

2026 CERTIFIED TOTALS

SED01 - SEDONA MUNICIPAL UTILITY DISTRICT NO. 01

Property Count: 7

ARB Approved Totals

7/23/2026

11:55:52AM

Land		Value			
Homesite:		0			
Non Homesite:		30,538			
Ag Market:		3,243,525			
Timber Market:		0	Total Land	(+)	3,274,063
Improvement		Value			
Homesite:		0			
Non Homesite:		76,289	Total Improvements	(+)	76,289
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	3,350,352
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,243,525	0			
Ag Use:	60,101	0	Productivity Loss	(-)	3,183,424
Timber Use:	0	0	Appraised Value	=	166,928
Productivity Loss:	3,183,424	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	166,928
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	166,928

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,585.82 = 166,928 * (0.950000 / 100)

Certified Estimate of Market Value: 3,350,352
 Certified Estimate of Taxable Value: 166,928

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

GUADALUPE County

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Exemption Breakdown

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1		\$0	\$20,231	\$20,231
D1	QUALIFIED OPEN-SPACE LAND	4	278.2450	\$0	\$3,243,525	\$60,101
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$52,435	\$52,435
E	RURAL LAND, NON QUALIFIED OPE	2	1.4000	\$0	\$30,538	\$30,538
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$3,623	\$3,623
Totals			279.6450	\$0	\$3,350,352	\$166,928

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A6	LAND / PERSONAL PROPERTY MH T	1		\$0	\$20,231	\$20,231
D1	ACREAGE RANCH LAND	4	278.2450	\$0	\$3,243,525	\$60,101
D2	IMPROVEMENTS ON QUALIFIED LAN	1		\$0	\$52,435	\$52,435
E6	RURAL LAND / PERSONAL MH THAT F	2	1.4000	\$0	\$30,538	\$30,538
M1	MANUFACTURED HOUSE PERSONA	1		\$0	\$3,623	\$3,623
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Effective Rate Assumption

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11:56:21AM

New Value

TOTAL NEW VALUE MARKET:

\$0

TOTAL NEW VALUE TAXABLE:

\$0

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS

\$0

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS

\$0

New Ag / Timber Exemptions**New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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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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