTAL NEW VALUE TAXABLE:	\$427,280

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (Including public property, r	1	2024 Market Value	\$129,980
EX366	HB366 Exempt	2	2024 Market Value	\$28,070
ABSOLUTE EXEMPTIONS VALUE LOSS				\$158,050

Exemption	Description	Count	Exemption Amount
DP	Disability	2	\$0
DV4	Disabled Veterans 70% - 100%	2	\$13,630
DVHS	Disabled Veteran Homestead	1	\$257,282
OV65	Over 65	3	\$0
PARTIAL EXEMPTIONS VALUE LOSS		8	\$270,912
NEW EXEMPTIONS VALUE LOSS			\$428,962

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$428,962
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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
95	\$117,030	\$8,261	\$108,769

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
86	\$115,788	\$6,946	\$108,842

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
95	\$108,730	\$0	\$108,730

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
86	\$109,255	\$0	\$109,255

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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2025 CERTIFIED TOTALS
12 - CITY OF AVINGER
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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