

Commercial Vacant & Excess Land Reduction Factor

1)	CX - Vacant Land	CU - Excess Land	Municipal Tax
Assessment - 2016 Taxation	2,071,100	929,516	
Assessment - 2017 Taxation	1,899,250	945,979	
Assessment Change	- 171,850	16,463	

Current Tax Rate Reduction	30%	30%	
Taxation - 2017	\$ 43,420.00	\$ 23,181.00	\$ 66,601.00
Taxation - 2016	\$ 47,487.00	\$ 21,312.00	\$ 68,799.00
	-\$ 4,067.00	\$ 1,869.00	-\$ 2,198.00

2)	CX - Vacant Land	CU - Excess Land	Municipal Tax
Proposed Reduction	25%	25%	
Taxation - 2017	\$ 46,501.00	\$ 24,826.00	\$ 71,327.00
Taxation - 2016	\$ 47,487.00	\$ 21,312.00	\$ 68,799.00
	-\$ 986.00	\$ 3,514.00	\$ 2,528.00

3)	CX - Vacant Land	CU - Excess Land	Municipal Tax
Proposed Reduction	25%	30%	
Taxation - 2017	\$ 46,509.00	\$ 23,175.00	\$ 69,684.00
Taxation - 2016	\$ 47,487.00	\$ 21,312.00	\$ 68,799.00
	-\$ 978.00	\$ 1,863.00	\$ 885.00

NOTE: Commercial Vacancy Rebates would have the same Reduction Factor

Large Industrial Vacant & Excess Land Reduction Factor

Vacancy Rebate	CURRENT	PROPOSED	Municipal Tax
Assessment - 2016 Taxation	6,048,580	6,048,580	
Assessment - 2017 Taxation	6,142,385	6,142,385	

Current Tax Rate Reduction	35%	30%	32.50%
Taxation - 2017	753,571.00	753,571.00	753,571.00
Taxation - 2016	727,929.24	727,929.24	727,929.24

Vacancy Rebate - 2017	\$ 263,749.85	\$ 226,071.30	\$ 244,910.58
Vacancy Rebate - 2016	\$ 254,775.23	\$ 254,775.23	\$ 254,775.23
	\$ 8,974.62	-\$ 28,703.93	-\$ 9,864.66

Overall LT Taxes -2017	\$ 489,821.15	\$ 527,499.70	\$ 508,660.43
Overall LT Taxes -2016	\$ 473,154.01	\$ 473,154.01	\$ 473,154.01
	\$ 16,667.14	\$ 54,345.69	\$ 35,506.42