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Tax Tools, Set 2018 Levies

Using OPTA calculated rates on March 15, 2018 2:12PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2018 Revenue Neutral 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

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	2018 Base Taxes	2018 Base PIL	2018 Base Tax Revenue	Levy/PIL Revenue Change	Estimated 2018 Levy/PIL Revenue	Rate Increase Restriction Factor
Fort Frances Town	General	\$10,708,413 +	\$309,511 =	\$11,017,924 +	<input type="text" value="56569"/> =	\$11,074,493	Multi-residential 0% Industrial <input type="text" value="50"/> %

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Tax Tools, 2018 Tax Impact Summary

Using OPTA calculated rates on March 15, 2018 10:49AM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2018 Revenue Neutral Tax Ratios

Fort Frances Town, 5912

	2017 Total Year End Taxation			2018 Estimated Total Taxation (\$)			Difference Between 2017 and 2018 Taxation					
Class	Municipal	Education	Total 2017	Municipal	Education	Total 2018	Municipal		Education		Total Change	
							\$	%	\$	%	\$	%
Taxable												
Residential	6,919,772	734,278	7,654,050	6,972,398	707,263	7,679,661	52,626	0.8	-27,015	-3.7	25,611	0.3
Multi-residential	600,735	24,058	624,793	601,893	23,615	625,508	1,158	0.2	-443	-1.8	715	0.1
Com. Occupied	2,134,000	726,606	2,860,606	2,128,041	701,498	2,829,539	-5,959	-0.3	-25,108	-3.5	-31,067	-1.1
Com. Exc. Land	13,053	4,450	17,503	13,114	4,328	17,442	61	0.5	-122	-2.7	-61	-0.3
Com. Vac. Land	42,025	14,327	56,352	44,079	14,548	58,627	2,053	4.9	221	1.5	2,275	4.0
Ind. Occupied	91,591	21,820	113,411	93,099	21,507	114,607	1,508	1.6	-313	-1.4	1,196	1.1
Ind. Exc. Land	7,724	1,840	9,564	7,800	1,802	9,602	77	1.0	-38	-2.1	39	0.4
Ind. Vac. Land	26,665	6,352	33,017	28,474	6,578	35,052	1,809	6.8	225	3.5	2,034	6.2
Large Ind. Occ.	753,791	70,023	823,814	754,592	67,974	822,567	802	0.1	-2,049	-2.9	-1,247	-0.2
Large Ind. Exc.	0	0	0	0	0	0	0	0	0	0	0	0
Pipelines	127,355	33,021	160,376	128,324	32,424	160,748	969	0.8	-597	-1.8	373	0.2
Farm	700	74	774	733	74	808	34	4.8	0	0.2	34	4.4
Managed Forests	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Total Taxable	2,189,078	745,383	2,934,461	2,185,233	720,375	2,905,608	-3,845	-0.2	-25,008	-3.4	-28,853	-1.0
Industrial Total Taxable	879,771	100,035	979,806	883,966	97,862	981,827	4,195	0.5	-2,174	-2.2	2,021	0.2
Total Taxable	10,717,410	1,636,850	12,354,259	10,772,547	1,581,612	12,354,160	55,137	0.5	-55,237	-3.4	-100	0.0
Payment in Lieu												
Residential	118	12	130	120	12	132	2	1.8	0	-2.6	2	1.4
Multi-residential	0	0	0	0	0	0	0	0	0	0	0	0
Com. Occupied	300,362	63,781	364,143	301,824	61,647	363,472	1,462	0.5	-2,133	-3.3	-671	-0.2
Com. Exc. Land	0	0	0	0	0	0	0	0	0	0	0	0
Com. Vac. Land	0	0	0	0	0	0	0	0	0	0	0	0
Ind. Occupied	0	0	0	0	0	0	0	0	0	0	0	0
Ind. Exc. Land	0	0	0	0	0	0	0	0	0	0	0	0
Ind. Vac. Land	0	0	0	0	0	0	0	0	0	0	0	0
Large Ind. Occ.	0	0	0	0	0	0	0	0	0	0	0	0
Large Ind. Exc.	0	0	0	0	0	0	0	0	0	0	0	0
Pipelines	0	0	0	0	0	0	0	0	0	0	0	0
Farm	0	0	0	0	0	0	0	0	0	0	0	0
Managed Forests	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Total PIL	300,362	63,781	364,143	301,824	61,647	363,472	1,462	0.5	-2,133	-3.3	-671	-0.2
Industrial Total PIL	0	0	0	0	0	0	0	0	0	0	0	0
Total PIL	300,480	63,793	364,273	301,944	61,660	363,604	1,464	0.5	-2,134	-3.3	-669	-0.2
Commercial Grand Total	2,489,440	809,163	3,298,604	2,487,058	782,022	3,269,080	-2,383	-0.1	-27,142	-3.4	-29,524	-0.9
Industrial Grand Total	879,771	100,035	979,806	883,966	97,862	981,827	4,195	0.5	-2,174	-2.2	2,021	0.2
Grand Total	11,017,890	1,700,643	12,718,532	11,074,492	1,643,272	12,717,763	56,602	0.5	-57,371	-3.4	-769	0.0

CVA amounts used to determine the municipal general levy in the report:

Class	Taxable CVA	PIL CVA	Total CVA	Tax Ratio	Edu. Tax Rate
Residential	416,036,715	7,150	416,043,865	1.000000	0.00170000
New Multi-residential	0	0	0	0.000000	0.00170000
Multi-residential	13,890,936	0	13,890,936	2.600119	0.00170000
Com. Occupied	64,212,778	9,437,612	73,650,390	1.967217	0.01090000
Com. Exc. Land	583,057	0	583,057	1.377052	0.00763000
Com. Vac. Land	1,968,961	0	1,968,961	1.377052	0.00763000
Ind. Occupied	1,973,143	0	1,973,143	2.823341	0.01090000
Ind. Exc. Land	254,340	0	254,340	1.835172	0.00708500
Ind. Vac. Land	928,418	0	928,418	1.835172	0.00708500
Large Ind. Occ.	6,236,190	0	6,236,190	7.240504	0.01090000
Large Ind. Exc.	0	0	0	4.706328	0.00708500

Landfills	0	0	0	1.100000	0.00000000
Pipelines	2,974,713	0	2,974,713	2.574024	0.01090000
Farm	175,050	0	175,050	0.250000	0.00042500
Managed Forests	0	0	0	0.250000	0.00042500

Total	509,234,301	9,444,762	518,679,063		
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User Parameters	Close	Export to Excel
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Tax Tools, 2018 Graduated Commercial Banding

Using OPTA calculated rates on March 15, 2018 1:53PM EST.

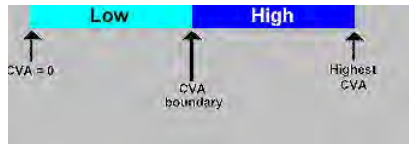
Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2018 Revenue Neutral Tax Ratios

Fort Frances Town, 5912

- Review the summary of Commercial assessment. The assessment is divided into groups based on assessment value.

CVA Range	No. of Properties	Total CVA	% of Properties	% of Total CVA
0 to 28,899	30	369,738	10.2	0.5
28,900 to 54,699	30	1,238,421	10.2	1.6
54,700 to 71,999	30	1,903,450	10.2	2.5
72,000 to 86,699	30	2,391,698	10.2	3.1
86,700 to 111,999	30	2,915,683	10.2	3.8
112,000 to 151,499	30	3,805,274	10.2	5.0
151,500 to 198,779	30	5,145,444	10.2	6.8
198,780 to 287,999	31	7,479,350	10.5	9.8
288,000 to 519,342	30	11,476,535	10.2	15.1
519,343 to 5,615,000	24	39,476,815	8.1	51.8
Total	295	76,202,408	100.0	100.0

- Record the assessment boundaries between the bands. Use 2018 CVA.


 CVA boundary between Low and High:

- Record the percentage relationship between the bands.

% of High Band tax rate

 Low Band: %

High Band 100%

- Click OK to continue using these band parameters.

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Tax Tools, 2018 Graduated Commercial Levy Report

Using OPTA calculated rates on March 15, 2018 10:50AM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2018 Revenue Neutral Tax Ratios

Fort Frances Town, 5912

Total Taxation (Municipal and Education)

Note on Graduated, New Construction Education Tax Rates:

Graduated, New Construction Education Tax Rates are fixed in Tax Tools based on last years' banding parameters. Please contact OPTA to update these rates on alternative banding parameters.

	Taxation Before Banding			Taxation After Banding			Difference Between Before and After Banding					
	Low Band	High Band	Total	Low Band	High Band	Total	Low Band		High Band		Total	
							\$	%	\$	%	\$	%
Occupied	3,037,678	153,187	3,190,865	2,945,454	247,557	3,193,011	-92,224	-3	94,370	62	2,146	0
Excess Land	17,778	126	17,905	17,238	204	17,442	-540	-3	78	62	-462	-3
Vacant Land	60,463	0	60,463	58,627	0	58,627	-1,837	-3	0		-1,837	-3
Sub-total	3,115,919	153,313	3,269,232	3,021,319	247,761	3,269,080	-94,600	-3	94,447	62	-153	0

☒ Total Taxation

☐ Municipal Taxation

☐ Education Taxation

OK

Change Band Parameters

User Parameters

Tax Rates Summary

Close

Export to Excel

Tax Tools, 2018 Overall Levy Changes
Fort Frances Town, 5912

Using OPTA calculated rates on March 15, 2018 11:08AM EST.

Assessment Data Filter Option Used: No Limits, Include PIL

Tax Ratios Used: 2018 Revenue Neutral Tax Ratios

	2018 Notional	2018 Rates	Overall Levy Change
Residential	0.01836103	0.01845909	0.5341%
Multi-residential	0.04502636	0.04502992	0.0079%
Commercial	0.04349186	0.04386876	0.8666%
Industrial	0.05775882	0.05808322	0.5616%
Large Industrial	0.13136903	0.13190214	0.4058%
Pipelines	0.05360405	0.05403830	0.8101%
Farm	0.00459026	0.00461478	0.5342%