

Schedule A

OPTA
Online Property Tax Analysis

Funding
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MINISTRY OF FINANCE

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2017 Capping Summary Analysis Report using Calculated Rates

Using OPTA calculated rates on May 10, 2017 12:54PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2017 Tax Ratios

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 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	
Exclude Vacant Land from Capping Phase-out	N/A	Not Eligible	Yes	
Capping phase-out	Not Eligible	Not Eligible	Year 1 (1/4)	
Capping Clawback and Retained Percentages				
Clawback Percentage				14.1791%
Retained Percentage				85.8209%
Total				100.0000%
Total Tax Adjustment				
Capped Properties				-\$945
Clawback Properties				\$945
Net Class Impact/Shortfall				\$0

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Category	Properties	2016 Annualized Taxes	2017 CVA Taxes Without Adjustments	2017 CVA Taxes Before Levy Change	2017 Capping Adjustment	2017 Overall Levy Change Adjustment	Threshold or Phase-Out Adj	Revised 2017 Tax	Tax Adjustment for 2017 \$ Amount	% of CVA Taxes	
Multi-residential											
At CVA Tax due to Exclude Options:											
CVA Tax-Class is Excluded from Capping	19	0	615,321	615,272	0	0	0	615,321	0	0.00%	
Commercial											
At CVA Tax due to Exclude Options:											
CVA Tax-Class is Excluded from Capping	275	0	2,833,987	2,821,336	0	0	0	2,833,987	0	0.00%	

Industrial										
<u>Capped by CVA Tax Limit, Phase-out Year 1</u>	1	366	1,979	1,972	185	2	481	1,034	-945	47.77%
<u>Tax Above CVA Tax due to Clawback</u>	2	26,393	19,816	19,749	-5,701	70	0	20,761	945	4.77%
<u>Total Subject to Capping</u>	3	26,758	21,795	21,721	-5,516	72	481	21,795	0	0.00%
<u>New Construction/Class, 100% Min Tax Level</u>	1	0	944	940	0	0	0	944	0	0.00%
At CVA Tax due to Exclude Options:										
<u>Excluded, Previously CVA Tax</u>	43	899,598	932,075	930,481	0	0	0	932,075	0	0.00%
<u>Total Excluded</u>	43	899,598	932,075	930,481	0	0	0	932,075	0	0.00%
<u>Class Total</u>	47	926,356	954,813	953,143	-5,516	72	481	954,813	0	0.00%
Total All Classes										
<u>Capped by CVA Tax Limit, Phase-out Year 1</u>	1	366	1,979	1,972	185	2	481	1,034	-945	47.77%
<u>Tax Above CVA Tax due to Clawback</u>	2	26,393	19,816	19,749	-5,701	70	0	20,761	945	4.77%
<u>Total Subject to Capping</u>	3	26,758	21,795	21,721	-5,516	72	481	21,795	0	0.00%
<u>New Construction/Class, 100% Min Tax Level</u>	1	0	944	940	0	0	0	944	0	0.00%
At CVA Tax due to Exclude Options:										
<u>Excluded, Previously CVA Tax</u>	43	899,598	932,075	930,481	0	0	0	932,075	0	0.00%
<u>CVA Tax-Class is Excluded from Capping</u>	294	0	3,449,308	3,436,608	0	0	0	3,449,308	0	0.00%
<u>Total Excluded</u>	337	899,598	4,381,383	4,367,089	0	0	0	4,381,383	0	0.00%
<u>Grand Total</u>	341	926,356	4,404,122	4,389,750	-5,516	72	481	4,404,122	0	0.00%

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