

Table 7a - Taxable Assessed Value and Real Market Value By Property Class

Tax Year 2023-24

Union County

Taxable assessed values should be net of all exemptions, including veteran's exemptions.

Real Market Values should be net of all exemptions*

	Property Class	Class	Number of Accounts	Taxable Assessed Value	Real Market Value*		Measure 5 Value*	Change Property Ratio**	Total Tax & Fees Imposed
					Land	Improvements			
	Unimproved Real Property								
1	Residential Land Only	1-0-0	365	9,542,020	19,018,260	0	19,018,260	56.429	153,307.82
2	Commercial / Industrial Land Only		158	7,338,505	12,781,050	0	12,781,050	80.681	109,370.68
3	Tract Land Only	4-0-0	188	9,984,864	19,512,040	0	19,512,040	62.002	126,487.12
4	Farm and Range Land	5-0-0	130	6,617,630	25,967,410	0	13,112,681	67.927	237,863.49
5	Non-EFU Farm and Range Land	5-4-0	185	1,125,613	24,018,730	0	3,722,994	62.002	13,906.18
6	EFU Farm and Range Land	5-5-0	1,516	48,330,098	262,541,390	0	170,636,410	67.927	781,055.72
7	Highest and Best Use Forest Land	6-0-0	179	3,441,912	17,308,080	0	6,762,546	100.00	118,633.57
8	Designated Forest Land Only	6-4-0	139	511,570	14,532,590	0	1,131,987	62.002	14,765.38
9	Multiple Housing Land Only	7-0-0	0	0	0	0	0		
10	Recreation Land Only	8-0-0	25	678,380	1,901,290	0	1,901,290	46.931	7,992.21
11	Small Tract Forestland	6-6-0	38	72,200	3,471,310	0	148,681	100.00	8,133.48
12	Sub-total of Unimproved Properties		2,923	87,642,792	401,052,150	0	248,727,939		
	Improved Real Property								
13	Residential Property	1-0-1	6,731	891,688,938	457,572,590	1,131,836,830	1,589,409,420	56.429	14,857,932.64
14	Comm. / Industrial (Cnty Resp.)		944	332,808,434	100,512,631	303,204,440	403,717,071	80.681	5,027,207.13
15	Industrial Property (DOR Resp.)	3-0-3	19	25,792,902	4,839,670	21,831,020	26,670,690	100.00	307,507.71
16	Tract Property	4-0-1	1,180	254,457,986	153,069,410	273,332,500	426,401,910	62.002	2,994,298.53
17	Farm and Range Property	5-0-1	32	5,785,800	1,749,800	5,801,080	7,550,880	67.927	64,923.96
18	Farm and Range Unzoned Property	5-4-1	502	109,802,462	90,080,200	130,889,830	175,144,778	62.002	1,272,493.38
19	Farm and Range Zoned Property	5-5-1	1,335	287,293,498	341,674,210	337,354,410	529,523,095	67.927	3,360,936.69
20	Highest and Best Use Forest Property	6-0-1	53	6,337,883	7,839,370	6,499,100	9,630,023	100.00	104,119.33
21	Designated Forest Property	6-4-1	232	41,734,402	43,418,840	52,293,270	61,758,794	100.00	488,617.94
22	Multiple Housing Property (class 701	7-X-1	95	44,330,700	16,392,610	62,811,390	79,204,000	57.995	787,694.58
23	Recreation Property	8-0-1	153	7,717,462	3,715,570	12,823,210	16,538,780	46.931	85,699.13
24	Small Tract Forestland	6-6-1	29	6,232,586	4,946,610	9,071,760	9,481,603	100.00	81,324.13
25	Miscellaneous Property	0-0-0	4	185,760	72,050	118,350	190,400	100.00	2,574.76
26	Sub-total of Improved Properties		11,309	2,014,168,813	1,225,883,561	2,347,867,190	3,335,221,444		
27	Personal Property		489	44,845,843	0	44,900,240	44,900,240	100.00	656,567.05
28	Machinery & Equipment		0	0	0	0	0		
	Manufactured Structures								
29	Real Property (Land plus	0-0-9	0	0	0	0	0		
30	Personal Property (Land plus	0-1-9	527	13,462,309	0	20,527,400	20,527,400	61.429	213,302.75
31	Sub-total of Manufactured Structures		527	13,462,309	0	20,527,400	20,527,400		
32	Other Property		0	0	0	0	0		
33	Utilities		75	288,335,626	0	466,950,751	466,950,751	80.681	3,383,863.81
34	GRAND TOTAL		15,323	2,448,455,383	1,626,935,711	2,880,245,581	4,116,327,774		
35	County Median Real Market Value for all Residential Improved Properties				242,935				

* With the new treatment of veterans' exemptions under Measure 50, veterans' exemptions are not expressed in real market terms, so they cannot be excluded.

** Changed property ratios should be calculated separately for each primary property class (e.g., 0-x-x to 8-x-x).