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[Tax Tools](#) | [Clear Parameters](#) | [See Parameters](#)

Tax Tools, Set 2019 Levies

Using OPTA calculated rates on March 1, 2019 5:18PM 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 +	<input type="text" value="359326"/> =	\$11,313,415	Multi-residential 0% Industrial <input type="text" value="50"/> %

Calculate Levy

View Tax Ratios

View Restricted Tax Rate Calculation

Close



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Tax Tools, 2019 Tax Impact Summary

Using OPTA calculated rates on March 1, 2019 5:19PM EST.

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

Fort Frances Town, 5912

Class	2018 Total Year End Taxation			2019 Estimated Total Taxation (\$)			Difference Between 2018 and 2019 Taxation					
	Municipal	Education	Total 2018	Municipal	Education	Total 2019	\$	%	\$	%	\$	%
Taxable												
Residential	6,920,864	0	6,920,864	7,149,178	0	7,149,178	228,314	3.3	0		228,314	3.3
Multi-residential	606,815	0	606,815	604,903	0	604,903	-1,912	-0.3	0		-1,912	-0.3
Com. Occupied	2,071,971	0	2,071,971	2,161,756	0	2,161,756	89,786	4.3	0		89,786	4.3
Com. Exc. Land	12,083	0	12,083	12,700	0	12,700	617	5.1	0		617	5.1
Com. Vac. Land	41,528	0	41,528	45,390	0	45,390	3,862	9.3	0		3,862	9.3
Ind. Occupied	89,264	0	89,264	92,429	0	92,429	3,164	3.5	0		3,164	3.5
Ind. Exc. Land	7,715	0	7,715	7,908	0	7,908	193	2.5	0		193	2.5
Ind. Vac. Land	29,432	0	29,432	31,620	0	31,620	2,188	7.4	0		2,188	7.4
Large Ind. Occ.	746,361	0	746,361	758,572	0	758,572	12,211	1.6	0		12,211	1.6
Large Ind. Exc.	0	0	0	0	0	0	0	0	0		0	0
Pipelines	126,850	0	126,850	132,672	0	132,672	5,822	4.6	0		5,822	4.6
Farm	712	0	712	764	0	764	52	7.3	0		52	7.3
Managed Forests	0	0	0	0	0	0	0	0	0		0	0
Commercial Total Taxable	2,125,582	0	2,125,582	2,219,846	0	2,219,846	94,264	4.4	0		94,264	4.4
Industrial Total Taxable	872,773	0	872,773	890,529	0	890,529	17,756	2.0	0		17,756	2.0
Total Taxable	10,653,596	0	10,653,596	10,997,892	0	10,997,892	344,296	3.2	0		344,296	3.2
Payment in Lieu												
Residential	118	0	118	123	0	123	5	4.4	0		5	4.4
Multi-residential	0	0	0	0	0	0	0	0	0		0	0
Com. Occupied	296,914	0	296,914	311,876	0	311,876	14,962	5.0	0		14,962	5.0
Com. Exc. Land	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
Ind. Occupied	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
Ind. Vac. Land	3,401	0	3,401	3,525	0	3,525	124	3.7	0		124	3.7
Large Ind. Occ.	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
Pipelines	0	0	0	0	0	0	0	0	0		0	0
Farm	0	0	0	0	0	0	0	0	0		0	0
Managed Forests	0	0	0	0	0	0	0	0	0		0	0
Commercial Total PIL	296,914	0	296,914	311,876	0	311,876	14,962	5.0	0		14,962	5.0
Industrial Total PIL	3,401	0	3,401	3,525	0	3,525	124	3.7	0		124	3.7
Total PIL	300,433	0	300,433	315,525	0	315,525	15,091	5.0	0		15,091	5.0
Commercial Grand Total	2,422,496	0	2,422,496	2,531,722	0	2,531,722	109,226	4.5	0		109,226	4.5
Industrial Grand Total	876,174	0	876,174	894,054	0	894,054	17,880	2.0	0		17,880	2.0
Grand Total	10,954,029	0	10,954,029	11,313,416	0	11,313,416	359,387	3.3	0		359,387	3.3

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	424,391,086	7,325	424,398,411	1.000000	0.00000000
New Multi-residential	0	0	0	1.000000	0.00000000
Multi-residential	14,569,618	0	14,569,618	2.553970	0.00000000
Com. Occupied	64,948,110	9,651,897	74,600,007	1.967217	0.00000000
Com. Exc. Land	559,768	0	559,768	1.377052	0.00000000
Com. Vac. Land	2,006,739	0	2,006,739	1.377052	0.00000000
Ind. Occupied	1,977,965	0	1,977,965	2.823341	0.00000000
Ind. Exc. Land	260,370	0	260,370	1.835172	0.00000000
Ind. Vac. Land	1,041,024	116,058	1,157,082	1.835172	0.00000000
Large Ind. Occ.	6,329,995	0	6,329,995	7.240504	0.00000000
Large Ind. Exc.	0	0	0	4.706328	0.00000000
Landfills	0	0	0	1.100000	0.00000000
Pipelines	3,059,689	0	3,059,689	2.574024	0.00000000
Farm	181,368	0	181,368	0.250000	0.00000000
Managed Forests	0	0	0	0.250000	0.00000000
Total	519,325,732	9,775,280	529,101,012		

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Tax Tools, 2019 Overall Levy Changes

Using OPTA calculated rates on March 1, 2019 5:26PM EST.

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

Choose a class and **click OK**.

All

Fort Frances Town, 5912

	2019 Notional Base Rates		2019 Rates	Overall Levy Change
Residential	0.01625630	0.01684573		3.6259%
Multi-residential	0.04151810	0.04151810		0.0000%
Commercial	0.03197967	0.03313921		3.6259%
Industrial	0.04589708	0.04672916		1.8129%
Large Industrial	0.11770381	0.11983770		1.8129%
Pipelines	0.04184411	0.04336132		3.6259%
Farm	0.00406408	0.00421144		3.6259%

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