

2026 PRELIMINARY EFFECTIVE RATE ASSUMPTION REPORT

EMUD2 - ELGIN MUNICIPAL UTILITY DISTRICT NO 2

NEW VALUE

TOTAL NEW VALUE MARKET:	29,910,037
TOTAL NEW VALUE TAXABLE:	28,852,028

NEW EXEMPTIONS

Exemption	Description	Count	Source	Value
EX	Exemptions	0	2025 Market Value	-
EX366	HB366 Exempt	1	2025 Market Value	87
HB9	HB9 Exempt	2	2025 Market Value	37,000
ABSOLUTE EXEMPTIONS VALUE LOSS				37,087

Exemption	Description	Count	Source	Value
DV4	Disabled Veterans 70%-100%	1	Exemption Amount	12,000
DVHS	Disable Veteran Homestead	0	Exemption Amount	-
HS	Homestead	0	Exemption Amount	-
OV65	Over 65	0	Exemption Amount	-
PARTIAL EXEMPTIONS VALUE LOSS				12,000

NEW EXEMPTIONS VALUE LOSS 49,087

INCREASED EXEMPTIONS

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

TOTAL EXEMPTIONS VALUE LOSS 49,087

NEW AG / TIMBER EXEMPTIONS

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

NEW AG / TIMBER VALUE LOSS -

NEW ANNEXATION

Year	Description	Count	Source	Value
2026	Annexed		Current Year Taxable Value	

NEW DEANNEXATIONS

Year	Description	Count	Source	Value
2025	Deannexed		Prior Year Taxable Value	

AVERAGE & MEDIAN TAXABLE HOMESTEAD VALUE

Year	Type	Value
2026	Average Taxable Homestead Value	299,745
2026	Median Taxable Homestead Value	317,913
2025	Average Taxable Homestead Value	283,258
2025	Median Taxable Homestead Value	318,112