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2017 Capping Summary Analysis Report using Calculated Rates

Using OPTA calculated rates on April 27, 2017 2:46PM 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 - Increasers				\$0
CVA Tax Threshold - Decreasers				\$0
Exclude Reassessment Increase				No
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		No
Capping phase-out	Not Eligible	Not Eligible		No
Capping Clawback and Retained Percentages				
Clawback Percentage				21.3899%
Retained Percentage				78.6101%
Total				100.0000%
Total Tax Adjustment				
Capped Properties				-\$1,426
Clawback Properties				\$1,426
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	2,826,345	2,813,728	0	0	0	2,826,345	0	0.00%	

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Industrial										
Capped/Protected by CVA Tax Limit	1	366	1,979	1,972	185	2	0	553	-1,426	72.06%
Tax Above CVA Tax due to Clawback	2	26,393	19,816	19,749	-5,222	72	0	21,242	1,426	7.20%
Total Subject to Capping	3	26,758	21,795	21,721	-5,037	74	0	21,795	0	0.00%
New Construction/Class, 100% Min Tax Level	1	0	944	940	0	0	0	944	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Protection Below Limits	1	804,664	823,814	822,586	17,922	1,228	0	823,814	0	0.00%
Excluded, Previously CVA Tax	42	100,295	108,261	107,896	0	0	0	108,261	0	0.00%
Total Excluded	43	904,959	932,075	930,481	17,922	1,228	0	932,075	0	0.00%
Class Total	47	931,717	954,813	953,143	12,885	1,302	0	954,813	0	0.00%
Total All Classes										
Capped/Protected by CVA Tax Limit	1	366	1,979	1,972	185	2	0	553	-1,426	72.06%
Tax Above CVA Tax due to Clawback	2	26,393	19,816	19,749	-5,222	72	0	21,242	1,426	7.20%
Total Subject to Capping	3	26,758	21,795	21,721	-5,037	74	0	21,795	0	0.00%
New Construction/Class, 100% Min Tax Level	1	0	944	940	0	0	0	944	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Protection Below Limits	1	804,664	823,814	822,586	17,922	1,228	0	823,814	0	0.00%
Excluded, Previously CVA Tax	42	100,295	108,261	107,896	0	0	0	108,261	0	0.00%
CVA Tax-Class is Excluded from Capping	294	0	3,441,666	3,429,000	0	0	0	3,441,666	0	0.00%
Total Excluded	337	904,959	4,373,741	4,359,481	17,922	1,228	0	4,373,741	0	0.00%
Grand Total	341	931,717	4,396,480	4,382,143	12,885	1,302	0	4,396,480	0	0.00%

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2017 Capping Report using Calculated Rates

Using OPTA calculated rates on April 27, 2017 4:07PM EST.

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

Category: Subject to Capping

Fort Frances Town, 5912

Search Roll Number:

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	No
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	Not Eligible
Exclude Vacant Land from Capping Phase-out	No
Capping phase-out	No
Clawback Percentage	21.3899%
Net Class Impact/Shortfall	0

Levy Change	Fort Frances Town
Industrial	0.3387%
Large Industrial	0.1493%

Note: Some values have been rounded for display purposes.

[Click here for detailed explanation of the treatment of new and excluded properties in the capping and notional tax rate calculation.](#)

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Roll Number	RTC	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
591201000602600	I	365.83	1,978.68	1,972.00	185.14	1.87	0.00	552.84	1,425.84	-72.06%
591201000612000	I	4,119.84	2,221.98	2,214.48	-1,497.81	8.88	0.00	2,630.92	408.94	18.40%
591201000716900	I	22,272.68	17,593.97	17,534.58	-3,724.62	62.82	0.00	18,610.88	1,016.91	5.78%

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2017 Capping Summary Analysis Report using Calculated Rates

Using OPTA calculated rates on April 27, 2017 9:07AM 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 - 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
Exclude Vacant Land from Capping Phase-out	N/A	Not Eligible		No
Capping phase-out	Not Eligible	Not Eligible		No
Capping Clawback and Retained Percentages				
Clawback Percentage				19.5085%
Retained Percentage				80.4915%
Total				100.0000%
Total Tax Adjustment				
Capped Properties				-\$1,300
Clawback Properties				\$1,300
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	2,816,284	2,803,712	0	0	0	2,816,284	0	0.00%

B)

Industrial

Capped/Protected by CVA Tax Limit	1	366	1,979	1,972	185	2	125	678	-1,300	65.72%
Tax Above CVA Tax due to Clawback	2	26,393	19,816	19,749	-5,347	71	0	21,116	1,300	6.56%
Total Subject to Capping	3	26,758	21,795	21,721	-5,162	73	125	21,795	0	0.00%
New Construction/Class, 100% Min Tax Level	1	0	944	940	0	0	0	944	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Protection Below Limits	1	804,664	823,814	822,586	17,922	1,228	0	823,814	0	0.00%
Excluded, Previously CVA Tax	42	100,295	108,261	107,896	0	0	0	108,261	0	0.00%
Total Excluded	43	904,959	932,075	930,481	17,922	1,228	0	932,075	0	0.00%
Class Total	47	931,717	954,813	953,143	12,760	1,301	125	954,813	0	0.00%
Total All Classes										
Capped/Protected by CVA Tax Limit	1	366	1,979	1,972	185	2	125	678	-1,300	65.72%
Tax Above CVA Tax due to Clawback	2	26,393	19,816	19,749	-5,347	71	0	21,116	1,300	6.56%
Total Subject to Capping	3	26,758	21,795	21,721	-5,162	73	125	21,795	0	0.00%
New Construction/Class, 100% Min Tax Level	1	0	944	940	0	0	0	944	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Protection Below Limits	1	804,664	823,814	822,586	17,922	1,228	0	823,814	0	0.00%
Excluded, Previously CVA Tax	42	100,295	108,261	107,896	0	0	0	108,261	0	0.00%
CVA Tax-Class is Excluded from Capping	294	0	3,431,605	3,418,984	0	0	0	3,431,605	0	0.00%
Total Excluded	337	904,959	4,363,680	4,349,465	17,922	1,228	0	4,363,680	0	0.00%
Grand Total	341	931,717	4,386,419	4,372,127	12,760	1,301	125	4,386,419	0	0.00%

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2017 Capping Report using Calculated Rates

Using OPTA calculated rates on April 27, 2017 2:48PM EST.

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

Category: Subject to Capping

Fort Frances Town, 5912

Search Roll Number:

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	Not Eligible
Exclude Vacant Land from Capping Phase-out	No
Capping phase-out	No
Clawback Percentage	19.5085%
Net Class Impact/Shortfall	0

Levy Change	Fort Frances Town
Industrial	0.3387%
Large Industrial	0.1493%

Note: Some values have been rounded for display purposes.

[Click here](#) for detailed explanation of the treatment of new and excluded properties in the capping and notional tax rate calculation.

Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc

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Roll Number	RTC	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
591201000602600	I	365.83	1,978.68	1,972.00	185.14	1.87	125.41	678.25	1,300.43	-65.72%
591201000612000	I	4,119.84	2,221.98	2,214.48	-1,533.65	8.76	0.00	2,594.95	372.97	16.79%
591201000716900	I	22,272.68	17,593.97	17,534.58	-3,813.77	62.52	0.00	18,521.43	927.46	5.27%

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2017 Capping Summary Analysis Report using Calculated Rates

Using OPTA calculated rates on April 27, 2017 9:02AM 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%)
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	2,816,284	2,803,712	0	0	0	2,816,284	0	0.00%	

c)

Industrial										
Capped by CVA Tax Limit, Phase-out Year 1	1	366	1,979	1,972	185	2	481	1,034	-945	47.77%
Tax Above CVA Tax due to Clawback	2	26,393	19,816	19,749	-5,701	70	0	20,761	945	4.77%
Total Subject to Capping	3	26,758	21,795	21,721	-5,516	72	481	21,795	0	0.00%
New Construction/Class, 100% Min Tax Level	1	0	944	940	0	0	0	944	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Protection Below Limits	1	804,664	823,814	822,586	17,922	1,228	0	823,814	0	0.00%
Excluded, Previously CVA Tax	42	100,295	108,261	107,896	0	0	0	108,261	0	0.00%
Total Excluded	43	904,959	932,075	930,481	17,922	1,228	0	932,075	0	0.00%
Class Total	47	931,717	954,813	953,143	12,406	1,300	481	954,813	0	0.00%
Total All Classes										
Capped by CVA Tax Limit, Phase-out Year 1	1	366	1,979	1,972	185	2	481	1,034	-945	47.77%
Tax Above CVA Tax due to Clawback	2	26,393	19,816	19,749	-5,701	70	0	20,761	945	4.77%
Total Subject to Capping	3	26,758	21,795	21,721	-5,516	72	481	21,795	0	0.00%
New Construction/Class, 100% Min Tax Level	1	0	944	940	0	0	0	944	0	0.00%
At CVA Tax due to Exclude Options:										
Excluded, Protection Below Limits	1	804,664	823,814	822,586	17,922	1,228	0	823,814	0	0.00%
Excluded, Previously CVA Tax	42	100,295	108,261	107,896	0	0	0	108,261	0	0.00%
CVA Tax-Class is Excluded from Capping	294	0	3,431,605	3,418,984	0	0	0	3,431,605	0	0.00%
Total Excluded	337	904,959	4,363,680	4,349,465	17,922	1,228	0	4,363,680	0	0.00%
Grand Total	341	931,717	4,386,419	4,372,127	12,406	1,300	481	4,386,419	0	0.00%

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2017 Capping Report using Calculated Rates

Using OPTA calculated rates on April 27, 2017 2:48PM EST.

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

Category: Subject to Capping

Fort Frances Town, 5912

Search Roll Number:

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	Not Eligible
Exclude Vacant Land from Capping Phase-out	Yes
Capping phase-out	Year 1 (1/4)
Clawback Percentage	14.1791%
Net Class Impact/Shortfall	0

Levy Change	Fort Frances Town
Industrial	0.3387%
Large Industrial	0.1493%

Note: Some values have been rounded for display purposes.

[Click here](#) for detailed explanation of the treatment of new and excluded properties in the capping and notional tax rate calculation.

Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc	Asc / Desc
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Roll Number	RTC	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
591201000602600	I X	365.83	1,978.68	1,972.00	185.14	1.87	480.67	1,033.51	-945.17	-47.77%
591201000612000	I 7	4,119.84	2,221.98	2,214.48	-1,635.20	8.42	0.00	2,493.06	271.08	12.20%
591201000716900	I	22,272.68	17,593.97	17,534.58	-4,066.28	61.67	0.00	18,268.06	674.09	3.83%

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