

2026 PRELIMINARY EFFECTIVE RATE ASSUMPTION REPORT

WC3 - WCID #3

NEW VALUE

TOTAL NEW VALUE MARKET:	3,372
TOTAL NEW VALUE TAXABLE:	2,540

NEW EXEMPTIONS

Exemption	Description	Count	Source	Value
EX	Exemptions	0	2025 Market Value	-
EX366	HB366 Exempt	0	2025 Market Value	-
HB9	HB9 Exempt	0	2025 Market Value	-
ABSOLUTE EXEMPTIONS VALUE LOSS				-

Year	Description	Count	Source	Value
2026	New Exemptions (HS,DP,DV,O65)	0	Exemption Amount	-

PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS

INCREASED EXEMPTIONS

Year	Description	Count	Source	Value
2026	Increase in Exemption Dollars	0	Exemption Amount	-

INCREASE EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS

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	146,948
2026	Median Taxable Homestead Value	151,529
2025	Average Taxable Homestead Value	146,686
2025	Median Taxable Homestead Value	151,851