

SCHOOL SYSTEM : #				10-0002	GIBBON 2	System Class : 3			
Cnty #	County Name	Base school name		Class	Basesch	Unif/LC	U/L	2026 Totals UNADJUSTED	
10	BUFFALO	GIBBON 2		3	10-0002				
2026	Personal Property	Centrally Assessed Pers. Prop.	Real	Residential Real Prop.	Comm. & Indust. Real Prop.	Ag-Bldgs,Farmsite, & Non-AgLand	Agric. Land		Mineral
Unadjusted Value =====>	44,755,929	12,588,170	46,418,663	211,249,705	40,896,220	12,085,535	407,786,025		3,900
Level of Value =====>			95.04	92.00	96.00		75.00		
Factor			0.01010101	0.04347826			-0.04000000		
Adjustment Amount ==>			468,875	9,182,633	0		-16,311,441		
* TIF Base Value				49,145	58,950		0		
10 Cnty's adjust. value==> in this base school	44,755,929	12,588,170	46,887,538	220,432,338	40,896,220	12,085,535	391,474,584	3,900	
775,784,147									

*TIF = Tax Increment Financing; TIF Base value is included in the taxable value, however it must remain unadjusted, therefore it is backed out prior to calculating the adjustment amount & then added back to the total adjusted school value. TIF Excess Value is never included in the taxable value for schools.
Factors rounded for display. Agland adjusted to 72%, other real property adjusted to 96%.

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BY SCHOOL SYSTEM
OCTOBER 9, 2026