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## 2019 Capping Summary Analysis Report using Calculated Rates

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Using OPTA calculated rates on May 9, 2019 1:50PM EST.

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

**Note: Capping Phase-out for the Industrial class will have no effect. All properties have reached full CVA tax this year using the other capping parameters selected. For next year, this class will be eligible for the Exit Capping Immediately option.**

### Fort Frances Town, 5912

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	Multi-residential	Commercial	Industrial
<b>Capping Parameters</b>			
Annualized Tax Limit			10.00%
Prior Year CVA Tax Limit			10.00%
CVA Tax Threshold - Increasers			\$0
CVA Tax Threshold - Decreasers			\$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 3 (%)
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage			0.0000%
Retained Percentage			100.0000%
Total			100.0000%
<b>Total Tax Adjustment</b>			
Capped Properties			\$0
Clawback Properties			\$0
Net Class Impact/Shortfall			\$0

<< Expand										Expand >>	
Category	Properties	2018 Annualized Taxes	2019 CVA Taxes Without Adjustments	2019 CVA Taxes Before Levy Change	2019 Capping Adjustment	2019 Overall Levy Change Adjustment	Threshold or Phase-Out Adj	Revised 2019 Tax	Tax Adjustment for 2019		
									\$ Amount	% of CVA Taxes	
Multi-residential											
At CVA Tax due to Exclude Options:											
<a href="#">CVA Tax-Class is Excluded from Capping</a>	20	630,817	627,143	627,143	0	0	0	627,143	0	0.00%	
Commercial											
At CVA Tax due to Exclude Options:											
<a href="#">CVA Tax-Class is Excluded from Capping</a>	269	2,880,036	2,943,184	2,860,907	0	0	0	2,943,184	0	0.00%	
Industrial											
<a href="#">Exclude Reassessment Increase</a>	3	0	15,484	15,204	0	0	0	15,484	0	0.00%	
At CVA Tax due to Exclude Options:											
<a href="#">Excluded, Previously CVA Tax</a>	8	842,167	851,778	837,517	0	0	0	851,778	0	0.00%	
<a href="#">Excluded, Clawed to Capped</a>	1	2,267	2,136	2,104	0	0	0	2,136	0	0.00%	
<a href="#">Exclude Reassessment Increase</a>	38	84,233	98,609	95,951	203	67	839	98,609	0	0.00%	
<a href="#">Total Excluded</a>	47	928,666	952,523	935,572	203	67	839	952,523	0	0.00%	
<a href="#">Class Total</a>	50	928,666	968,007	950,777	203	67	839	968,007	0	0.00%	
Total All Classes											
<a href="#">Exclude Reassessment Increase</a>	3	0	15,484	15,204	0	0	0	15,484	0	0.00%	
At CVA Tax due to Exclude Options:											
<a href="#">Excluded, Previously CVA Tax</a>	8	842,167	851,778	837,517	0	0	0	851,778	0	0.00%	
<a href="#">Excluded, Clawed to Capped</a>	1	2,267	2,136	2,104	0	0	0	2,136	0	0.00%	
<a href="#">CVA Tax-Class is Excluded from Capping</a>	289	3,510,854	3,570,327	3,488,050	0	0	0	3,570,327	0	0.00%	
<a href="#">Exclude Reassessment Increase</a>	38	84,233	98,609	95,951	203	67	839	98,609	0	0.00%	
<a href="#">Total Excluded</a>	336	4,439,520	4,522,850	4,423,622	203	67	839	4,522,850	0	0.00%	
<a href="#">Grand Total</a>	339	4,439,520	4,538,334	4,438,827	203	67	839	4,538,334	0	0.00%	

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