

2025 CERTIFIED TOTALS

Property Count: 1,983

CSH - CITY OF SCHULENBURG
Grand Totals

7/24/2026

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Land		Value			
Homesite:		31,311,440			
Non Homesite:		36,212,974			
Ag Market:		4,684,961			
Timber Market:		0	Total Land	(+)	72,209,375
Improvement		Value			
Homesite:		166,050,600			
Non Homesite:		140,044,678	Total Improvements	(+)	306,095,278
Non Real		Count	Value		
Personal Property:	270		103,233,960		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	103,233,960
					481,538,613
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,684,961	0			
Ag Use:	12,890	0	Productivity Loss	(-)	4,672,071
Timber Use:	0	0	Appraised Value	=	476,866,542
Productivity Loss:	4,672,071	0			
			Homestead Cap	(-)	8,111,531
			23.231 Cap	(-)	4,519,363
			Assessed Value	=	464,235,648
			Total Exemptions Amount	(-)	77,903,211
			(Breakdown on Next Page)		
			Net Taxable	=	386,332,437

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 948,446.13 = 386,332,437 * (0.245500 / 100)

Certified Estimate of Market Value: 481,538,613
 Certified Estimate of Taxable Value: 386,332,437

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	4	0	29,000	29,000
DV2	3	0	31,500	31,500
DV3	3	0	12,000	12,000
DV4	12	0	132,000	132,000
DVHS	23	0	5,690,757	5,690,757
EX-XN	6	0	374,420	374,420
EX-XV	97	0	54,509,605	54,509,605
EX-XV (Prorated)	2	0	363,269	363,269
EX366	65	0	57,270	57,270
FR	3	14,460,600	0	14,460,600
OV65	305	858,000	0	858,000
PC	2	1,252,250	0	1,252,250
SO	5	132,540	0	132,540
Totals		16,703,390	61,199,821	77,903,211

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,150	436.1708	\$2,313,690	\$193,862,770	\$178,807,161
B	MULTIFAMILY RESIDENCE	16	24.2956	\$437,570	\$9,412,860	\$9,344,560
C1	VACANT LOTS AND LAND TRACTS	175	108.2210	\$0	\$6,770,180	\$6,393,827
D1	QUALIFIED OPEN-SPACE LAND	24	150.6117	\$0	\$4,684,961	\$12,890
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$38,980	\$38,980
E	RURAL LAND, NON QUALIFIED OPE	15	55.1470	\$4,060	\$2,958,980	\$2,763,003
ERROR		1	0.3392	\$0	\$214,033	\$0
F1	COMMERCIAL REAL PROPERTY	207	150.4174	\$713,650	\$72,605,956	\$71,046,111
F2	INDUSTRIAL AND MANUFACTURIN	23	113.7722	\$0	\$27,824,186	\$27,817,552
J2	GAS DISTRIBUTION SYSTEM	4	5.9300	\$0	\$1,719,100	\$1,710,264
J3	ELECTRIC COMPANY (INCLUDING C	4	8.1813	\$0	\$181,040	\$181,040
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$385,900	\$385,900
J5	RAILROAD	3		\$0	\$1,955,260	\$1,955,260
J6	PIPELAND COMPANY	1		\$0	\$42,550	\$42,550
J7	CABLE TELEVISION COMPANY	1		\$0	\$34,740	\$34,740
L1	COMMERCIAL PERSONAL PROPE	138		\$0	\$14,197,930	\$13,453,360
L2	INDUSTRIAL AND MANUFACTURIN	46		\$0	\$83,620,080	\$68,651,800
M1	TANGIBLE OTHER PERSONAL, MOB	55		\$382,590	\$1,933,760	\$1,793,048
S	SPECIAL INVENTORY TAX	3		\$0	\$1,777,960	\$1,777,960
X	TOTALLY EXEMPT PROPERTY	170	200.7981	\$44,340	\$57,408,989	\$0
Totals			1,253.8843	\$3,895,900	\$481,630,215	\$386,210,006

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$3,895,900
TOTAL NEW VALUE TAXABLE:	\$3,800,120

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	1	2024 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	3	2024 Market Value	\$731,110
EX366	HB366 Exempt	10	2024 Market Value	\$19,260
ABSOLUTE EXEMPTIONS VALUE LOSS				\$750,370

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	2	\$19,500
DV4	Disabled Veterans 70% - 100%	4	\$48,000
DVHS	Disabled Veteran Homestead	4	\$468,072
OV65	Over 65	22	\$63,000
PARTIAL EXEMPTIONS VALUE LOSS		33	\$603,572
NEW EXEMPTIONS VALUE LOSS			\$1,353,942

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$1,353,942
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New Ag / Timber Exemptions

2024 Market Value	\$584,757	Count: 2
2025 Ag/Timber Use	\$1,580	
NEW AG / TIMBER VALUE LOSS	\$583,177	

New Annexations**New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
584	\$221,548	\$13,817	\$207,731

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
582	\$221,276	\$13,691	\$207,585

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
584	\$197,935	\$7,423	\$190,512

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
582	\$197,895	\$7,396	\$190,499

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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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