

# CLOSTER

| PROPERTY CLASS     | No. OF<br>ITEMS<br>2025 | 2025<br>ASSESSED<br>VALUE | % OF<br>TOTAL | No. OF<br>ITEMS<br>2026 | 2026<br>ASSESSED<br>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        |
| <b>GRAND TOTAL</b> | <b>2,938</b>            | <b>2,965,771,700</b>      | <b>100.0%</b> | <b>2,937</b>            | <b>3,284,383,200</b>      | <b>100.0%</b> | <b>1.107</b> | <b>0.000</b> |

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

\* 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