

2026 CERTIFIED TOTALS

Property Count: 868

C39 - CITY OF BIG SANDY
ARB Approved Totals

7/28/2026

7:57:14AM

Land			Value		
Homesite:			5,603,864		
Non Homesite:			12,164,683		
Ag Market:			903,866		
Timber Market:			262,430	Total Land	(+) 18,934,843
Improvement			Value		
Homesite:			38,822,365		
Non Homesite:			54,474,808	Total Improvements	(+) 93,297,173
Non Real		Count	Value		
Personal Property:	135		13,185,521		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 13,185,521
				Market Value	= 125,417,537
Ag	Non Exempt		Exempt		
Total Productivity Market:	1,166,296		0		
Ag Use:	28,000		0	Productivity Loss	(-) 1,130,046
Timber Use:	8,250		0	Appraised Value	= 124,287,491
Productivity Loss:	1,130,046		0		
				Homestead Cap	(-) 2,303,784
				23.231 Cap	(-) 460,902
				Assessed Value	= 121,522,805
				Total Exemptions Amount (Breakdown on Next Page)	(-) 31,577,866
				Net Taxable	= 89,944,939

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 413,746.72 = 89,944,939 * (0.460000 / 100)

Certified Estimate of Market Value: 125,417,537
 Certified Estimate of Taxable Value: 89,944,939

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	111	0	1,889,569	1,889,569
145D1	14	0	634,160	634,160
145F	5	0	158,564	158,564
DV4	9	0	37,850	37,850
DV4S	1	0	0	0
DVHS	8	0	2,182,853	2,182,853
DVHSS	1	0	237,650	237,650
EX-XG	7	0	1,697,598	1,697,598
EX-XN	2	0	0	0
EX-XV	51	0	24,455,230	24,455,230
OV65	89	251,392	0	251,392
OV65S	12	33,000	0	33,000
Totals		284,392	31,293,474	31,577,866

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	419	265.7412	\$736,870	\$59,472,545	\$54,417,292
B	MULTIFAMILY RESIDENCE	18	9.1436	\$0	\$5,118,507	\$5,080,763
C1	VACANT LOTS AND LAND TRACTS	73	55.6347	\$0	\$1,389,390	\$1,328,562
D1	QUALIFIED OPEN-SPACE LAND	27	263.7087	\$0	\$1,166,296	\$36,250
D2	IMPROVEMENTS ON QUALIFIED OP	8		\$0	\$244,484	\$244,484
E	RURAL LAND, NON QUALIFIED OPE	22	121.0343	\$62,840	\$2,339,303	\$2,238,129
F1	COMMERCIAL REAL PROPERTY	86	66.4253	\$6,690	\$13,570,194	\$13,420,757
F2	INDUSTRIAL AND MANUFACTURIN	2	0.2280	\$0	\$2,290,545	\$2,290,545
J2	GAS DISTRIBUTION SYSTEM	2	1.0000	\$0	\$262,120	\$137,120
J3	ELECTRIC COMPANY (INCLUDING C	4	0.6300	\$0	\$1,680,960	\$1,555,960
J4	TELEPHONE COMPANY (INCLUDI	6	0.1377	\$0	\$173,650	\$52,390
J5	RAILROAD	5		\$0	\$3,613,910	\$3,488,910
J6	PIPELAND COMPANY	2		\$0	\$435,910	\$298,010
J7	CABLE TELEVISION COMPANY	1		\$0	\$205,010	\$80,010
L1	COMMERCIAL PERSONAL PROPE	104		\$0	\$3,054,981	\$1,563,130
L2	INDUSTRIAL AND MANUFACTURIN	11		\$0	\$3,114,990	\$2,696,738
M1	TANGIBLE OTHER PERSONAL, MOB	47		\$62,030	\$1,118,884	\$1,015,889
S	SPECIAL INVENTORY TAX	1		\$0	\$13,030	\$0
X	TOTALLY EXEMPT PROPERTY	58	183.7459	\$25,270	\$26,152,828	\$0
Totals			967.4294	\$893,700	\$125,417,537	\$89,944,939

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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	\$11,554
A1	SINGLE FAMILY RESIDENCE	364	223.6335	\$676,320	\$55,757,913	\$51,004,788
A2	MOBILE HOMES	57	39.1837	\$8,390	\$1,846,140	\$1,712,476
A3	OUT BUILDINGS	239	2.2340	\$52,160	\$1,523,077	\$1,413,278
A4	SWIMMING POOLS AND DECKS	13		\$0	\$330,535	\$275,197
B	MULTI FAMILY MORE THAN DUPLEX/	7	1.7595	\$0	\$2,518,127	\$2,490,047
B1	DUPLEXES	12	7.3841	\$0	\$2,585,230	\$2,575,583
B3	OUTBUILDINGS	5		\$0	\$15,150	\$15,133
C1	VACANT RESIDENTIAL - CITY	67	51.5487	\$0	\$1,269,150	\$1,208,322
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	\$903,866	\$28,000
D2	IMPROVEMENTS ON QUALIFIED AGRICULTURAL	8		\$0	\$244,484	\$244,484
D3	D3 - QUALIFIED TIMBER LAND	11	63.5774	\$0	\$303,780	\$49,600
D4	D4 - Non Qualified Land	2	14.4720	\$0	\$86,260	\$86,260
E	FARM AND RANCH IMPROVEMENT HOMES	12	25.2193	\$61,810	\$1,912,193	\$1,811,979
E4	FARM BLDGS STORAGE ON QUALIFIED	6		\$0	\$20,830	\$20,602
E5	FARM IMPROVEMENTS/MOBILE HOMES	3	4.9280	\$1,030	\$81,080	\$80,348
E6	RURAL LAND NON QUALIFYING	6	57.0700	\$0	\$197,590	\$197,590
F1	F1 Commercial Real	86	66.4253	\$6,690	\$13,570,194	\$13,420,757
F2	F2 Industrial Real	2	0.2280	\$0	\$2,290,545	\$2,290,545
J2	J2 Gas Distribution System	2	1.0000	\$0	\$262,120	\$137,120
J3	J3 Electric Company	4	0.6300	\$0	\$1,680,960	\$1,555,960
J4	J4 Telephone Company	6	0.1377	\$0	\$173,650	\$52,390
J5	J5 Railroad	5		\$0	\$3,613,910	\$3,488,910
J6	J6 Pipeline	2		\$0	\$435,910	\$298,010
J7	J7 Cable Television Company	1		\$0	\$205,010	\$80,010
L1	L1 Commercial Personal	104		\$0	\$3,054,981	\$1,563,130
L2	L2 Industrial Personal	11		\$0	\$3,114,990	\$2,696,738
M3	MOBILE HOMES	46		\$55,270	\$1,079,812	\$981,581
M4	LEASEHOLD STORAGE BUILDINGS	10		\$6,760	\$39,072	\$34,308
S	SPECIAL INVENTORY MOTOR VEHICLES	1		\$0	\$13,030	\$0
X	Totally Exempt Property	58	183.7459	\$25,270	\$26,152,828	\$0
Totals			967.4294	\$893,700	\$125,417,537	\$89,944,940

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$893,700
TOTAL NEW VALUE TAXABLE:	\$867,170

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	3	2025 Market Value	\$27,380
ABSOLUTE EXEMPTIONS VALUE LOSS				\$27,380

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	105	\$1,504,881
DV4	Disabled Veterans 70% - 100%	1	\$12,000
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$237,650
OV65	Over 65	4	\$8,392
OV65S	OV65 Surviving Spouse	1	\$3,000
PARTIAL EXEMPTIONS VALUE LOSS		112	\$1,765,923
NEW EXEMPTIONS VALUE LOSS			\$1,793,303

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$1,793,303

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
212	\$181,951	\$10,523	\$171,428

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
208	\$180,654	\$10,271	\$170,383

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
212	\$172,262	\$0	\$172,262

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
208	\$171,337	\$0	\$171,337

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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2026 CERTIFIED TOTALS

C39 - CITY OF BIG SANDY
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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