

**CASS COUNTY
 PAY 2024 PROJECTION
 COUNTY TAX ONLY, EXCLUDING LIBRARY & LONGVILLE AMBULANCE LEVIES
 13.21% LEVY INCREASE**

	Final County Tax Pay 2023	Estimated* County Tax Pay 2024	Change	Percent Change
Net Levy	25,331,700	28,678,977	3,347,277	13.21%
Net Tax Capacity	111,860,987	128,027,912 *	16,166,925	14.45%
Estimated Tax Capacity Rate	22.645%	22.400%	-0.245%	-1.08%

Parcel Examples	Final 2022				Final 2023				Projected 2024 Using Spring Mini Values & 13.21% Increase in County Levy				Difference	Legend
	Estimated Market Value	Taxable Market Value after Homestead Exclusion	Net Tax Capacity	Final 2023 Tax	Estimated Market Value	Taxable Market Value after Homestead Exclusion	Net Tax Capacity	Final 2023 Tax	Estimated Market Value	Taxable Market Value after Homestead Exclusion	Net Tax Capacity	Final 2024 Tax		
Residential Homestead 42-446-0160	371,700	367,913	3,679	833	681,700	681,700	7,271	1,647	634,000	634,000	6,675	1,508	(139)	A,B,E
05-001-4202	125,200	99,228	992	225	177,400	156,126	1,561	353	202,700	183,703	1,837	415	62	
Disable Homestead 94-349-1355	80,300	50,287	228	52	108,200	80,698	532	120	116,800	93,300	658	149	29	C
Seasonal Rec 42-442-0150	333,600	333,600	3,336	755	670,200	670,200	7,128	1,614	606,400	606,400	6,330	1,430	(184)	B,E
38-136-4201	862,300	862,300	9,529	2,158	1,095,500	1,095,500	12,444	2,818	1,122,800	1,122,800	12,785	2,889	71	B
Agricultural Homestead (Land Only) 01-029-3300	92,700	92,700	464	105	124,900	124,900	625	142	131,800	131,800	659	149	7	
Rural Vacant Land 03-004-4100	121,800	121,800	1,218	276	169,100	169,100	1,691	383	214,500	214,500	2,145	485	102	
Preferred Commercial 96-337-1310	262,000	262,000	4,490	1,017	262,000	262,000	4,490	1,017	282,000	282,000	4,890	1,105	88	
41-118-1202	413,900	413,900	7,528	1,705	424,900	424,900	7,748	1,755	447,600	447,600	8,202	1,853	98	

* Note: This estimate uses 2023 Assessment Spring Mini values for County Levies excluding Library & Longville Ambulance Levies.

- A Lost homestead exclusion
- B Larger value taxed at 1.25%
- C Disable exclusion exhausted at \$50,000
- D No value increase
- E Value Reduction