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Tax Tools, Set 2019 Levies

Using OPTA calculated rates on February 9, 2019 4:30PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2019 Tax Ratios

Select Method for Setting Levies:

- ☒ Dollar Levy Change
☐ Percent Levy Change
☐ Total Levy

The expected residential rate method cannot be used because the rate increase restriction.

☒ Use PIL in Tax Rate calculation

OK

Notification: Rate increase restriction is in effect because the tax ratio of one or more of the business property classes exceeds the provincially set threshold. Increase in the general tax rate for the restricted class will be limited to the Rate Increase Restriction Factor. Please enter the factor for your municipality in the provided. Click View Restricted Tax Rate Calculation below to view the calculation of the restricted general municipal tax rates

Municipality	Levy Type	2019 Base Taxes	2019 Base PIL	2019 Base Tax Revenue	Levy/PIL Revenue Change	Estimated 2019 Levy/PIL Revenue	Rate Increase Restriction Factor
Fort Frances Town	General	\$10,641,843 +	\$312,246 =	\$10,954,089 +	468610 =	\$11,422,699	Multi-residential 0% Industrial 50%

Calculate Levy

View Tax Ratios

View Restricted Tax Rate Calculation

Close

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2019 Tax Rate Calculation for Municipalities with Restricted Classes

Using OPTA calculated rates on February 9, 2019 4:30PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2019 Tax Ratios

Fort Frances Town, 5912

Tax Rate Increase Restriction Factors

Multi-residential: 0%

Industrial: 50%

2019 Base General Levy Calculation					Budgetary Levy Increase Tax Rate Calculation					
Class	CVA	Adopted Tax Ratio	Weighted Discounted CVA	General Rate	Base General Levy	Weighted Discounted CVA	Budgetary Increase Rate	Budgetary Increase	Total General Levy	Combined General Rate
Column	1	2	3	4	5	6	7	8	9	10
	2019 Assessment Totals Page	2019 Sel Tax Ratio Page	Col 1 * Col 2	2019 Tax Rate Page	Col 4 * Col 1	Col 1 * Col 2 * Tax Rate Restriction Factors	Res = Budgetary Inc / total Col 6 else, Res * Col 2 * Tax Rate Increase Factor	Col 1 * Col 7	Col 5 + Col 8	Col 4 + Col 7
Residential	424,398,411	1.000000	424,398,411	0.01625630	6,899,148	424,398,411	0.00076870	326,235	7,225,383	0.01702500
Multi-residential	14,569,618	2.553970	37,210,367	0.04151810	604,903	0	0.00000000	0	604,903	0.04151810
Com. Occupied	74,600,007	1.967217	146,754,402	0.03197967	2,387,080	146,754,402	0.00151220	112,876	2,499,956	0.03349187
Com. Exc. Land	559,768	1.377052	770,830	0.02238577	12,256	770,830	0.00105854	580	12,835	0.02344431
Com. Vac. Land	2,006,739	1.377052	2,763,384	0.02238577	43,802	2,763,384	0.00105854	2,071	45,873	0.02344431
Ind. Occupied	1,977,965	2.823341	5,584,470	0.04589708	90,783	2,792,235	0.00108515	2,146	92,929	0.04698223
Ind. Exc. Land	260,370	1.835172	477,824	0.02983311	7,768	238,912	0.00070535	184	7,951	0.03053846
Ind. Vac. Land	1,157,082	1.835172	2,123,444	0.02983311	34,519	1,061,722	0.00070535	816	35,335	0.03053846
Large Ind. Occ.	6,329,995	7.240504	45,832,354	0.11770381	745,065	22,916,177	0.00278289	17,616	762,680	0.12048670
Large Ind. Exc.	0	4.706328	0	0.07650748	0	0	0.00180888	0	0	0.07831636
Pipelines	3,059,689	2.574024	7,875,713	0.04184411	128,030	7,875,713	0.00197865	6,054	134,084	0.04382276
Farm	181,368	0.250000	45,342	0.00406408	737	45,342	0.00019218	35	772	0.00425626
Managed Forests	0	0.250000	0	0.00406408	0	0	0.00019218	0	0	0.00425626
Total	529,101,012		673,836,541		10,954,089	609,617,127		468,613	11,422,702	
Total Non Restricted Classes	504,805,982		582,608,081		9,471,052	582,608,081		447,851	9,918,903	

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Tax Tools, 2019 Overall Levy Changes

Using OPTA calculated rates on February 9, 2019 4:41PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2019 Tax Ratios

Choose a class and click OK.

Residential

Fort Frances Town, 5912

Residential

Note: The 2019 education tax rates are prescribed by the Minister of Finance.

2019 Notional Base Rates	2019 Rates	Change
Education 0.00000000	Education 0.00000000	
General 0.01625630	General 0.01625630	
	Budget Increase 0.00076870	

Total Education 0.00000000	Total Education 0.00000000	
Total Municipal 0.01625630	Total Municipal 0.01702500	4.7286%
Grand Total 0.01625630	Grand Total 0.01702500	4.7286%

Overall Levy Change: 4.7286%

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