

2025 CERTIFIED TOTALS

Property Count: 871

C39 - CITY OF BIG SANDY
ARB Approved Totals

7/24/2026 11:09:21AM

Land		Value			
Homesite:		5,450,105			
Non Homesite:		12,259,053			
Ag Market:		883,860			
Timber Market:		276,750	Total Land	(+)	18,869,768
Improvement		Value			
Homesite:		38,577,262			
Non Homesite:		53,379,313	Total Improvements	(+)	91,956,575
Non Real		Count	Value		
Personal Property:	134		11,690,009		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 11,690,009
			Market Value	=	122,516,352
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,160,610	0			
Ag Use:	27,330	0	Productivity Loss	(-)	1,123,760
Timber Use:	9,520	0	Appraised Value	=	121,392,592
Productivity Loss:	1,123,760	0	Homestead Cap	(-)	4,118,685
			23.231 Cap	(-)	399,706
			Assessed Value	=	116,874,201
			Total Exemptions Amount (Breakdown on Next Page)	(-)	27,601,186
			Net Taxable	=	89,273,015

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 410,655.87 = 89,273,015 * (0.460000 / 100)

Certified Estimate of Market Value: 122,516,352
 Certified Estimate of Taxable Value: 89,273,015

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	10	0	49,850	49,850
DV4S	1	0	0	0
DVHS	8	0	2,158,679	2,158,679
EX-XG	8	0	1,754,658	1,754,658
EX-XN	2	0	21,400	21,400
EX-XV	50	0	23,291,162	23,291,162
EX366	35	0	31,437	31,437
OV65	91	261,000	0	261,000
OV65S	12	33,000	0	33,000
Totals		294,000	27,307,186	27,601,186

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	419	261.8774	\$219,980	\$58,653,476	\$52,104,566
B	MULTIFAMILY RESIDENCE	18	8.1899	\$0	\$5,597,302	\$5,563,848
C1	VACANT LOTS AND LAND TRACTS	70	50.2460	\$0	\$1,289,000	\$1,285,823
D1	QUALIFIED OPEN-SPACE LAND	27	274.5887	\$0	\$1,160,610	\$36,850
D2	IMPROVEMENTS ON QUALIFIED OP	8		\$0	\$258,220	\$258,220
E	RURAL LAND, NON QUALIFIED OPE	24	120.0409	\$0	\$2,383,271	\$2,258,734
F1	COMMERCIAL REAL PROPERTY	83	62.7667	\$592,110	\$13,586,557	\$13,444,622
F2	INDUSTRIAL AND MANUFACTURIN	2	0.2280	\$0	\$2,298,745	\$2,298,745
J2	GAS DISTRIBUTION SYSTEM	2	1.0000	\$0	\$245,200	\$245,200
J3	ELECTRIC COMPANY (INCLUDING C	4	0.6300	\$0	\$1,561,420	\$1,561,420
J4	TELEPHONE COMPANY (INCLUDI	6	0.1377	\$0	\$180,750	\$180,750
J5	RAILROAD	5		\$0	\$3,546,080	\$3,546,080
J6	PIPELAND COMPANY	2		\$0	\$402,120	\$402,120
J7	CABLE TELEVISION COMPANY	1		\$0	\$179,790	\$179,790
L1	COMMERCIAL PERSONAL PROPE	70		\$0	\$1,959,112	\$1,959,112
L2	INDUSTRIAL AND MANUFACTURIN	8		\$0	\$2,940,120	\$2,940,120
M1	TANGIBLE OTHER PERSONAL, MOB	49		\$0	\$1,143,852	\$994,485
S	SPECIAL INVENTORY TAX	1		\$0	\$12,530	\$12,530
X	TOTALLY EXEMPT PROPERTY	95	184.3964	\$0	\$25,118,197	\$0
Totals			964.1017	\$812,090	\$122,516,352	\$89,273,015

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	A - Real Residential - Land	2	0.6900	\$0	\$14,880	\$10,230
A1	SINGLE FAMILY RESIDENCE	362	219.2077	\$219,980	\$54,938,733	\$48,762,955
A2	MOBILE HOMES	58	39.7457	\$0	\$1,866,595	\$1,726,179
A3	OUT BUILDINGS	236	2.2340	\$0	\$1,511,764	\$1,353,921
A4	SWIMMING POOLS AND DECKS	13		\$0	\$321,504	\$251,281
B	MULTI FAMILY MORE THAN DUPLEX/	7	0.8058	\$0	\$2,868,418	\$2,868,418
B1	DUPLEXES	12	7.3841	\$0	\$2,713,084	\$2,679,912
B3	OUTBUILDINGS	5		\$0	\$15,800	\$15,518
C1	VACANT RESIDENTIAL - CITY	64	46.1600	\$0	\$1,168,760	\$1,165,583
C2	VACANT LOTS AND LAND COMMERCIAL	4	2.2880	\$0	\$75,770	\$75,770
C3	VACANT PLATTED LOTS OR TRACTS	2	1.7980	\$0	\$44,470	\$44,470
D1	QUALIFIED OPEN SPACE LAND	17	219.4763	\$0	\$883,860	\$27,330
D2	IMPROVEMENTS ON QUALIFIED AGRICULTURAL	8		\$0	\$258,220	\$258,220
D3	D3 - QUALIFIED TIMBER LAND	10	55.1124	\$0	\$276,750	\$9,520
D4	D4 - Non Qualified Land	2	14.4720	\$0	\$84,850	\$84,850
E	FARM AND RANCH IMPROVEMENT HOMES	12	25.4399	\$0	\$1,830,700	\$1,714,648
E4	FARM BLDGS STORAGE ON QUALIFIED	6		\$0	\$21,490	\$20,644
E5	FARM IMPROVEMENTS/MOBILE HOMES	2	4.9280	\$0	\$82,100	\$79,702
E6	RURAL LAND NON QUALIFYING	10	75.2010	\$0	\$364,131	\$358,890
F1	F1 Commercial Real	83	62.7667	\$592,110	\$13,586,557	\$13,444,622
F2	F2 Industrial Real	2	0.2280	\$0	\$2,298,745	\$2,298,745
J2	J2 Gas Distribution System	2	1.0000	\$0	\$245,200	\$245,200
J3	J3 Electric Company	4	0.6300	\$0	\$1,561,420	\$1,561,420
J4	J4 Telephone Company	6	0.1377	\$0	\$180,750	\$180,750
J5	J5 Railroad	5		\$0	\$3,546,080	\$3,546,080
J6	J6 Pipeline	2		\$0	\$402,120	\$402,120
J7	J7 Cable Television Company	1		\$0	\$179,790	\$179,790
L1	L1 Commercial Personal	70		\$0	\$1,959,112	\$1,959,112
L2	L2 Industrial Personal	8		\$0	\$2,940,120	\$2,940,120
M3	MOBILE HOMES	48		\$0	\$1,109,482	\$965,466
M4	LEASEHOLD STORAGE BUILDINGS	9		\$0	\$34,370	\$29,019
S	SPECIAL INVENTORY MOTOR VEHICLES	1		\$0	\$12,530	\$12,530
X	Totally Exempt Property	95	184.3964	\$0	\$25,118,197	\$0
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2025 CERTIFIED TOTALS**New Value**

TOTAL NEW VALUE MARKET:	\$812,090
TOTAL NEW VALUE TAXABLE:	\$812,090

New Exemptions

Exemption	Description	Count		
EX-XG	11.184 Primarily performing charitable functio	1	2024 Market Value	\$147,140
EX-XV	Other Exemptions (including public property, r	2	2024 Market Value	\$23,240
EX366	HB366 Exempt	3	2024 Market Value	\$3,130
ABSOLUTE EXEMPTIONS VALUE LOSS				\$173,510

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	2	\$12,000
DVHS	Disabled Veteran Homestead	1	\$200,190
OV65	Over 65	8	\$21,926
OV65S	OV65 Surviving Spouse	3	\$9,000
PARTIAL EXEMPTIONS VALUE LOSS		14	\$243,116
NEW EXEMPTIONS VALUE LOSS			\$416,626

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$416,626

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
213	\$183,813	\$18,761	\$165,052

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
209	\$182,586	\$18,633	\$163,953

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
213	\$177,610	\$12,707	\$164,903

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
209	\$174,524	\$12,707	\$161,817

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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