



[Home](#) | [Contact OPTA](#) | [Municipal Contacts](#) | [Feedback & Enquiries](#) | [User Agreement](#) | [Bulletins](#) | [Knowledgebase](#) | [Exit](#)

[Tax Tools](#) | [Clear Parameters](#) | [See Parameters](#)

Tax Tools, Set 2019 Levies

Using OPTA calculated rates on January 24, 2019 12:59PM 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 +	368025 =	\$11,322,114	Multi-residential 0% Industrial 50%

Calculate Levy

View Tax Ratios

View Restricted Tax Rate Calculation

Close

Application Copyright: Reamined Systems Inc. All Rights Reserved

[Home](#) | [Contact OPTA](#) | [Municipal Contacts](#) | [Feedback & Enquiries](#) | [User Agreement](#) | [Bulletins](#) | [Knowledgebase](#) | [Exit](#)
[Tax Tools](#) | [Clear Parameters](#) | [See Parameters](#)

2019 Tax Rate Calculation for Municipalities with Restricted Classes

Using OPTA calculated rates on January 24, 2019 12:59PM 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%

Class	CVA	Adopted Tax Ratio	2019 Base General Levy Calculation		Budgetary Levy Increase Tax Rate Calculation				Total General Levy	Combined General Rate
			Weighted Discounted CVA	General Rate	Base General Levy	Weighted Discounted CVA	Budgetary Increase Rate	Budgetary Increase		
Column	1	2	3	4	5	6	7	8	9	10
	2019 Assessment Totals Page	2019 Set 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	0.00060370	256,209	7,155,357	0.01686000
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	0.00118761	88,648	2,475,728	0.03316728
Com. Exc. Land	559,768	1.377052	770,830	0.02238577	12,256	770,830	0.00083133	455	12,711	0.02321710
Com. Vac. Land	2,006,739	1.377052	2,763,384	0.02238577	43,802	2,763,384	0.00083133	1,627	45,428	0.02321710
Ind. Occupied	1,977,965	2.823341	5,584,470	0.04589708	90,783	2,792,235	0.00085223	1,686	92,468	0.04674931
Ind. Exc. Land	260,370	1.835172	477,824	0.02983311	7,768	238,912	0.00055395	144	7,912	0.03038706
Ind. Vac. Land	1,157,082	1.835172	2,123,444	0.02983311	34,519	1,061,722	0.00055395	641	35,160	0.03038706
Large Ind. Occ.	6,329,995	7.240504	45,832,354	0.11770381	745,065	22,916,177	0.00218555	13,835	758,899	0.11988936
Large Ind. Exc.	0	4.706328	0	0.07650748	0	0	0.00142061	0	0	0.07792809
Pipelines	3,059,689	2.574024	7,875,713	0.04184411	128,030	7,875,713	0.00155394	4,755	132,785	0.04339805
Farm	181,368	0.250000	45,342	0.00406408	737	45,342	0.00015093	27	764	0.00421501
Managed Forests	0	0.250000	0	0.00406408	0	0	0.00015093	0	0	0.00421501
Total	529,101,012		673,836,541		10,954,089	609,617,127		368,026	11,322,115	
Total Non Restricted Classes	504,805,982		582,608,081		9,471,052	582,608,081		351,721	9,822,773	

[User Parameters](#) [Close](#) [Export to Excel](#)

Application Copyright: Reamined Systems Inc. All Rights Reserved

[Home](#) | [Contact OPTA](#) | [Municipal Contacts](#) | [Feedback & Enquiries](#) | [User Agreement](#) | [Bulletins](#) | [Knowledgebase](#) | [Exit](#)[Tax Tools](#) | [Clear Parameters](#) | [See Parameters](#)

Tax Tools, 2019 Overall Levy Changes

Using OPTA calculated rates on January 24, 2019 1:03PM EST.

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

Choose a class and click OK.

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 0.00060370	

Total Education 0.00000000	Total Education 0.00000000	
Total Municipal 0.01625630	Total Municipal 0.01686000	3.7136%
Grand Total 0.01625630	Grand Total 0.01686000	3.7136%

Overall Levy Change: 3.7136%

Application Copyright: Reamined Systems Inc. All Rights Reserved