

CLOSTER

PROPERTY CLASS	No. OF ITEMS 2025	2025 ASSESSED VALUE	% OF TOTAL	No. OF ITEMS 2026	2026 ASSESSED VALUE	% OF TOTAL	INCR.	SHIFT
1. VACANT	58	\$22,656,700	0.8%	58	\$22,889,100	0.7%	1.010	-0.001
2. RESIDENTIAL	2,697	\$2,547,822,600	85.9%	2,696	\$2,844,471,400	86.6%	1.116	0.007
3A. FARM (Reg)	4	\$6,686,800	0.2%	4	\$7,770,400	0.2%	1.162	0.000
3B. FARM (Qual)	4	\$26,800	0.0%	4	\$28,900	0.0%	1.078	0.000
4A. COMMERCIAL	166	\$327,994,900	11.1%	166	\$351,688,200	10.7%	1.072	-0.004
4B INDUSTRIAL	8	\$60,483,900	2.0%	8	\$57,535,200	1.8%	0.951	-0.003
4C APARTMENT	0	\$0	0.0%	0	\$0	0.0%	0.000	0.000
TOTAL COMMERCIAL	174	388,478,800	13.1%	174	409,223,400	12.5%	1.053	-0.006
6A. LCL TEL EXCH	1	\$100,000	0.0%	1	\$0	0.0%	0.000	0.000
GRAND TOTAL	2,938	2,965,771,700	100.0%	2,937	3,284,383,200	100.0%	1.107	0.000

CURRENT DATA

Current Tax Rate \$2.072

ESTIMATED 2026 TAX RATE

Current Tax Rate 2025 \$2.072
Adjustment to Ratable Base 1.107

Current Tax Rate **\$2.072** = \$1.871 Estimated Tax Rate **WITHOUT** a Budget Increase
 Adjustment to Ratable Base **1.107**

* The actual Tax Rate in 2026 will be based on the actual 2026 Total Tax Levy and final 2026 assessments
* Figures are subject to change as 2026 assessments are preliminary and still under review with informal meetings