

TAXATION ANALYSIS- STARTING RATIOS
(Levy Increase \$56,569)

Column	1	2	3	4	5	6	7	8	9	10	11
	2017				2018 Starting Tax Ratios						
Tax Class		Municipal Tax Rate	School Tax Rate	Total Tax Rate	Ratios	Municipal Tax Rate	School Tax Rate	Total Tax Rate	Overall Tax Rate Increase % (2018 compared to 2017)	Tax Impact Summary - Total Tax Levy % Change	Total Dollar Increase per Class
Residential	1.000000	0.01686886	0.00179000	0.01865886	1.000000	0.01672592	0.00170000	0.01842592	-1.2484%	0.5340%	11,811
Farm	0.250000	0.00421722	0.00044750	0.00466472	0.250000	0.00418148	0.00042500	0.00460648	-1.2485%	0.5340%	33
Multi-Residential	2.672140	0.04469671	0.00179000	0.04648671	2.600119	0.04324414	0.00170000	0.04494414	-3.3183%	0.0079%	(477)
Commercial - Low Band	1.980000	0.03265332	0.01113172	0.04378504	1.980000	0.03212513	0.01055525	0.04268038	-2.5229%	0.8656%	(20,789)
Commercial - High Band	1.980000	0.05442220	0.01855286	0.07297506	1.980000	0.05354188	0.01759208	0.07113396	-2.5229%	0.8656%	
New Construction	1.980000	0.03265332	0.01113172	0.04378504	1.980000	0.03212513	0.01055018	0.04267531	-2.5345%	0.8656%	
Commercial Excess Land- Low Band	1.980000	0.02285733	0.00779220	0.03064953	1.980000	0.02248759	0.00738867	0.02987626	-2.5229%	0.8656%	(2)
Commercial Excess Land- High Band	1.980000	0.03809554	0.01298700	0.05108254	1.980000	0.03747932	0.01231445	0.04979377	-2.5229%	0.8656%	
Commercial Vacant Land- Low Band	1.980000	0.02285733	0.00779220	0.03064953	1.980000	0.02248759	0.00738867	0.02987626	-2.5229%	0.8656%	2,473
Commercial Vacant Land- High Band	1.980000	0.03809554	0.01298700	0.05108254	1.980000	0.03747932	0.01231445	0.04979377	-2.5229%	0.8656%	
Industrial Occupied	2.818772	0.04785291	0.01140000	0.05925291	2.836760	0.04731364	0.01090000	0.05821364	-1.7540%	0.5610%	1,453
Industrial Excess Land	1.832202	0.03110439	0.00741000	0.03851439	2.836760	0.03075387	0.00708500	0.03783887	-1.7539%	0.5610%	60
Industrial Vacant Land	1.832202	0.03110439	0.00741000	0.03851439	2.836760	0.03075387	0.00708500	0.03783887	-1.7539%	0.5610%	2,113
Large Industrial	7.228785	0.12271956	0.01140000	0.13411956	7.274917	0.12133660	0.01090000	0.13223660	-1.4039%	0.4055%	839
Pipelines	2.581335	0.04396752	0.01140000	0.05536752	2.606431	0.04359496	0.01090000	0.05449496	-1.5759%	0.8081%	1,731
											(755)

Residential Tax Comparison					
	2017 CVA	2018 CVA	2017	2018	Difference
With no CVA increase	100,000	100,000	1,865.89	1,842.59	(23.29)
	150,000	150,000	2,798.83	2,763.89	(34.94)
	200,000	200,000	3,731.77	3,685.18	(46.59)
Average 2.4% increase on increased CVA	100,000	102,400	1,865.89	1,886.81	20.93
	150,000	153,600	2,798.83	2,830.22	31.39
	200,000	204,800	3,731.77	3,773.63	41.86

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Column	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Tax Class	# of Properties Increasing	0-100	Average \$ Change	100-200	Average \$ Change	200-300	Average \$ Change	300-500	Average \$ Change	500-700	Average \$ Change	700-1000	Average \$ Change	1000- 1500	Average \$ Change	1500-2000	Average \$ Change	2000-3000	Average \$ Change
Residential	996	844	\$31	96	\$136	22	\$247	23	\$397	8	\$567	3	\$799						
Farm	3	11																	
Multi-Residential	8			1	\$108	2	\$233			1	\$676	2	\$748	1	\$1,255	1	\$1,626		
Commercial - Low Band	109	55	\$35	20	\$139	13	\$249	7	\$359	5	\$567	4	\$769	4	\$769	4	\$1,320		
Commercial - High Band																			
New Construction																			
Commercial Excess Land- Low Band	3	3	\$53																
Commercial Excess Land- High Band																			
Commercial Vacant Land- Low Band	25	13	\$43	10	\$145	1	\$215			1	\$509								
Commercial Vacant Land- High Band																			
Industrial Occupied	8	3	\$65	1	\$154			3	\$375			1	\$837						
Industrial Excess Land	3	3	\$44																
Industrial Vacant Land	31	24	\$28	3	\$125	3	\$237	1	\$400										
Large Industrial												1	\$839						
Pipelines	2							1	\$430					1	\$1,301				

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Tax Class	3000 & Over	Average \$ Change	# of Properties with Decrease	Average Change	Median/ Typical Property \$ Tax Change	% Tax Change
Residential			2,087	\$23		
Farm						
Multi-Residential			12	\$509		
Commercial - Low Band	1	\$6,433	151	\$324		
Commercial - High Band						
New Construction						
Commercial Excess Land- Low Band			4	\$40		
Commercial Excess Land- High Band						
Commercial Vacant Land- Low Band			11	\$24		
Commercial Vacant Land- High Band						
Industrial Occupied			8	\$107		
Industrial Excess Land			3	\$24		
Industrial Vacant Land			3	\$17		
Large Industrial						
Pipelines						