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Tax Tools, Set 2019 Levies

Using OPTA calculated rates on February 14, 2019 3:23PM 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 +	633475 =	\$11,587,564	Multi-residential 0% Industrial 50%

Calculate Levy

View Tax Ratios

View Restricted Tax Rate Calculation

Close

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2019 Tax Rate Calculation for Municipalities with Restricted Classes

Using OPTA calculated rates on February 14, 2019 3:25PM 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%

2019 Base General Levy Calculation					Budgetary Levy Increase Tax Rate Calculation						
Class	CVA	Adopted Tax Ratio	Weighted Discounted CVA	General Rate	Base General Levy	Weighted Discounted CVA	Budgetary Increase Rate	Budgetary Increase	Total General Levy	Combined General Rate	
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	0.00103914	441,009	7,340,157	0.01729544	
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	0.00204421	152,588	2,539,668	0.03402388	
Com. Exc. Land	559,768	1.377052	770,830	0.02238577	12,256	770,830	0.00143095	783	13,039	0.02381672	
Com. Vac. Land	2,006,739	1.377052	2,763,384	0.02238577	43,802	2,763,384	0.00143095	2,800	46,602	0.02381672	
Ind. Occupied	1,977,965	2.823341	5,584,470	0.04589708	90,783	2,792,235	0.00146692	2,902	93,684	0.04736400	
Ind. Exc. Land	260,370	1.835172	477,824	0.02983311	7,768	238,912	0.00095350	248	8,016	0.03078661	
Ind. Vac. Land	1,157,082	1.835172	2,123,444	0.02983311	34,519	1,061,722	0.00095350	1,103	35,623	0.03078661	
Large Ind. Occ.	6,329,995	7.240504	45,832,354	0.11770381	745,065	22,916,177	0.00376195	23,813	768,878	0.12146576	
Large Ind. Exc.	0	4.706328	0	0.07650748	0	0	0.00244527	0	0	0.07895275	
Pipelines	3,059,689	2.574024	7,875,713	0.04184411	128,030	7,875,713	0.00267477	8,184	136,214	0.04451888	
Farm	181,368	0.250000	45,342	0.00406408	737	45,342	0.00025979	47	784	0.00432387	
Managed Forests	0	0.250000	0	0.00406408	0	0	0.00025979	0	0	0.00432387	
Total	529,101,012		673,836,541		10,954,089	609,617,127		633,477	11,587,567		
Total Non Restricted Classes	504,805,982		582,608,081		9,471,052	582,608,081		605,411	10,076,463		

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Tax Tools, 2019 Overall Levy Changes

Using OPTA calculated rates on February 14, 2019 3:24PM EST.

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

Choose a class and click OK.

Residential

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 0.00103914	

Total Education 0.00000000	Total Education 0.00000000	
Total Municipal 0.01625630	Total Municipal 0.01729544	6.3922%
Grand Total 0.01625630	Grand Total 0.01729544	6.3922%

Overall Levy Change: 6.3922%

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