

Property Count: 1,760

CRE - CITY OF RENO
ARB Approved Totals

7/23/2026

1:33:23PM

Land		Value			
Homesite:		24,541,780			
Non Homesite:		10,731,750			
Ag Market:		8,753,992			
Timber Market:		0	Total Land	(+)	44,027,522
Improvement		Value			
Homesite:		286,313,246			
Non Homesite:		41,369,072	Total Improvements	(+)	327,682,318
Non Real		Count	Value		
Personal Property:	151		15,178,880		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					15,178,880
					386,888,720
Ag	Non Exempt	Exempt			
Total Productivity Market:	8,753,992	0			
Ag Use:	81,127	0	Productivity Loss	(-)	8,672,865
Timber Use:	0	0	Appraised Value	=	378,215,855
Productivity Loss:	8,672,865	0			
			Homestead Cap	(-)	11,808,143
			23.231 Cap	(-)	2,856,247
			Assessed Value	=	363,551,465
			Total Exemptions Amount (Breakdown on Next Page)	(-)	27,939,849
			Net Taxable	=	335,611,616

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	4,520,397	4,089,837	12,936.81	13,019.56	22		
OV65	91,205,353	82,252,446	221,621.87	226,265.71	390		
Total	95,725,750	86,342,283	234,558.68	239,285.27	412	Freeze Taxable	(-)
Tax Rate	0.4300000						86,342,283
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	274,930	265,807	135,114	130,693	1		
Total	274,930	265,807	135,114	130,693	1	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							249,138,640

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,305,854.83 = 249,138,640 * (0.4300000 / 100) + 234,558.68

Certified Estimate of Market Value: 386,888,720
 Certified Estimate of Taxable Value: 335,611,616

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	99	0	3,342,440	3,342,440
145D	30	0	529,740	529,740
145D1	7	0	652,640	652,640
145F	13	0	546,380	546,380
DP	25	240,000	0	240,000
DV1	9	0	101,000	101,000
DV2	4	0	30,000	30,000
DV3	8	0	80,000	80,000
DV4	30	0	139,790	139,790
DV4S	2	0	12,000	12,000
DVHS	35	0	10,310,720	10,310,720
DVHSS	2	0	491,304	491,304
EX	1	0	7,390	7,390
EX-XN	3	0	101,140	101,140
EX-XU	1	0	0	0
EX-XV	23	0	6,946,138	6,946,138
FR	1	571,279	0	571,279
OV65	404	3,827,808	0	3,827,808
OV65S	1	10,000	0	10,000
PC	2	80	0	80
Totals		4,649,167	23,290,682	27,939,849

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Timber Use:	0		0	Appraised Value	=
Productivity Loss:	8,672,865		0		8,672,865
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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,228	660.8522	\$2,614,540	\$291,532,360	\$264,930,478
B	MULTIFAMILY RESIDENCE	44	11.5670	\$432,060	\$8,287,842	\$8,154,060
C1	VACANT LOTS AND LAND TRACTS	115	114.7630	\$0	\$2,174,880	\$2,139,952
D1	QUALIFIED OPEN-SPACE LAND	69	1,070.2763	\$0	\$8,753,992	\$80,137
D2	IMPROVEMENTS ON QUALIFIED OP	16		\$0	\$253,582	\$253,582
E	RURAL LAND, NON QUALIFIED OPE	121	445.0465	\$109,340	\$29,065,980	\$27,465,251
F1	COMMERCIAL REAL PROPERTY	68	100.4531	\$158,290	\$23,111,882	\$21,659,485
F2	INDUSTRIAL AND MANUFACTURIN	4	4.6200	\$0	\$1,493,490	\$1,493,490
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$721,580	\$596,580
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$2,154,530	\$1,904,530
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$177,720	\$25,080
J7	CABLE TELEVISION COMPANY	1		\$0	\$726,020	\$601,020
L1	COMMERCIAL PERSONAL PROPE	132		\$329,440	\$7,966,050	\$4,169,718
L2	INDUSTRIAL AND MANUFACTURIN	6		\$0	\$2,575,600	\$1,754,241
S	SPECIAL INVENTORY TAX	7		\$0	\$756,240	\$384,012
X	TOTALLY EXEMPT PROPERTY	26	59.7221	\$0	\$7,136,972	\$0
Totals			2,467.3002	\$3,643,670	\$386,888,720	\$335,611,616

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,227	659.8892	\$2,613,770	\$291,328,010	\$264,726,206
A2	SINGLE FAMILY M/HOME ATTACHED	2	0.9630	\$0	\$135,800	\$135,800
A3	SINGLE FAMILY BARN, SHED, CARPC	5		\$770	\$68,550	\$68,472
B1	MULTIFAMILY RESIDENCE	5	0.7050	\$0	\$1,176,542	\$1,161,677
B2	MULTIFAMILY (*PLEX)	41	10.8620	\$432,060	\$7,111,300	\$6,992,383
C1	VACANT LOT	113	112.7530	\$0	\$2,148,480	\$2,113,552
C3	RURAL VACANT LOT	2	2.0100	\$0	\$26,400	\$26,400
D1	QUALIFIED AG LAND RN1, RIDI, RB1,	64	1,032.8013	\$0	\$8,356,812	\$70,827
D2	IMPROVEMENT ON QUALIFIED AG LA	16		\$0	\$253,582	\$253,582
D4	QUALIFIED AG LAND BEES	4	13.3350	\$0	\$204,450	\$890
D5	QUALIFIED AG LAND WILDLIFE MANA	1	24.1400	\$0	\$192,730	\$8,420
E1	FARM OR RANCH IMPROVEMENT	91	107.1650	\$84,040	\$25,054,890	\$23,551,535
E3	FARM OR RANCH IMP BARNS, SHEDS	6		\$25,300	\$86,020	\$85,770
E4	NON QUALIFIED AG LAND	68	337.8815	\$0	\$3,925,070	\$3,827,946
F1	COMMERCIAL REAL PROPERTY	67	99.1131	\$158,290	\$23,044,902	\$21,596,804
F2	INDUSTRIAL REAL PROPERTY	4	4.6200	\$0	\$1,493,490	\$1,493,490
F3	COMMERCIAL REAL PROPERTY	2	1.3400	\$0	\$66,980	\$62,681
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$721,580	\$596,580
J3	ELECTRIC COMPANY (including Co-o	2		\$0	\$2,154,530	\$1,904,530
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