Comparison of Total Statewide Forecasts - January 2026

STATEWIDE

Just Value

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	5,146,829.2	5,308,741.9	5,549,090.1	5,840,654.6	6,196,844.6	6,594,653.9	7,019,348.9
(%)	4.04%	3.15%	4.53%	5.25%	6.10%	6.42%	6.44%
EDR ($ mil)	5,144,948.7	5,359,639.4	5,674,535.1	6,045,791.0	6,464,663.0	6,929,615.8	7,442,363.5
(%)	4.01%	4.17%	5.88%	6.54%	6.93%	7.19%	7.40%
FEA ($ mil)	5,144,948.7	5,271,339.3	5,478,647.7	5,774,920.7	6,170,596.6	6,621,541.0	7,103,583.0
(%)	4.01%	2.46%	3.93%	5.41%	6.85%	7.31%	7.28%
DOR ($ mil)	5,144,948.7	5,273,738.2	5,504,702.7	5,790,330.7	6,120,985.4	6,504,888.2	6,924,956.7
(%)	4.01%	2.50%	4.38%	5.19%	5.71%	6.27%	6.46%
New ($ mil)	5,144,948.7	5,270,266.8	5,499,792.6	5,787,870.3	6,120,939.2	6,508,994.1	6,931,942.0
(%)	4.01%	2.44%	4.36%	5.24%	5.75%	6.34%	6.50%

New Construction

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	96,807.9	93,450.4	92,929.5	95,126.5	99,139.4	103,641.7	108,141.9
(%)	-0.31%	-3.47%	-0.56%	2.36%	4.22%	4.54%	4.34%
EDR ($ mil)	97,641.6	94,468.2	103,970.7	119,469.5	129,299.7	144,860.9	160,821.4
(%)	0.55%	-3.25%	10.06%	14.91%	8.23%	12.03%	11.02%
FEA ($ mil)	97,641.6	91,724.3	88,291.3	89,897.6	92,692.1	95,578.0	98,758.9
(%)	0.55%	-6.06%	-3.74%	1.82%	3.11%	3.11%	3.33%
DOR ($ mil)	97,641.6	93,233.5	91,842.3	93,435.9	97,305.1	101,062.4	104,799.3
(%)	0.55%	-4.51%	-1.49%	1.74%	4.14%	3.86%	3.70%
New ($ mil)	97,641.6	92,477.4	88,873.6	89,460.5	93,350.8	96,825.2	100,323.2
(%)	0.55%	-5.29%	-3.90%	0.66%	4.35%	3.72%	3.61%

Value Change from Prior Roll (Excluding New Construction)

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	103,194.7	68,462.3	147,416.1	196,438.1	257,050.5	294,167.6	316,553.1
(%)	-60.92%	-33.66%	115.32%	33.25%	30.86%	14.44%	7.61%
EDR ($ mil)	101,389.1	120,222.5	210,925.0	251,786.4	289,572.3	320,091.9	351,926.3
(%)	-61.61%	18.58%	75.45%	19.37%	15.01%	10.54%	9.95%
FEA ($ mil)	101,389.1	34,666.4	119,017.1	206,375.4	302,983.9	355,366.3	383,283.1
(%)	-61.61%	-65.81%	2.26%	3.77%	5.25%	5.76%	5.79%
DOR ($ mil)	101,389.1	35,556.0	139,122.3	192,192.1	233,349.6	282,840.4	315,269.2
(%)	-61.61%	-64.93%	291.28%	38.15%	21.41%	21.21%	11.47%
New ($ mil)	101,389.1	32,840.8	140,652.1	198,617.2	239,718.1	291,229.8	322,624.7
(%)	-61.61%	-67.61%	328.29%	41.21%	20.69%	21.49%	10.78%

Differentials-School

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	984,630.4	970,654.2	985,169.0	1,022,649.6	1,087,197.6	1,167,910.0	1,257,107.4
(%)	-2.25%	-1.42%	1.50%	3.80%	6.31%	7.42%	7.64%
EDR ($ mil)	986,203.5	929,344.6	936,783.6	981,616.2	1,054,134.8	1,158,794.0	1,277,604.2
(%)	-2.10%	-5.77%	0.80%	4.79%	7.39%	9.93%	10.25%
FEA ($ mil)	986,203.5	952,064.3	959,438.8	1,012,613.3	1,117,592.4	1,249,061.9	1,392,812.3
(%)	-2.10%	-3.46%	0.77%	5.54%	10.37%	11.76%	11.51%
DOR ($ mil)	986,203.5	964,408.5	973,199.8	1,008,525.3	1,056,433.3	1,121,986.8	1,199,219.2
(%)	-2.10%	-2.21%	0.91%	3.63%	4.75%	6.21%	6.88%
New ($ mil)	986,203.5	964,454.7	973,282.3	1,008,634.9	1,056,562.4	1,122,133.3	1,199,381.8
(%)	-2.10%	-2.21%	0.92%	3.63%	4.75%	6.21%	6.88%

School Assessed Value

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	4,162,198.8	4,338,087.7	4,563,921.2	4,818,005.1	5,109,647.0	5,426,743.9	5,762,241.4
(%)	5.65%	4.23%	5.21%	5.57%	6.05%	6.21%	6.18%
EDR ($ mil)	4,158,745.2	4,430,294.8	4,737,751.5	5,064,174.8	5,410,528.2	5,770,821.7	6,164,759.4
(%)	5.56%	6.53%	6.94%	6.89%	6.84%	6.66%	6.83%
FEA ($ mil)	4,158,745.2	4,319,275.0	4,519,209.0	4,762,307.4	5,053,004.2	5,372,479.1	5,710,770.7
(%)	5.56%	3.86%	4.63%	5.38%	6.10%	6.32%	6.30%
DOR ($ mil)	4,158,745.2	4,309,329.7	4,531,503.0	4,781,805.4	5,064,552.2	5,382,901.4	5,725,737.6
(%)	5.56%	3.62%	5.16%	5.52%	5.91%	6.29%	6.37%
New ($ mil)	4,158,745.2	4,305,812.2	4,526,510.3	4,779,235.4	5,064,376.7	5,386,860.8	5,732,560.3
(%)	5.56%	3.54%	5.13%	5.58%	5.97%	6.37%	6.42%

School Exemptions

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	520,886.4	535,783.4	554,592.4	578,561.0	608,351.1	641,194.1	675,528.5
(%)	5.24%	2.86%	3.51%	4.32%	5.15%	5.40%	5.35%
EDR ($ mil)	524,289.9	564,625.8	594,264.9	626,225.8	660,793.5	698,158.5	738,587.3
(%)	5.93%	7.69%	5.25%	5.38%	5.52%	5.65%	5.79%
FEA ($ mil)	524,289.9	534,872.4	548,437.1	565,033.0	585,391.1	608,752.6	634,790.9
(%)	5.93%	2.02%	2.54%	3.03%	3.60%	3.99%	4.28%
DOR ($ mil)	524,289.9	544,631.5	567,401.8	592,471.1	621,203.5	655,095.6	691,206.4
(%)	5.93%	3.88%	4.18%	4.42%	4.85%	5.46%	5.51%
New ($ mil)	524,289.9	534,261.2	547,217.1	562,944.6	582,037.4	603,841.6	628,051.0
(%)	5.93%	1.90%	2.43%	2.87%	3.39%	3.75%	4.01%

School Taxable Value - Real Property

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	3,641,312.4	3,802,304.3	4,009,328.7	4,239,444.0	4,501,295.9	4,785,549.7	5,086,713.0
(%)	5.71%	4.42%	5.44%	5.74%	6.18%	6.31%	6.29%
EDR ($ mil)	3,634,455.3	3,865,669.0	4,143,486.6	4,437,949.1	4,749,734.8	5,072,663.3	5,426,172.1
(%)	5.51%	6.36%	7.19%	7.11%	7.03%	6.80%	6.97%
FEA ($ mil)	3,634,455.3	3,784,402.6	3,970,771.9	4,197,274.5	4,467,613.1	4,763,726.4	5,075,979.8
(%)	5.51%	4.13%	4.92%	5.70%	6.44%	6.63%	6.55%
DOR ($ mil)	3,634,455.3	3,764,698.2	3,964,101.1	4,189,334.3	4,443,348.6	4,727,805.8	5,034,531.2
(%)	5.51%	3.58%	5.30%	5.68%	6.06%	6.40%	6.49%
New ($ mil)	3,634,455.3	3,771,551.0	3,979,293.2	4,216,290.8	4,482,339.4	4,783,019.2	5,104,509.3
(%)	5.51%	3.77%	5.51%	5.96%	6.31%	6.71%	6.72%

Comparison of Total Statewide Forecasts - January 2026

STATEWIDE

Differentials-County

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	1,242,383.7	1,199,477.0	1,203,945.0	1,236,884.0	1,304,900.4	1,392,395.6	1,489,081.1
(%)	-7.03%	-3.45%	0.37%	2.74%	5.50%	6.71%	6.94%
EDR ($ mil)	1,241,382.1	1,062,090.2	1,005,248.9	1,017,107.9	1,073,183.8	1,172,657.3	1,289,111.5
(%)	-7.10%	-14.44%	-5.35%	1.18%	5.51%	9.27%	9.93%
FEA ($ mil)	1,241,382.1	1,182,518.0	1,167,456.0	1,200,325.3	1,286,923.4	1,402,669.7	1,532,278.8
(%)	-7.10%	-4.74%	-1.27%	2.82%	7.21%	8.99%	9.24%
DOR ($ mil)	1,241,382.1	1,184,263.0	1,181,438.7	1,207,951.0	1,248,774.0	1,308,643.7	1,381,276.8
(%)	-7.10%	-4.60%	-0.24%	2.24%	3.38%	4.79%	5.55%
New ($ mil)	1,241,382.1	1,178,906.2	1,170,927.4	1,192,416.4	1,228,392.6	1,283,973.0	1,352,845.0
(%)	-7.10%	-5.03%	-0.68%	1.84%	3.02%	4.52%	5.36%

County Assessed Value

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	3,904,445.5	4,109,264.9	4,345,145.1	4,603,770.6	4,891,944.2	5,202,258.3	5,530,267.7
(%)	8.14%	5.25%	5.74%	5.95%	6.26%	6.34%	6.31%
EDR ($ mil)	3,903,566.5	4,297,549.2	4,669,286.2	5,028,683.1	5,391,479.2	5,756,958.4	6,153,252.0
(%)	8.12%	10.09%	8.65%	7.70%	7.21%	6.78%	6.88%
FEA ($ mil)	3,903,566.5	4,088,821.3	4,311,191.8	4,574,595.4	4,883,673.3	5,218,871.3	5,571,304.1
(%)	8.12%	4.75%	5.44%	6.11%	6.76%	6.86%	6.75%
DOR ($ mil)	3,903,566.5	4,089,475.2	4,323,264.0	4,582,379.7	4,872,211.5	5,196,244.5	5,543,679.9
(%)	8.12%	4.76%	5.72%	5.99%	6.32%	6.65%	6.69%
New ($ mil)	3,903,566.5	4,091,360.6	4,328,865.2	4,595,453.8	4,892,546.5	5,225,021.1	5,579,097.1
(%)	8.12%	4.81%	5.81%	6.16%	6.46%	6.80%	6.78%

County Exemptions

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	613,501.0	648,565.3	683,774.8	720,985.6	760,066.9	801,294.7	844,702.9
(%)	5.53%	5.72%	5.43%	5.44%	5.42%	5.42%	5.42%
EDR ($ mil)	617,187.4	682,139.8	722,532.6	761,386.3	801,928.3	842,938.8	886,494.9
(%)	6.17%	10.52%	5.92%	5.38%	5.32%	5.11%	5.17%
FEA ($ mil)	617,187.4	653,733.7	693,175.4	735,853.1	782,796.9	832,947.5	885,883.1
(%)	6.17%	5.92%	6.03%	6.16%	6.38%	6.41%	6.36%
DOR ($ mil)	617,187.4	652,319.8	687,741.4	725,227.5	764,687.9	806,371.8	850,270.8
(%)	6.17%	5.69%	5.43%	5.45%	5.44%	5.45%	5.44%
New ($ mil)	617,187.4	652,800.7	690,719.7	731,876.6	777,064.4	825,272.1	876,067.0
(%)	6.17%	5.77%	5.81%	5.96%	6.17%	6.20%	6.15%

County Taxable Value - Real Property

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	3,290,944.5	3,460,699.7	3,661,370.4	3,882,785.0	4,131,877.3	4,400,963.5	4,685,564.8
(%)	8.64%	5.16%	5.80%	6.05%	6.42%	6.51%	6.47%
EDR ($ mil)	3,286,379.1	3,615,409.4	3,946,753.6	4,267,296.8	4,589,550.9	4,914,019.7	5,266,757.1
(%)	8.49%	10.01%	9.16%	8.12%	7.55%	7.07%	7.18%
FEA ($ mil)	3,286,379.1	3,435,087.6	3,618,016.4	3,838,742.3	4,100,876.4	4,385,923.8	4,685,421.0
(%)	8.49%	4.52%	5.33%	6.10%	6.83%	6.95%	6.83%
DOR ($ mil)	3,286,379.1	3,437,155.4	3,635,522.6	3,857,152.2	4,107,523.6	4,389,872.7	4,693,409.1
(%)	8.49%	4.59%	5.77%	6.10%	6.49%	6.87%	6.91%
New ($ mil)	3,286,379.1	3,438,559.9	3,638,145.5	3,863,577.3	4,115,482.2	4,399,749.1	4,703,030.0
(%)	8.49%	4.63%	5.80%	6.20%	6.52%	6.91%	6.89%

Tangible Personal Property

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	186,020.6	192,604.0	199,867.1	207,437.9	215,378.7	223,774.4	232,634.4
(%)	3.46%	3.54%	3.77%	3.79%	3.83%	3.90%	3.96%
EDR ($ mil)	189,494.9	198,969.6	206,928.4	213,136.3	219,530.4	226,116.3	232,899.8
(%)	5.40%	5.00%	4.00%	3.00%	3.00%	3.00%	3.00%
FEA ($ mil)	189,494.9	198,790.6	208,086.1	217,325.0	226,453.1	235,785.2	245,505.6
(%)	5.40%	4.91%	4.68%	4.44%	4.20%	4.12%	4.12%
DOR ($ mil)	189,494.9	198,045.6	207,348.3	217,125.2	227,515.0	238,615.2	250,405.9
(%)	5.40%	4.51%	4.70%	4.72%	4.79%	4.88%	4.94%
New ($ mil)	189,494.9	198,045.6	207,348.3	217,125.2	227,515.0	238,615.2	250,405.9
(%)	5.40%	4.51%	4.70%	4.72%	4.79%	4.88%	4.94%

Centrally Assessed Property

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	2,228.2	2,155.5	2,231.0	2,309.1	2,389.9	2,473.5	2,560.1
(%)	0.72%	-3.26%	3.50%	3.50%	3.50%	3.50%	3.50%
EDR ($ mil)	2,230.9	2,309.0	2,389.8	2,473.4	2,560.0	2,649.6	2,742.4
(%)	0.84%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
FEA ($ mil)	2,230.9	2,324.3	2,419.7	2,516.8	2,615.2	2,716.7	2,822.2
(%)	0.84%	4.19%	4.10%	4.01%	3.91%	3.88%	3.88%
DOR ($ mil)	2,230.9	2,269.5	2,348.9	2,431.1	2,516.2	2,604.3	2,695.4
(%)	0.84%	1.73%	3.50%	3.50%	3.50%	3.50%	3.50%
New ($ mil)	2,230.9	2,269.5	2,348.9	2,431.1	2,516.2	2,604.3	2,695.4
(%)	0.84%	1.73%	3.50%	3.50%	3.50%	3.50%	3.50%

Comparison of Homestead Forecasts - January 2026

HOMESTEAD

Just Value

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	2,389,375.5	2,456,265.6	2,570,526.7	2,713,130.4	2,891,169.4	3,092,586.6	3,310,046.5
(%)	3.22%	2.80%	4.65%	5.55%	6.56%	6.97%	7.03%
EDR ($ mil)	2,401,985.2	2,506,358.8	2,657,662.5	2,832,206.1	3,027,526.1	3,242,887.1	3,477,896.0
(%)	3.77%	4.35%	6.04%	6.57%	6.90%	7.11%	7.25%
FEA ($ mil)	2,401,985.2	2,454,818.3	2,553,958.5	2,704,189.6	2,911,080.5	3,150,174.8	3,407,748.0
(%)	3.77%	2.20%	4.04%	5.88%	7.65%	8.21%	8.18%
DOR ($ mil)	2,401,985.2	2,449,320.2	2,560,730.0	2,705,658.9	2,871,789.6	3,068,567.9	3,283,280.7
(%)	3.77%	1.97%	4.55%	5.66%	6.14%	6.85%	7.00%
New ($ mil)	2,401,985.2	2,449,320.2	2,560,730.0	2,705,658.9	2,871,789.6	3,068,567.9	3,283,280.7
(%)	3.77%	1.97%	4.55%	5.66%	6.14%	6.85%	7.00%

New Construction

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	27,972.7	29,691.6	29,612.2	30,438.0	31,851.8	33,309.7	34,708.9
(%)	-18.07%	6.14%	-0.27%	2.79%	4.65%	4.58%	4.20%
EDR ($ mil)	29,842.5	32,678.4	34,659.0	40,809.8	43,560.2	50,198.2	55,079.3
(%)	-12.60%	9.50%	6.06%	17.75%	6.74%	15.24%	9.72%
FEA ($ mil)	29,842.5	31,066.3	30,126.2	31,488.6	32,251.6	33,245.2	34,282.7
(%)	-12.60%	4.10%	-3.03%	4.52%	2.42%	3.08%	3.12%
DOR ($ mil)	29,842.5	30,367.3	29,633.3	30,499.3	31,750.8	32,967.1	34,124.9
(%)	-12.60%	1.76%	-2.42%	2.92%	4.10%	3.83%	3.51%
New ($ mil)	29,842.5	30,367.3	29,633.3	30,499.3	31,750.8	32,967.1	34,124.9
(%)	-12.60%	1.76%	-2.42%	2.92%	4.10%	3.83%	3.51%

Value Change from Prior Roll (Excluding New Construction)

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	46,649.8	37,198.5	84,648.8	112,165.8	146,187.1	168,107.5	182,751.0
(%)	-39.94%	-20.26%	127.56%	32.51%	30.33%	14.99%	8.71%
EDR ($ mil)	57,389.6	71,695.3	116,644.7	133,733.8	151,759.8	165,162.8	179,929.5
(%)	-26.11%	24.93%	62.70%	14.65%	13.48%	8.83%	8.94%
FEA ($ mil)	57,389.6	21,766.9	69,014.0	118,742.4	174,639.3	205,849.1	223,290.4
(%)	-26.11%	-62.07%	217.06%	72.06%	47.07%	17.87%	8.47%
DOR ($ mil)	57,389.6	16,967.7	81,776.5	114,429.6	134,379.9	163,811.2	180,587.9
(%)	-26.11%	-70.43%	381.95%	39.93%	17.43%	21.90%	10.24%
New ($ mil)	57,389.6	16,967.7	81,776.5	114,429.6	134,379.9	163,811.2	180,587.9
(%)	-26.11%	-70.43%	381.95%	39.93%	17.43%	21.90%	10.24%

Differentials-School

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	897,287.4	876,494.9	888,605.6	923,924.0	986,455.5	1,064,994.4	1,151,923.7
(%)	-3.09%	-2.32%	1.38%	3.97%	6.77%	7.96%	8.16%
EDR ($ mil)	898,322.8	840,285.4	844,720.7	886,247.8	954,286.3	1,053,455.9	1,165,816.1
(%)	-2.98%	-6.46%	0.53%	4.92%	7.68%	10.39%	10.67%
FEA ($ mil)	898,322.8	861,715.5	866,673.2	917,477.9	1,020,083.9	1,149,058.7	1,290,130.5
(%)	-2.98%	-4.08%	0.58%	5.86%	11.18%	12.64%	12.28%
DOR ($ mil)	898,322.8	874,904.3	881,557.1	914,636.9	960,315.5	1,023,616.4	1,098,585.5
(%)	-2.98%	-2.61%	0.76%	3.75%	4.99%	6.59%	7.32%
New ($ mil)	898,322.8	874,904.3	881,557.1	914,636.9	960,315.5	1,023,616.4	1,098,585.5
(%)	-2.98%	-2.61%	0.76%	3.75%	4.99%	6.59%	7.32%

School Assessed Value

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	1,492,088.1	1,579,770.8	1,681,921.1	1,789,206.4	1,904,713.8	2,027,592.2	2,158,122.8
(%)	7.43%	5.88%	6.47%	6.38%	6.46%	6.45%	6.44%
EDR ($ mil)	1,503,662.3	1,666,073.4	1,812,941.8	1,945,958.3	2,073,239.9	2,189,431.3	2,312,079.9
(%)	8.27%	10.80%	8.82%	7.34%	6.54%	5.60%	5.60%
FEA ($ mil)	1,503,662.3	1,593,102.8	1,687,285.3	1,786,711.7	1,890,996.7	2,001,116.2	2,117,617.4
(%)	8.27%	5.95%	5.91%	5.89%	5.84%	5.82%	5.82%
DOR ($ mil)	1,503,662.3	1,574,415.8	1,679,172.9	1,791,022.0	1,911,474.1	2,044,951.5	2,184,695.2
(%)	8.27%	4.71%	6.65%	6.66%	6.73%	6.98%	6.83%
New ($ mil)	1,503,662.3	1,574,415.8	1,679,172.9	1,791,022.0	1,911,474.1	2,044,951.5	2,184,695.2
(%)	8.27%	4.71%	6.65%	6.66%	6.73%	6.98%	6.83%

School Exemptions

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	173,952.5	182,059.4	190,486.5	199,177.4	207,987.8	217,160.6	226,867.4
(%)	6.24%	4.66%	4.63%	4.56%	4.42%	4.41%	4.47%
EDR ($ mil)	175,559.6	177,821.0	183,874.9	189,408.2	195,123.9	201,090.7	207,506.7
(%)	7.22%	1.29%	3.40%	3.01%	3.02%	3.06%	3.19%
FEA ($ mil)	175,559.6	184,293.2	193,684.4	203,754.1	214,659.9	226,393.5	239,003.5
(%)	7.22%	4.97%	5.10%	5.20%	5.35%	5.47%	5.57%
DOR ($ mil)	175,559.6	183,537.0	192,202.3	201,367.5	211,065.8	221,332.8	232,206.9
(%)	7.22%	4.54%	4.72%	4.77%	4.82%	4.86%	4.91%
New ($ mil)	175,559.6	183,537.0	192,202.3	201,367.5	211,065.8	221,332.8	232,206.9
(%)	7.22%	4.54%	4.72%	4.77%	4.82%	4.86%	4.91%

School Taxable Value - Real Property

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	1,318,135.7	1,397,711.3	1,491,434.6	1,590,029.0	1,696,726.0	1,810,431.6	1,931,255.4
(%)	7.59%	6.04%	6.71%	6.61%	6.71%	6.70%	6.67%
EDR ($ mil)	1,328,102.7	1,488,252.4	1,629,066.8	1,756,550.1	1,878,115.9	1,988,340.6	2,104,573.2
(%)	8.41%	12.06%	9.46%	7.83%	6.92%	5.87%	5.85%
FEA ($ mil)	1,328,102.7	1,408,809.6	1,493,600.9	1,582,957.6	1,676,336.7	1,774,722.6	1,878,614.0
(%)	8.41%	6.08%	6.02%	5.98%	5.90%	5.87%	5.85%
DOR ($ mil)	1,328,102.7	1,390,878.8	1,486,970.6	1,589,654.5	1,700,408.3	1,823,618.7	1,952,488.3
(%)	8.41%	4.73%	6.91%	6.91%	6.97%	7.25%	7.07%
New ($ mil)	1,328,102.7	1,390,878.8	1,486,970.6	1,589,654.5	1,700,408.3	1,823,618.7	1,952,488.3
(%)	8.41%	4.73%	6.91%	6.91%	6.97%	7.25%	7.07%

Comparison of Homestead Forecasts - January 2026

HOMESTEAD

Differentials-County	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	899,349.1	878,449.0	890,711.4	926,184.6	988,884.8	1,067,606.0	1,154,719.1
(%)	-3.15%	-2.32%	1.40%	3.98%	6.77%	7.96%	8.16%
EDR ($ mil)	900,356.7	842,265.9	846,674.9	888,163.8	956,159.2	1,055,284.3	1,167,608.2
(%)	-3.04%	-6.45%	0.52%	4.90%	7.66%	10.37%	10.64%
FEA ($ mil)	900,356.7	863,858.6	868,930.3	919,854.4	1,022,585.5	1,151,692.1	1,292,902.9
(%)	-3.04%	-4.05%	0.59%	5.86%	11.17%	12.63%	12.26%
DOR ($ mil)	900,356.7	876,421.3	883,217.3	917,014.5	963,717.0	1,028,497.7	1,105,313.1
(%)	-3.04%	-2.66%	0.78%	3.83%	5.09%	6.72%	7.47%
New ($ mil)	900,356.7	876,421.3	883,217.3	917,014.5	963,717.0	1,028,497.7	1,105,313.1
(%)	-3.04%	-2.66%	0.78%	3.83%	5.09%	6.72%	7.47%

County Assessed Value	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	1,490,026.5	1,577,816.7	1,679,815.3	1,786,945.7	1,902,284.6	2,024,980.6	2,155,327.4
(%)	7.49%	5.89%	6.46%	6.38%	6.45%	6.45%	6.44%
EDR ($ mil)	1,501,628.4	1,664,092.9	1,810,987.6	1,944,042.3	2,071,366.9	2,187,602.8	2,310,287.8
(%)	8.33%	10.82%	8.83%	7.35%	6.55%	5.61%	5.61%
FEA ($ mil)	1,501,628.4	1,590,959.7	1,685,028.3	1,784,335.1	1,888,495.0	1,998,482.7	2,114,845.1
(%)	8.33%	5.95%	5.91%	5.89%	5.84%	5.82%	5.82%
DOR ($ mil)	1,501,628.4	1,572,898.8	1,677,512.7	1,788,644.4	1,908,072.6	2,040,070.2	2,177,967.6
(%)	8.33%	4.75%	6.65%	6.62%	6.68%	6.92%	6.76%
New ($ mil)	1,501,628.4	1,572,898.8	1,677,512.7	1,788,644.4	1,908,072.6	2,040,070.2	2,177,967.6
(%)	8.33%	4.75%	6.65%	6.62%	6.68%	6.92%	6.76%

County Exemptions	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	303,101.5	318,854.5	334,939.5	352,212.8	370,529.9	389,934.3	410,571.2
(%)	5.80%	5.20%	5.04%	5.16%	5.20%	5.24%	5.29%
EDR ($ mil)	305,450.3	317,149.1	326,586.6	335,448.7	344,462.0	353,752.4	363,689.1
(%)	6.62%	3.83%	2.98%	2.71%	2.69%	2.70%	2.81%
FEA ($ mil)	305,450.3	322,162.4	339,943.7	358,872.0	379,031.0	400,511.4	423,411.0
(%)	6.62%	5.47%	5.52%	5.57%	5.62%	5.67%	5.72%
DOR ($ mil)	305,450.3	321,143.6	337,374.2	354,816.1	373,309.6	392,951.1	413,814.8
(%)	6.62%	5.14%	5.05%	5.17%	5.21%	5.26%	5.31%
New ($ mil)	305,450.3	321,143.6	337,374.2	354,816.1	373,309.6	392,951.1	413,814.8
(%)	6.62%	5.14%	5.05%	5.17%	5.21%	5.26%	5.31%

County Taxable Value - Real Property	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	1,186,925.0	1,258,962.1	1,344,875.8	1,434,732.9	1,531,754.7	1,635,046.3	1,744,756.2
(%)	7.93%	6.07%	6.82%	6.68%	6.76%	6.74%	6.71%
EDR ($ mil)	1,196,178.1	1,346,943.9	1,484,400.9	1,608,593.6	1,726,904.9	1,833,850.4	1,946,598.7
(%)	8.77%	12.60%	10.21%	8.37%	7.35%	6.19%	6.15%
FEA ($ mil)	1,196,178.1	1,268,797.3	1,345,084.5	1,425,463.1	1,509,463.9	1,597,971.3	1,691,434.1
(%)	8.77%	6.07%	6.01%	5.98%	5.89%	5.86%	5.85%
DOR ($ mil)	1,196,178.1	1,251,755.3	1,340,138.5	1,433,828.3	1,534,763.0	1,647,119.1	1,764,152.8
(%)	8.77%	4.65%	7.06%	6.99%	7.04%	7.32%	7.11%
New ($ mil)	1,196,178.1	1,251,755.3	1,340,138.5	1,433,828.3	1,534,763.0	1,647,119.1	1,764,152.8
(%)	8.77%	4.65%	7.06%	6.99%	7.04%	7.32%	7.11%

NON-HOMESTEAD RESIDENTIAL

Comparison of Non-Homestead Residential Forecasts - January 2026

Just Value	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	1,372,591.1	1,405,384.2	1,455,368.8	1,521,663.7	1,606,609.4	1,702,516.6	1,804,775.2
(%)	3.97%	2.39%	3.56%	4.56%	5.58%	5.97%	6.01%
EDR ($ mil)	1,360,372.8	1,414,834.6	1,506,365.8	1,621,450.3	1,753,961.4	1,903,894.5	2,073,388.9
(%)	3.04%	4.00%	6.47%	7.64%	8.17%	8.55%	8.90%
FEA ($ mil)	1,360,372.8	1,366,798.0	1,400,184.7	1,462,339.0	1,554,485.0	1,661,330.3	1,774,458.5
(%)	3.04%	0.47%	2.44%	4.44%	6.30%	6.87%	6.81%
DOR ($ mil)	1,360,372.8	1,371,706.2	1,415,468.8	1,474,989.0	1,545,552.1	1,632,208.3	1,729,728.9
(%)	3.04%	0.83%	3.19%	4.20%	4.78%	5.61%	5.97%
New ($ mil)	1,360,372.8	1,371,706.2	1,415,468.8	1,474,989.0	1,545,552.1	1,632,208.3	1,729,728.9
(%)	3.04%	0.83%	3.19%	4.20%	4.78%	5.61%	5.97%

New Construction	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	39,331.4	33,499.3	32,934.2	33,656.8	35,146.8	36,941.9	38,514.2
(%)	6.60%	-14.83%	-1.69%	2.19%	4.43%	5.11%	4.26%
EDR ($ mil)	37,647.9	31,825.5	38,614.6	46,890.7	52,235.6	58,917.2	67,288.4
(%)	2.03%	-15.47%	21.33%	21.43%	11.40%	12.79%	14.21%
FEA ($ mil)	37,647.9	30,084.4	29,174.1	30,493.4	31,232.3	32,194.5	33,199.2
(%)	2.03%	-20.09%	-3.03%	4.52%	2.42%	3.08%	3.12%
DOR ($ mil)	37,647.9	31,683.2	30,383.0	31,154.4	32,509.2	33,838.5	35,042.6
(%)	2.03%	-15.84%	-4.10%	2.54%	4.35%	4.09%	3.56%
New ($ mil)	37,647.9	31,683.2	30,383.0	31,154.4	32,509.2	33,838.5	35,042.6
(%)	2.03%	-15.84%	-4.10%	2.54%	4.35%	4.09%	3.56%

Value Change from Prior Roll (Excluding New Construction)	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	13,082.0	(706.1)	17,050.3	32,638.2	49,798.9	58,965.3	63,744.3
(%)	-81.68%	-105.40%	-2514.71%	91.42%	52.58%	18.41%	8.10%
EDR ($ mil)	2,547.4	22,636.3	52,916.6	68,193.8	80,275.5	91,015.9	102,206.0
(%)	-96.43%	788.59%	133.77%	28.87%	17.72%	13.38%	12.29%
FEA ($ mil)	2,547.4	(23,659.2)	4,212.7	31,660.8	60,913.7	74,650.8	79,929.0
(%)	-96.43%	-1028.75%	-117.81%	651.56%	92.39%	22.55%	7.07%
DOR ($ mil)	2,547.4	(20,349.7)	13,379.6	28,365.8	38,053.8	52,817.6	62,478.1
(%)	-96.43%	-898.83%	-165.75%	112.01%	34.15%	38.80%	18.29%
New ($ mil)	2,547.4	(20,349.7)	13,379.6	28,365.8	38,053.8	52,817.6	62,478.1
(%)	-96.43%	-898.83%	-165.75%	112.01%	34.15%	38.80%	18.29%

Differentials-School	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	574.1	2,724.1	2,549.8	2,379.5	2,232.8	2,262.6	2,307.8
(%)	5.82%	374.53%	-6.40%	-6.68%	-6.17%	1.34%	1.99%
EDR ($ mil)	573.9	633.8	704.9	788.4	886.0	999.6	1,131.4
(%)	5.79%	10.43%	11.22%	11.85%	12.38%	12.82%	13.19%
FEA ($ mil)	573.9	578.0	591.3	614.6	648.6	688.0	729.5
(%)	5.79%	0.72%	2.29%	3.94%	5.54%	6.07%	6.03%
DOR ($ mil)	573.9	570.9	568.2	565.8	563.7	561.7	560.0
(%)	5.79%	-0.52%	-0.47%	-0.42%	-0.38%	-0.34%	-0.31%
New ($ mil)	573.9	570.9	568.2	565.8	563.7	561.7	560.0
(%)	5.79%	-0.52%	-0.47%	-0.42%	-0.38%	-0.34%	-0.31%

School Assessed Value	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	1,372,017.0	1,402,660.1	1,452,818.9	1,519,284.2	1,604,376.6	1,700,254.0	1,802,467.4
(%)	3.97%	2.23%	3.58%	4.57%	5.60%	5.98%	6.01%
EDR ($ mil)	1,359,798.9	1,414,200.8	1,505,661.0	1,620,661.9	1,753,075.4	1,902,894.9	2,072,257.5
(%)	3.04%	4.00%	6.47%	7.64%	8.17%	8.55%	8.90%
FEA ($ mil)	1,359,798.9	1,366,219.9	1,399,593.5	1,461,724.4	1,553,836.4	1,660,642.3	1,773,729.0
(%)	3.04%	0.47%	2.44%	4.44%	6.30%	6.87%	6.81%
DOR ($ mil)	1,359,798.9	1,371,135.4	1,414,900.6	1,474,423.2	1,544,988.5	1,631,646.5	1,729,168.9
(%)	3.04%	0.83%	3.19%	4.21%	4.79%	5.61%	5.98%
New ($ mil)	1,359,798.9	1,371,135.4	1,414,900.6	1,474,423.2	1,544,988.5	1,631,646.5	1,729,168.9
(%)	3.04%	0.83%	3.19%	4.21%	4.79%	5.61%	5.98%

School Exemptions	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	6,174.2	6,288.0	6,503.1	6,785.5	7,147.5	7,552.2	7,979.3
(%)	5.59%	1.84%	3.42%	4.34%	5.34%	5.66%	5.66%
EDR ($ mil)	6,220.0	6,497.9	6,902.9	7,414.6	8,007.7	8,683.8	9,453.7
(%)	6.37%	4.47%	6.23%	7.41%	8.00%	8.44%	8.87%
FEA ($ mil)	6,220.0	6,286.5	6,459.4	6,749.2	7,162.9	7,638.7	8,142.4
(%)	6.37%	1.07%	2.75%	4.49%	6.13%	6.64%	6.59%
DOR ($ mil)	6,220.0	6,401.9	6,667.6	6,964.8	7,289.3	7,638.2	8,010.4
(%)	6.37%	2.92%	4.15%	4.46%	4.66%	4.79%	4.87%
New ($ mil)	6,220.0	6,401.9	6,667.6	6,964.8	7,289.3	7,638.2	8,010.4
(%)	6.37%	2.92%	4.15%	4.46%	4.66%	4.79%	4.87%

School Taxable Value - Real Property	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	1,365,842.7	1,396,372.1	1,446,315.8	1,512,498.8	1,597,229.1	1,692,701.7	1,794,488.1
(%)	3.96%	2.24%	3.58%	4.58%	5.60%	5.98%	6.01%
EDR ($ mil)	1,353,578.9	1,407,702.9	1,498,758.1	1,613,247.3	1,745,067.7	1,894,211.1	2,062,803.8
(%)	3.03%	4.00%	6.47%	7.64%	8.17%	8.55%	8.90%
FEA ($ mil)	1,353,578.9	1,359,933.5	1,393,134.1	1,454,975.3	1,546,673.5	1,653,003.6	1,765,586.6
(%)	3.03%	0.47%	2.44%	4.44%	6.30%	6.87%	6.81%
DOR ($ mil)	1,353,578.9	1,364,733.4	1,408,233.0	1,467,458.4	1,537,699.2	1,624,008.4	1,721,158.5
(%)	3.03%	0.82%	3.19%	4.21%	4.79%	5.61%	5.98%
New ($ mil)	1,353,578.9	1,364,733.4	1,408,233.0	1,467,458.4	1,537,699.2	1,624,008.4	1,721,158.5
(%)	3.03%	0.82%	3.19%	4.21%	4.79%	5.61%	5.98%

NON-HOMESTEAD RESIDENTIAL

Comparison of Non-Homestead Residential Forecasts - January 2026

Differentials-County

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	130,760.4	118,411.9	113,156.2	110,348.3	110,539.4	112,177.7	114,174.1
(%)	-31.57%	-9.44%	-4.44%	-2.48%	0.17%	1.48%	1.78%
EDR ($ mil)	129,301.6	63,834.7	29,129.7	11,994.8	9,054.8	6,640.2	4,778.0
(%)	-32.34%	-50.63%	-54.37%	-58.82%	-24.51%	-26.67%	-28.04%
FEA ($ mil)	129,301.6	116,470.1	104,823.0	94,340.7	84,906.7	77,265.0	70,379.4
(%)	-32.34%	-9.92%	-10.00%	-10.00%	-10.00%	-9.00%	-8.91%
DOR ($ mil)	129,301.6	101,109.0	95,157.0	90,606.6	86,781.4	83,579.6	80,832.1
(%)	-32.34%	-21.80%	-5.89%	-4.78%	-4.22%	-3.69%	-3.29%
New ($ mil)	129,301.6	101,109.0	95,157.0	90,606.6	86,781.4	83,579.6	80,832.1
(%)	-32.34%	-21.80%	-5.89%	-4.78%	-4.22%	-3.69%	-3.29%

County Assessed Value

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	1,241,830.7	1,286,972.3	1,342,212.6	1,411,315.4	1,496,070.0	1,590,338.9	1,690,601.1
(%)	9.99%	3.64%	4.29%	5.15%	6.01%	6.30%	6.30%
EDR ($ mil)	1,231,071.2	1,350,999.9	1,477,236.2	1,609,455.5	1,744,906.6	1,897,254.3	2,068,610.9
(%)	9.03%	9.74%	9.34%	8.95%	8.42%	8.73%	9.03%
FEA ($ mil)	1,231,071.2	1,250,327.9	1,295,361.7	1,367,998.3	1,469,578.3	1,584,065.4	1,704,079.1
(%)	9.03%	1.56%	3.60%	5.61%	7.43%	7.79%	7.58%
DOR ($ mil)	1,231,071.2	1,270,597.2	1,320,311.8	1,384,382.5	1,458,770.7	1,548,628.6	1,648,896.8
(%)	9.03%	3.21%	3.91%	4.85%	5.37%	6.16%	6.47%
New ($ mil)	1,231,071.2	1,270,597.2	1,320,311.8	1,384,382.5	1,458,770.7	1,548,628.6	1,648,896.8
(%)	9.03%	3.21%	3.91%	4.85%	5.37%	6.16%	6.47%

County Exemptions

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	5,070.3	5,220.6	5,440.5	5,695.7	6,007.9	6,354.8	6,722.5
(%)	10.17%	2.97%	4.21%	4.69%	5.48%	5.77%	5.79%
EDR ($ mil)	5,110.8	5,614.2	6,146.0	6,708.0	7,257.2	7,879.2	8,583.7
(%)	11.05%	9.85%	9.47%	9.14%	8.19%	8.57%	8.94%
FEA ($ mil)	5,110.8	5,188.5	5,397.1	5,705.3	6,119.9	6,582.8	7,067.8
(%)	11.05%	1.52%	4.02%	5.71%	7.27%	7.56%	7.37%
DOR ($ mil)	5,110.8	5,261.7	5,482.4	5,738.8	6,051.4	6,400.3	6,771.3
(%)	11.05%	2.95%	4.20%	4.68%	5.45%	5.77%	5.80%
New ($ mil)	5,110.8	5,261.7	5,482.4	5,738.8	6,051.4	6,400.3	6,771.3
(%)	11.05%	2.95%	4.20%	4.68%	5.45%	5.77%	5.80%

County Taxable Value - Real Property

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	1,236,760.4	1,281,751.6	1,336,772.1	1,405,619.7	1,490,062.1	1,583,984.1	1,683,878.6
(%)	9.99%	3.64%	4.29%	5.15%	6.01%	6.30%	6.31%
EDR ($ mil)	1,225,960.4	1,345,385.7	1,471,090.2	1,602,747.6	1,737,649.4	1,889,375.1	2,060,027.2
(%)	9.02%	9.74%	9.34%	8.95%	8.42%	8.73%	9.03%
FEA ($ mil)	1,225,960.4	1,245,139.4	1,289,964.6	1,362,293.0	1,463,458.4	1,577,482.6	1,697,011.4
(%)	9.02%	1.56%	3.60%	5.61%	7.43%	7.79%	7.58%
DOR ($ mil)	1,225,960.4	1,265,335.6	1,314,829.4	1,378,643.6	1,452,719.4	1,542,228.3	1,642,125.5
(%)	9.02%	3.21%	3.91%	4.85%	5.37%	6.16%	6.48%
New ($ mil)	1,225,960.4	1,265,335.6	1,314,829.4	1,378,643.6	1,452,719.4	1,542,228.3	1,642,125.5
(%)	9.02%	3.21%	3.91%	4.85%	5.37%	6.16%	6.48%

Comparison of Non-Residential Forecasts - January 2026

NON-RESIDENTIAL

Just Value

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	1,280,424.7	1,339,519.1	1,412,520.8	1,492,412.3	1,583,019.2	1,680,886.8	1,783,097.1
(%)	5.44%	4.62%	5.45%	5.66%	6.07%	6.18%	6.08%
EDR ($ mil)	1,278,247.7	1,332,192.3	1,400,783.9	1,478,657.3	1,564,572.6	1,657,939.2	1,758,792.8
(%)	5.27%	4.22%	5.15%	5.56%	5.81%	5.97%	6.08%
FEA ($ mil)	1,278,247.7	1,342,257.0	1,413,983.9	1,494,881.8	1,588,541.7	1,690,423.0	1,798,409.8
(%)	5.27%	5.01%	5.34%	5.72%	6.27%	6.41%	6.39%
DOR ($ mil)	1,278,247.7	1,345,915.9	1,419,114.2	1,497,584.9	1,588,843.4	1,686,582.6	1,791,702.1
(%)	5.27%	5.29%	5.44%	5.53%	6.09%	6.15%	6.23%
New ($ mil)	1,278,247.7	1,342,274.1	1,414,010.8	1,494,920.9	1,588,595.1	1,690,491.9	1,798,495.5
(%)	5.27%	5.01%	5.34%	5.72%	6.27%	6.41%	6.39%

New Construction

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	29,150.9	29,809.0	29,939.9	30,575.9	31,665.8	32,893.2	34,396.3
(%)	13.78%	2.26%	0.44%	2.12%	3.56%	3.88%	4.57%
EDR ($ mil)	29,805.8	29,673.1	30,397.7	31,460.8	33,194.8	35,435.1	38,141.7
(%)	16.34%	-0.45%	2.44%	3.50%	5.51%	6.75%	7.64%
FEA ($ mil)	29,805.8	30,087.5	28,530.0	27,471.6	28,743.7	29,659.1	30,779.6
(%)	16.34%	0.94%	-5.18%	-3.71%	4.63%	3.18%	3.78%
DOR ($ mil)	29,805.8	30,841.8	31,497.1	31,445.4	32,696.3	33,894.4	35,253.7
(%)	16.34%	3.48%	2.12%	-0.16%	3.98%	3.66%	4.01%
New ($ mil)	29,805.8	30,085.2	28,528.0	27,469.7	28,741.6	29,656.9	30,777.4
(%)	16.34%	0.94%	-5.18%	-3.71%	4.63%	3.18%	3.78%

Value Change from Prior Roll (Excluding New Construction)

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	36,964.2	29,285.3	43,059.3	49,315.5	58,941.1	64,974.3	67,814.0
(%)	-19.71%	-20.77%	47.03%	14.53%	19.52%	10.24%	4.37%
EDR ($ mil)	35,040.7	24,271.5	38,193.9	46,412.6	52,720.5	57,931.5	62,711.9
(%)	-23.89%	-30.73%	57.36%	21.52%	13.59%	9.88%	8.25%
FEA ($ mil)	35,040.7	33,921.7	43,196.8	53,426.4	64,916.2	72,222.2	77,207.2
(%)	-23.89%	-3.19%	27.34%	23.68%	21.51%	11.25%	6.90%
DOR ($ mil)	35,040.7	36,826.4	41,701.2	47,025.3	58,562.1	63,844.8	69,865.9
(%)	-23.89%	5.10%	13.24%	12.77%	24.53%	9.02%	9.43%
New ($ mil)	35,040.7	33,941.2	43,208.7	53,440.4	64,932.6	72,239.8	77,226.3
(%)	-23.89%	-3.14%	27.30%	23.68%	21.50%	11.25%	6.90%

Differentials-School

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	671.6	2,526.4	2,558.7	2,585.7	2,586.6	2,539.7	2,428.9
(%)	-7.58%	276.17%	1.28%	1.05%	0.04%	-1.81%	-4.36%
EDR ($ mil)	725.5	776.4	841.2	921.7	1,020.3	1,140.4	1,286.4
(%)	-0.17%	7.01%	8.36%	9.57%	10.70%	11.77%	12.80%
FEA ($ mil)	725.5	756.2	790.4	828.4	872.0	918.3	963.8
(%)	-0.17%	4.23%	4.52%	4.82%	5.25%	5.31%	4.96%
DOR ($ mil)	725.5	717.9	711.2	705.2	699.8	695.0	690.7
(%)	-0.17%	-1.04%	-0.94%	-0.84%	-0.76%	-0.68%	-0.62%
New ($ mil)	725.5	756.4	790.2	828.3	871.9	918.2	963.8
(%)	-0.17%	4.26%	4.47%	4.82%	5.26%	5.31%	4.97%

School Assessed Value

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	1,279,753.1	1,336,992.6	1,409,962.1	1,489,826.6	1,580,432.6	1,678,347.0	1,780,668.2
(%)	5.45%	4.47%	5.46%	5.66%	6.08%	6.20%	6.10%
EDR ($ mil)	1,277,522.3	1,331,416.0	1,399,942.6	1,477,735.5	1,563,552.3	1,656,798.8	1,757,506.4
(%)	5.27%	4.22%	5.15%	5.56%	5.81%	5.96%	6.08%
FEA ($ mil)	1,277,522.3	1,341,500.8	1,413,193.5	1,494,053.4	1,587,669.8	1,689,504.7	1,797,446.0
(%)	5.27%	5.01%	5.34%	5.72%	6.27%	6.41%	6.39%
DOR ($ mil)	1,277,522.3	1,345,198.0	1,418,403.0	1,496,879.7	1,588,143.5	1,685,887.5	1,791,011.4
(%)	5.27%	5.30%	5.44%	5.53%	6.10%	6.15%	6.24%
New ($ mil)	1,277,522.3	1,341,517.8	1,413,220.5	1,494,092.6	1,587,723.2	1,689,573.7	1,797,531.7
(%)	5.27%	5.01%	5.34%	5.72%	6.27%	6.41%	6.39%

School Exemptions

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	340,073.5	346,725.1	356,847.0	371,817.4	392,418.9	415,670.7	439,856.8
(%)	4.73%	1.96%	2.92%	4.20%	5.54%	5.93%	5.82%
EDR ($ mil)	341,803.0	379,599.5	402,779.8	428,695.7	456,954.6	487,676.7	520,919.6
(%)	5.26%	11.06%	6.11%	6.43%	6.59%	6.72%	6.82%
FEA ($ mil)	341,803.0	343,558.3	347,534.9	353,750.4	362,771.5	373,906.2	386,812.2
(%)	5.26%	0.51%	1.16%	1.79%	2.55%	3.07%	3.45%
DOR ($ mil)	341,803.0	353,958.3	367,765.7	383,338.2	402,012.2	425,251.4	450,076.9
(%)	5.26%	3.56%	3.90%	4.23%	4.87%	5.78%	5.84%
New ($ mil)	341,803.0	343,587.2	347,580.0	353,810.7	362,845.2	373,996.7	386,920.9
(%)	5.26%	0.52%	1.16%	1.79%	2.55%	3.07%	3.46%

School Taxable Value - Real Property

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	939,679.6	990,267.5	1,053,115.1	1,118,009.1	1,188,013.8	1,262,676.3	1,340,811.4
(%)	5.72%	5.38%	6.35%	6.16%	6.26%	6.28%	6.19%
EDR ($ mil)	935,719.3	951,816.4	997,162.8	1,049,039.8	1,106,597.7	1,169,122.1	1,236,586.8
(%)	5.27%	1.72%	4.76%	5.20%	5.49%	5.65%	5.77%
FEA ($ mil)	935,719.3	997,942.5	1,065,658.6	1,140,302.9	1,224,898.3	1,315,598.5	1,410,633.8
(%)	5.27%	6.65%	6.79%	7.00%	7.42%	7.40%	7.22%
DOR ($ mil)	935,719.3	991,239.7	1,050,637.4	1,113,541.6	1,186,131.3	1,260,636.1	1,340,934.4
(%)	5.27%	5.93%	5.99%	5.99%	6.52%	6.28%	6.37%
New ($ mil)	935,719.3	997,930.5	1,065,640.5	1,140,281.8	1,224,878.0	1,315,577.0	1,410,610.8
(%)	5.27%	6.65%	6.79%	7.00%	7.42%	7.40%	7.22%

Comparison of Non-Residential Forecasts - January 2026

NON-RESIDENTIAL

Differentials-County

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	124,696.0	112,191.8	107,094.2	105,043.8	107,991.5	112,922.3	118,149.4
(%)	-7.58%	-10.03%	-4.54%	-1.91%	2.81%	4.57%	4.63%
EDR ($ mil)	123,722.1	66,901.3	37,446.3	21,771.5	8,449.3	5,880.3	5,608.6
(%)	-8.30%	-45.93%	-44.03%	-41.86%	-61.19%	-30.40%	-4.62%
FEA ($ mil)	123,722.1	111,701.3	100,793.1	90,860.8	81,815.5	73,635.3	66,271.7
(%)	-8.30%	-9.72%	-9.77%	-9.85%	-9.96%	-10.00%	-10.00%
DOR ($ mil)	123,722.1	117,062.1	111,303.8	106,378.2	102,151.6	98,228.8	94,594.4
(%)	-8.30%	-5.38%	-4.92%	-4.43%	-3.97%	-3.84%	-3.70%
New ($ mil)	123,722.1	111,701.3	100,793.2	90,861.0	81,815.7	73,635.5	66,272.0
(%)	-8.30%	-9.72%	-9.77%	-9.85%	-9.96%	-10.00%	-10.00%

County Assessed Value

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	1,155,728.7	1,227,327.3	1,305,426.6	1,387,368.5	1,475,027.7	1,567,964.5	1,664,947.7
(%)	7.07%	6.20%	6.36%	6.28%	6.32%	6.30%	6.19%
EDR ($ mil)	1,154,525.6	1,265,291.0	1,363,337.6	1,456,885.7	1,556,123.3	1,652,058.9	1,753,184.2
(%)	6.96%	9.59%	7.75%	6.86%	6.81%	6.17%	6.12%
FEA ($ mil)	1,154,525.6	1,230,555.7	1,313,190.7	1,404,021.0	1,506,726.3	1,616,787.7	1,732,138.1
(%)	6.96%	6.59%	6.72%	6.92%	7.32%	7.30%	7.13%
DOR ($ mil)	1,154,525.6	1,228,853.8	1,307,810.4	1,391,206.7	1,486,691.7	1,588,353.8	1,697,107.7
(%)	6.96%	6.44%	6.43%	6.38%	6.86%	6.84%	6.85%
New ($ mil)	1,154,525.6	1,230,572.8	1,313,217.6	1,404,059.9	1,506,779.4	1,616,856.4	1,732,223.5
(%)	6.96%	6.59%	6.72%	6.92%	7.32%	7.31%	7.14%

County Exemptions

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	304,518.2	323,664.6	342,512.3	362,168.6	382,603.3	404,064.9	426,452.9
(%)	5.18%	6.29%	5.82%	5.74%	5.64%	5.61%	5.54%
EDR ($ mil)	305,794.0	358,544.1	388,967.6	418,397.2	449,376.7	480,474.8	513,389.7
(%)	5.62%	17.25%	8.49%	7.57%	7.40%	6.92%	6.85%
FEA ($ mil)	305,794.0	325,522.7	346,947.9	370,365.3	396,714.2	424,900.1	454,428.2
(%)	5.62%	6.45%	6.58%	6.75%	7.11%	7.10%	6.95%
DOR ($ mil)	305,794.0	325,067.2	344,008.3	363,770.2	384,407.2	406,085.8	428,734.7
(%)	5.62%	6.30%	5.83%	5.74%	5.67%	5.64%	5.58%
New ($ mil)	305,794.0	325,548.0	346,986.5	370,419.2	396,783.8	424,986.3	454,531.2
(%)	5.62%	6.46%	6.59%	6.75%	7.12%	7.11%	6.95%

County Taxable Value - Real Property

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	851,210.5	903,662.7	962,914.3	1,025,199.9	1,092,424.4	1,163,899.6	1,238,494.9
(%)	7.77%	6.16%	6.56%	6.47%	6.56%	6.54%	6.41%
EDR ($ mil)	848,731.6	906,747.0	974,370.0	1,038,488.5	1,106,746.7	1,171,584.2	1,239,794.5
(%)	7.45%	6.84%	7.46%	6.58%	6.57%	5.86%	5.82%
FEA ($ mil)	848,731.6	905,033.0	966,242.8	1,033,655.7	1,110,012.1	1,191,887.6	1,277,709.9
(%)	7.45%	6.63%	6.76%	6.98%	7.39%	7.38%	7.20%
DOR ($ mil)	848,731.6	903,786.6	963,802.1	1,027,436.5	1,102,284.5	1,182,268.0	1,268,373.0
(%)	7.45%	6.49%	6.64%	6.60%	7.28%	7.26%	7.28%
New ($ mil)	848,731.6	905,024.7	966,231.1	1,033,640.7	1,109,995.7	1,191,870.1	1,277,692.3
(%)	7.45%	6.63%	6.76%	6.98%	7.39%	7.38%	7.20%

Comparison of Agricultural Forecasts - January 2026

AGRICULTURAL

Just Value

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	104,437.9	107,573.0	110,673.9	113,448.3	116,046.6	118,663.9	121,430.1
(%)	7.02%	3.00%	2.88%	2.51%	2.29%	2.26%	2.33%
EDR ($ mil)	104,343.0	106,253.6	109,722.9	113,477.3	118,602.9	124,894.9	132,285.8
(%)	6.92%	1.83%	3.27%	3.42%	4.52%	5.31%	5.92%
FEA ($ mil)	104,343.0	107,466.1	110,520.6	113,510.3	116,489.4	119,612.9	122,966.6
(%)	6.92%	2.99%	2.84%	2.71%	2.62%	2.68%	2.80%
DOR ($ mil)	104,343.0	106,795.8	109,389.7	112,097.9	114,800.4	117,529.5	120,245.0
(%)	6.92%	2.35%	2.43%	2.48%	2.41%	2.38%	2.31%
New ($ mil)	104,343.0	106,966.3	109,583.0	112,301.5	115,002.3	117,726.1	120,437.0
(%)	6.92%	2.51%	2.45%	2.48%	2.41%	2.37%	2.30%

New Construction

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	352.9	450.5	443.1	455.8	474.9	496.8	522.6
(%)	-20.46%	27.66%	-1.64%	2.86%	4.19%	4.61%	5.18%
EDR ($ mil)	345.4	291.3	299.4	308.2	309.0	310.4	311.9
(%)	-22.15%	-15.67%	2.79%	2.93%	0.26%	0.44%	0.50%
FEA ($ mil)	345.4	486.1	461.0	443.9	464.4	479.2	497.3
(%)	-22.15%	40.75%	-5.18%	-3.71%	4.63%	3.18%	3.78%
DOR ($ mil)	345.4	341.2	328.8	336.8	348.8	362.4	378.2
(%)	-22.15%	-1.23%	-3.61%	2.42%	3.56%	3.89%	4.35%
New ($ mil)	345.4	341.7	329.3	337.1	349.1	362.6	378.4
(%)	-22.15%	-1.06%	-3.64%	2.38%	3.55%	3.88%	4.35%

Value Change from Prior Roll (Excluding New Construction)

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	6,498.7	2,684.6	2,657.7	2,318.6	2,123.4	2,120.5	2,243.7
(%)	-12.72%	-58.69%	-1.00%	-12.76%	-8.42%	-0.14%	5.81%
EDR ($ mil)	6,411.3	1,619.4	3,169.8	3,446.3	4,816.6	5,981.7	7,079.0
(%)	-13.90%	-74.74%	95.74%	8.72%	39.76%	24.19%	18.34%
FEA ($ mil)	6,411.3	2,637.0	2,593.5	2,545.8	2,514.7	2,644.3	2,856.5
(%)	-13.90%	-58.87%	-1.65%	-1.84%	-1.22%	5.15%	8.02%
DOR ($ mil)	6,411.3	2,111.7	2,265.0	2,371.4	2,353.7	2,366.8	2,337.3
(%)	-13.90%	-67.06%	7.26%	4.69%	-0.75%	0.56%	-1.24%
New ($ mil)	6,411.3	2,281.6	2,287.4	2,381.3	2,351.8	2,361.2	2,332.4
(%)	-13.90%	-64.41%	0.26%	4.10%	-1.24%	0.40%	-1.22%

Differentials-School

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	86,097.3	88,908.8	91,454.8	93,760.4	95,922.7	98,113.2	100,447.0
(%)	7.42%	3.27%	2.86%	2.52%	2.31%	2.28%	2.38%
EDR ($ mil)	86,581.3	87,649.1	90,516.8	93,658.2	97,942.1	103,198.1	109,370.2
(%)	8.03%	1.23%	3.27%	3.47%	4.57%	5.37%	5.98%
FEA ($ mil)	86,581.3	89,014.6	91,383.9	93,692.4	95,988.0	98,397.0	100,988.4
(%)	8.03%	2.81%	2.66%	2.53%	2.45%	2.51%	2.63%
DOR ($ mil)	86,581.3	88,215.3	90,363.3	92,617.4	94,854.3	97,113.7	99,382.9
(%)	8.03%	1.89%	2.43%	2.49%	2.42%	2.38%	2.34%
New ($ mil)	86,581.3	88,223.1	90,366.8	92,603.8	94,811.4	97,037.0	99,272.5
(%)	8.03%	1.90%	2.43%	2.48%	2.38%	2.35%	2.30%

School Assessed Value

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	18,340.6	18,664.2	19,219.1	19,687.9	20,123.9	20,550.7	20,983.1
(%)	5.17%	1.76%	2.97%	2.44%	2.21%	2.12%	2.10%
EDR ($ mil)	17,761.7	18,604.6	19,206.1	19,819.1	20,660.7	21,696.7	22,915.5
(%)	1.85%	4.75%	3.23%	3.19%	4.25%	5.01%	5.62%
FEA ($ mil)	17,761.7	18,451.5	19,136.7	19,817.9	20,501.4	21,215.9	21,978.2
(%)	1.85%	3.88%	3.71%	3.56%	3.45%	3.49%	3.59%
DOR ($ mil)	17,761.7	18,580.5	19,026.4	19,480.5	19,946.0	20,415.8	20,862.1
(%)	1.85%	4.61%	2.40%	2.39%	2.39%	2.36%	2.19%
New ($ mil)	17,761.7	18,743.2	19,216.3	19,697.6	20,190.9	20,689.1	21,164.5
(%)	1.85%	5.53%	2.52%	2.50%	2.50%	2.47%	2.30%

School Exemptions

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	686.2	710.9	755.9	780.8	796.9	810.6	824.9
(%)	8.65%	3.59%	6.34%	3.29%	2.07%	1.72%	1.77%
EDR ($ mil)	707.3	707.3	707.3	707.3	707.3	707.3	707.3
(%)	11.99%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
FEA ($ mil)	707.3	734.4	758.4	779.2	796.9	814.2	832.8
(%)	11.99%	3.83%	3.27%	2.74%	2.26%	2.17%	2.28%
DOR ($ mil)	707.3	734.3	766.3	800.7	836.2	873.2	912.1
(%)	11.99%	3.82%	4.36%	4.48%	4.44%	4.43%	4.45%
New ($ mil)	707.3	735.1	767.2	801.6	837.1	874.0	912.8
(%)	11.99%	3.93%	4.37%	4.48%	4.43%	4.41%	4.44%

School Taxable Value - Real Property

	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	17,654.4	17,953.3	18,463.1	18,907.1	19,327.0	19,740.1	20,158.2
(%)	5.04%	1.69%	2.84%	2.40%	2.22%	2.14%	2.12%
EDR ($ mil)	17,054.4	17,897.3	18,498.8	19,111.8	19,953.4	20,989.4	22,208.2
(%)	1.47%	4.94%	3.36%	3.31%	4.40%	5.19%	5.81%
FEA ($ mil)	17,054.4	17,717.1	18,378.3	19,038.7	19,704.6	20,401.7	21,145.5
(%)	1.47%	3.89%	3.73%	3.59%	3.50%	3.54%	3.65%
DOR ($ mil)	17,054.4	17,846.2	18,260.1	18,679.8	19,109.8	19,542.6	19,950.0
(%)	1.47%	4.64%	2.32%	2.30%	2.30%	2.26%	2.08%
New ($ mil)	17,054.4	18,008.2	18,449.1	18,896.1	19,353.9	19,815.1	20,251.7
(%)	1.47%	5.59%	2.45%	2.42%	2.42%	2.38%	2.20%

AGRICULTURAL

Comparison of Agricultural Forecasts - January 2026

Differentials-County	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	87,578.2	90,424.3	92,983.2	95,307.3	97,484.7	99,689.7	102,038.6
(%)	7.17%	3.25%	2.83%	2.50%	2.28%	2.26%	2.36%
EDR ($ mil)	88,001.7	89,088.3	91,998.0	95,177.8	99,520.5	104,852.5	111,116.7
(%)	7.69%	1.23%	3.27%	3.46%	4.56%	5.36%	5.97%
FEA ($ mil)	88,001.7	90,488.0	92,909.5	95,269.3	97,615.7	100,077.4	102,724.8
(%)	7.69%	2.83%	2.68%	2.54%	2.46%	2.52%	2.65%
DOR ($ mil)	88,001.7	89,670.5	91,760.6	93,951.8	96,124.0	98,337.6	100,537.1
(%)	7.69%	1.90%	2.33%	2.39%	2.31%	2.30%	2.24%
New ($ mil)	88,001.7	89,674.5	91,759.9	93,934.4	96,078.6	98,260.2	100,427.7
(%)	7.69%	1.90%	2.33%	2.37%	2.28%	2.27%	2.21%

County Assessed Value	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	16,859.7	17,148.7	17,690.7	18,141.0	18,561.9	18,974.3	19,391.5
(%)	6.27%	1.71%	3.16%	2.55%	2.32%	2.22%	2.20%
EDR ($ mil)	16,341.3	17,165.3	17,724.9	18,299.5	19,082.3	20,042.4	21,169.1
(%)	3.00%	5.04%	3.26%	3.24%	4.28%	5.03%	5.62%
FEA ($ mil)	16,341.3	16,978.0	17,611.1	18,241.0	18,873.7	19,535.5	20,241.8
(%)	3.00%	3.90%	3.73%	3.58%	3.47%	3.51%	3.62%
DOR ($ mil)	16,341.3	17,125.3	17,629.1	18,146.1	18,676.4	19,191.9	19,707.9
(%)	3.00%	4.80%	2.94%	2.93%	2.92%	2.76%	2.69%
New ($ mil)	16,341.3	17,291.8	17,823.1	18,367.1	18,923.8	19,465.9	20,009.3
(%)	3.00%	5.82%	3.07%	3.05%	3.03%	2.87%	2.79%

County Exemptions	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	811.0	825.6	882.6	908.5	925.8	940.7	956.3
(%)	10.91%	1.79%	6.91%	2.94%	1.91%	1.61%	1.66%
EDR ($ mil)	832.4	832.4	832.4	832.4	832.4	832.4	832.4
(%)	13.83%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
FEA ($ mil)	832.4	860.1	886.7	910.5	931.8	953.2	976.2
(%)	13.83%	3.33%	3.09%	2.69%	2.33%	2.30%	2.42%
DOR ($ mil)	832.4	847.3	876.5	902.3	919.7	934.5	950.1
(%)	13.83%	1.79%	3.45%	2.95%	1.92%	1.62%	1.67%
New ($ mil)	832.4	847.5	876.6	902.4	919.6	934.3	949.8
(%)	13.83%	1.81%	3.44%	2.94%	1.91%	1.60%	1.65%

County Taxable Value - Real Property	2025	2026	2027	2028	2029	2030	2031
Old ($ mil)	16,048.6	16,323.2	16,808.1	17,232.5	17,636.1	18,033.5	18,435.2
(%)	6.05%	1.71%	2.97%	2.53%	2.34%	2.25%	2.23%
EDR ($ mil)	15,508.9	16,332.9	16,892.5	17,467.1	18,250.0	19,210.0	20,336.7
(%)	2.48%	5.31%	3.43%	3.40%	4.48%	5.26%	5.87%
FEA ($ mil)	15,508.9	16,118.0	16,724.4	17,330.5	17,941.9	18,582.3	19,265.6
(%)	2.48%	3.93%	3.76%	3.62%	3.53%	3.57%	3.68%
DOR ($ mil)	15,508.9	16,278.0	16,752.6	17,243.8	17,756.7	18,257.3	18,757.8
(%)	2.48%	4.96%	2.92%	2.93%	2.97%	2.82%	2.74%
New ($ mil)	15,508.9	16,444.3	16,946.5	17,464.7	18,004.2	18,531.6	19,059.5
(%)	2.48%	6.03%	3.05%	3.06%	3.09%	2.93%	2.85%