

2025 CERTIFIED TOTALSCRE - CITY OF RENO
ARB Approved Totals

8/4/2026

5:11:20PM

Property Count: 1,759

Land			Value		
Homesite:			23,250,290		
Non Homesite:			10,883,460		
Ag Market:			9,639,124		
Timber Market:			0		
Total Land				(+)	43,772,874
Improvement			Value		
Homesite:			287,153,316		
Non Homesite:			35,538,716		
Total Improvements				(+)	322,692,032
Non Real		Count	Value		
Personal Property:	144		16,350,450		
Mineral Property:	0		0		
Autos:	8		100,920		
Total Non Real				(+)	16,451,370
Market Value				=	382,916,276
Ag	Non Exempt		Exempt		
Total Productivity Market:	9,639,124		0		
Ag Use:	86,627		0		
Timber Use:	0		0		
Productivity Loss:	9,552,497		0		
Productivity Loss				(-)	9,552,497
Appraised Value				=	373,363,779
Homestead Cap				(-)	23,936,556
23.231 Cap				(-)	2,809,980
Assessed Value				=	346,617,243
Total Exemptions Amount (Breakdown on Next Page)				(-)	19,693,135
Net Taxable				=	326,924,108

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	4,500,509	4,047,885	12,964.00	13,892.83	24		
OV65	81,584,202	73,761,065	198,026.65	202,266.55	370		
Total	86,084,711	77,808,950	210,990.65	216,159.38	394	Freeze Taxable	(-) 77,808,950
Tax Rate	0.4300000						
Freeze Adjusted Taxable							= 249,115,158

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,282,185.83 = 249,115,158 * (0.4300000 / 100) + 210,990.65

Certified Estimate of Market Value: 382,916,276
 Certified Estimate of Taxable Value: 326,924,108

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	27	260,000	0	260,000
DV1	7	0	77,000	77,000
DV2	4	0	30,000	30,000
DV3	10	0	110,000	110,000
DV4	26	0	127,860	127,860
DV4S	1	0	0	0
DVHS	26	0	7,185,000	7,185,000
DVHSS	2	0	472,487	472,487
EX	1	0	8,350	8,350
EX-XN	3	0	510,680	510,680
EX-XU	1	0	24,310	24,310
EX-XV	23	0	6,108,450	6,108,450
EX-XV (Prorated)	1	0	1,387	1,387
EX366	41	0	30,750	30,750
FR	2	1,019,573	0	1,019,573
OV65	391	3,717,288	0	3,717,288
OV65S	1	10,000	0	10,000
Totals		5,006,861	14,686,274	19,693,135

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Ag Use:	86,627	0	Productivity Loss	(-)	9,552,497
Timber Use:	0	0	Appraised Value	=	373,363,779
Productivity Loss:	9,552,497	0			
			Homestead Cap	(-)	23,936,556
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			Total Exemptions Amount	(-)	19,693,135
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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,221	648.7634	\$1,284,190	\$290,764,097	\$255,075,215
B	MULTIFAMILY RESIDENCE	42	13.5200	\$153,300	\$7,553,202	\$7,495,464
C1	VACANT LOTS AND LAND TRACTS	116	120.3832	\$0	\$2,273,553	\$2,256,383
D1	QUALIFIED OPEN-SPACE LAND	76	1,166.3331	\$0	\$9,639,124	\$86,357
D2	IMPROVEMENTS ON QUALIFIED OP	12		\$0	\$262,010	\$262,010
E	RURAL LAND, NON QUALIFIED OPE	131	386.8477	\$688,530	\$28,568,923	\$26,190,193
F1	COMMERCIAL REAL PROPERTY	65	99.1204	\$0	\$19,842,080	\$19,248,699
F2	INDUSTRIAL AND MANUFACTURIN	4	4.6200	\$0	\$1,443,730	\$1,443,730
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$684,250	\$684,250
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$2,155,400	\$2,155,400
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$193,600	\$193,600
J7	CABLE TELEVISION COMPANY	1		\$0	\$710,100	\$710,100
L1	COMMERCIAL PERSONAL PROPE	90		\$471,130	\$8,694,310	\$8,694,310
L2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$2,694,260	\$1,674,687
S	SPECIAL INVENTORY TAX	7		\$0	\$753,710	\$753,710
X	TOTALLY EXEMPT PROPERTY	70	61.7129	\$3,460	\$6,683,927	\$0
Totals			2,501.3007	\$2,600,610	\$382,916,276	\$326,924,108

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,221	647.8004	\$1,284,190	\$290,584,897	\$254,896,617
A2	SINGLE FAMILY M/HOME ATTACHED	2	0.9630	\$0	\$123,470	\$123,470
A3	SINGLE FAMILY BARN, SHED, CARPC	3		\$0	\$55,730	\$55,128
B1	MULTIFAMILY RESIDENCE	5	2.2120	\$0	\$936,702	\$936,702
B2	MULTIFAMILY (*PLEX)	39	11.3080	\$153,300	\$6,616,500	\$6,558,762
C1	VACANT LOT	114	118.3732	\$0	\$2,245,963	\$2,228,793
C3	RURAL VACANT LOT	2	2.0100	\$0	\$27,590	\$27,590
D1	QUALIFIED AG LAND RN1, RIDI, RB1, I	75	1,164.2131	\$0	\$9,604,054	\$86,217
D2	IMPROVEMENT ON QUALIFIED AG LA	12		\$0	\$262,010	\$262,010
D4	QUALIFIED AG LAND BEES	1	2.1200	\$0	\$35,070	\$140
E1	FARM OR RANCH IMPROVEMENT	97	116.2080	\$688,530	\$25,142,913	\$22,857,859
E3	FARM OR RANCH IMPROVEMENT	3		\$0	\$28,950	\$28,234
E4	NON QUALIFIED AG LAND	64	270.6397	\$0	\$3,397,060	\$3,304,100
F1	COMMERCIAL REAL PROPERTY	64	97.7804	\$0	\$19,766,970	\$19,173,589
F2	INDUSTRIAL REAL PROPERTY	4	4.6200	\$0	\$1,443,730	\$1,443,730
F3	COMMERCIAL REAL PROPERTY	2	1.3400	\$0	\$75,110	\$75,110
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$684,250	\$684,250
J3	ELECTRIC COMPANY (including Co-o	2		\$0	\$2,155,400	\$2,155,400
J4	TELEPHONE COMPANY (including Co	2		\$0	\$193,600	\$193,600
J7	CABLE TELEVISION COMPANY	1		\$0	\$710,100	\$710,100
L1	COMMERICAL PERSONAL PROPERT	90		\$471,130	\$8,694,310	\$8,694,310
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$2,600,610
TOTAL NEW VALUE TAXABLE:	\$2,597,150

New Exemptions

Exemption	Description	Count		
EX-XU	11.23 Miscellaneous Exemptions	1	2024 Market Value	\$26,620
EX-XV	Other Exemptions (including public property, r	3	2024 Market Value	\$1,889,820
EX366	HOUSE BILL 366	8	2024 Market Value	\$6,040
ABSOLUTE EXEMPTIONS VALUE LOSS				\$1,922,480

Exemption	Description	Count	Exemption Amount
DVHS	Disabled Veteran Homestead	3	\$618,237
OV65	OVER 65	20	\$194,000
PARTIAL EXEMPTIONS VALUE LOSS			\$812,237
NEW EXEMPTIONS VALUE LOSS			\$2,734,717

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$2,734,717

New Ag / Timber Exemptions**New Annexations****New Deannexations**

Count	Market Value	Taxable Value
1	\$295,700	\$209,091

Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
979	\$256,752	\$24,450	\$232,302

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
922	\$252,291	\$24,366	\$227,925

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
979	\$230,520	\$15,529	\$214,991

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
922	\$227,090	\$15,550	\$211,540

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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2025 CERTIFIED TOTALS
CRE - CITY OF RENO
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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