

2026 PRELIMINARY EFFECTIVE RATE ASSUMPTION REPORT

WC3D - WCID#3 DEFINED AREA

NEW VALUE

TOTAL NEW VALUE MARKET: 10,249

TOTAL NEW VALUE TAXABLE: 9,580

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	0	2025 Market Value	-
ABSOLUTE EXEMPTIONS VALUE LOSS				-

<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

INCREASED EXEMPTIONS

<i>Year</i>	<i>Description</i>	<i>Count</i>	<i>Source</i>	<i>Value</i>
2026	Increase in Exemption Dollar	0	Exemption Amount	-

INCREASE EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS

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	168,874
2026	Median Taxable Homestead Value	169,663
2025	Average Taxable Homestead Value	176,771
2025	Median Taxable Homestead Value	178,170