

2026 PRELIMINARY EFFECTIVE RATE ASSUMPTION REPORT
MUD1B - THE COLONY MUNICIPAL UTILITY DISTRICT NO 1B

NEW VALUE

TOTAL NEW VALUE MARKET:	5,361,492
TOTAL NEW VALUE TAXABLE:	5,054,935

NEW EXEMPTIONS

<i>Exemption</i>	<i>Description</i>	<i>Count</i>	<i>Source</i>	<i>Value</i>
EX	Exemptions	0	2025 Market Value	3,202,086
EX366	HB366 Exempt	1	2025 Market Value	2,521
HB9	HB9 Exempt	3	2025 Market Value	47,010
ABSOLUTE EXEMPTIONS VALUE LOSS				3,251,617

<i>Exemption</i>	<i>Description</i>	<i>Count</i>	<i>Source</i>	<i>Value</i>
DV3	Disabled Veterans 50%-69%	1	Exemption Amount	10,000
PARTIAL EXEMPTIONS VALUE LOSS				10,000

NEW EXEMPTIONS VALUE LOSS 3,261,617

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 3,261,617

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	401,333
2026	Median Taxable Homestead Value	402,179
2025	Average Taxable Homestead Value	402,314
2025	Median Taxable Homestead Value	409,777