

**Ad Valorem Forecast Comparison Sheet**  
**December 9, 2020**

**Model Inputs**

<b>New Construction Growth Rates - Total</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	10.55%	-7.51%	2.22%	2.68%	2.64%	2.62%	2.63%
EDR	10.55%	7.76%	-4.13%	1.13%	1.23%	2.66%	2.72%
FEA	10.55%	-2.26%	3.74%	2.42%	2.79%	2.33%	2.25%
DOR	10.55%	9.52%	-7.09%	1.22%	2.23%	3.44%	3.14%
New Forecast	10.55%	2.78%	-4.28%	4.22%	2.81%	2.68%	2.43%

<b>New Construction Growth Rates - Homestead</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	4.25%	-0.78%	2.92%	2.83%	3.18%	2.53%	2.26%
EDR	9.75%	6.56%	2.67%	-1.28%	-1.63%	2.55%	2.46%
FEA	9.75%	4.48%	2.97%	1.39%	1.58%	1.57%	1.44%
DOR	9.75%	1.70%	-7.11%	1.24%	2.25%	3.47%	3.16%
New Forecast	9.75%	4.48%	2.97%	1.39%	1.58%	1.57%	1.44%

<b>New Construction Growth Rates - Nonhmstd Residential</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	13.83%	-4.34%	1.37%	2.46%	2.07%	2.51%	2.72%
EDR	9.95%	4.88%	-1.66%	1.97%	2.31%	2.34%	2.55%
FEA	9.95%	3.55%	4.00%	1.60%	2.39%	1.57%	1.44%
DOR	9.95%	10.84%	-7.11%	1.24%	2.25%	3.47%	3.16%
New Forecast	9.95%	3.55%	1.37%	2.46%	2.07%	2.51%	2.72%

<b>New Construction Growth Rates - Agricultural</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	0.58%	1.44%	0.00%	0.00%	0.00%	0.00%	0.00%
EDR	5.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
FEA	5.00%	-2.00%	0.00%	0.00%	0.00%	0.00%	0.00%
DOR	5.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%	-3.00%
New Forecast	5.00%	-2.00%	0.00%	0.00%	0.00%	0.00%	0.00%

<b>New Construction Growth Rates - Nonhmstd Nonresidential</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	9.64%	-17.35%	2.38%	2.61%	2.55%	2.70%	2.79%
EDR	9.76%	3.06%	-14.24%	3.14%	3.38%	3.25%	3.26%
FEA	9.76%	-15.46%	4.07%	4.62%	4.57%	4.06%	4.06%
DOR	9.76%	1.19%	-1.83%	1.24%	2.25%	3.47%	3.16%
New Forecast	9.76%	0.00%	-18.26%	10.18%	5.08%	4.06%	3.04%

**Input Appreciation Rates**

<b>Residential Appreciation - Homestead</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	3.13%	2.23%	2.73%	2.82%	2.85%	2.73%	2.70%
EDR	3.18%	2.62%	2.67%	2.68%	2.68%	2.55%	2.49%
FEA	3.18%	3.10%	2.99%	2.95%	2.89%	2.73%	2.70%
DOR	3.18%	4.10%	2.09%	2.65%	2.61%	2.61%	2.54%
New Forecast	3.18%	3.10%	2.73%	2.82%	2.85%	2.73%	2.70%

<b>Residential Appreciation - Nonhomestead</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	2.87%	2.08%	2.71%	2.63%	2.50%	2.49%	2.47%
EDR	2.87%	2.48%	2.56%	2.50%	2.43%	2.51%	2.42%
FEA	2.87%	2.92%	2.95%	2.75%	2.54%	2.49%	2.48%
DOR	2.87%	3.95%	2.10%	2.64%	2.59%	2.59%	2.52%
New Forecast	2.87%	2.92%	2.71%	2.63%	2.50%	2.49%	2.47%

<b>Nonresidential Appreciation</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	3.77%	-5.35%	-5.74%	-1.25%	0.60%	1.87%	2.34%
EDR	3.78%	-5.91%	-5.99%	-0.11%	1.68%	2.00%	2.33%
FEA	3.78%	-3.89%	-2.97%	0.42%	1.57%	2.13%	2.35%
DOR	3.78%	-6.15%	-6.12%	-0.90%	1.23%	1.68%	2.11%
New Forecast	3.78%	-5.50%	-5.50%	0.00%	1.68%	2.00%	2.33%

<b>Agricultural Appreciation</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	2.96%	2.35%	2.27%	2.16%	2.04%	1.88%	1.69%
EDR	3.08%	2.18%	2.08%	1.99%	1.89%	1.80%	1.80%
FEA	3.08%	2.42%	2.34%	2.23%	2.11%	1.95%	1.75%
DOR	3.08%	2.02%	2.33%	2.74%	2.74%	2.75%	2.75%
New Forecast	3.08%	2.35%	2.27%	2.16%	2.04%	1.88%	1.69%

**Model Outputs (values in billions)**

<b>Total Property Appreciation</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	100.38	2.01	13.42	52.90	69.28	80.60	87.10
EDR	104.22	3.91	8.49	57.86	73.85	78.19	82.68
FEA	104.22	31.61	41.54	69.98	80.03	85.33	90.16
DOR	104.28	31.22	(2.98)	53.00	70.88	77.27	82.20
New Forecast	104.22	18.16	16.09	63.60	79.04	83.16	88.67

<b>Total Just Value</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	2,914.30	2,968.66	3,035.58	3,143.41	3,269.11	3,407.67	3,554.33
EDR	2,915.58	2,980.02	3,046.70	3,163.40	3,296.87	3,436.30	3,581.91
FEA	2,915.58	3,002.35	3,101.10	3,229.69	3,370.01	3,517.12	3,670.53
DOR	2,915.98	3,008.33	3,062.70	3,172.97	3,302.40	3,440.21	3,584.84
New Forecast	2,915.58	2,991.60	3,063.27	3,184.74	3,323.30	3,467.66	3,619.08

<b>Homestead Turnover</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	4.65%	4.57%	4.63%	4.64%	4.59%	4.51%	4.44%
EDR	4.65%	4.71%	4.60%	4.53%	4.50%	4.45%	4.42%
FEA	4.65%	4.57%	4.61%	4.61%	4.55%	4.46%	4.39%
DOR							
New Forecast	4.65%	4.57%	4.61%	4.61%	4.55%	4.46%	4.39%

<b>Portability (SOH Transfer)</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	4.65	4.57	4.63	4.64	4.59	4.51	4.44
EDR	5.08	4.76	4.93	5.11	5.29	5.46	5.63
FEA	5.08	5.30	5.54	5.47	5.44	5.48	5.57
DOR	5.08	5.67	6.18	6.68	7.28	7.91	8.70
New Forecast	5.08	5.30	5.54	5.43	5.37	5.41	5.50
<b>Assessment Differential, Res. Homestead</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	314.22	322.81	321.70	327.73	336.65	343.85	352
EDR	315.01	337.04	340.50	350.40	360.08	369.33	378.29
FEA	315.01	325.32	325.91	327.92	334.84	340.71	347.39
DOR	315.01	335.22	331.22	313.97	317.61	321.43	352.95
New Forecast	315.01	325.32	323.31	324.03	330.50	336.48	343.26
<b>Assessment Differential, Res. Nonhomestead</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	30.13	26.33	24.98	24.25	23.82	23.84	24.07
EDR	29.89	29.46	28.91	28.26	27.68	27.02	26.54
FEA	29.89	27.04	25.20	23.87	22.85	22.35	22.18
DOR	29.90	27.26	26.87	29.88	31.89	34.44	36.47
New Forecast	29.89	27.04	24.73	23.31	22.37	22.00	21.87
<b>Assessment Differential, Nonresidential</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	50.14	46.08	40.77	38.95	38.91	40.19	42.81
EDR	50.68	46.27	42.98	42.39	42.48	42.63	42.83
FEA	50.68	47.07	43.42	43.32	44.57	46.41	48.83
DOR	50.68	38.23	26.31	21.31	19.84	20.30	22.34
New Forecast	50.68	46.27	41.22	41.05	42.65	44.50	46.58
<b>Assessment Differential, Classified Use</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	55.02	55.99	56.91	57.79	58.60	59.33	59.96
EDR	55.51	56.42	57.21	57.95	58.64	59.29	59.94
FEA	55.51	56.62	57.70	58.74	59.72	60.62	61.41
DOR	55.51	56.32	57.92	58.21	59.14	59.97	60.69
New Forecast	55.51	56.58	57.62	58.62	59.56	60.42	61.17
<b>Homestead Exemption</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	115.68	117.41	119.12	120.84	122.57	124.28	126.02
EDR	116.12	118.18	119.91	121.89	123.62	125.31	127.00
FEA	116.12	117.86	119.57	121.30	123.03	124.75	126.50
DOR	116.12	117.96	119.45	121.12	122.70	124.30	125.85
New Forecast	116.12	117.86	119.57	121.30	123.03	124.75	126.50

<b>Additional Homestead Exemption</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	98.96	102.08	105.11	108.09	110.98	113.90	116.88
EDR	99.39	102.15	104.67	107.44	110.04	112.65	115.29
FEA	99.39	102.53	105.57	108.56	111.47	114.40	117.39
DOR	99.39	101.77	104.35	106.88	109.38	111.93	114.47
New Forecast	99.39	102.53	105.57	108.56	111.47	114.40	117.39
<b>School Taxable Value, Real Property</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	2,164.33	2,199.13	2,270.57	2,365.88	2,472.43	2,590.84	2,715.69
EDR	2,161.97	2,199.02	2,270.64	2,369.64	2,480.95	2,597.62	2,719.30
FEA	2,161.97	2,227.33	2,322.87	2,439.23	2,559.80	2,686.69	2,818.39
DOR	2,163.24	2,245.69	2,314.40	2,435.02	2,547.60	2,665.81	2,760.71
New Forecast	2,161.97	2,219.47	2,296.22	2,407.84	2,527.22	2,651.90	2,781.89
<b>School Taxable Value - Residential Homestead</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	807.91	848.10	909.95	967.27	1,023.85	1,082.58	1,142.55
EDR	812.53	854.08	916.05	973.65	1,033.78	1,095.66	1,159.76
FEA	812.53	870.38	941.96	1,013.23	1,080.61	1,148.87	1,218.36
DOR	813.00	874.36	936.72	1,018.86	1,082.02	1,147.64	1,187.18
New Forecast	812.53	870.38	941.05	1,011.71	1,078.76	1,146.74	1,215.96
<b>School Taxable Value - Residential Nonhomestea</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	756.54	774.28	804.83	836.35	868.52	902.56	916.96
EDR	750.47	775.38	803.67	832.27	860.95	890.66	920.30
FEA	750.47	770.58	798.87	827.23	855.91	885.95	917.40
DOR	750.90	780.76	799.12	820.88	842.19	863.71	884.78
New Forecast	750.47	770.58	796.51	823.53	851.33	881.01	912.27
<b>School Taxable Value - Nonresidential</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	588.64	565.28	544.08	550.34	567.94	593.39	643.69
EDR	587.71	558.18	539.38	552.03	574.39	599.34	627.14
FEA	587.71	574.85	570.27	586.75	611.04	639.43	669.99
DOR	588.10	579.10	566.85	583.37	611.27	642.14	676.28
New Forecast	587.71	566.99	546.91	560.62	584.93	611.74	641.07
<b>School Taxable Value - Classified Use</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	11.24	11.47	11.70	11.92	12.12	12.31	12.48
EDR	11.26	11.38	11.54	11.69	11.83	11.96	12.09
FEA	11.26	11.52	11.77	12.01	12.24	12.45	12.64
DOR	11.26	11.42	11.60	11.81	12.00	12.16	12.31
New Forecast	11.26	11.51	11.75	11.98	12.20	12.41	12.59

<b>County Taxable Value, Real Property</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	1,992.82	2,037.56	2,112.30	2,207.11	2,311.26	2,425.56	2,544.73
EDR	1,990.39	2,027.32	2,096.29	2,192.36	2,300.95	2,414.91	2,533.86
FEA	1,990.39	2,063.27	2,161.00	2,275.76	2,393.23	2,515.95	2,642.54
DOR	1,990.39	2,081.80	2,155.43	2,273.46	2,382.29	2,495.01	2,583.94
New Forecast	1,990.39	2,056.18	2,136.86	2,247.05	2,362.92	2,483.29	2,608.47
<b>County Taxable Value - Residential Homestead</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	700.60	738.84	797.63	851.93	905.58	961.36	1,018.31
EDR	704.90	743.31	802.64	857.31	914.72	973.88	1,035.25
FEA	704.90	760.38	828.89	897.13	961.57	1,026.85	1,093.31
DOR	702.32	762.48	822.14	901.64	962.21	1,025.19	1,062.07
New Forecast	704.90	760.38	827.97	895.61	959.71	1,024.72	1,090.91
<b>County Taxable Value - Residential Nonhomeste:</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	723.27	748.98	780.90	813.34	846.40	880.93	916.96
EDR	717.50	744.08	772.37	800.96	829.65	859.36	889.00
FEA	717.50	744.59	774.72	804.42	834.12	864.68	896.31
DOR	714.90	751.49	770.27	789.03	808.35	827.34	846.38
New Forecast	717.50	744.59	772.83	801.27	830.02	860.08	891.48
<b>County Taxable Value - Nonresidential</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	557.71	538.27	522.08	529.92	547.16	570.96	596.98
EDR	556.73	528.55	509.74	522.40	544.75	569.71	597.51
FEA	556.73	546.78	545.62	562.20	585.30	611.97	640.28
DOR	554.15	548.67	543.68	563.23	592.01	622.58	655.44
New Forecast	556.73	539.69	524.31	538.18	560.99	586.08	613.48
<b>County Taxable Value - Classified Use</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	11.24	11.47	11.70	11.92	12.12	12.31	12.48
EDR	11.26	11.38	11.54	11.69	11.83	11.96	12.09
FEA	11.26	11.52	11.77	12.01	12.24	12.45	12.64
DOR	11.26	11.42	11.60	11.81	12.00	12.16	12.31
New Forecast	11.26	11.51	11.75	11.98	12.20	12.41	12.59
<b>Tangible Personal Property</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	135.87	137.30	141.48	145.78	150.22	154.78	159.48
EDR	138.23	141.69	145.23	148.86	152.58	156.40	160.31
FEA	138.23	140.37	144.64	149.04	153.57	158.24	163.04
DOR	138.23	136.55	139.28	143.46	147.77	152.20	156.77
New Forecast	138.23	140.37	144.64	149.04	153.57	158.24	163.04
<b>Centrally Assessed Property</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
Old Forecast	1.77	1.77	1.83	1.90	1.96	2.03	2.10
EDR	1.77	1.80	1.82	1.85	1.88	1.91	1.94
FEA	1.77	1.80	1.86	1.93	2.00	2.07	2.14
DOR	1.77	1.81	1.84	1.88	1.92	1.96	1.94
New Forecast	1.77	1.80	1.86	1.93	2.00	2.07	2.14

<b>Total School Taxable Value</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
<b>Value</b>							
Old Forecast	2,301.97	2,338.20	2,413.88	2,513.56	2,624.61	2,747.66	2,877.27
EDR	2,301.97	2,342.51	2,417.69	2,520.35	2,635.41	2,755.93	2,881.54
FEA	2,301.97	2,369.50	2,469.38	2,590.20	2,715.37	2,847.00	2,983.58
DOR	2,301.97	2,403.35	2,465.50	2,586.43	2,702.19	2,825.21	2,926.29
New Forecast	2,301.97	2,361.64	2,442.73	2,558.81	2,682.79	2,812.20	2,947.07
<b>Year-Over-year % Ch.</b>							
Old Forecast	6.10%	1.57%	3.24%	4.13%	4.42%	4.69%	4.72%
EDR	6.10%	1.76%	3.21%	4.25%	4.57%	4.57%	4.56%
FEA	6.10%	2.93%	4.22%	4.89%	4.83%	4.85%	4.80%
DOR	6.10%	4.34%	2.59%	4.91%	4.48%	4.55%	3.58%
New Forecast	6.10%	2.59%	3.43%	4.75%	4.85%	4.82%	4.80%
<b>Total County Taxable Value</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
<b>Value</b>							
Old Forecast	2,130.46	2,176.63	2,255.61	2,354.79	2,463.45	2,582.37	2,706.31
EDR	2,130.39	2,170.80	2,243.34	2,343.07	2,455.41	2,573.21	2,696.10
FEA	2,130.39	2,205.44	2,307.51	2,426.73	2,548.80	2,676.26	2,807.72
DOR	2,130.39	2,209.76	2,286.16	2,408.40	2,521.58	2,638.77	2,732.31
New Forecast	2,130.39	2,198.35	2,283.37	2,398.02	2,518.49	2,643.60	2,773.65
<b>Year-Over-year % Ch.</b>							
Old Forecast	7.13%	2.17%	3.63%	4.40%	4.61%	4.83%	4.80%
EDR	7.20%	1.90%	3.34%	4.45%	4.79%	4.80%	4.78%
FEA	7.20%	3.52%	4.63%	5.17%	5.03%	5.00%	4.91%
DOR	7.20%	3.73%	3.46%	5.35%	4.70%	4.65%	3.54%
New Forecast	7.20%	3.19%	3.87%	5.02%	5.02%	4.97%	4.92%