

2025 CERTIFIED TOTALS

Property Count: 16,889

C48 - CITY OF EAST MOUNTAIN
ARB Approved Totals

7/24/2026 11:09:21AM

Land		Value			
Homesite:		11,253,160			
Non Homesite:		8,408,387			
Ag Market:		2,704,430			
Timber Market:		1,204,460	Total Land	(+)	23,570,437
Improvement		Value			
Homesite:		44,393,603			
Non Homesite:		24,796,564	Total Improvements	(+)	69,190,167
Non Real		Count	Value		
Personal Property:	73		3,209,873		
Mineral Property:	16,191		1,375,369		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	4,585,242
					97,345,846
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,908,890	0			
Ag Use:	28,590	0	Productivity Loss	(-)	3,858,490
Timber Use:	21,810	0	Appraised Value	=	93,487,356
Productivity Loss:	3,858,490	0	Homestead Cap	(-)	5,872,774
			23.231 Cap	(-)	1,361,165
			Assessed Value	=	86,253,417
			Total Exemptions Amount (Breakdown on Next Page)	(-)	8,040,058
			Net Taxable	=	78,213,359

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,239,272	1,202,814	1,078.27	1,252.02	14		
DPS	763,985	751,985	429.47	429.47	5		
OV65	14,216,881	13,265,345	10,208.37	10,816.25	76		
Total	16,220,138	15,220,144	11,716.11	12,497.74	95	Freeze Taxable	(-) 15,220,144
Tax Rate	0.1230250						
						Freeze Adjusted Taxable	= 62,993,215

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
89,213.51 = 62,993,215 * (0.1230250 / 100) + 11,716.11

Certified Estimate of Market Value: 97,345,846
Certified Estimate of Taxable Value: 78,213,359

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

2025 CERTIFIED TOTALS

Property Count: 16,889

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ARB Approved Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	17	42,000	0	42,000
DPS	5	12,000	0	12,000
DV1	1	0	5,000	5,000
DV2	3	0	22,500	22,500
DV3	1	0	10,000	10,000
DV4	6	0	36,000	36,000
DVHS	7	0	1,695,308	1,695,308
EX-XG	1	0	211,690	211,690
EX-XN	5	0	104,290	104,290
EX-XV	35	0	5,513,700	5,513,700
EX366	6,993	0	105,570	105,570
OV65	85	246,000	0	246,000
OV65S	12	36,000	0	36,000
Totals		336,000	7,704,058	8,040,058

2025 CERTIFIED TOTALS

Property Count: 1

C48 - CITY OF EAST MOUNTAIN
Under ARB Review Totals

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Land			Value		
Homesite:		20,700			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	20,700
Improvement			Value		
Homesite:		590,080			
Non Homesite:		0	Total Improvements	(+)	590,080
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	610,780
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	610,780
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	610,780
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	610,780

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
751.41 = 610,780 * (0.123025 / 100)

Certified Estimate of Market Value:	537,080
Certified Estimate of Taxable Value:	440,308
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2025 CERTIFIED TOTALS

C48 - CITY OF EAST MOUNTAIN

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2025 CERTIFIED TOTALS

Property Count: 16,890

C48 - CITY OF EAST MOUNTAIN

Grand Totals

7/24/2026

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Land		Value			
Homesite:		11,273,860			
Non Homesite:		8,408,387			
Ag Market:		2,704,430			
Timber Market:		1,204,460	Total Land	(+)	23,591,137
Improvement		Value			
Homesite:		44,983,683			
Non Homesite:		24,796,564	Total Improvements	(+)	69,780,247
Non Real		Count	Value		
Personal Property:	73		3,209,873		
Mineral Property:	16,191		1,375,369		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	4,585,242
					97,956,626
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,908,890	0			
Ag Use:	28,590	0	Productivity Loss	(-)	3,858,490
Timber Use:	21,810	0	Appraised Value	=	94,098,136
Productivity Loss:	3,858,490	0	Homestead Cap	(-)	5,872,774
			23.231 Cap	(-)	1,361,165
			Assessed Value	=	86,864,197
			Total Exemptions Amount (Breakdown on Next Page)	(-)	8,040,058
			Net Taxable	=	78,824,139

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,239,272	1,202,814	1,078.27	1,252.02	14		
DPS	763,985	751,985	429.47	429.47	5		
OV65	14,216,881	13,265,345	10,208.37	10,816.25	76		
Total	16,220,138	15,220,144	11,716.11	12,497.74	95	Freeze Taxable	(-) 15,220,144
Tax Rate	0.1230250						
						Freeze Adjusted Taxable	= 63,603,995

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
89,964.92 = 63,603,995 * (0.1230250 / 100) + 11,716.11

Certified Estimate of Market Value: 97,882,926
Certified Estimate of Taxable Value: 78,653,667

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

2025 CERTIFIED TOTALS

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	17	42,000	0	42,000
DPS	5	12,000	0	12,000
DV1	1	0	5,000	5,000
DV2	3	0	22,500	22,500
DV3	1	0	10,000	10,000
DV4	6	0	36,000	36,000
DVHS	7	0	1,695,308	1,695,308
EX-XG	1	0	211,690	211,690
EX-XN	5	0	104,290	104,290
EX-XV	35	0	5,513,700	5,513,700
EX366	6,993	0	105,570	105,570
OV65	85	246,000	0	246,000
OV65S	12	36,000	0	36,000
Totals		336,000	7,704,058	8,040,058

2025 CERTIFIED TOTALS

Property Count: 16,889

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	313	347.4045	\$1,214,420	\$53,476,643	\$46,902,835
B	MULTIFAMILY RESIDENCE	5	3.6990	\$1,047,480	\$1,826,540	\$1,826,540
C1	VACANT LOTS AND LAND TRACTS	18	13.5611	\$0	\$433,240	\$432,998
D1	QUALIFIED OPEN-SPACE LAND	88	431.3887	\$0	\$3,908,890	\$50,400
D2	IMPROVEMENTS ON QUALIFIED OP	16		\$17,340	\$263,700	\$263,700
E	RURAL LAND, NON QUALIFIED OPE	183	303.9805	\$381,830	\$20,246,663	\$18,694,484
F1	COMMERCIAL REAL PROPERTY	24	49.6808	\$61,520	\$4,988,396	\$4,147,861
F2	INDUSTRIAL AND MANUFACTURIN	1	1.2170	\$0	\$370,780	\$370,780
G1	OIL AND GAS	9,253		\$0	\$1,271,640	\$1,243,025
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$55,380	\$55,380
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$619,880	\$619,880
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$57,920	\$57,920
J6	PIPELAND COMPANY	1		\$0	\$29,460	\$29,460
L1	COMMERCIAL PERSONAL PROPE	40		\$0	\$2,039,654	\$2,039,654
L2	INDUSTRIAL AND MANUFACTURIN	7		\$0	\$293,370	\$293,370
M1	TANGIBLE OTHER PERSONAL, MOB	26		\$387,130	\$1,422,738	\$1,185,072
S	SPECIAL INVENTORY TAX	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	7,034	25.3502	\$11,240	\$6,040,952	\$0
Totals			1,176.2818	\$3,120,960	\$97,345,846	\$78,213,359

2025 CERTIFIED TOTALS**State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	1	1.5450	\$0	\$610,780	\$610,780
	Totals	1.5450	\$0	\$610,780	\$610,780

2025 CERTIFIED TOTALS

Property Count: 16,890

C48 - CITY OF EAST MOUNTAIN

Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	314	348.9495	\$1,214,420	\$54,087,423	\$47,513,615
B	MULTIFAMILY RESIDENCE	5	3.6990	\$1,047,480	\$1,826,540	\$1,826,540
C1	VACANT LOTS AND LAND TRACTS	18	13.5611	\$0	\$433,240	\$432,998
D1	QUALIFIED OPEN-SPACE LAND	88	431.3887	\$0	\$3,908,890	\$50,400
D2	IMPROVEMENTS ON QUALIFIED OP	16		\$17,340	\$263,700	\$263,700
E	RURAL LAND, NON QUALIFIED OPE	183	303.9805	\$381,830	\$20,246,663	\$18,694,484
F1	COMMERCIAL REAL PROPERTY	24	49.6808	\$61,520	\$4,988,396	\$4,147,861
F2	INDUSTRIAL AND MANUFACTURIN	1	1.2170	\$0	\$370,780	\$370,780
G1	OIL AND GAS	9,253		\$0	\$1,271,640	\$1,243,025
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$55,380	\$55,380
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$619,880	\$619,880
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$57,920	\$57,920
J6	PIPELAND COMPANY	1		\$0	\$29,460	\$29,460
L1	COMMERCIAL PERSONAL PROPE	40		\$0	\$2,039,654	\$2,039,654
L2	INDUSTRIAL AND MANUFACTURIN	7		\$0	\$293,370	\$293,370
M1	TANGIBLE OTHER PERSONAL, MOB	26		\$387,130	\$1,422,738	\$1,185,072
S	SPECIAL INVENTORY TAX	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	7,034	25.3502	\$11,240	\$6,040,952	\$0
Totals			1,177.8268	\$3,120,960	\$97,956,626	\$78,824,139

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	226	263.5685	\$432,210	\$44,613,844	\$39,344,813
A2	MOBILE HOMES	91	81.6770	\$454,710	\$6,750,275	\$5,751,134
A3	OUT BUILDINGS	225	2.1590	\$228,520	\$1,887,084	\$1,594,414
A4	SWIMMING POOLS AND DECKS	9		\$98,980	\$225,440	\$212,474
B1	DUPLEXES	5	3.6990	\$1,047,480	\$1,826,540	\$1,826,540
C1	VACANT RESIDENTIAL - CITY	11	8.7760	\$0	\$297,230	\$297,230
C3	VACANT PLATTED LOTS OR TRACTS	7	4.7851	\$0	\$136,010	\$135,768
D1	QUALIFIED OPEN SPACE LAND	57	274.9867	\$0	\$2,614,710	\$27,910
D2	IMPROVEMENTS ON QUALIFIED AG L	15		\$17,340	\$259,890	\$259,890
D3	D3 - QUALIFIED TIMBER LAND	35	174.2440	\$0	\$1,486,590	\$214,900
D4	D4 - Non Qualified Land	8	27.7130	\$0	\$255,220	\$255,220
E	FARM AND RANCH IMPROVEMENT H	80	126.4135	\$162,430	\$16,475,790	\$15,090,023
E3	HAY BARNs ON QUALIFIED LAND	1		\$0	\$3,810	\$3,810
E4	FARM BLDGS STORAGE ON QUALIF	48		\$85,330	\$782,940	\$728,947
E5	FARM IMPROVEMENTS/MOBILE HOM	18	18.6190	\$49,380	\$704,790	\$627,458
E6	RURAL LAND NON QUALIFYING	96	113.3930	\$0	\$1,627,103	\$1,603,708
E7	FARM BUILDINGS NON QUALIFYING	6		\$42,650	\$134,740	\$131,334
E8	SWIMMING POOLS AND DECKS	3		\$42,040	\$73,670	\$65,385
F1	F1 Commercial Real	24	49.6808	\$61,520	\$4,988,396	\$4,147,861
F2	F2 Industrial Real	1	1.2170	\$0	\$370,780	\$370,780
G1	G1 Oil and Gas	9,253		\$0	\$1,271,640	\$1,243,025
J2	J2 Gas Distribution System	1		\$0	\$55,380	\$55,380
J3	J3 Electric Company	2		\$0	\$619,880	\$619,880
J4	J4 Telephone Company	2		\$0	\$57,920	\$57,920
J6	J6 Pipeline	1		\$0	\$29,460	\$29,460
L1	L1 Commercial Personal	40		\$0	\$2,039,654	\$2,039,654
L2	L2 Industrial Personal	7		\$0	\$293,370	\$293,370
M1	Personal Property Mobile Homes	1		\$5,660	\$115,820	\$115,820
M3	MOBILE HOMES	26		\$373,670	\$1,221,308	\$998,466
M4	LEASEHOLD STORAGE BUILDINGS	5		\$7,800	\$85,610	\$70,786
S	SPECIAL INVENTORY MOTOR VEHIC	1		\$0	\$0	\$0
X	Totally Exempt Property	7,034	25.3502	\$11,240	\$6,040,952	\$0
Totals			1,176.2818	\$3,120,960	\$97,345,846	\$78,213,360

2025 CERTIFIED TOTALS**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1	1.5450	\$0	\$610,780	\$610,780
Totals			1.5450	\$0	\$610,780	\$610,780

2025 CERTIFIED TOTALS

Property Count: 16,890

C48 - CITY OF EAST MOUNTAIN

Grand Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	227	265.1135	\$432,210	\$45,224,624	\$39,955,593
A2	MOBILE HOMES	91	81.6770	\$454,710	\$6,750,275	\$5,751,134
A3	OUT BUILDINGS	225	2.1590	\$228,520	\$1,887,084	\$1,594,414
A4	SWIMMING POOLS AND DECKS	9		\$98,980	\$225,440	\$212,474
B1	DUPLEXES	5	3.6990	\$1,047,480	\$1,826,540	\$1,826,540
C1	VACANT RESIDENTIAL - CITY	11	8.7760	\$0	\$297,230	\$297,230
C3	VACANT PLATTED LOTS OR TRACTS	7	4.7851	\$0	\$136,010	\$135,768
D1	QUALIFIED OPEN SPACE LAND	57	274.9867	\$0	\$2,614,710	\$27,910
D2	IMPROVEMENTS ON QUALIFIED AG L	15		\$17,340	\$259,890	\$259,890
D3	D3 - QUALIFIED TIMBER LAND	35	174.2440	\$0	\$1,486,590	\$214,900
D4	D4 - Non Qualified Land	8	27.7130	\$0	\$255,220	\$255,220
E	FARM AND RANCH IMPROVEMENT H	80	126.4135	\$162,430	\$16,475,790	\$15,090,023
E3	HAY BARNs ON QUALIFIED LAND	1		\$0	\$3,810	\$3,810
E4	FARM BLDGS STORAGE ON QUALIF	48		\$85,330	\$782,940	\$728,947
E5	FARM IMPROVEMENTS/MOBILE HOM	18	18.6190	\$49,380	\$704,790	\$627,458
E6	RURAL LAND NON QUALIFYING	96	113.3930	\$0	\$1,627,103	\$1,603,708
E7	FARM BUILDINGS NON QUALIFYING	6		\$42,650	\$134,740	\$131,334
E8	SWIMMING POOLS AND DECKS	3		\$42,040	\$73,670	\$65,385
F1	F1 Commercial Real	24	49.6808	\$61,520	\$4,988,396	\$4,147,861
F2	F2 Industrial Real	1	1.2170	\$0	\$370,780	\$370,780
G1	G1 Oil and Gas	9,253		\$0	\$1,271,640	\$1,243,025
J2	J2 Gas Distribution System	1		\$0	\$55,380	\$55,380
J3	J3 Electric Company	2		\$0	\$619,880	\$619,880
J4	J4 Telephone Company	2		\$0	\$57,920	\$57,920
J6	J6 Pipeline	1		\$0	\$29,460	\$29,460
L1	L1 Commercial Personal	40		\$0	\$2,039,654	\$2,039,654
L2	L2 Industrial Personal	7		\$0	\$293,370	\$293,370
M1	Personal Property Mobile Homes	1		\$5,660	\$115,820	\$115,820
M3	MOBILE HOMES	26		\$373,670	\$1,221,308	\$998,466
M4	LEASEHOLD STORAGE BUILDINGS	5		\$7,800	\$85,610	\$70,786
S	SPECIAL INVENTORY MOTOR VEHIC	1		\$0	\$0	\$0
X	Totally Exempt Property	7,034	25.3502	\$11,240	\$6,040,952	\$0
Totals			1,177.8268	\$3,120,960	\$97,956,626	\$78,824,140

2025 CERTIFIED TOTALS**New Value**

TOTAL NEW VALUE MARKET:	\$3,120,960
TOTAL NEW VALUE TAXABLE:	\$3,106,820

New Exemptions

Exemption	Description	Count		
EX-XN	11,252 Motor vehicles leased for personal use	1	2024 Market Value	\$0
EX366	HB366 Exempt	4,340	2024 Market Value	\$60,527
ABSOLUTE EXEMPTIONS VALUE LOSS				\$60,527

Exemption	Description	Count	Exemption Amount
DP	Disability	3	\$5,542
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV4	Disabled Veterans 70% - 100%	1	\$0
DVHS	Disabled Veteran Homestead	2	\$371,266
OV65	Over 65	6	\$15,000
PARTIAL EXEMPTIONS VALUE LOSS		13	\$399,308
NEW EXEMPTIONS VALUE LOSS			\$459,835

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$459,835

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
240	\$215,733	\$24,172	\$191,561

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
192	\$202,918	\$25,411	\$177,507

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
240	\$195,575	\$18,306	\$177,269

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
192	\$189,195	\$22,570	\$166,625

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$610,780	\$440,308

2025 CERTIFIED TOTALS

C48 - CITY OF EAST MOUNTAIN

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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