

2026 PRELIMINARY EFFECTIVE RATE ASSUMPTION REPORT

BVMUD - WEST BASTROP VILLAGE MUD

NEW VALUE

TOTAL NEW VALUE MARKET:	10,432,194
TOTAL NEW VALUE TAXABLE:	10,252,720

NEW EXEMPTIONS

<i>Exemption</i>	<i>Description</i>	<i>Count</i>	<i>Source</i>	<i>Value</i>
EX	Exemptions	0	2025 Market Value	-
EX366	HB366 Exempt	0	2025 Market Value	-
HB9	HB9 Exempt	3	2025 Market Value	50,680
ABSOLUTE EXEMPTIONS VALUE LOSS				50,680

<i>Year</i>	<i>Description</i>	<i>Count</i>	<i>Source</i>	<i>Value</i>
2026	New Exemptions (HS,DP,DV,O65)	0	Exemption Amount	-
PARTIAL EXEMPTIONS VALUE LOSS				-

NEW EXEMPTIONS VALUE LOSS 50,680

INCREASED EXEMPTIONS

<i>Year</i>	<i>Description</i>	<i>Count</i>	<i>Source</i>	<i>Value</i>
2026	Increase in Exemption Dollars	0	Exemption Amount	-
INCREASE EXEMPTIONS VALUE LOSS				-

TOTAL EXEMPTIONS VALUE LOSS 50,680

NEW AG / TIMBER EXEMPTIONS

<i>Year</i>	<i>Count</i>	<i>Source</i>	<i>Value</i>
2025	0	Market Value	-
2026	0	Ag/Timber Use	-

NEW AG / TIMBER VALUE LOSS -

NEW ANNEXATION

<i>Year</i>	<i>Description</i>	<i>Count</i>	<i>Source</i>	<i>Value</i>
2026	Annexed		Current Year Taxable Value	

NEW DEANNEXATIONS

<i>Year</i>	<i>Description</i>	<i>Count</i>	<i>Source</i>	<i>Value</i>
2025	Deannexed		Prior Year Taxable Value	

AVERAGE & MEDIAN TAXABLE HOMESTEAD VALUE

<i>Year</i>	<i>Type</i>	<i>Value</i>
2026	Average Taxable Homestead Value	312,908
2026	Median Taxable Homestead Value	330,815
2025	Average Taxable Homestead Value	315,622
2025	Median Taxable Homestead Value	341,900