

2025 CERTIFIED TOTALS

Property Count: 15,074

WCC - CUMMINS CREEK WCID
Grand Totals

7/24/2026

4:18:52PM

Land		Value			
Homesite:		279,605,971			
Non Homesite:		335,584,008			
Ag Market:		3,453,718,806			
Timber Market:		0	Total Land	(+)	4,068,908,785
Improvement		Value			
Homesite:		570,874,592			
Non Homesite:		265,099,003	Total Improvements	(+)	835,973,595
Non Real		Count	Value		
Personal Property:	539		170,962,400		
Mineral Property:	9,958		237,531,564		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	408,493,964
					5,313,376,344
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,449,012,708	4,706,098			
Ag Use:	7,239,854	16,998	Productivity Loss	(-)	3,441,772,854
Timber Use:	0	0	Appraised Value	=	1,871,603,490
Productivity Loss:	3,441,772,854	4,689,100	Homestead Cap	(-)	77,925,672
			23.231 Cap	(-)	47,904,224
			Assessed Value	=	1,745,773,594
			Total Exemptions Amount (Breakdown on Next Page)	(-)	137,301,621
			Net Taxable	=	1,608,471,973

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
280,839.21 = 1,608,471,973 * (0.017460 / 100)

Certified Estimate of Market Value: 5,313,376,344
Certified Estimate of Taxable Value: 1,608,471,973

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

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4:18:53PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	9	0	104,701	104,701
DV2	5	0	60,000	60,000
DV3	6	0	68,000	68,000
DV4	11	0	105,760	105,760
DVHS	24	0	7,537,167	7,537,167
EX	56	0	574,446	574,446
EX (Prorated)	1	0	820,488	820,488
EX-XN	12	0	733,000	733,000
EX-XR	4	0	476,997	476,997
EX-XV	152	0	122,858,003	122,858,003
EX-XV (Prorated)	3	0	793,300	793,300
EX366	2,550	0	257,851	257,851
LVE	1	40,840	0	40,840
PC	16	1,829,360	0	1,829,360
SO	21	1,041,708	0	1,041,708
Totals		2,911,908	134,389,713	137,301,621

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	933	1,569.6239	\$10,929,330	\$411,778,890	\$350,066,171
B	MULTIFAMILY RESIDENCE	1		\$0	\$95,790	\$95,790
C1	VACANT LOTS AND LAND TRACTS	183	247.4838	\$0	\$31,776,309	\$27,931,803
D1	QUALIFIED OPEN-SPACE LAND	2,621	102,966.6364	\$0	\$3,449,012,708	\$7,204,129
D2	IMPROVEMENTS ON QUALIFIED OP	467		\$1,056,000	\$13,922,538	\$13,907,962
E	RURAL LAND, NON QUALIFIED OPE	1,888	4,026.3795	\$22,975,511	\$714,268,182	\$669,228,441
F1	COMMERCIAL REAL PROPERTY	269	401.0299	\$8,273,810	\$147,801,881	\$145,221,270
F2	INDUSTRIAL AND MANUFACTURIN	9	7.5427	\$0	\$1,163,250	\$1,163,250
G1	OIL AND GAS	7,376		\$0	\$236,927,974	\$218,969,010
J1	WATER SYSTEMS	3	1.1270	\$0	\$59,050	\$58,573
J2	GAS DISTRIBUTION SYSTEM	6	14.0680	\$15,580	\$627,640	\$606,126
J3	ELECTRIC COMPANY (INCLUDING C	15	19.7390	\$0	\$5,770,774	\$5,770,774
J4	TELEPHONE COMPANY (INCLUDI	17	0.5773	\$0	\$4,791,650	\$4,791,650
J5	RAILROAD	9	8.7532	\$0	\$9,274,490	\$9,274,490
J6	PIPELAND COMPANY	145	2.9250	\$0	\$96,210,080	\$95,626,300
J7	CABLE TELEVISION COMPANY	2		\$0	\$26,820	\$26,820
J8	OTHER TYPE OF UTILITY	4		\$0	\$1,071,780	\$1,071,780
L1	COMMERCIAL PERSONAL PROPE	257		\$0	\$17,831,160	\$17,831,160
L2	INDUSTRIAL AND MANUFACTURIN	32		\$0	\$36,794,920	\$35,549,340
M1	TANGIBLE OTHER PERSONAL, MOB	82		\$172,820	\$4,207,440	\$4,077,134
S	SPECIAL INVENTORY TAX	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	2,779	1,015.1452	\$1,098,610	\$129,963,018	\$0
Totals			110,281.0309	\$44,521,661	\$5,313,376,344	\$1,608,471,973

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Effective Rate Assumption

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4:18:53PM

New Value

TOTAL NEW VALUE MARKET:	\$44,521,661
TOTAL NEW VALUE TAXABLE:	\$43,248,358

New Exemptions

Exemption	Description	Count		
EX	Exempt	1	2024 Market Value	\$1,227,040
EX-XN	11.252 Motor vehicles leased for personal use	3	2024 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	3	2024 Market Value	\$789,940
EX366	HB366 Exempt	639	2024 Market Value	\$90,610
ABSOLUTE EXEMPTIONS VALUE LOSS				\$2,107,590

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	3	\$36,000
DVHS	Disabled Veteran Homestead	7	\$1,414,921
PARTIAL EXEMPTIONS VALUE LOSS		10	\$1,450,921
NEW EXEMPTIONS VALUE LOSS			\$3,558,511

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$3,558,511
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New Ag / Timber Exemptions

2024 Market Value	\$9,199,242	Count: 19
2025 Ag/Timber Use	\$10,820	
NEW AG / TIMBER VALUE LOSS	\$9,188,422	

New Annexations**New Deannexations**

Count	Market Value	Taxable Value
1	\$0	\$0

Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,121	\$403,247	\$69,393	\$333,854

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
431	\$488,957	\$128,158	\$360,799

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,121	\$311,970	\$9,932	\$302,038

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
431	\$342,370	\$22,008	\$320,362

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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$46,040	\$46,040

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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