

2026 CERTIFIED TOTALS

Property Count: 1,943

CSH - CITY OF SCHULENBURG
ARB Approved Totals

7/27/2026

9:23:51AM

Land		Value			
Homesite:		30,955,000			
Non Homesite:		28,818,350			
Ag Market:		4,684,961			
Timber Market:		0	Total Land	(+)	64,458,311
Improvement		Value			
Homesite:		165,518,400			
Non Homesite:		123,929,180	Total Improvements	(+)	289,447,580
Non Real		Count	Value		
Personal Property:	263		105,580,620		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	105,580,620
					459,486,511
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,684,961	0			
Ag Use:	13,231	0	Productivity Loss	(-)	4,671,730
Timber Use:	0	0	Appraised Value	=	454,814,781
Productivity Loss:	4,671,730	0			
			Homestead Cap	(-)	2,247,063
			23.231 Cap	(-)	2,252,265
			Assessed Value	=	450,315,453
			Total Exemptions Amount	(-)	90,028,264
			(Breakdown on Next Page)		
			Net Taxable	=	360,287,189

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
884,505.05 = 360,287,189 * (0.245500 / 100)

Certified Estimate of Market Value: 459,486,511
Certified Estimate of Taxable Value: 360,287,189

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	218	0	7,852,250	7,852,250
145D	5	0	168,660	168,660
145D1	14	0	768,760	768,760
145F	4	0	125,000	125,000
DV1	4	0	29,000	29,000
DV2	3	0	31,500	31,500
DV3	3	0	12,000	12,000
DV4	8	0	84,000	84,000
DVHS	24	0	6,908,891	6,908,891
EX	1	0	327,010	327,010
EX-XN	6	0	124,770	124,770
EX-XV	99	0	57,616,533	57,616,533
FR	4	14,208,219	0	14,208,219
OV65	302	848,597	0	848,597
PC	1	591,450	0	591,450
SO	6	331,624	0	331,624
Totals		15,979,890	74,048,374	90,028,264

2026 CERTIFIED TOTALS

Property Count: 48

CSH - CITY OF SCHULENBURG
Under ARB Review Totals

7/27/2026

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Land		Value			
Homesite:		404,280			
Non Homesite:		8,098,480			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	8,502,760
Improvement		Value			
Homesite:		2,165,574			
Non Homesite:		19,456,760	Total Improvements	(+)	21,622,334
Non Real		Count	Value		
Personal Property:	5		3,511,820		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	3,511,820
					33,636,914
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	33,636,914
Productivity Loss:	0	0			
			Homestead Cap	(-)	39,000
			23.231 Cap	(-)	1,199,254
			Assessed Value	=	32,398,660
			Total Exemptions Amount	(-)	1,081,300
			(Breakdown on Next Page)		
			Net Taxable	=	31,317,360

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 76,884.12 = 31,317,360 * (0.245500 / 100)

Certified Estimate of Market Value:	30,879,526
Certified Estimate of Taxable Value:	29,662,758
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	5	0	336,730	336,730
PC	1	744,570	0	744,570
	Totals	744,570	336,730	1,081,300

2026 CERTIFIED TOTALS

Property Count: 1,991

CSH - CITY OF SCHULENBURG

Grand Totals

7/27/2026

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Land		Value			
Homesite:		31,359,280			
Non Homesite:		36,916,830			
Ag Market:		4,684,961			
Timber Market:		0	Total Land	(+)	72,961,071
Improvement		Value			
Homesite:		167,683,974			
Non Homesite:		143,385,940	Total Improvements	(+)	311,069,914
Non Real		Count	Value		
Personal Property:	268		109,092,440		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	109,092,440
					493,123,425
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,684,961	0			
Ag Use:	13,231	0	Productivity Loss	(-)	4,671,730
Timber Use:	0	0	Appraised Value	=	488,451,695
Productivity Loss:	4,671,730	0			
			Homestead Cap	(-)	2,286,063
			23.231 Cap	(-)	3,451,519
			Assessed Value	=	482,714,113
			Total Exemptions Amount (Breakdown on Next Page)	(-)	91,109,564
			Net Taxable	=	391,604,549

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 961,389.17 = 391,604,549 * (0.245500 / 100)

Certified Estimate of Market Value: 490,366,037
 Certified Estimate of Taxable Value: 389,949,947

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

2026 CERTIFIED TOTALS

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CSH - CITY OF SCHULENBURG
Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	223	0	8,188,980	8,188,980
145D	5	0	168,660	168,660
145D1	14	0	768,760	768,760
145F	4	0	125,000	125,000
DV1	4	0	29,000	29,000
DV2	3	0	31,500	31,500
DV3	3	0	12,000	12,000
DV4	8	0	84,000	84,000
DVHS	24	0	6,908,891	6,908,891
EX	1	0	327,010	327,010
EX-XN	6	0	124,770	124,770
EX-XV	99	0	57,616,533	57,616,533
FR	4	14,208,219	0	14,208,219
OV65	302	848,597	0	848,597
PC	2	1,336,020	0	1,336,020
SO	6	331,624	0	331,624
Totals		16,724,460	74,385,104	91,109,564

2026 CERTIFIED TOTALS

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,141	432.4787	\$1,363,050	\$192,856,740	\$182,517,990
B	MULTIFAMILY RESIDENCE	12	23.0181	\$0	\$8,734,480	\$8,714,048
C1	VACANT LOTS AND LAND TRACTS	171	96.0544	\$0	\$5,926,203	\$5,919,180
D1	QUALIFIED OPEN-SPACE LAND	24	150.6117	\$0	\$4,684,961	\$13,231
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$74,730	\$74,730
E	RURAL LAND, NON QUALIFIED OPE	13	55.1470	\$0	\$2,897,780	\$2,825,597
F1	COMMERCIAL REAL PROPERTY	191	125.6990	\$698,740	\$57,843,074	\$55,848,117
F2	INDUSTRIAL AND MANUFACTURIN	19	79.4481	\$0	\$19,695,810	\$19,671,307
J2	GAS DISTRIBUTION SYSTEM	4	5.9300	\$0	\$1,823,670	\$1,698,670
J3	ELECTRIC COMPANY (INCLUDING C	4	8.1813	\$0	\$2,569,870	\$2,434,570
J4	TELEPHONE COMPANY (INCLUDI	7		\$0	\$364,780	\$62,700
J5	RAILROAD	3		\$0	\$1,990,970	\$1,865,970
J6	PIPELAND COMPANY	1		\$0	\$45,590	\$0
J7	CABLE TELEVISION COMPANY	1		\$0	\$35,790	\$0
L1	COMMERCIAL PERSONAL PROPE	200		\$0	\$11,525,540	\$5,358,645
L2	INDUSTRIAL AND MANUFACTURIN	46		\$0	\$86,439,860	\$69,661,176
M1	TANGIBLE OTHER PERSONAL, MOB	56		\$232,430	\$2,136,280	\$1,849,188
S	SPECIAL INVENTORY TAX	3		\$0	\$1,772,070	\$1,772,070
X	TOTALLY EXEMPT PROPERTY	101	198.7476	\$0	\$58,068,313	\$0
Totals			1,175.3159	\$2,294,220	\$459,486,511	\$360,287,189

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CSH - CITY OF SCHULENBURG
Under ARB Review Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	13	4.9707	\$0	\$2,523,064	\$2,420,556
B	MULTIFAMILY RESIDENCE	4	1.2775	\$0	\$724,800	\$724,800
C1	VACANT LOTS AND LAND TRACTS	9	11.0007	\$0	\$859,480	\$692,014
E	RURAL LAND, NON QUALIFIED OPE	1		\$0	\$25,450	\$25,450
F1	COMMERCIAL REAL PROPERTY	19	26.6905	\$91,660	\$17,079,690	\$16,111,410
F2	INDUSTRIAL AND MANUFACTURIN	4	34.3241	\$0	\$8,912,610	\$8,912,610
L1	COMMERCIAL PERSONAL PROPE	5		\$0	\$3,511,820	\$2,430,520
Totals			78.2635	\$91,660	\$33,636,914	\$31,317,360

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CSH - CITY OF SCHULENBURG
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,154	437.4494	\$1,363,050	\$195,379,804	\$184,938,546
B	MULTIFAMILY RESIDENCE	16	24.2956	\$0	\$9,459,280	\$9,438,848
C1	VACANT LOTS AND LAND TRACTS	180	107.0551	\$0	\$6,785,683	\$6,611,194
D1	QUALIFIED OPEN-SPACE LAND	24	150.6117	\$0	\$4,684,961	\$13,231
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$74,730	\$74,730
E	RURAL LAND, NON QUALIFIED OPE	14	55.1470	\$0	\$2,923,230	\$2,851,047
F1	COMMERCIAL REAL PROPERTY	210	152.3895	\$790,400	\$74,922,764	\$71,959,527
F2	INDUSTRIAL AND MANUFACTURIN	23	113.7722	\$0	\$28,608,420	\$28,583,917
J2	GAS DISTRIBUTION SYSTEM	4	5.9300	\$0	\$1,823,670	\$1,698,670
J3	ELECTRIC COMPANY (INCLUDING C	4	8.1813	\$0	\$2,569,870	\$2,434,570
J4	TELEPHONE COMPANY (INCLUDI	7		\$0	\$364,780	\$62,700
J5	RAILROAD	3		\$0	\$1,990,970	\$1,865,970
J6	PIPELAND COMPANY	1		\$0	\$45,590	\$0
J7	CABLE TELEVISION COMPANY	1		\$0	\$35,790	\$0
L1	COMMERCIAL PERSONAL PROPE	205		\$0	\$15,037,360	\$7,789,165
L2	INDUSTRIAL AND MANUFACTURIN	46		\$0	\$86,439,860	\$69,661,176
M1	TANGIBLE OTHER PERSONAL, MOB	56		\$232,430	\$2,136,280	\$1,849,188
S	SPECIAL INVENTORY TAX	3		\$0	\$1,772,070	\$1,772,070
X	TOTALLY EXEMPT PROPERTY	101	198.7476	\$0	\$58,068,313	\$0
Totals			1,253.5794	\$2,385,880	\$493,123,425	\$391,604,549

2026 CERTIFIED TOTALS

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CSH - CITY OF SCHULENBURG

Effective Rate Assumption

7/27/2026

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New Value

TOTAL NEW VALUE MARKET:	\$2,385,880
TOTAL NEW VALUE TAXABLE:	\$2,119,736

New Exemptions

Exemption	Description	Count		
EX	Exempt	1	2025 Market Value	\$287,930
ABSOLUTE EXEMPTIONS VALUE LOSS				\$287,930

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	207	\$6,685,640
DV4	Disabled Veterans 70% - 100%	1	\$12,000
DVHS	Disabled Veteran Homestead	3	\$804,733
OV65	Over 65	9	\$26,597
PARTIAL EXEMPTIONS VALUE LOSS		220	\$7,528,970
NEW EXEMPTIONS VALUE LOSS			\$7,816,900

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$7,816,900

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
576	\$220,812	\$3,969	\$216,843

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
574	\$220,535	\$3,894	\$216,641

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
576	\$196,750	\$0	\$196,750

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
574	\$195,345	\$0	\$195,345

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
48	\$33,636,914	\$29,662,758

2026 CERTIFIED TOTALS
CSH - CITY OF SCHULENBURG
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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