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2018 Capping Summary Analysis Report using Actual Rates (Frozen)

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Using Actual rates on May 22, 2018 8:54AM EST.

The following represents your data at the time of sign-off and production of your Capping CD-ROM.

Fort Frances Town, 5912

Capping Report

Frequency Distribution Report

		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 Reassessment Increase				Yes
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		Already Exited	Already Exited	Not Eligible
Capping phase-out		Not Eligible	Not Eligible	Year 2 (½)
Capping Clawback and Retained Percentages				
Clawback Percentage				33.1293%
Retained Percentage				66.8707%
Total				100.0000%
Total Tax Adjustment				
Capped Properties				-\$477
Clawback Properties				\$477
Net Class Impact/Shortfall				\$0

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Category	Properties	2017 Annualized Taxes	2018 CVA Taxes Without Adjustments	2018 CVA Taxes Before Levy Change	2018 Capping Adjustment	2018 Overall Levy Change Adjustment	Threshold or Phase-Out Adj	Revised 2018 Tax	Tax Adjustment for 2018	
Multi-residential										
At CVA Tax due to Exclude Options:										
CVA Tax-Class is Excluded from Capping	20	624,793	620,630	625,458	0	0	0	620,630	0	0.00%
Commercial										
At CVA Tax due to Exclude Options:										
CVA Tax-Class is Excluded from Capping	276	2,863,283	2,893,639	2,898,613	0	0	0	2,893,639	0	0.00%
Industrial										
Capped by CVA Tax Limit, Phase-out Year 2	1	1,034	2,030	2,037	198	-4	326	1,553	-477	-23.50%
Tax Above CVA Tax due to Clawback	2	20,761	19,253	19,316	-966	-65	0	19,730	477	2.48%
Total Subject to Capping	3	21,795	21,283	21,353	-768	-69	326	21,283	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Previously CVA Tax	46	930,806	924,400	929,670	0	0	0	924,400	0	0.00%
Total Excluded	46	930,806	924,400	929,670	0	0	0	924,400	0	0.00%
Class Total	49	952,600	945,682	951,023	-768	-69	326	945,682	0	0.00%
Total All Classes										
Capped by CVA Tax Limit, Phase-out Year 2	1	1,034	2,030	2,037	198	-4	326	1,553	-477	-23.50%
Tax Above CVA Tax due to Clawback	2	20,761	19,253	19,316	-966	-65	0	19,730	477	2.48%
Total Subject to Capping	3	21,795	21,283	21,353	-768	-69	326	21,283	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Previously CVA Tax	46	930,806	924,400	929,670	0	0	0	924,400	0	0.00%
CVA Tax-Class is Excluded from Capping	296	3,488,076	3,514,269	3,524,071	0	0	0	3,514,269	0	0.00%
Total Excluded	342	4,418,881	4,438,669	4,453,741	0	0	0	4,438,669	0	0.00%
Grand Total	345	4,440,676	4,459,951	4,475,094	-768	-69	326	4,459,951	0	0.00%

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