

**CITY OF WESTLAKE**  
**Property Tax Base Detail**

	Vacant Property	Single Family Res	Commercial	Industrial	Agricultural	Institution/Government	Misc.	Total Real Property	Personal Property	Total Taxable Values
<b><u>FY 2026</u></b>										
Number	1,225	3,035	26	3	8	13	149	4,459		
Homesteaded	0	2,454	0	0	0	0	0	2,454		
Homesteaded %	0.0%	80.9%	0.0%	0.0%	0.0%	0.0%	0.0%	55.0%		
Market Value (\$M)	\$173.2	\$1,701.5	\$145.3	\$32.6	\$85.4	\$120.0	\$10.3	\$2,268.3		
Taxable Value (\$M)	\$141.9	\$1,252.6	\$107.2	\$30.1	\$2.1	\$7.0	\$10.3	\$1,551.3	\$55.0	\$1,606.3
% of Total Taxable Value	9.1%	80.7%	6.9%	1.9%	0.1%	0.5%	0.7%	100.0%		
Average Market Value (\$)	\$141,352	\$560,640	\$5,588,283	\$10,871,529	\$10,669,824	\$9,234,437	\$68,974	\$508,700		
Average Taxable Value (\$)	\$115,867	\$412,734	\$4,122,978	\$10,032,890	\$261,274	\$541,847	\$68,973	\$347,901		
% Taxable To Market	82.0%	73.6%	73.8%	92.3%	2.4%	5.9%	100.0%	68.4%		
<b><u>FY 2027</u></b>										
Number	848	3,678	30	3	6	15	163	4,743		
Homesteaded	0	2,934	0	0	0	0	0	2,934		
Homesteaded %	0.0%	79.8%	0.0%	0.0%	0.0%	0.0%	0.0%	61.9%		
Market Value (\$M)	\$170.8	\$2,040.2	\$174.1	\$59.6	\$55.3	\$121.7	\$10.3	\$2,632.0		
Taxable Value (\$M)	\$163.1	\$1,545.2	\$145.5	\$57.0	\$1.2	\$7.3	\$10.3	\$1,929.7	\$57.8	\$1,987.5
% of Total Taxable Value	8.5%	80.1%	7.5%	3.0%	0.1%	0.4%	0.5%	100.0%		
Average Market Value (\$)	\$139,403	\$672,224	\$6,698,075	\$19,872,337	\$6,911,450	\$9,360,711	\$69,310	\$590,276		
Average Taxable Value (\$)	\$133,158	\$509,137	\$5,597,735	\$19,010,963	\$147,932	\$558,007	\$69,291	\$432,762		
% Taxable To Market	95.5%	75.7%	83.6%	95.7%	2.1%	6.0%	100.0%	73.3%		
<b><u>CHANGE</u></b>										
Number	(377)	643	4	0	(2)	2	14	284		
Homesteaded	0	480	0	0	0	0	0	480		
Market Value (\$M)	(\$2.4)	\$338.7	\$28.9	\$27.0	(\$30.1)	\$1.6	\$0.1	\$363.7		
Year Over Year Growth	-1.4%	19.9%	19.9%	82.8%	-35.2%	1.4%	0.5%	16.0%		
Taxable Value (\$M)	\$21.2	\$292.6	\$38.3	\$26.9	(\$0.9)	\$0.2	\$0.0	\$378.4	\$2.7	\$381.1
Year Over Year Growth	14.9%	23.4%	35.8%	89.5%	-43.4%	3.0%	0.5%	24.4%		
Average Market Value (\$)	(\$1,949)	\$111,583	\$1,109,792	\$9,000,808	(\$3,758,374)	\$126,274	\$337	\$81,576		
Year Over Year Growth	-1.4%	19.9%	19.9%	82.8%	-35.2%	1.4%	0.5%	16.0%		
Average Taxable Value (\$)	\$17,291	\$96,403	\$1,474,758	\$8,978,073	(\$113,342)	\$16,159	\$318	\$84,861		
Year Over Year Growth	14.9%	23.4%	35.8%	89.5%	-43.4%	3.0%	0.5%	24.4%	5.0%	23.7%

**CITY OF WESTLAKE**  
 Millage Rate Options

**Comparison of Taxable Values - (FY2026 vs FY2027)**

<b>Fiscal Year</b>	<b>Gross Taxable Value</b>	<b>Difference</b>	<b>% Change (incr / decr)</b>
FY27 Final Taxable Values	1,606,340,924	n/a	n/a
FY27 Taxable Values	1,987,483,899	381,142,975	23.73%

**Comparison of Millage Rate Options**

<b>Millage Option</b>	<b>Gross Taxable Value</b>	<b>Millage Rate</b>	<b>Gross Tax Revenue (1)</b>	<b>Change in Revenue Incr (Decr)</b>	<b>% Over Roll Back Rate</b>
<b>Roll Back Millage Rate</b>	1,723,791,747	4.2866	7,389,168	-	n/a
Prior Year Millage Rate	1,987,483,899	6.7500	13,415,516	6,026,348	57.47%
Other Millage Rates (option 1)	1,987,483,899	4.8500	9,639,297	2,250,129	13.14%
Other Millage Rates (option 2)	1,987,483,899	4.8000	9,539,923	2,150,754	11.98%
Other Millage Rates (option 3)	1,987,483,899	4.7500	9,440,549	2,051,380	10.81%
Other Millage Rates (option 4)	1,987,483,899	4.7000	9,341,174	1,952,006	9.64%
Other Millage Rates (option 5)	1,987,483,899	4.5000	8,943,678	1,554,509	4.98%
Other Millage Rates (option 6)	1,987,483,899	4.4000	8,744,929	1,355,761	2.65%
<b>Current Year Millage Rate</b>	<b>1,987,483,899</b>	<b>4.6000</b>	<b>9,142,426</b>	<b>1,753,258</b>	<b>7.31%</b>

**Notes**

(1) Gross tax revenue does not include discounts taken for early payment.

(2) The net new taxable value estimate (263,692,152) is not included in the the roll back millage rate calculation.