

2026 CERTIFIED TOTALS

Property Count: 935

CFA - CITY OF FAYETTEVILLE
ARB Approved Totals

7/28/2026

8:20:05AM

Land		Value			
Homesite:		15,881,591			
Non Homesite:		7,581,940			
Ag Market:		1,889,290			
Timber Market:		0	Total Land	(+)	25,352,821
Improvement		Value			
Homesite:		54,866,152			
Non Homesite:		31,688,450	Total Improvements	(+)	86,554,602
Non Real		Count	Value		
Personal Property:	55		2,347,020		
Mineral Property:	560		207,150		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	2,554,170
					114,461,593
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,889,290	0			
Ag Use:	6,570	0	Productivity Loss	(-)	1,882,720
Timber Use:	0	0	Appraised Value	=	112,578,873
Productivity Loss:	1,882,720	0			
			Homestead Cap	(-)	1,087,357
			23.231 Cap	(-)	346,252
			Assessed Value	=	111,145,264
			Total Exemptions Amount (Breakdown on Next Page)	(-)	29,395,821
			Net Taxable	=	81,749,443

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
61,115.88 = 81,749,443 * (0.074760 / 100)

Certified Estimate of Market Value: 114,461,593
Certified Estimate of Taxable Value: 81,749,443

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	48	0	664,270	664,270
145D1	6	0	405,570	405,570
DV4	2	0	12,000	12,000
DVHS	4	0	1,438,637	1,438,637
EX	5	0	395,880	395,880
EX-XN	1	0	0	0
EX-XV	17	0	26,366,834	26,366,834
EX366	335	0	20,139	20,139
SO	2	92,491	0	92,491
Totals		92,491	29,303,330	29,395,821

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Land		Value			
Homesite:		729,160			
Non Homesite:		300,490			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	1,029,650
Improvement		Value			
Homesite:		2,011,880			
Non Homesite:		3,074,650	Total Improvements	(+)	5,086,530
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	6,116,180
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	6,116,180
Productivity Loss:	0	0			
			Homestead Cap	(-)	5,945
			23.231 Cap	(-)	18,424
			Assessed Value	=	6,091,811
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	6,091,811

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 4,554.24 = 6,091,811 * (0.074760 / 100)

Certified Estimate of Market Value:	5,528,884
Certified Estimate of Taxable Value:	5,522,467
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2026 CERTIFIED TOTALS

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

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Property Count: 948

CFA - CITY OF FAYETTEVILLE

Grand Totals

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Land		Value			
Homesite:		16,610,751			
Non Homesite:		7,882,430			
Ag Market:		1,889,290			
Timber Market:		0	Total Land	(+)	26,382,471
Improvement		Value			
Homesite:		56,878,032			
Non Homesite:		34,763,100	Total Improvements	(+)	91,641,132
Non Real		Count	Value		
Personal Property:	55		2,347,020		
Mineral Property:	560		207,150		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	2,554,170
					120,577,773
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,889,290	0			
Ag Use:	6,570	0	Productivity Loss	(-)	1,882,720
Timber Use:	0	0	Appraised Value	=	118,695,053
Productivity Loss:	1,882,720	0			
			Homestead Cap	(-)	1,093,302
			23.231 Cap	(-)	364,676
			Assessed Value	=	117,237,075
			Total Exemptions Amount	(-)	29,395,821
			(Breakdown on Next Page)		
			Net Taxable	=	87,841,254

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
65,670.12 = 87,841,254 * (0.074760 / 100)

Certified Estimate of Market Value: 119,990,477
Certified Estimate of Taxable Value: 87,271,910

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	48	0	664,270	664,270
145D1	6	0	405,570	405,570
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DVHS	4	0	1,438,637	1,438,637
EX	5	0	395,880	395,880
EX-XN	1	0	0	0
EX-XV	17	0	26,366,834	26,366,834
EX366	335	0	20,139	20,139
SO	2	92,491	0	92,491
Totals		92,491	29,303,330	29,395,821

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	211	93.6702	\$837,070	\$70,388,163	\$67,722,179
C1	VACANT LOTS AND LAND TRACTS	35	11.5182	\$0	\$1,717,910	\$1,572,411
D1	QUALIFIED OPEN-SPACE LAND	14	74.0995	\$0	\$1,889,290	\$6,455
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$10,730	\$10,730
E	RURAL LAND, NON QUALIFIED OPE	12	8.2095	\$3,330	\$1,255,342	\$1,190,804
F1	COMMERCIAL REAL PROPERTY	41	14.7031	\$0	\$9,200,200	\$9,163,959
G1	OIL AND GAS	556		\$0	\$206,920	\$159,943
J1	WATER SYSTEMS	1	0.0430	\$0	\$18,084	\$0
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$768,510	\$548,140
J4	TELEPHONE COMPANY (INCLUDI	3	0.0344	\$0	\$134,900	\$82,090
J5	RAILROAD	7	8.7532	\$0	\$1,393,250	\$1,248,812
J7	CABLE TELEVISION COMPANY	1		\$0	\$7,390	\$0
L1	COMMERCIAL PERSONAL PROPE	48		\$0	\$664,270	\$0
M1	TANGIBLE OTHER PERSONAL, MOB	3		\$0	\$43,920	\$43,920
X	TOTALLY EXEMPT PROPERTY	22	64.6936	\$665,850	\$26,762,714	\$0
Totals			275.7247	\$1,506,250	\$114,461,593	\$81,749,443

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	9	3.4124	\$0	\$3,263,090	\$3,257,145
C1	VACANT LOTS AND LAND TRACTS	3	1.0699	\$0	\$222,200	\$203,776
F1	COMMERCIAL REAL PROPERTY	3	0.3256	\$0	\$2,630,890	\$2,630,890
Totals			4.8079	\$0	\$6,116,180	\$6,091,811

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Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	220	97.0826	\$837,070	\$73,651,253	\$70,979,324
C1	VACANT LOTS AND LAND TRACTS	38	12.5881	\$0	\$1,940,110	\$1,776,187
D1	QUALIFIED OPEN-SPACE LAND	14	74.0995	\$0	\$1,889,290	\$6,455
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$10,730	\$10,730
E	RURAL LAND, NON QUALIFIED OPE	12	8.2095	\$3,330	\$1,255,342	\$1,190,804
F1	COMMERCIAL REAL PROPERTY	44	15.0287	\$0	\$11,831,090	\$11,794,849
G1	OIL AND GAS	556		\$0	\$206,920	\$159,943
J1	WATER SYSTEMS	1	0.0430	\$0	\$18,084	\$0
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$768,510	\$548,140
J4	TELEPHONE COMPANY (INCLUDI	3	0.0344	\$0	\$134,900	\$82,090
J5	RAILROAD	7	8.7532	\$0	\$1,393,250	\$1,248,812
J7	CABLE TELEVISION COMPANY	1		\$0	\$7,390	\$0
L1	COMMERCIAL PERSONAL PROPE	48		\$0	\$664,270	\$0
M1	TANGIBLE OTHER PERSONAL, MOB	3		\$0	\$43,920	\$43,920
X	TOTALLY EXEMPT PROPERTY	22	64.6936	\$665,850	\$26,762,714	\$0
Totals			280.5326	\$1,506,250	\$120,577,773	\$87,841,254

2026 CERTIFIED TOTALS

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CFA - CITY OF FAYETTEVILLE

Effective Rate Assumption

7/28/2026

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New Value

TOTAL NEW VALUE MARKET:	\$1,506,250
TOTAL NEW VALUE TAXABLE:	\$840,400

New Exemptions

Exemption	Description	Count		
EX	Exempt	1	2025 Market Value	\$409,600
EX366	HB366 Exempt	1	2025 Market Value	\$0
ABSOLUTE EXEMPTIONS VALUE LOSS				\$409,600

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	48	\$664,270
PARTIAL EXEMPTIONS VALUE LOSS			\$664,270
NEW EXEMPTIONS VALUE LOSS			\$1,073,870

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS	\$1,073,870
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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
102	\$388,056	\$10,428	\$377,628

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
100	\$391,898	\$10,636	\$381,262

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
102	\$385,110	\$2,138	\$382,972

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
100	\$386,185	\$2,429	\$383,756

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
13	\$6,116,180	\$5,522,467

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CFA - CITY OF FAYETTEVILLE
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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