

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

Tax Year 2025-26

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	373	10,406,595	20,252,700	524,800	20,777,500	53.627	167,189.78
2	Commercial / Industrial Land Only		160	8,721,579	13,349,550	709,730	14,059,280	77.234	127,179.68
3	Tract Land Only	4-0-0	176	9,535,196	18,455,570	0	18,455,570	58.524	121,312.95
4	Farm and Range Land	5-0-0	130	7,004,958	27,419,960	0	13,461,648	71.425	245,399.69
5	Non-EFU Farm and Range Land	5-4-0	183	1,186,085	26,303,610	41,040	3,201,100	58.524	14,451.97
6	EFU Farm and Range Land	5-5-0	1,512	51,870,258	264,336,610	136,080	137,281,358	71.425	781,011.08
7	Highest and Best Use Forest Land	6-0-0	176	3,643,052	17,434,110	0	6,947,600	55.091	121,716.88
8	Designated Forest Land Only	6-4-0	138	560,979	15,437,920	0	1,209,740	58.524	15,333.61
9	Multiple Housing Land Only	7-0-0	0	0	0	0	0		
10	Recreation Land Only	8-0-0	26	717,120	1,907,420	0	1,907,420	51.796	8,344.32
11	Small Tract Forestland	6-6-0	38	76,752	3,765,160	0	153,170	55.091	8,175.13
12	Sub-total of Unimproved Properties		2,912	93,722,574	408,662,610	1,411,650	217,454,386		
	Improved Real Property								
13	Residential Property	1-0-1	6,761	956,005,245	484,297,830	1,336,314,890	1,820,612,720	53.627	15,961,432.16
14	Comm. / Industrial (Cnty Resp.)		936	354,827,699	101,846,821	339,264,220	441,111,041	77.234	5,352,592.50
15	Industrial Property (DOR Resp.)	3-0-3	22	30,000,063	5,163,000	27,265,760	32,428,760	77.234	353,711.59
16	Tract Property	4-0-1	1,190	278,436,689	163,220,210	330,363,030	493,583,240	58.524	3,276,405.38
17	Farm and Range Property	5-0-1	32	6,118,700	1,807,930	5,910,720	7,718,650	71.425	67,976.16
18	Farm and Range Unzoned Property	5-4-1	510	119,449,846	97,369,460	154,095,770	200,228,520	58.524	1,376,703.58
19	Farm and Range Zoned Property	5-5-1	1,339	310,556,892	352,111,050	366,200,240	525,928,693	71.425	3,551,116.88
20	Highest and Best Use Forest Property	6-0-1	54	7,881,391	7,978,600	8,215,780	11,486,466	55.091	120,449.07
21	Designated Forest Property	6-4-1	231	44,481,284	48,539,220	60,668,600	70,883,472	55.091	510,282.21
22	Multiple Housing Property (class 701	7-X-1	94	47,031,450	16,625,220	62,767,220	79,392,440	60.952	832,080.19
23	Recreation Property	8-0-1	150	8,180,910	3,677,380	11,900,220	15,577,600	51.796	91,013.79
24	Small Tract Forestland	6-6-1	30	6,622,636	5,547,020	9,425,580	9,874,742	55.091	83,701.12
25	Miscellaneous Property	0-0-0	5	531,900	193,890	555,310	749,200	100.00	8,750.14
26	Sub-total of Improved Properties		11,354	2,170,124,705	1,288,377,631	2,712,947,340	3,709,575,544		
27	Personal Property		497	52,320,785	0	52,738,640	52,738,640	100.00	764,560.04
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	384	13,513,363	0	24,694,180	24,694,180	49.474	217,595.77
31	Sub-total of Manufactured Structures		384	13,513,363	0	24,694,180	24,694,180		
32	Other Property		0	0	0	0	0		
33	Utilities		70	309,257,440	0	472,189,941	472,189,941	100.00	3,619,420.01
34	GRAND TOTAL		15,217	2,638,938,867	1,697,040,241	3,263,981,751	4,476,652,691		
35	County Median Real Market Value for all Residential Improved Properties				273,575				

* 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).