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2016 Capping Summary Analysis Report using Actual Rates

Using Actual rates on May 3, 2016 6:10PM EST.

Fort Frances Town, 5912

Capping Report	Frequency Distribution Report	Back to Capping Options		
		Multi-residential	Commercial	Industrial
Capping Parameters				
Annualized Tax Limit			10.00%	
Prior Year CVA Tax Limit			10.00%	
CVA Tax Threshold - Increases			\$0	
CVA Tax Threshold - Decreases			\$0	
Exclude Properties Previously at CVA Tax			Yes	
Exclude Properties that Move from Capped to Clawed Back			Yes	
Exclude Properties that Move from Clawed Back to Capped			Yes	
Exit capping immediately	Yes	Yes	Not Eligible	
Capping phase-out	Not Eligible	Not Eligible	Not Eligible	
Capping Clawback and Retained Percentages				
Clawback Percentage			100.0000%	
Retained Percentage			0.0000%	
Total			100.0000%	
Total Tax Adjustment				
Capped Properties			-\$3,068	
Clawback Properties			\$1,352	
Net Class Impact/Shortfall			-\$1,716	

<< Expand										Expand >>	
Category	Properties	2015 Annualized Taxes	2016 CVA Taxes Without Adjustments	2016 CVA Taxes Before Levy Change	2016 Capping Adjustment	2016 Overall Levy Change Adjustment	Threshold or Phase-Out Adj	Revised 2016 Tax	Tax Adjustment for 2016 \$ Amount	% of CVA Taxes	
Multi-residential											
At CVA Tax due to Exclude Options:											
CVA Tax-Class is Excluded from Capping	19	592,955	600,663	592,101	0	0	0	600,663	0	0.00%	
Commercial											
At CVA Tax due to Exclude Options:											
CVA Tax-Class is Excluded from Capping	272	3,017,002	3,032,701	2,985,637	0	0	0	3,032,701	0	0.00%	
Industrial											
Capped/Protected by CVA Tax Limit	2	1,649	5,172	5,123	435	20	0	2,104	-3,068	-59.31%	
Tax Above CVA Tax due to Clawback	2	26,142	25,040	24,803	0	250	0	26,393	1,352	5.40%	

Total Subject to Capping	4	27,791	30,213	29,926	435	270	0	28,497	-1,716	-5.68%
New Construction/Class, 100% Min Tax Level	7	0	4,955	4,908	0	0	0	4,955	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Previously CVA Tax	38	1,201,074	896,763	889,169	0	0	0	896,763	0	0.00%
Total Excluded	38	1,201,074	896,763	889,169	0	0	0	896,763	0	0.00%
Class Total	49	1,228,865	931,931	924,003	435	270	0	930,215	-1,716	-0.18%
Total All Classes										
Capped/Protected by CVA Tax Limit	2	1,649	5,172	5,123	435	20	0	2,104	-3,068	-59.31%
Tax Above CVA Tax due to Clawback	2	26,142	25,040	24,803	0	250	0	26,393	1,352	5.40%
Total Subject to Capping	4	27,791	30,213	29,926	435	270	0	28,497	-1,716	-5.68%
New Construction/Class, 100% Min Tax Level	7	0	4,955	4,908	0	0	0	4,955	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Previously CVA Tax	38	1,201,074	896,763	889,169	0	0	0	896,763	0	0.00%
CVA Tax-Class is Excluded from Capping	291	3,609,957	3,633,364	3,577,738	0	0	0	3,633,364	0	0.00%
Total Excluded	329	4,811,031	4,530,127	4,466,907	0	0	0	4,530,127	0	0.00%
Grand Total	340	4,838,823	4,565,295	4,501,741	435	270	0	4,563,579	-1,716	-0.04%

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