

2026 PRELIMINARY EFFECTIVE RATE ASSUMPTION REPORT
MUD1A - THE COLONY MUNICIPAL UTILITY DISTRICT NO 1A

NEW VALUE

TOTAL NEW VALUE MARKET:	703,763
TOTAL NEW VALUE TAXABLE:	664,410

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	28,433
ABSOLUTE EXEMPTIONS VALUE LOSS				28,433

<i>Exemption</i>	<i>Description</i>	<i>Count</i>	<i>Source</i>	<i>Value</i>
DV4	Disabled Veterans 70%-100%	1	Exemption Amount	12,000
PARTIAL EXEMPTIONS VALUE LOSS				12,000

NEW EXEMPTIONS VALUE LOSS 40,433

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 40,433

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	375,484
2026	Median Taxable Homestead Value	383,709
2025	Average Taxable Homestead Value	370,514
2025	Median Taxable Homestead Value	383,000