

Washington Twp

PROPERTY CLASS	No. OF ITEMS 2025	2025 ASSESSED VALUES	% OF TOTAL	No. OF ITEMS 2026	2026 ASSESSED VALUE	% OF TOTAL	INCR.	SHIFT
1. VACANT	60	\$8,832,200	0.5%	56	\$11,650,900	0.4%	1.319	-0.001
2. RESIDENTIAL	3,374	\$1,590,837,700	96.4%	3,373	\$2,688,935,200	96.1%	1.690	-0.003
3B. FARM LAND	1	\$2,300	0.0%	1	\$2,400	0.0%	1.043	0.000
4A. COMMERCIAL	22	\$50,568,700	3.1%	26	\$97,693,200	3.5%	1.932	0.004
4B INDUSTRIAL	0	\$0	0.0%	0	\$0	0.0%	0.000	0.000
4C APARTMENT	0	\$0	0.0%	0	\$0	0.0%	0.000	0.000
TOTAL COMMERCIAL	22	50,568,700	3.1%	26	97,693,200	3.5%	1.932	0.004
6A. LCL TEL EXCH	1	\$747,496	0.0%	1	\$0	0.0%	0.000	0.000
GRAND TOTAL	3,458	1,650,988,396	100.00%	3,457	2,798,281,700	100.00%	1.695	0.000

CURRENT DATA

Current Tax Rate 2025 \$2.859

ESTIMATED 2026 TAX RATE WITHOUT 2026 BUDGET INC

Current Tax Rate 2025 \$2.859
Adjustment to Ratable Base 1.695

Current Tax Rate \$2.859
Adjustment to Ratable Base 1.695 = \$1.687 ESTIMATED Tax Rate **WITHOUT** a Budget Increase

Average Residential Property (2025 Assessed Value) X 2025 Tax Rate \$2.859 = 2025 Avg. Tax
\$471,500

Average Residential Property (2026 Assessed Value) X 2026 Est. Tax Rate w/o Bud Inc. = 2026 Avg. Tax
\$797,200 X \$1.687 = \$13,447.27

Average Residential Tax Dollar Difference **(\$32.92)**

Total Residential Properties:	3,373
# of Properties Tax INC > \$100:	1,334 39.5%
# of Properties Tax Neutral \$0 - \$100:	124 3.7%
# of Properties Tax Dec > \$0:	1,915 56.8%

Properties with Tax Increase Breakdown		
# of Properties Tax INC \$200-\$100:	115	3.4%
# of Properties Tax INC \$200-\$300:	119	3.5%
# of Properties Tax INC \$300-\$400:	117	3.5%
# of Properties Tax INC \$400-\$500:	117	3.5%
# of Properties Tax INC \$500-\$1,000:	410	12.2%
# of Properties Tax INC \$1,000-\$2,500:	388	11.5%
# of Properties Tax INC \$2,500-\$5000:	52	1.5%
# of Properties Tax INC \$5,000-\$10,000:	13	0.4%
# of Properties Tax INC > \$10,000:	3	0.1%

* Figures are subject to change as 2026 assessments are preliminary and still under review

* The **actual** Tax Rate in 2026 will be based on the actual 2026 Total Tax Levy and final 2026 assessments. The 2026 actual tax rate will be different from the estimated 2026 rate based on the 2026 County Equalization process. In addition, the 2026 actual taxes cannot be computed until the County, School and Municipal budgets are approved and the official 2026 tax rate is established.