

Analysis of Ontario CPI, Tax Rates and Tax Ratios 2009-2018

		Tax Rates				Tax Ratios						
Year	Ontario CPI	Municipal Tax Rate	Education Tax Rate	Total Tax Rate	Municipal % Rate +/-	Residential	Farmland	Muti-Res	Commercial	Industrial	Lg Industrial	Pipelines
2009	1.1	0.01611773	0.00252000	0.01863773		1.000000	0.250000	2.542670	2.095637	2.762876	5.038088	2.516360
2010	3.4	0.01638037	0.00241000	0.01879037	1.63%	1.000000	0.250000	2.542670	2.084550	2.762876	5.038088	2.518888
2011	2.0	0.01644436	0.00231000	0.01875436	0.39%	1.000000	0.250000	2.542670	2.050589	2.781777	5.072556	2.523034
2012	0.8	0.01648896	0.00221000	0.01869896	0.27%	1.000000	0.250000	2.597000	2.026121	2.811688	5.127100	2.526858
2013	1.6	0.01670548	0.00212000	0.01882548	1.31%	1.000000	0.250000	2.597000	1.980000	2.772877	5.755343	2.526858
2014	1.8	0.01687815	0.00203000	0.01890815	1.03%	1.000000	0.250000	2.597000	1.980000	2.744534	7.038400	2.554795
2015	1.7	0.01675018	0.00195000	0.01870018	-0.76%	1.000000	0.250000	2.672140	1.980000	2.818772	7.228785	2.581335
2016	2.0	0.01654275	0.00188000	0.01842275	-1.24%	1.000000	0.250000	2.740000	1.980000	2.857851	7.329005	2.606431
2017	1.6	0.01686886	0.00179000	0.01865886	1.97%	1.000000	0.250000	2.649658	1.980000	2.836760	7.274917	2.606431
2018	1.8	0.01652955	0.00170000	0.01822955	-2.01%	1.000000	0.250000	2.600119	1.967217	2.823341	7.240504	2.574024

Example: 2018 Municipal Taxes in each Property Class all with \$100,000 in Assessment	1,652.96	413.24	4,297.88	3,251.72	4,666.86	11,968.23	4,254.75
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Graduated Taxation			2018 Assessment	416,036,715	175,050	13,890,936		3,155,901	6,236,190	2,974,713
Commerical 2017	Low band	0-3,580,000					Low	60,720,838		
	High Band	>3,580,000					High	3,491,940		
Commercial 2018	Low band	0-3,600,000					Excess/Vacant Land-Low band	2,547,908		
	High Band	>3,600,000					Excess/Vacant Land-High band	4,110		
							Total Commercial	66,764,796		
							Total 2018 Taxable Assessment		509,234,301	
							Total Payment-In Lieu		9,444,762	
2019 Notional Rate	0.01625630	Change from 2018	-1.65%							518,679,063

Ontario CPI is for the year ending December 31, except 2018, Nov 2017-Nov 2018 Data was used

Assessment Roll Comparison

Assessment Cycle Year													
		Yr 1	Yr 2	Yr 3	Yr 4	Yr 1	Yr 2	Yr 3	Yr 4	Yr 1	Yr 2	Yr 3	Yr 4
Classification	Code	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Projected Assessment Increase
Commercial Payment-In-Lieu:Full/No support	CF	4,853,493	4,906,495	4,959,498	5,012,500	5,107,415	5,107,415	5,283,805	5,312,000	5,270,375	5,353,650	5,412,116	83,084
Commercial PIL:General/No Support	CG	3,117,450	3,160,300	3,203,150	3,246,000	2,934,900	2,934,900	2,977,900	3,044,400	3,136,975	3,597,162	3,725,431	128,259
Commercial Taxable: Full, Shared PIL/No Support	CH	562,250	562,500	562,750	563,000	407,375	407,375	408,125	408,500	417,625	426,750	435,875	9,125
Commercial Taxable: General/No Support	CM	75,500	76,000	76,500	77,000	77,500	77,500	78,500	79,000	79,750	80,500	81,250	750
Commercial PIL: Full, Taxable Tenant of Prov./No Support	CP	439,201	454,068	468,934	483,800	476,925	476,925	450,538	431,700	459,250	486,800	514,350	27,550
Commercial Taxable: Full/No Support	CT	60,059,571	61,518,495	63,784,061	65,569,075	62,094,419	62,094,419	63,846,219	64,675,790	59,136,570	62,012,307	61,888,562	959,538
Commercial Taxable: Excess Land/No Support	CU	777,814	827,569	877,326	927,081	828,942	828,942	895,831	929,516	945,979	583,057	559,768	14,232
Commercial Taxable: Vacant Land/No Support	CX	1,428,100	1,481,100	1,557,600	1,647,600	1,938,475	1,938,475	2,048,975	2,071,100	1,899,250	1,968,961	2,006,739	125,961
Office Building: Full/No Support	DT	129,400	129,400	129,400	129,400	132,013	132,013	158,035	182,590	199,918	532,010	692,355	160,345
Exempt: No Support	E	46,833,061	48,051,529	49,122,932	50,006,461	49,156,951	49,156,951	54,482,965	61,963,358	62,964,185	65,346,740	67,799,482	1,423,618
Farm Taxable: Full/English-Public	FT	29,275	30,250	31,225	32,200	33,025	33,025	124,487	156,700	165,875	175,050	181,368	9,032
Industrial PIL:Full/No Support	IF	-	-	-	-	-	-	-	-	-	-	-	-
Industrial PIL:Full/No Support - Excess Land (Hydro)	IK	44,500	44,500	44,500	44,500	53,125	53,125	70,375	79,000	71,800	71,800	71,800	-
Industrial Taxable: Full, Shared PIL: No Support	IH	451,125	451,250	451,375	451,500	305,625	305,625	385,875	426,000	406,950	413,700	430,450	6,750
Industrial PIL:Full, Taxable Tenant of Prov./ No Support	IP	1,825	1,850	1,875	1,900	-	-	-	-	-	-	-	-
Industrial Taxable: Full/No Support	IT	2,939,228	2,852,441	2,839,652	2,848,865	2,552,425	2,552,425	1,582,180	1,618,995	1,598,364	1,559,443	1,547,515	58,485
Industrial Taxable: Excess Land/No Support	IU	255,601	256,768	262,307	263,600	185,805	185,805	167,705	175,030	180,260	182,540	188,570	6,030
Industrial Taxable: Vacant Land/ No Support	IX	359,825	512,050	465,100	505,200	592,650	592,650	645,350	808,600	762,025	928,418	1,041,024	70,776
Industrial PIL:General, Vacant Land/No Support	IZ	-	-	-	-	-	-	-	-	-	-	116,058	3,942
Large Industrial Taxable: Full/No Support	LT	18,580,703	20,863,703	20,822,924	20,657,924	21,591,550	21,591,550	8,400,654	6,048,580	6,142,385	6,236,190	6,329,995	93,805
Multi-Residential Taxable: Full/English Public	MTP	10,909,527	10,951,718	11,052,967	11,188,205	11,070,223	11,070,223	11,963,285	11,988,191	12,481,291	13,114,687	13,718,944	450,682
Multi-Residential Taxable: Full/English Separate	MTS	821,057	804,168	752,074	665,992	769,662	769,662	677,121	681,342	698,903	716,467	789,044	-
Multi-Residential Taxable: Full/French Public	MTPF	29,666	53,614	53,709	53,803	79,365	79,365	54,300	54,467	56,306	59,782	61,630	-
Pipeline Taxable: Full/No Support	PT	2,014,500	2,067,000	2,842,638	2,900,000	3,094,750	3,094,750	2,744,258	2,804,000	2,891,000	2,974,713	3,059,689	78,311
Residential PIL: General/No Support	RG	44,125	45,250	46,375	47,500	-	-	-	-	-	-	-	-
Residential PIL: General/English Public	RGEP	-	-	-	-	-	-	-	-	-	-	-	-
Residential PIL: General/English Separate	RGES	-	-	-	-	-	-	-	-	-	-	-	-
Residential PIL: Full, Taxable Tenant of Prov./English Public	RPP	4,804	5,016	5,189	5,419	5,564	5,564	5,633	5,666	5,767	5,891	6,125	175
Residential PIL: Full, Taxable Tenant of Prov./English Separate	RPS	1,112	1,162	1,250	1,281	1,161	1,161	1,142	1,134	1,208	1,259	1,200	-
Residential Taxable: Full / English Public	RTEP	264,724,649	272,222,973	280,786,169	289,520,818	301,355,109	301,355,109	323,458,809	338,326,258	337,798,297	345,818,380	353,300,852	5,694,614
Residential Taxable: Full / English Separate	RTES	66,207,863	68,371,348	69,353,760	70,656,577	69,982,186	69,982,186	73,125,230	72,272,362	67,931,624	67,861,733	68,780,117	-
Residential Taxable: Full / French Public	RTFP	740,625	752,750	767,875	673,000	690,750	690,750	663,750	679,000	682,250	690,500	516,500	-
Residential Taxable: Full / French Separate	RTFS	1,991,316	2,088,332	2,081,289	1,962,800	1,805,850	1,805,850	1,862,284	1,820,800	1,590,267	1,595,567	1,720,700	-
Residential Taxable: Full / No Support	RT	248,156	255,771	105,757	107,100	113,641	113,641	64,322	65,800	68,152	70,535	72,917	-
New Construction Commercial: Full / No Support	XT	-	-	112,366	284,000	268,000	268,000	268,000	268,000	882,550	1,161,211	1,850,068	-
Totals		488,675,322	503,799,370	517,622,527	530,534,101	537,705,381	537,705,381	556,895,653	577,377,879	568,925,151	584,025,803	596,900,494	9,405,064
Less: Exempt Properties- No taxes received		46,833,061	48,051,529	49,122,932	50,006,461	49,156,951	49,156,951	54,482,965	61,963,358	62,964,185	65,346,740	67,799,482	1,423,618
Net Taxable Assessment		441,842,261	455,747,841	468,499,595	480,527,640	488,548,430	488,548,430	502,412,688	515,414,521	505,960,966	518,679,063	529,101,012	7,981,446
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Vacancy Rebates provided in year		72,368.39	89,296.09	71,039.06	66,398.24	2,632,835.50	918,556.07	404,742.67	485,731.18	226,137.24	71,614.82		
Final Municipal Tax Collected		9,865,305.30	10,219,484.39	10,478,604.82	10,750,981.46	8,700,913.40	10,226,382.11	10,358,549.68	10,195,925.22	10,403,339.55	10,647,567.90		

2020 Projected increase in assessment is by RTC (Realty Tax Class) but does not differentiate Educational Support for Residential and Multi-Residential Properties

* Not all vacancy rebates are set up for 2018 as the property owners have until February 28, 2019 to apply.

The large vacancy rebates in 2013 and beyond are a result of the Mill Closure