

**2026 CERTIFIED TOTALS**

Property Count: 2,266

CIC - CITY OF IOWA COLONY  
ARB Approved Totals

7/22/2026 11:19:43AM

| Land                       |            | Value       |                                                             |                       |             |
|----------------------------|------------|-------------|-------------------------------------------------------------|-----------------------|-------------|
| Homesite:                  |            | 163,811,236 |                                                             |                       |             |
| Non Homesite:              |            | 12,820,238  |                                                             |                       |             |
| Ag Market:                 |            | 395,887     |                                                             |                       |             |
| Timber Market:             |            | 0           | <b>Total Land</b>                                           | (+)                   | 177,027,361 |
| Improvement                |            | Value       |                                                             |                       |             |
| Homesite:                  |            | 641,258,188 |                                                             |                       |             |
| Non Homesite:              |            | 64,334,770  | <b>Total Improvements</b>                                   | (+)                   | 705,592,958 |
| Non Real                   |            | Count       | Value                                                       |                       |             |
| Personal Property:         | 2          |             | 89,170                                                      |                       |             |
| Mineral Property:          | 0          |             | 0                                                           |                       |             |
| Autos:                     | 0          |             | 0                                                           | <b>Total Non Real</b> | (+) 89,170  |
|                            |            |             | <b>Market Value</b>                                         | =                     | 882,709,489 |
| Ag                         | Non Exempt | Exempt      |                                                             |                       |             |
| Total Productivity Market: | 395,887    | 0           |                                                             |                       |             |
| Ag Use:                    | 1,021      | 0           | <b>Productivity Loss</b>                                    | (-)                   | 394,866     |
| Timber Use:                | 0          | 0           | <b>Appraised Value</b>                                      | =                     | 882,314,623 |
| Productivity Loss:         | 394,866    | 0           | <b>Homestead Cap</b>                                        | (-)                   | 5,175,787   |
|                            |            |             | <b>23.231 Cap</b>                                           | (-)                   | 2,258,472   |
|                            |            |             | <b>Assessed Value</b>                                       | =                     | 874,880,364 |
|                            |            |             | <b>Total Exemptions Amount<br/>(Breakdown on Next Page)</b> | (-)                   | 187,191,383 |
|                            |            |             | <b>Net Taxable</b>                                          | =                     | 687,688,981 |

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 3,570,543.08 = 687,688,981 \* (0.519209 / 100)

Certified Estimate of Market Value: 882,709,489  
 Certified Estimate of Taxable Value: 687,688,981

| Tif Zone Code                | Tax Increment Loss |
|------------------------------|--------------------|
| T2CIC-GBC                    | 510,341,873        |
| Tax Increment Finance Value: | 510,341,873        |
| Tax Increment Finance Levy:  | 2,649,740.94       |

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**Exemption Breakdown**

| Exemption     | Count | Local             | State              | Total              |
|---------------|-------|-------------------|--------------------|--------------------|
| 145B          | 1     | 0                 | 20,000             | 20,000             |
| 145D          | 1     | 0                 | 69,170             | 69,170             |
| DP            | 15    | 720,000           | 0                  | 720,000            |
| DV1           | 6     | 0                 | 34,000             | 34,000             |
| DV2           | 6     | 0                 | 49,500             | 49,500             |
| DV3           | 14    | 0                 | 116,000            | 116,000            |
| DV4           | 48    | 0                 | 288,000            | 288,000            |
| DV4S          | 1     | 0                 | 0                  | 0                  |
| DVHS          | 178   | 0                 | 84,083,446         | 84,083,446         |
| DVHSS         | 4     | 0                 | 1,424,935          | 1,424,935          |
| EX-XV         | 35    | 0                 | 29,413,148         | 29,413,148         |
| HS            | 1,644 | 60,880,692        | 0                  | 60,880,692         |
| OV65          | 198   | 9,969,804         | 0                  | 9,969,804          |
| OV65S         | 2     | 120,000           | 0                  | 120,000            |
| SO            | 4     | 2,688             | 0                  | 2,688              |
| <b>Totals</b> |       | <b>71,693,184</b> | <b>115,498,199</b> | <b>187,191,383</b> |

**2026 CERTIFIED TOTALS**

Property Count: 201

CIC - CITY OF IOWA COLONY  
Under ARB Review Totals

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| Land                       |   | Value      |                                                             |     |            |
|----------------------------|---|------------|-------------------------------------------------------------|-----|------------|
| Homesite:                  |   | 16,726,365 |                                                             |     |            |
| Non Homesite:              |   | 0          |                                                             |     |            |
| Ag Market:                 |   | 0          |                                                             |     |            |
| Timber Market:             |   | 0          | <b>Total Land</b>                                           | (+) | 16,726,365 |
| Improvement                |   | Value      |                                                             |     |            |
| Homesite:                  |   | 68,949,285 |                                                             |     |            |
| Non Homesite:              |   | 0          | <b>Total Improvements</b>                                   | (+) | 68,949,285 |
| Non Real                   |   | Count      | Value                                                       |     |            |
| Personal Property:         | 0 | 0          |                                                             |     |            |
| Mineral Property:          | 0 | 0          |                                                             |     |            |
| Autos:                     | 0 | 0          | <b>Total Non Real</b>                                       | (+) | 0          |
|                            |   |            | <b>Market Value</b>                                         | =   | 85,675,650 |
| Ag                         |   | Non Exempt | Exempt                                                      |     |            |
| Total Productivity Market: | 0 | 0          |                                                             |     |            |
| Ag Use:                    | 0 | 0          | <b>Productivity Loss</b>                                    | (-) | 0          |
| Timber Use:                | 0 | 0          | <b>Appraised Value</b>                                      | =   | 85,675,650 |
| Productivity Loss:         | 0 | 0          |                                                             |     |            |
|                            |   |            | <b>Homestead Cap</b>                                        | (-) | 1,879,904  |
|                            |   |            | <b>23.231 Cap</b>                                           | (-) | 62,128     |
|                            |   |            | <b>Assessed Value</b>                                       | =   | 83,733,618 |
|                            |   |            | <b>Total Exemptions Amount<br/>(Breakdown on Next Page)</b> | (-) | 9,470,717  |
|                            |   |            | <b>Net Taxable</b>                                          | =   | 74,262,901 |

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 385,579.67 = 74,262,901 \* (0.519209 / 100)

Certified Estimate of Market Value: 71,101,176  
 Certified Estimate of Taxable Value: 64,543,066

| Tif Zone Code                | Tax Increment Loss |
|------------------------------|--------------------|
| T2CIC-GBC                    | 52,362,770         |
| Tax Increment Finance Value: | 52,362,770         |
| Tax Increment Finance Levy:  | 271,872.21         |

**2026 CERTIFIED TOTALS**

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Under ARB Review Totals

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**Exemption Breakdown**

| Exemption     | Count | Local            | State            | Total            |
|---------------|-------|------------------|------------------|------------------|
| DP            | 3     | 120,000          | 0                | 120,000          |
| DV4           | 2     | 0                | 0                | 0                |
| DVHS          | 2     | 0                | 1,068,136        | 1,068,136        |
| HS            | 181   | 7,472,581        | 0                | 7,472,581        |
| OV65          | 15    | 810,000          | 0                | 810,000          |
| <b>Totals</b> |       | <b>8,402,581</b> | <b>1,068,136</b> | <b>9,470,717</b> |

**2026 CERTIFIED TOTALS**

Property Count: 2,467

CIC - CITY OF IOWA COLONY

Grand Totals

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| Land                       |            | Value       |                                                             |                       |             |
|----------------------------|------------|-------------|-------------------------------------------------------------|-----------------------|-------------|
| Homesite:                  |            | 180,537,601 |                                                             |                       |             |
| Non Homesite:              |            | 12,820,238  |                                                             |                       |             |
| Ag Market:                 |            | 395,887     |                                                             |                       |             |
| Timber Market:             |            | 0           | <b>Total Land</b>                                           | (+)                   | 193,753,726 |
| Improvement                |            | Value       |                                                             |                       |             |
| Homesite:                  |            | 710,207,473 |                                                             |                       |             |
| Non Homesite:              |            | 64,334,770  | <b>Total Improvements</b>                                   | (+)                   | 774,542,243 |
| Non Real                   |            | Count       | Value                                                       |                       |             |
| Personal Property:         | 2          |             | 89,170                                                      |                       |             |
| Mineral Property:          | 0          |             | 0                                                           |                       |             |
| Autos:                     | 0          |             | 0                                                           | <b>Total Non Real</b> | (+) 89,170  |
|                            |            |             | <b>Market Value</b>                                         | =                     | 968,385,139 |
| Ag                         | Non Exempt | Exempt      |                                                             |                       |             |
| Total Productivity Market: | 395,887    | 0           |                                                             |                       |             |
| Ag Use:                    | 1,021      | 0           | <b>Productivity Loss</b>                                    | (-)                   | 394,866     |
| Timber Use:                | 0          | 0           | <b>Appraised Value</b>                                      | =                     | 967,990,273 |
| Productivity Loss:         | 394,866    | 0           |                                                             |                       |             |
|                            |            |             | <b>Homestead Cap</b>                                        | (-)                   | 7,055,691   |
|                            |            |             | <b>23.231 Cap</b>                                           | (-)                   | 2,320,600   |
|                            |            |             | <b>Assessed Value</b>                                       | =                     | 958,613,982 |
|                            |            |             | <b>Total Exemptions Amount<br/>(Breakdown on Next Page)</b> | (-)                   | 196,662,100 |
|                            |            |             | <b>Net Taxable</b>                                          | =                     | 761,951,882 |

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 3,956,122.75 = 761,951,882 \* (0.519209 / 100)

Certified Estimate of Market Value: 953,810,665  
 Certified Estimate of Taxable Value: 752,232,047

| Tif Zone Code                | Tax Increment Loss |
|------------------------------|--------------------|
| T2CIC-GBC                    | 562,704,643        |
| Tax Increment Finance Value: | 562,704,643        |
| Tax Increment Finance Levy:  | 2,921,613.15       |

**2026 CERTIFIED TOTALS**

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CIC - CITY OF IOWA COLONY

Grand Totals

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**Exemption Breakdown**

| Exemption     | Count | Local             | State              | Total              |
|---------------|-------|-------------------|--------------------|--------------------|
| 145B          | 1     | 0                 | 20,000             | 20,000             |
| 145D          | 1     | 0                 | 69,170             | 69,170             |
| DP            | 18    | 840,000           | 0                  | 840,000            |
| DV1           | 6     | 0                 | 34,000             | 34,000             |
| DV2           | 6     | 0                 | 49,500             | 49,500             |
| DV3           | 14    | 0                 | 116,000            | 116,000            |
| DV4           | 50    | 0                 | 288,000            | 288,000            |
| DV4S          | 1     | 0                 | 0                  | 0                  |
| DVHS          | 180   | 0                 | 85,151,582         | 85,151,582         |
| DVHSS         | 4     | 0                 | 1,424,935          | 1,424,935          |
| EX-XV         | 35    | 0                 | 29,413,148         | 29,413,148         |
| HS            | 1,825 | 68,353,273        | 0                  | 68,353,273         |
| OV65          | 213   | 10,779,804        | 0                  | 10,779,804         |
| OV65S         | 2     | 120,000           | 0                  | 120,000            |
| SO            | 4     | 2,688             | 0                  | 2,688              |
| <b>Totals</b> |       | <b>80,095,765</b> | <b>116,566,335</b> | <b>196,662,100</b> |

**2026 CERTIFIED TOTALS**

Property Count: 2,266

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**State Category Breakdown**

| State Code Description |                               | Count | Acres    | New Value    | Market Value  | Taxable Value |
|------------------------|-------------------------------|-------|----------|--------------|---------------|---------------|
| A                      | SINGLE FAMILY RESIDENCE       | 1,899 | 357.0943 | \$39,649,133 | \$798,638,900 | \$635,611,518 |
| B                      | MULTIFAMILY RESIDENCE         | 1     |          | \$0          | \$20,354,052  | \$20,354,052  |
| C1                     | VACANT LOTS AND LAND TRACTS   | 176   | 63.2407  | \$0          | \$1,350,702   | \$124,230     |
| D1                     | QUALIFIED OPEN-SPACE LAND     | 1     | 12.0057  | \$0          | \$395,887     | \$1,021       |
| E                      | RURAL LAND, NON QUALIFIED OPE | 10    | 109.5998 | \$0          | \$1,644,595   | \$1,644,595   |
| F1                     | COMMERCIAL REAL PROPERTY      | 8     | 31.1890  | \$501,320    | \$19,058,758  | \$18,560,454  |
| L1                     | COMMERCIAL PERSONAL PROPE     | 2     |          | \$0          | \$89,170      | \$0           |
| O                      | RESIDENTIAL INVENTORY         | 137   | 11.3050  | \$5,368,884  | \$11,764,277  | \$11,393,111  |
| X                      | TOTALLY EXEMPT PROPERTY       | 35    | 372.4865 | \$0          | \$29,413,148  | \$0           |
| <b>Totals</b>          |                               |       | 956.9210 | \$45,519,337 | \$882,709,489 | \$687,688,981 |

**2026 CERTIFIED TOTALS**

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Under ARB Review Totals

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**State Category Breakdown**

| State Code Description |                         | Count | Acres   | New Value   | Market Value | Taxable Value |
|------------------------|-------------------------|-------|---------|-------------|--------------|---------------|
| A                      | SINGLE FAMILY RESIDENCE | 199   | 32.8835 | \$4,713,420 | \$85,124,760 | \$73,731,999  |
| O                      | RESIDENTIAL INVENTORY   | 2     | 0.1614  | \$447,905   | \$550,890    | \$530,902     |
| <b>Totals</b>          |                         |       | 33.0449 | \$5,161,325 | \$85,675,650 | \$74,262,901  |

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Grand Totals

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**State Category Breakdown**

| State Code Description |                               | Count | Acres    | New Value    | Market Value  | Taxable Value |
|------------------------|-------------------------------|-------|----------|--------------|---------------|---------------|
| A                      | SINGLE FAMILY RESIDENCE       | 2,098 | 389.9778 | \$44,362,553 | \$883,763,660 | \$709,343,517 |
| B                      | MULTIFAMILY RESIDENCE         | 1     |          | \$0          | \$20,354,052  | \$20,354,052  |
| C1                     | VACANT LOTS AND LAND TRACTS   | 176   | 63.2407  | \$0          | \$1,350,702   | \$124,230     |
| D1                     | QUALIFIED OPEN-SPACE LAND     | 1     | 12.0057  | \$0          | \$395,887     | \$1,021       |
| E                      | RURAL LAND, NON QUALIFIED OPE | 10    | 109.5998 | \$0          | \$1,644,595   | \$1,644,595   |
| F1                     | COMMERCIAL REAL PROPERTY      | 8     | 31.1890  | \$501,320    | \$19,058,758  | \$18,560,454  |
| L1                     | COMMERCIAL PERSONAL PROPE     | 2     |          | \$0          | \$89,170      | \$0           |
| O                      | RESIDENTIAL INVENTORY         | 139   | 11.4664  | \$5,816,789  | \$12,315,167  | \$11,924,013  |
| X                      | TOTALLY EXEMPT PROPERTY       | 35    | 372.4865 | \$0          | \$29,413,148  | \$0           |
| <b>Totals</b>          |                               |       | 989.9659 | \$50,680,662 | \$968,385,139 | \$761,951,882 |

**2026 CERTIFIED TOTALS**

Property Count: 2,266

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**CAD State Category Breakdown**

| State Code Description |                                | Count | Acres    | New Value    | Market Value  | Taxable Value |
|------------------------|--------------------------------|-------|----------|--------------|---------------|---------------|
| A1                     | SINGLE FAMILY RESIDENCE        | 1,899 | 357.0943 | \$39,649,133 | \$798,638,900 | \$635,611,518 |
| B2                     | DUPLEX                         | 1     |          | \$0          | \$20,354,052  | \$20,354,052  |
| C1                     | VACANT LOT IN CITY             | 176   | 63.2407  | \$0          | \$1,350,702   | \$124,230     |
| D1                     | QUALIFIED AG LAND              | 1     | 12.0057  | \$0          | \$395,887     | \$1,021       |
| E1                     | FARM OR RANCH IMPROVEMENT      | 1     | 3.0000   | \$0          | \$179,940     | \$179,940     |
| E4                     | NON QUALIFIED AG LAND          | 9     | 106.5998 | \$0          | \$1,464,655   | \$1,464,655   |
| F1                     | COMMERCIAL REAL PROPERTY       | 8     | 31.1890  | \$501,320    | \$19,058,758  | \$18,560,454  |
| L1                     | COMMERCIAL PERSONAL PROPER     | 2     |          | \$0          | \$89,170      | \$0           |
| O1                     | RESIDENTIAL INVENTORY VACANT L | 95    | 7.6580   | \$0          | \$3,558,083   | \$3,558,083   |
| O2                     | RESIDENTIAL INVENTORY IMPROVE  | 42    | 3.6470   | \$5,368,884  | \$8,206,194   | \$7,835,028   |
| X                      | TOTAL EXEMPT                   | 35    | 372.4865 | \$0          | \$29,413,148  | \$0           |
| <b>Totals</b>          |                                |       | 956.9210 | \$45,519,337 | \$882,709,489 | \$687,688,981 |

**2026 CERTIFIED TOTALS**

Property Count: 201

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Under ARB Review Totals

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**CAD State Category Breakdown**

| State Code Description |                               | Count | Acres   | New Value   | Market Value | Taxable Value |
|------------------------|-------------------------------|-------|---------|-------------|--------------|---------------|
| A1                     | SINGLE FAMILY RESIDENCE       | 199   | 32.8835 | \$4,713,420 | \$85,124,760 | \$73,731,999  |
| O2                     | RESIDENTIAL INVENTORY IMPROVE | 2     | 0.1614  | \$447,905   | \$550,890    | \$530,902     |
| <b>Totals</b>          |                               |       | 33.0449 | \$5,161,325 | \$85,675,650 | \$74,262,901  |

**2026 CERTIFIED TOTALS**

Property Count: 2,467

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Grand Totals

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**CAD State Category Breakdown**

| State Code Description |                                | Count | Acres    | New Value    | Market Value  | Taxable Value |
|------------------------|--------------------------------|-------|----------|--------------|---------------|---------------|
| A1                     | SINGLE FAMILY RESIDENCE        | 2,098 | 389.9778 | \$44,362,553 | \$883,763,660 | \$709,343,517 |
| B2                     | DUPLEX                         | 1     |          | \$0          | \$20,354,052  | \$20,354,052  |
| C1                     | VACANT LOT IN CITY             | 176   | 63.2407  | \$0          | \$1,350,702   | \$124,230     |
| D1                     | QUALIFIED AG LAND              | 1     | 12.0057  | \$0          | \$395,887     | \$1,021       |
| E1                     | FARM OR RANCH IMPROVEMENT      | 1     | 3.0000   | \$0          | \$179,940     | \$179,940     |
| E4                     | NON QUALIFIED AG LAND          | 9     | 106.5998 | \$0          | \$1,464,655   | \$1,464,655   |
| F1                     | COMMERCIAL REAL PROPERTY       | 8     | 31.1890  | \$501,320    | \$19,058,758  | \$18,560,454  |
| L1                     | COMMERCIAL PERSONAL PROPER     | 2     |          | \$0          | \$89,170      | \$0           |
| O1                     | RESIDENTIAL INVENTORY VACANT L | 95    | 7.6580   | \$0          | \$3,558,083   | \$3,558,083   |
| O2                     | RESIDENTIAL INVENTORY IMPROVE  | 44    | 3.8084   | \$5,816,789  | \$8,757,084   | \$8,365,930   |
| X                      | TOTAL EXEMPT                   | 35    | 372.4865 | \$0          | \$29,413,148  | \$0           |
| <b>Totals</b>          |                                |       | 989.9659 | \$50,680,662 | \$968,385,139 | \$761,951,882 |

**2026 CERTIFIED TOTALS**

Property Count: 2,467

CIC - CITY OF IOWA COLONY

Effective Rate Assumption

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**New Value**

|                                 |                     |
|---------------------------------|---------------------|
| <b>TOTAL NEW VALUE MARKET:</b>  | <b>\$50,680,662</b> |
| <b>TOTAL NEW VALUE TAXABLE:</b> | <b>\$43,947,636</b> |

**New Exemptions**

| Exemption | Description | Count |
|-----------|-------------|-------|
|-----------|-------------|-------|

**ABSOLUTE EXEMPTIONS VALUE LOSS**

| Exemption                            | Description                           | Count      | Exemption Amount   |
|--------------------------------------|---------------------------------------|------------|--------------------|
| 145B                                 | 11.145 (b) Single Situs, Single Owner | 1          | \$20,000           |
| 145D                                 | 11.145 (d) Multiple Situs, Leases     | 1          | \$69,170           |
| DP                                   | Disability                            | 2          | \$120,000          |
| DV1                                  | Disabled Veterans 10% - 29%           | 1          | \$12,000           |
| DV3                                  | Disabled Veterans 50% - 69%           | 1          | \$10,000           |
| DV4                                  | Disabled Veterans 70% - 100%          | 4          | \$48,000           |
| DVHS                                 | Disabled Veteran Homestead            | 13         | \$4,335,334        |
| HS                                   | Homestead                             | 66         | \$1,907,061        |
| OV65                                 | Over 65                               | 29         | \$1,380,000        |
| OV65S                                | OV65 Surviving Spouse                 | 1          | \$60,000           |
| <b>PARTIAL EXEMPTIONS VALUE LOSS</b> |                                       | <b>119</b> | <b>\$7,961,565</b> |
| <b>NEW EXEMPTIONS VALUE LOSS</b>     |                                       |            | <b>\$7,961,565</b> |

**Increased Exemptions**

| Exemption | Description | Count | Increased Exemption Amount |
|-----------|-------------|-------|----------------------------|
|-----------|-------------|-------|----------------------------|

**INCREASED EXEMPTIONS VALUE LOSS**

|                                    |                    |
|------------------------------------|--------------------|
| <b>TOTAL EXEMPTIONS VALUE LOSS</b> | <b>\$7,961,565</b> |
|------------------------------------|--------------------|

**New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value****Category A and E**

| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
|------------------------|----------------|----------------------|-----------------|
| 1,817                  | \$425,617      | \$41,407             | \$384,210       |

**Category A Only**

| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
|------------------------|----------------|----------------------|-----------------|
| 1,817                  | \$425,617      | \$41,407             | \$384,210       |

**Median Homestead Value****Category A and E**

| Count of HS Residences | Median Market | Median HS Exemption | Median Taxable |
|------------------------|---------------|---------------------|----------------|
| 1,817                  | \$416,780     | \$41,694            | \$375,086      |

**Category A Only**

| Count of HS Residences | Median Market | Median HS Exemption | Median Taxable |
|------------------------|---------------|---------------------|----------------|
| 1,817                  | \$416,780     | \$41,694            | \$375,086      |

**2026 CERTIFIED TOTALS**

CIC - CITY OF IOWA COLONY

**Lower Value Used**

| Count of Protested Properties | Total Market Value | Total Value Used |
|-------------------------------|--------------------|------------------|
| 201                           | \$85,675,650       | \$64,543,066     |

**Uncontested Value**

| Count of Uncontested Properties | Total Market Value | Total Uncontested Value |
|---------------------------------|--------------------|-------------------------|
|---------------------------------|--------------------|-------------------------|