

2026 CERTIFIED TOTALS

Property Count: 17,144

C48 - CITY OF EAST MOUNTAIN
ARB Approved Totals

7/28/2026

7:57:14AM

Land		Value			
Homesite:		11,644,497			
Non Homesite:		8,429,113			
Ag Market:		2,459,240			
Timber Market:		971,640	Total Land	(+)	23,504,490
Improvement		Value			
Homesite:		46,803,184			
Non Homesite:		23,701,679	Total Improvements	(+)	70,504,863
Non Real		Count	Value		
Personal Property:	72		3,277,474		
Mineral Property:	16,440		1,166,938		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	4,444,412
					98,453,765
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,430,880	0			
Ag Use:	29,750	0	Productivity Loss	(-)	3,382,030
Timber Use:	19,100	0	Appraised Value	=	95,071,735
Productivity Loss:	3,382,030	0	Homestead Cap	(-)	3,653,281
			23.231 Cap	(-)	708,256
			Assessed Value	=	90,710,198
			Total Exemptions Amount (Breakdown on Next Page)	(-)	9,740,104
			Net Taxable	=	80,970,094

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,412,282	1,373,282	1,214.06	1,415.79	16		
DPS	789,715	777,715	432.30	432.30	5		
OV65	17,775,268	16,760,255	13,344.77	13,989.62	87		
Total	19,977,265	18,911,252	14,991.13	15,837.71	108	Freeze Taxable	(-) 18,911,252
Tax Rate	0.1230250						
						Freeze Adjusted Taxable	= 62,058,842

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
91,339.02 = 62,058,842 * (0.1230250 / 100) + 14,991.13

Certified Estimate of Market Value: 98,453,765
Certified Estimate of Taxable Value: 80,970,094

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	63	0	1,107,888	1,107,888
145D1	6	0	443,881	443,881
145F	3	0	125,000	125,000
DP	17	42,000	0	42,000
DPS	5	12,000	0	12,000
DV1	1	0	5,000	5,000
DV2	2	0	15,000	15,000
DV3	1	0	10,000	10,000
DV4	6	0	24,000	24,000
DVHS	8	0	1,915,481	1,915,481
EX-XG	1	0	213,710	213,710
EX-XN	5	0	0	0
EX-XV	33	0	5,463,153	5,463,153
EX366	6,768	0	83,991	83,991
OV65	85	243,000	0	243,000
OV65S	12	36,000	0	36,000
Totals		333,000	9,407,104	9,740,104

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Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	0
Improvement		Value			
Homesite:		0			
Non Homesite:		0	Total Improvements	(+)	0
Non Real		Count	Value		
Personal Property:	1		1,720		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 1,720
			Market Value	=	1,720
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	1,720
Productivity Loss:	0	0	Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	1,720
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,720
			Net Taxable	=	0

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 0 * (0.123025 / 100)

Certified Estimate of Market Value:	1,720
Certified Estimate of Taxable Value:	0
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1	0	1,720	1,720
	Totals	0	1,720	1,720

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Improvement		Value			
Homesite:		46,803,184			
Non Homesite:		23,701,679	Total Improvements	(+)	70,504,863
Non Real		Count	Value		
Personal Property:	73		3,279,194		
Mineral Property:	16,440		1,166,938		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	4,446,132
					98,455,485
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,430,880	0			
Ag Use:	29,750	0	Productivity Loss	(-)	3,382,030
Timber Use:	19,100	0	Appraised Value	=	95,073,455
Productivity Loss:	3,382,030	0			
			Homestead Cap	(-)	3,653,281
			23.231 Cap	(-)	708,256
			Assessed Value	=	90,711,918
			Total Exemptions Amount (Breakdown on Next Page)	(-)	9,741,824
			Net Taxable	=	80,970,094

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,412,282	1,373,282	1,214.06	1,415.79	16		
DPS	789,715	777,715	432.30	432.30	5		
OV65	17,775,268	16,760,255	13,344.77	13,989.62	87		
Total	19,977,265	18,911,252	14,991.13	15,837.71	108	Freeze Taxable	(-) 18,911,252
Tax Rate	0.1230250						
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APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
91,339.02 = 62,058,842 * (0.1230250 / 100) + 14,991.13

Certified Estimate of Market Value: 98,455,485
Certified Estimate of Taxable Value: 80,970,094

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	64	0	1,109,608	1,109,608
145D1	6	0	443,881	443,881
145F	3	0	125,000	125,000
DP	17	42,000	0	42,000
DPS	5	12,000	0	12,000
DV1	1	0	5,000	5,000
DV2	2	0	15,000	15,000
DV3	1	0	10,000	10,000
DV4	6	0	24,000	24,000
DVHS	8	0	1,915,481	1,915,481
EX-XG	1	0	213,710	213,710
EX-XN	5	0	0	0
EX-XV	33	0	5,463,153	5,463,153
EX366	6,768	0	83,991	83,991
OV65	85	243,000	0	243,000
OV65S	12	36,000	0	36,000
Totals		333,000	9,408,824	9,741,824

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	313	348.5295	\$221,330	\$53,870,374	\$48,972,294
B	MULTIFAMILY RESIDENCE	7	7.7750	\$925,580	\$2,851,690	\$2,851,690
C1	VACANT LOTS AND LAND TRACTS	17	12.0581	\$0	\$387,210	\$386,204
D1	QUALIFIED OPEN-SPACE LAND	87	415.6473	\$0	\$3,430,880	\$48,850
D2	IMPROVEMENTS ON QUALIFIED OP	16		\$0	\$257,380	\$257,380
E	RURAL LAND, NON QUALIFIED OPE	188	312.8999	\$419,420	\$20,903,567	\$19,872,364
F1	COMMERCIAL REAL PROPERTY	25	46.8917	\$0	\$5,020,742	\$4,484,368
F2	INDUSTRIAL AND MANUFACTURIN	1	1.2170	\$0	\$354,120	\$354,120
G1	OIL AND GAS	16,429		\$0	\$1,161,815	\$1,053,142
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$62,370	\$0
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$687,040	\$437,040
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$58,240	\$4
J6	PIPELAND COMPANY	1		\$0	\$73,280	\$5
L1	COMMERCIAL PERSONAL PROPE	58		\$0	\$2,115,644	\$1,102,320
L2	INDUSTRIAL AND MANUFACTURIN	8		\$0	\$280,900	\$61,336
M1	TANGIBLE OTHER PERSONAL, MOB	28		\$40,060	\$1,261,650	\$1,088,977
X	TOTALLY EXEMPT PROPERTY	34	25.3433	\$0	\$5,676,863	\$0
Totals			1,170.3618	\$1,606,390	\$98,453,765	\$80,970,094

2026 CERTIFIED TOTALS

Property Count: 1

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Under ARB Review Totals

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State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
L1 COMMERCIAL PERSONAL PROPE	1		\$0	\$1,720	\$0
	Totals	0.0000	\$0	\$1,720	\$0

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D1	QUALIFIED OPEN-SPACE LAND	87	415.6473	\$0	\$3,430,880	\$48,850
D2	IMPROVEMENTS ON QUALIFIED OP	16		\$0	\$257,380	\$257,380
E	RURAL LAND, NON QUALIFIED OPE	188	312.8999	\$419,420	\$20,903,567	\$19,872,364
F1	COMMERCIAL REAL PROPERTY	25	46.8917	\$0	\$5,020,742	\$4,484,368
F2	INDUSTRIAL AND MANUFACTURIN	1	1.2170	\$0	\$354,120	\$354,120
G1	OIL AND GAS	16,429		\$0	\$1,161,815	\$1,053,142
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$62,370	\$0
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$687,040	\$437,040
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$58,240	\$4
J6	PIPELAND COMPANY	1		\$0	\$73,280	\$5
L1	COMMERCIAL PERSONAL PROPE	59		\$0	\$2,117,364	\$1,102,320
L2	INDUSTRIAL AND MANUFACTURIN	8		\$0	\$280,900	\$61,336
M1	TANGIBLE OTHER PERSONAL, MOB	28		\$40,060	\$1,261,650	\$1,088,977
X	TOTALLY EXEMPT PROPERTY	34	25.3433	\$0	\$5,676,863	\$0
Totals			1,170.3618	\$1,606,390	\$98,455,485	\$80,970,094

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	226	264.6935	\$116,720	\$45,184,431	\$41,172,847
A2	MOBILE HOMES	92	81.6770	\$8,740	\$6,475,050	\$5,826,119
A3	OUT BUILDINGS	226	2.1590	\$95,870	\$1,975,373	\$1,746,803
A4	SWIMMING POOLS AND DECKS	9		\$0	\$235,520	\$226,526
B1	DUPLEXES	7	7.7750	\$925,580	\$2,851,690	\$2,851,690
C1	VACANT RESIDENTIAL - CITY	11	8.2730	\$0	\$289,860	\$288,880
C3	VACANT PLATTED LOTS OR TRACTS	6	3.7851	\$0	\$97,350	\$97,324
D1	QUALIFIED OPEN SPACE LAND	59	279.4043	\$0	\$2,353,820	\$28,940
D2	IMPROVEMENTS ON QUALIFIED AG L	15		\$0	\$253,570	\$253,570
D3	D3 - QUALIFIED TIMBER LAND	35	164.5380	\$0	\$1,384,430	\$327,280
D4	D4 - Non Qualified Land	11	38.4470	\$0	\$447,780	\$445,814
E	FARM AND RANCH IMPROVEMENT H	82	124.8205	\$409,770	\$16,940,630	\$15,994,785
E3	HAY BARNs ON QUALIFIED LAND	1		\$0	\$3,810	\$3,810
E4	FARM BLDGS STORAGE ON QUALIF	49		\$0	\$761,090	\$730,241
E5	FARM IMPROVEMENTS/MOBILE HOM	19	17.5990	\$1,600	\$746,520	\$706,511
E6	RURAL LAND NON QUALIFYING	94	103.7384	\$0	\$1,485,127	\$1,479,696
E7	FARM BUILDINGS NON QUALIFYING	7		\$8,050	\$139,630	\$136,297
E8	SWIMMING POOLS AND DECKS	3		\$0	\$75,420	\$71,650
F1	F1 Commercial Real	25	46.8917	\$0	\$5,020,742	\$4,484,368
F2	F2 Industrial Real	1	1.2170	\$0	\$354,120	\$354,120
G1	G1 Oil and Gas	16,429		\$0	\$1,161,815	\$1,053,142
J2	J2 Gas Distribution System	1		\$0	\$62,370	\$0
J3	J3 Electric Company	2		\$0	\$687,040	\$437,040
J4	J4 Telephone Company	2		\$0	\$58,240	\$4
J6	J6 Pipeline	1		\$0	\$73,280	\$5
L1	L1 Commercial Personal	58		\$0	\$2,115,644	\$1,102,320
L2	L2 Industrial Personal	8		\$0	\$280,900	\$61,336
M3	MOBILE HOMES	28		\$40,060	\$1,177,820	\$1,013,659
M4	LEASEHOLD STORAGE BUILDINGS	5		\$0	\$83,830	\$75,318
X	Totally Exempt Property	34	25.3433	\$0	\$5,676,863	\$0
Totals			1,170.3618	\$1,606,390	\$98,453,765	\$80,970,095

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
L1	L1 Commercial Personal	1		\$0	\$1,720	\$0
Totals			0.0000	\$0	\$1,720	\$0

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A3	OUT BUILDINGS	226	2.1590	\$95,870	\$1,975,373	\$1,746,803
A4	SWIMMING POOLS AND DECKS	9		\$0	\$235,520	\$226,526
B1	DUPLEXES	7	7.7750	\$925,580	\$2,851,690	\$2,851,690
C1	VACANT RESIDENTIAL - CITY	11	8.2730	\$0	\$289,860	\$288,880
C3	VACANT PLATTED LOTS OR TRACTS	6	3.7851	\$0	\$97,350	\$97,324
D1	QUALIFIED OPEN SPACE LAND	59	279.4043	\$0	\$2,353,820	\$28,940
D2	IMPROVEMENTS ON QUALIFIED AG L	15		\$0	\$253,570	\$253,570
D3	D3 - QUALIFIED TIMBER LAND	35	164.5380	\$0	\$1,384,430	\$327,280
D4	D4 - Non Qualified Land	11	38.4470	\$0	\$447,780	\$445,814
E	FARM AND RANCH IMPROVEMENT H	82	124.8205	\$409,770	\$16,940,630	\$15,994,785
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J4	J4 Telephone Company	2		\$0	\$58,240	\$4
J6	J6 Pipeline	1		\$0	\$73,280	\$5
L1	L1 Commercial Personal	59		\$0	\$2,117,364	\$1,102,320
L2	L2 Industrial Personal	8		\$0	\$280,900	\$61,336
M3	MOBILE HOMES	28		\$40,060	\$1,177,820	\$1,013,659
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X	Totally Exempt Property	34	25.3433	\$0	\$5,676,863	\$0
Totals			1,170.3618	\$1,606,390	\$98,455,485	\$80,970,095

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Effective Rate Assumption

7/28/2026

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New Value

TOTAL NEW VALUE MARKET:	\$1,606,390
TOTAL NEW VALUE TAXABLE:	\$1,606,390

New Exemptions

Exemption	Description	Count		
EX366	HB366 Exempt	435	2025 Market Value	\$13,563
ABSOLUTE EXEMPTIONS VALUE LOSS				\$13,563

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	59	\$1,015,044
DP	Disability	1	\$3,000
DV4	Disabled Veterans 70% - 100%	1	\$12,000
DVHS	Disabled Veteran Homestead	1	\$138,140
OV65	Over 65	5	\$15,000
PARTIAL EXEMPTIONS VALUE LOSS		67	\$1,183,184
NEW EXEMPTIONS VALUE LOSS			\$1,196,747

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$1,196,747
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New Ag / Timber Exemptions

2025 Market Value	\$76,449	Count: 1
2026 Ag/Timber Use	\$200	
NEW AG / TIMBER VALUE LOSS	\$76,249	

New Annexations**New Deannexations**

Count	Market Value	Taxable Value
1		\$0

Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
240	\$214,491	\$15,059	\$199,432

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
190	\$202,002	\$16,733	\$185,269

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
240	\$196,070	\$0	\$196,070

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
190	\$192,145	\$2,580	\$189,565

2026 CERTIFIED TOTALS**C48 - CITY OF EAST MOUNTAIN
Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
1	\$1,720	\$0

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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