

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

Tax Year 2024-25

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	390	11,007,317	21,979,340	0	21,979,340	52.26	173,508.22
2	Commercial / Industrial Land Only		160	8,331,284	13,048,800	613,610	13,656,410	82.177	129,438.01
3	Tract Land Only	4-0-0	183	9,952,270	18,927,130	0	18,927,130	61.776	125,641.97
4	Farm and Range Land	5-0-0	129	6,765,840	25,897,180	0	13,085,317	69.12	253,638.41
5	Non-EFU Farm and Range Land	5-4-0	184	1,131,052	24,908,670	0	3,516,388	61.776	22,467.39
6	EFU Farm and Range Land	5-5-0	1,511	49,601,016	262,124,550	24,670	152,354,374	69.12	812,510.61
7	Highest and Best Use Forest Land	6-0-0	177	3,536,531	17,258,680	0	6,880,923	100.00	126,353.15
8	Designated Forest Land Only	6-4-0	139	545,376	15,199,040	0	1,174,748	61.776	15,783.35
9	Multiple Housing Land Only	7-0-0	0	0	0	0	0		
10	Recreation Land Only	8-0-0	26	698,610	1,953,230	0	1,953,230	50.53	8,149.05
11	Small Tract Forestland	6-6-0	38	74,210	3,561,820	0	151,649	100.00	8,788.54
12	Sub-total of Unimproved Properties		2,937	91,643,506	404,858,440	638,280	233,679,509		
	Improved Real Property								
13	Residential Property	1-0-1	6,737	923,129,172	471,740,590	1,310,075,070	1,781,815,660	52.26	15,231,025.63
14	Comm. / Industrial (Cnty Resp.)		940	346,149,414	100,147,391	310,654,390	410,801,781	82.177	5,184,070.26
15	Industrial Property (DOR Resp.)	3-0-3	22	30,151,320	4,839,670	26,146,220	30,985,890	82.177	348,008.76
16	Tract Property	4-0-1	1,187	265,687,886	157,183,610	290,631,470	447,815,080	61.776	3,096,170.63
17	Farm and Range Property	5-0-1	32	5,950,970	1,760,400	5,819,350	7,579,750	69.12	65,895.01
18	Farm and Range Unzoned Property	5-4-1	504	114,695,452	93,463,120	136,126,800	181,057,462	61.776	1,318,985.53
19	Farm and Range Zoned Property	5-5-1	1,337	300,418,953	347,111,460	347,001,040	517,653,994	69.12	3,460,391.09
20	Highest and Best Use Forest Property	6-0-1	53	7,264,917	7,881,650	7,565,920	10,757,757	100.00	115,943.83
21	Designated Forest Property	6-4-1	232	43,182,161	45,792,380	54,818,590	64,619,991	100.00	491,741.36
22	Multiple Housing Property (class 701	7-X-1	95	45,790,550	16,715,420	62,767,220	79,482,640	59.302	805,364.27
23	Recreation Property	8-0-1	151	7,943,710	3,697,140	11,807,610	15,504,750	50.53	87,767.98
24	Small Tract Forestland	6-6-1	30	6,432,023	5,220,700	9,296,580	9,725,417	100.00	82,632.37
25	Miscellaneous Property	0-0-0	5	325,610	101,600	258,380	359,980	100.00	5,056.83
26	Sub-total of Improved Properties		11,325	2,097,122,138	1,255,655,131	2,572,968,640	3,558,160,152		
27	Personal Property		492	48,999,348	0	49,037,790	49,037,790	100.00	718,597.56
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	392	13,098,239	0	22,689,450	22,689,450	57.188	209,281.23
31	Sub-total of Manufactured Structures		392	13,098,239	0	22,689,450	22,689,450		
32	Other Property		0	0	0	0	0		
33	Utilities		76	282,417,462	0	445,391,687	445,391,687	100.00	3,335,017.65
34	GRAND TOTAL		15,222	2,533,280,693	1,660,513,571	3,090,725,847	4,308,958,588		
35	County Median Real Market Value for all Residential Improved Properties				273,880				

* 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).