

TOWN OF FORT FRANCES
Tax Rates Using 2017 Tax Ratios

Property	Class	2017 Assessment	2017 Municipal Tax Rates	2017 School Tax Rates	Total Tax Rate	MUNICIPAL TAXES	SCHOOL TAXES	TOTAL TAXES
General								
Farmland	FTEP	165,875	0.00421722	0.00044750	0.00466472	699.53	74.23	773.76
Residential	RTEP	337,798,297	0.01686886	0.00179000	0.01865886	5,698,272.18	604,658.95	6,302,931.13
No-support	RTEP	68,152	0.01686886	0.00179000	0.01865886	1,149.65	121.99	1,271.64
	RTES	67,931,624	0.01686886	0.00179000	0.01865886	1,145,929.05	121,597.61	1,267,526.66
	RTFP	682,250	0.01686886	0.00179000	0.01865886	11,508.78	1,221.23	12,730.01
	RTFS	1,590,267	0.01686886	0.00179000	0.01865886	26,825.99	2,846.58	29,672.57
Multi-Residential	MTEP	12,481,291	0.04469671	0.00179000	0.04648671	557,872.64	22,341.51	580,214.16
	MTES	698,903	0.04469671	0.00179000	0.04648671	31,238.66	1,251.04	32,489.70
	MTFP	56,306	0.04469671	0.00179000	0.04648671	2,516.69	100.79	2,617.48
Commercial - Low Band	CT	56,752,411	0.03265332	0.01113172	0.04378504	1,853,154.64	631,751.95	2,484,906.59
High Band	CT	2,384,159	0.05442220	0.01855286	0.07297506	129,751.18	44,232.97	173,984.15
	CM	79,750	0.03265332		0.03265332	2,604.10	0.00	2,604.10
	CH	417,625	0.03265332	0.01113172	0.04378504	13,636.84	4,648.88	18,285.73
	DT	199,918	0.03265332	0.01113172	0.04378504	6,527.99	2,225.43	8,753.42
New Construction	XT	882,550	0.03265332	0.01113172	0.04378504	28,818.19	9,824.30	38,642.49
Excess Land - Low Band	CU	843,138	0.02285733	0.00779220	0.03064953	19,271.88	6,569.90	25,841.78
High Band	CU	102,841	0.03809554	0.01298700	0.05108254	3,917.78	1,335.60	5,253.38
Vacant Land - Low Band	CX	1,899,250	0.02285733	0.00779220	0.03064953	43,411.78	14,799.34	58,211.12
High Band	CX	0	0.03809554	0.01298700	0.05108254	0.00	0.00	0.00
Industrial	IT	1,598,364	0.04785291	0.01140000	0.05925291	76,486.37	18,221.35	94,707.72
HYDRO/FFPC	IH	406,950	0.04785291	0.01140000	0.05925291	19,473.74	4,639.23	24,112.97
Excess Land	IU	180,260	0.03110439	0.00741000	0.03851439	5,606.88	1,335.73	6,942.60
Vacant Land	IX	762,025	0.03110439	0.00741000	0.03851439	23,702.32	5,646.61	29,348.93
HYDRO - EXCESS LAND	IK	71,800	0.03110439	0.00741000	0.03851439	2,233.30	532.04	2,765.33
Large Industrial	LT	6,142,385	0.12271956	0.01140000	0.13411956	753,790.78	70,023.19	823,813.97
Pipeline	PT	2,891,000	0.04396752	0.01140000	0.05536752	127,110.10	32,957.40	160,067.50
Sub-total		497,087,391				10,585,511.06	1,602,957.82	12,188,468.88
Payment-In Lieu								
Residential	RPEP	5,767	0.01686886	0.00179000	0.01865886	97.28	10.32	107.61
	RPES	1,208	0.01686886	0.00179000	0.01865886	20.38	2.16	22.54
Commercial	CF	5,270,375	0.03265332	0.01113172	0.04378504	172,095.24	58,668.34	230,763.58
	CG	3,136,975	0.03265332		0.03265332	102,432.65	0.00	102,432.65
	CP	459,250	0.03265332	0.01113172	0.04378504	14,996.04	5,112.24	20,108.28
Sub-total		8,873,575				289,641.59	63,793.07	353,434.65
Exempt		62,964,185						
TOTALS		568,925,151				10,875,152.65	1,666,750.89	12,541,903.54

TOWN OF FORT FRANCES
Tax Rates Using 2017 Revenue Neutral Tax Ratios

Property	Class	2017 Assessment	2017 Municipal Tax Rates	2017 School Tax Rates	Total Tax Rate	MUNICIPAL TAXES	SCHOOL TAXES	TOTAL TAXES
General								
Farmland	FTEP	165,875	0.00419867	0.00044750	0.00464617	696.45	74.23	770.68
Residential	RTEP	337,798,297	0.01679467	0.00179000	0.01858467	5,673,210.92	604,658.95	6,277,869.88
No-support	RTEP	68,152	0.01679467	0.00179000	0.01858467	1,144.59	121.99	1,266.58
	RTES	67,931,624	0.01679467	0.00179000	0.01858467	1,140,889.21	121,597.61	1,262,486.81
	RTFP	682,250	0.01679467	0.00179000	0.01858467	11,458.16	1,221.23	12,679.39
	RTFS	1,590,267	0.01679467	0.00179000	0.01858467	26,708.01	2,846.58	29,554.59
Muiti-Residential	MTEP	12,481,291	0.04450013	0.00179000	0.04629013	555,419.07	22,341.51	577,760.58
	MTES	698,903	0.04450013	0.00179000	0.04629013	31,101.27	1,251.04	32,352.31
	MTFP	56,306	0.04450013	0.00179000	0.04629013	2,505.62	100.79	2,606.41
Commercial - Low Band	CT	56,752,411	0.03354580	0.01113172	0.04467752	1,903,805.03	631,751.95	2,535,556.98
High Band	CT	2,384,159	0.05590967	0.01855286	0.07446253	133,297.54	44,232.97	177,530.51
	CM	79,750	0.03354580		0.03354580	2,675.28	0.00	2,675.28
	CH	417,625	0.03354580	0.01113172	0.04467752	14,009.56	4,648.88	18,658.45
	DT	199,918	0.03354580	0.01113172	0.04467752	6,706.41	2,225.43	8,931.84
New Construction	XT	882,550	0.03354580	0.01113172	0.04467752	29,605.85	9,824.30	39,430.15
Excess Land - Low Band	CU	843,138	0.02348206	0.00779220	0.03127426	19,798.62	6,569.90	26,368.52
High Band	CU	102,841	0.03913677	0.01298700	0.05212377	4,024.86	1,335.60	5,360.46
Vacant Land - Low Band	CX	1,899,250	0.02348206	0.00779220	0.03127426	44,598.30	14,799.34	59,397.64
High Band	CX	0	0.03913677	0.01298700	0.05212377	0.00	0.00	0.00
Industrial	IT	1,598,364	0.04641029	0.01140000	0.05781029	74,180.54	18,221.35	92,401.89
HYDRO/FFPC	IH	406,950	0.04641029	0.01140000	0.05781029	18,886.67	4,639.23	23,525.90
Excess Land	IU	180,260	0.03016669	0.00741000	0.03757669	5,437.85	1,335.73	6,773.57
Vacant Land	IX	762,025	0.03016669	0.00741000	0.03757669	22,987.77	5,646.61	28,634.38
HYDRO - EXCESS LAND	IK	71,800	0.03016669	0.00741000	0.03757669	2,165.97	532.04	2,698.01
Large Industrial	LT	6,142,385	0.11901995	0.01140000	0.13041995	731,066.36	70,023.19	801,089.54
Pipeline	PT	2,891,000	0.04195419	0.01140000	0.05335419	121,289.56	32,957.40	154,246.96
	Sub-total	497,087,391				10,577,669.49	1,602,957.82	12,180,627.31
Payment-In Lieu								
Residential	RPEP	5,767	0.01679467	0.00179000	0.01858467	96.85	10.32	107.18
	RPES	1,208	0.01679467	0.00179000	0.01858467	20.29	2.16	22.45
Commercial	CF	5,270,375	0.03354580	0.01113172	0.04467752	176,798.95	58,668.34	235,467.28
	CG	3,136,975	0.03354580		0.03354580	105,232.34	0.00	105,232.34
	CP	459,250	0.03354580	0.01113172	0.04467752	15,405.91	5,112.24	20,518.15
	Sub-total	8,873,575				297,554.33	63,793.07	361,347.40
	Exempt	62,964,185						
TOTALS		568,925,151				10,875,223.82	1,666,750.89	12,541,974.71