

TAXATION ANALYSIS- Option 2- Adjusting the Large Industrial Ratio to be equal to the Industrial Ratio in 2 years

Column	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
	Total Dollar Increase per Class	# of Properties Increasing		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	3000 & Over	Average \$ Change	# of Properties with Decrease	Average Change	Median/ Typical Property \$ Tax Change	% Tax Chang e
Tax Class																										
Residential	350,787	3,078	1,524	\$66	1,268	\$140	236	\$231	47	\$344	1	\$649	1	\$845			1	\$1,649					0	\$114	\$93.64	4.12%
Farm	44	3	3	\$15																			0	\$15		
New Multi-Residential	343	2			2	\$171																	0	\$171		
Multi-Residential	3,499	20	5	\$54	8	\$171	6	\$243	1	\$408													0	\$175		
Commercial Occupied	128,198	257	50	\$52	79	\$149	34	\$250	41	\$402	18	\$590	12	\$812	7	\$1,254	6	\$1,675	3	\$2,441	7	\$6,043	0	\$499		
Commercial Excess Land	950	6	5	\$59							1	\$655												\$158		
Commercial Vacant Land	2,823	30	16	\$48	13	\$134			1	\$315														\$94		
Industrial Occupied	1,928	12	6	\$66	1	\$104	3	\$258	2	\$328														\$161		
Industrial Excess Land	385	6	5	\$43	1	\$170																		\$64		
Industrial Vacant Land	1,697	40	38	\$38	2	\$127																		\$42		
Large Industrial	(61,336)																						1	-\$61,336		
Pipelines	6,463	2													1	\$1,028					1	\$5,435		\$6,463		

	435,781	
PIL Changes	(7,812)	This information is showing the impact by property type, the number of properties impacted and the average amount of the change in municipal taxes from the prior year.
	427,969	

Residential Property Analysis- Municipal Taxes			
	0.01788408	0.01868444	
CVA of Property	2021 Taxes	2022 Taxes	Increase
100,000	\$ 1,788.41	\$ 1,868.44	\$ 80.04
200,000	\$ 3,576.82	\$ 3,736.89	\$ 160.07
300,000	\$ 5,365.22	\$ 5,605.33	\$ 240.11