

Ad Valorem Forecast Comparison Sheet
Dec 11, 2018

Model Inputs

New Construction Growth Rates - Total		2018	2019	2020	2021	2022	2023	2024
Old Forecast		7.62%	8.66%	7.45%	7.40%	5.41%	4.91%	4.37%
EDR		7.62%	8.03%	3.27%	6.13%	5.25%	4.72%	4.31%
FEA		7.62%	2.66%	6.26%	5.73%	4.76%	5.27%	5.27%
DOR		7.62%	3.67%	3.66%	4.96%	5.38%	4.55%	4.19%
New Forecast		7.62%	2.66%	5.40%	4.63%	4.77%	5.27%	5.27%
New Construction Growth Rates - Homestead		2018	2019	2020	2021	2022	2023	2024
Old Forecast		n/a	n/a	n/a	n/a	n/a	n/a	n/a
EDR		16.21%	7.35%	6.01%	5.18%	4.52%	3.92%	3.59%
FEA		16.21%	7.87%	10.36%	9.00%	5.21%	5.08%	5.09%
DOR		16.21%	-2.61%	3.67%	4.98%	5.39%	4.56%	4.20%
New Forecast		16.21%	7.87%	7.87%	5.99%	5.24%	5.08%	5.09%
New Construction Growth Rates - Nonhmstd Residential		2018	2019	2020	2021	2022	2023	2024
Old Forecast		n/a	n/a	n/a	n/a	n/a	n/a	n/a
EDR		-4.31%	3.57%	2.63%	7.24%	5.76%	4.89%	3.99%
FEA		-4.31%	7.55%	6.03%	4.72%	3.13%	5.08%	5.09%
DOR		-4.31%	8.81%	3.67%	4.98%	5.39%	4.56%	4.20%
New Forecast		-4.31%	7.55%	6.16%	4.81%	3.16%	5.08%	5.09%
New Construction Growth Rates - Agricultural		2018	2019	2020	2021	2022	2023	2024
Old Forecast		n/a	n/a	n/a	n/a	n/a	n/a	n/a
EDR		1.65%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
FEA		1.65%	0.37%	0.00%	0.00%	0.00%	0.00%	0.00%
DOR		1.65%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
New Forecast		1.65%	0.37%	0.00%	0.00%	0.00%	0.00%	0.00%
New Construction Growth Rates - Nonhmstd Nonresidential		2018	2019	2020	2021	2022	2023	2024
Old Forecast		n/a	n/a	n/a	n/a	n/a	n/a	n/a
EDR		18.44%	-0.71%	1.01%	6.05%	5.53%	5.47%	5.49%
FEA		18.44%	-7.92%	0.92%	2.09%	5.67%	5.14%	5.15%
DOR		18.44%	3.19%	3.67%	4.98%	5.39%	4.56%	4.20%
New Forecast		18.44%	-7.92%	0.92%	2.09%	5.67%	5.14%	5.15%
Input Appreciation Rates								
Residential Appreciation - Homestead		2018	2019	2020	2021	2022	2023	2024
Old Forecast		5.40%	4.09%	3.45%	3.18%	3.05%	3.02%	2.96%
EDR		5.39%	3.97%	3.42%	3.22%	3.10%	3.01%	2.89%
FEA		5.39%	4.92%	3.58%	3.30%	3.11%	3.02%	2.97%
DOR		5.39%	4.26%	3.64%	3.29%	3.09%	3.22%	3.29%
New Forecast		5.39%	4.26%	3.64%	3.29%	3.09%	3.22%	3.29%

Residential Appreciation - Nonhomestead	2018	2019	2020	2021	2022	2023	2024
Old Forecast	4.74%	3.63%	3.43%	3.28%	3.17%	3.15%	3.10%
EDR	4.71%	4.41%	4.02%	3.73%	3.60%	3.40%	3.28%
FEA	4.71%	4.26%	3.54%	3.38%	3.22%	3.15%	3.10%
DOR	4.71%	4.07%	3.59%	3.27%	3.08%	3.21%	3.28%
New Forecast	4.71%	4.07%	3.59%	3.27%	3.08%	3.21%	3.28%
Nonresidential Appreciation	2018	2019	2020	2021	2022	2023	2024
Old Forecast	4.65%	3.04%	2.62%	2.50%	2.33%	2.30%	2.30%
EDR	4.26%	2.92%	2.50%	2.28%	2.16%	2.09%	2.03%
FEA	4.26%	3.66%	2.91%	2.63%	2.36%	2.30%	2.30%
DOR	4.26%	3.90%	3.25%	2.94%	2.74%	2.82%	2.89%
New Forecast	4.26%	3.90%	3.25%	2.94%	2.74%	2.82%	2.89%
Agricultural Appreciation	2018	2019	2020	2021	2022	2023	2024
Old Forecast	5.13%	3.08%	2.77%	2.77%	2.76%	2.76%	2.77%
EDR	4.84%	2.73%	2.74%	2.74%	2.74%	2.74%	2.75%
FEA	4.84%	3.31%	2.87%	2.74%	2.58%	2.39%	2.16%
DOR	4.84%	3.83%	2.77%	2.76%	2.76%	2.75%	2.75%
New Forecast	4.84%	3.31%	2.87%	2.74%	2.58%	2.39%	2.16%
Model Outputs (values in billions)							
Total Property Appreciation	2018	2019	2020	2021	2022	2023	2024
Old Forecast	131.58	95.12	88.05	87.10	87.30	90.70	93.85
EDR	131.83	84.91	90.20	88.48	89.21	90.01	90.91
FEA	131.83	114.39	94.23	91.95	90.29	91.98	94.85
DOR	131.83	105.90	95.62	91.10	89.56	97.20	103.98
New Forecast	131.83	107.50	97.75	93.34	92.06	99.68	106.66
Total Just Value	2018	2019	2020	2021	2022	2023	2024
Old Forecast	2,598.22	2,741.22	2,880.68	3,022.94	3,168.37	3,320.06	3,477.57
EDR	2,596.95	2,729.10	2,868.14	3,008.41	3,152.12	3,299.19	3,449.62
FEA	2,596.95	2,756.74	2,899.16	3,042.04	3,185.67	3,333.76	3,487.63
DOR	2,596.95	2,748.77	2,891.97	3,032.96	3,175.03	3,327.06	3,488.14
New Forecast	2,596.95	2,749.84	2,895.43	3,038.81	3,183.28	3,338.10	3,502.78
Homestead Turnover	2018	2019	2020	2021	2022	2023	2024
Old Forecast	4.43%	4.65%	4.77%	4.85%	4.89%	4.87%	4.86%
EDR	4.43%	4.56%	4.32%	4.23%	4.25%	4.21%	4.21%
FEA	4.43%	4.64%	4.75%	4.83%	4.86%	4.83%	4.81%
DOR	N/A	N/A	N/A	N/A	N/A	N/A	N/A
New Forecast	4.43%	4.64%	4.75%	4.83%	4.86%	4.84%	4.82%

Portability (SOH Transfer)	2018	2019	2020	2021	2022	2023	2024
Old Forecast	3.73	4.57	4.80	4.93	5.03	5.06	5.08
EDR	4.12	4.34	4.47	4.58	4.69	4.93	5.18
FEA	4.12	4.93	5.34	5.48	5.69	5.71	5.76
DOR	4.12	5.19	5.66	6.11	6.66	7.24	7.97
New Forecast	4.12	4.93	5.24	5.38	5.59	5.61	5.69
Assessment Differential, Res. Homestead	2018	2019	2020	2021	2022	2023	2024
Old Forecast	287.92	296.83	302.66	306.46	309.03	310.86	312.41
EDR	288.46	299.33	310.15	320.59	330.80	340.83	350.51
FEA	288.46	306.90	312.59	322.26	324.14	327.48	330.61
DOR	288.46	296.95	303.56	315.44	318.70	325.95	335.65
New Forecast	288.46	300.52	306.86	316.42	318.11	323.84	331.20
Assessment Differential, Res. Nonhomestead	2018	2019	2020	2021	2022	2023	2024
Old Forecast	38.24	0.33	0.35	0.36	0.37	0.39	0.40
EDR	38.22	41.95	44.03	46.11	48.23	50.35	52.50
FEA	38.22	37.47	36.28	35.69	35.43	35.53	35.78
DOR	38.22	39.64	39.49	40.71	41.47	43.70	46.09
New Forecast	38.22	37.33	36.41	35.68	35.27	35.66	36.58
Assessment Differential, Nonresidential	2018	2019	2020	2021	2022	2023	2024
Old Forecast	46.32	0.36	0.38	0.39	0.41	0.43	0.45
EDR	46.30	49.44	51.70	53.97	56.29	58.68	61.15
FEA	46.30	45.74	45.26	44.91	44.66	44.71	45.01
DOR	46.30	47.65	47.42	46.78	46.08	46.29	47.23
New Forecast	46.30	46.06	45.91	45.82	45.88	46.40	47.29
Assessment Differential, Classified Use	2018	2019	2020	2021	2022	2023	2024
Old Forecast	53.18	54.27	55.22	56.22	57.25	58.33	59.46
EDR	53.22	54.17	55.25	56.36	57.48	58.63	59.81
FEA	53.22	54.53	55.64	56.73	57.79	58.78	59.68
DOR	53.22	54.81	55.90	57.05	58.26	59.53	60.85
New Forecast	53.22	54.53	55.64	56.73	57.79	58.78	59.68
Homestead Exemption	2018	2019	2020	2021	2022	2023	2024
Old Forecast	110.49	112.23	113.95	115.65	117.32	118.94	120.58
EDR	111.00	113.00	114.88	116.78	118.66	120.50	122.31
FEA	111.00	112.75	114.47	116.18	117.86	119.48	121.13
DOR	111.00	112.75	114.47	116.18	117.85	119.48	121.06
New Forecast	111.00	112.75	114.47	116.18	117.86	119.48	121.13

Additional Homestead Exemption	2018	2019	2020	2021	2022	2023	2024
Old Forecast	91.13	93.73	96.36	99.04	101.76	104.52	107.33
EDR	91.63	93.28	94.83	96.40	97.96	99.47	100.97
FEA	91.63	94.24	96.88	99.58	102.31	105.08	107.91
DOR	91.64	93.10	94.55	95.98	97.38	98.75	100.07
New Forecast	91.63	94.24	96.88	99.58	102.31	105.08	107.91
School Taxable Value, Real Property	2018	2019	2020	2021	2022	2023	2024
Old Forecast	1,908.66	2,018.32	2,137.98	2,261.86	2,390.01	2,524.80	2,665.32
EDR	1,906.74	2,015.17	2,128.89	2,244.14	2,362.78	2,484.64	2,609.81
FEA	1,906.74	2,021.92	2,144.70	2,263.63	2,391.07	2,521.33	2,657.26
DOR	1,906.74	2,036.72	2,162.01	2,276.78	2,401.21	2,530.67	2,665.67
New Forecast	1,906.74	2,021.58	2,145.78	2,264.50	2,392.06	2,525.35	2,666.28
School Taxable Value - Residential Homestead	2018	2019	2020	2021	2022	2023	2024
Old Forecast	692.07	745.16	803.06	864.97	930.45	1,000.94	1,075.78
EDR	697.32	750.00	803.34	858.18	915.15	974.50	1,035.78
FEA	697.32	756.84	823.45	888.33	963.01	1,040.16	1,122.07
DOR	697.32	757.92	818.36	869.72	930.18	991.39	1,054.28
New Forecast	697.32	756.02	821.91	885.53	958.90	1,035.12	1,116.40
School Taxable Value - Residential Nonhomestea	2018	2019	2020	2021	2022	2023	2024
Old Forecast	696.65	730.68	767.01	803.02	839.20	876.12	913.49
EDR	690.14	722.11	757.90	793.67	830.16	866.73	903.81
FEA	690.14	721.60	750.62	778.22	804.80	831.20	857.59
DOR	690.14	723.09	752.36	780.55	808.39	838.22	869.61
New Forecast	690.14	720.47	749.75	776.46	802.00	828.86	856.63
School Taxable Value - Nonresidential	2018	2019	2020	2021	2022	2023	2024
Old Forecast	509.43	531.72	556.93	582.66	608.90	636.04	664.08
EDR	508.79	532.24	556.61	581.04	605.99	631.70	658.28
FEA	508.79	532.72	559.53	585.64	611.45	637.81	665.09
DOR	508.79	544.88	580.24	615.23	651.12	689.29	729.75
New Forecast	508.79	534.29	563.07	591.19	619.60	649.57	681.22
School Taxable Value - Classified Use	2018	2019	2020	2021	2022	2023	2024
Old Forecast	10.52	10.76	10.98	11.21	11.45	11.70	11.97
EDR	10.50	10.82	11.03	11.25	11.48	11.71	11.94
FEA	10.50	10.79	11.04	11.29	11.53	11.76	11.98
DOR	10.50	10.83	11.05	11.28	11.52	11.77	12.03
New Forecast	10.50	10.79	11.05	11.31	11.56	11.80	12.03

County Taxable Value, Real Property	2018	2019	2020	2021	2022	2023	2024
Old Forecast	1,738.22	1,915.80	2,032.75	2,153.88	2,279.25	2,411.21	2,548.81
EDR	1,735.93	1,840.94	1,949.07	2,058.71	2,171.66	2,287.78	2,407.14
FEA	1,735.93	1,854.72	1,976.33	2,093.38	2,218.51	2,345.80	2,478.35
DOR	1,735.93	1,863.13	1,987.50	2,100.85	2,224.16	2,350.18	2,481.78
New Forecast	1,735.93	1,854.21	1,976.66	2,093.38	2,218.47	2,348.07	2,484.38
County Taxable Value - Residential Homestead	2018	2019	2020	2021	2022	2023	2024
Old Forecast	592.77	644.30	699.50	758.66	821.35	889.00	960.96
EDR	597.27	648.13	699.34	752.02	806.83	864.03	923.16
FEA	597.27	655.26	719.16	781.26	853.13	927.44	1,006.45
DOR	597.27	657.44	716.31	766.14	825.09	884.82	946.27
New Forecast	597.27	654.45	717.62	778.47	849.03	922.40	1,000.78
County Taxable Value - Residential Nonhomestead	2018	2019	2020	2021	2022	2023	2024
Old Forecast	659.42	730.68	767.02	803.02	839.21	876.13	913.50
EDR	652.95	684.36	718.28	752.17	786.76	821.42	856.55
FEA	652.95	685.16	715.38	743.57	770.43	796.74	822.89
DOR	652.95	683.45	712.87	739.84	766.92	794.52	823.53
New Forecast	652.95	684.17	714.38	741.83	767.78	794.26	821.13
County Taxable Value - Nonresidential	2018	2019	2020	2021	2022	2023	2024
Old Forecast	475.51	530.05	555.25	580.99	607.24	634.37	662.38
EDR	475.22	497.63	520.42	543.26	566.59	590.63	615.48
FEA	475.22	503.50	530.74	557.23	583.38	609.82	636.98
DOR	475.22	511.41	547.27	583.59	620.63	659.07	699.95
New Forecast	475.22	504.80	533.61	561.77	590.10	619.60	650.44
County Taxable Value - Classified Use	2018	2019	2020	2021	2022	2023	2024
Old Forecast	10.52	10.76	10.98	11.21	11.45	11.70	11.97
EDR	10.50	10.82	11.03	11.25	11.48	11.71	11.94
FEA	10.50	10.79	11.05	11.31	11.56	11.80	12.03
DOR	10.50	10.83	11.05	11.28	11.52	11.77	12.03
New Forecast	10.50	10.79	11.05	11.31	11.56	11.80	12.03
Tangible Personal Property	2018	2019	2020	2021	2022	2023	2024
Old Forecast	123.46	128.39	132.89	136.87	140.98	145.21	149.57
EDR	125.37	128.51	131.72	135.01	138.39	141.85	145.39
FEA	125.37	130.39	134.95	139.00	143.17	147.46	151.89
DOR	125.37	130.39	134.95	139.00	142.48	146.04	149.69
New Forecast	125.37	130.39	134.95	139.00	143.17	147.46	151.89
Centrally Assessed Property	2018	2019	2020	2021	2022	2023	2024
Old Forecast	1.68	1.73	1.78	1.83	1.89	1.94	2.00
EDR	1.68	1.73	1.78	1.83	1.89	1.94	2.00
FEA	1.68	1.73	1.78	1.83	1.89	1.94	2.00
DOR	1.68	1.74	1.81	1.89	1.96	2.04	2.12
New Forecast	1.68	1.73	1.78	1.83	1.89	1.94	2.00

Total School Taxable Value	2018	2019	2020	2021	2022	2023	2024
Value							
Old Forecast	2,033.79	2,148.46	2,272.66	2,400.58	2,532.91	2,671.99	2,816.89
EDR	2,033.79	2,145.41	2,262.39	2,380.99	2,503.06	2,628.44	2,757.21
FEA	2,033.79	2,154.04	2,281.43	2,404.47	2,536.13	2,670.74	2,811.15
DOR	2,033.79	2,163.03	2,292.03	2,411.82	2,539.80	2,672.90	2,811.64
New Forecast	2,033.79	2,153.70	2,282.51	2,405.33	2,537.12	2,674.76	2,820.17
Year-Over-year % Ch.							
Old Forecast	6.84%	5.64%	5.78%	5.63%	5.51%	5.49%	5.42%
EDR	6.84%	5.49%	5.45%	5.24%	5.13%	5.01%	4.90%
FEA	6.84%	5.91%	5.91%	5.39%	5.48%	5.31%	5.26%
DOR	6.84%	6.36%	6.00%	5.20%	5.31%	5.24%	5.19%
New Forecast	6.84%	5.90%	5.98%	5.38%	5.48%	5.43%	5.44%
Total County Taxable Value	2018	2019	2020	2021	2022	2023	2024
Value							
Old Forecast	1,863.35	2,045.92	2,167.42	2,292.59	2,422.12	2,558.37	2,700.38
EDR	1,862.98	1,971.17	2,082.57	2,195.55	2,311.93	2,431.58	2,554.53
FEA	1,862.98	1,986.83	2,113.06	2,234.21	2,363.57	2,495.21	2,632.24
DOR	1,862.98	1,990.50	2,119.50	2,236.96	2,363.82	2,493.48	2,627.97
New Forecast	1,862.98	1,986.33	2,113.39	2,234.21	2,363.53	2,497.48	2,638.27
Year-Over-year % Ch.							
Old Forecast	7.72%	9.80%	5.94%	5.77%	5.65%	5.63%	5.55%
EDR	7.78%	5.81%	5.65%	5.43%	5.30%	5.18%	5.06%
FEA	7.78%	6.65%	6.35%	5.73%	5.79%	5.57%	5.49%
DOR	7.78%	6.84%	6.48%	5.54%	5.67%	5.49%	5.39%
New Forecast	7.78%	6.62%	6.40%	5.72%	5.79%	5.67%	5.64%