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Tax Tools, 2019 Tax Impact Summary

Using OPTA calculated rates on March 1, 2019 5:22PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2019 Revenue Neutral 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	Municipal		Education		Total Change	
							\$	%	\$	%	\$	%
Taxable												
Residential	6,920,864	0	6,920,864	7,164,358	0	7,164,358	243,494	3.5	0		243,494	3.5
Multi-residential	606,815	0	606,815	606,188	0	606,188	-627	-0.1	0		-627	-0.1
Com. Occupied	2,071,971	0	2,071,971	2,151,330	0	2,151,330	79,360	3.8	0		79,360	3.8
Com. Exc. Land	12,083	0	12,083	12,639	0	12,639	555	4.6	0		555	4.6
Com. Vac. Land	41,528	0	41,528	45,171	0	45,171	3,643	8.8	0		3,643	8.8
Ind. Occupied	89,264	0	89,264	92,127	0	92,127	2,863	3.2	0		2,863	3.2
Ind. Exc. Land	7,715	0	7,715	7,883	0	7,883	167	2.2	0		167	2.2
Ind. Vac. Land	29,432	0	29,432	31,517	0	31,517	2,085	7.1	0		2,085	7.1
Large Ind. Occ.	746,361	0	746,361	756,096	0	756,096	9,735	1.3	0		9,735	1.3
Large Ind. Exc.	0	0	0	0	0	0	0		0		0	
Pipelines	126,850	0	126,850	131,314	0	131,314	4,463	3.5	0		4,463	3.5
Farm	712	0	712	765	0	765	53	7.5	0		53	7.5
Managed Forests	0	0	0	0	0	0	0		0		0	
Commercial Total Taxable	2,125,582	0	2,125,582	2,209,140	0	2,209,140	83,558	3.9	0		83,558	3.9
Industrial Total Taxable	872,773	0	872,773	887,623	0	887,623	14,850	1.7	0		14,850	1.7
Total Taxable	10,653,596	0	10,653,596	10,999,387	0	10,999,387	345,791	3.2	0		345,791	3.2
Payment in Lieu												
Residential	118	0	118	124	0	124	5	4.6	0		5	4.6
Multi-residential	0	0	0	0	0	0	0		0		0	
Com. Occupied	296,914	0	296,914	310,372	0	310,372	13,458	4.5	0		13,458	4.5
Com. Exc. Land	0	0	0	0	0	0	0		0		0	
Com. Vac. Land	0	0	0	0	0	0	0		0		0	
Ind. Occupied	0	0	0	0	0	0	0		0		0	
Ind. Exc. Land	0	0	0	0	0	0	0		0		0	
Ind. Vac. Land	3,401	0	3,401	3,514	0	3,514	113	3.3	0		113	3.3
Large Ind. Occ.	0	0	0	0	0	0	0		0		0	
Large Ind. Exc.	0	0	0	0	0	0	0		0		0	
Pipelines	0	0	0	0	0	0	0		0		0	
Farm	0	0	0	0	0	0	0		0		0	
Managed Forests	0	0	0	0	0	0	0		0		0	
Commercial Total PIL	296,914	0	296,914	310,372	0	310,372	13,458	4.5	0		13,458	4.5
Industrial Total PIL	3,401	0	3,401	3,514	0	3,514	113	3.3	0		113	3.3
Total PIL	300,433	0	300,433	314,009	0	314,009	13,576	4.5	0		13,576	4.5
Commercial Grand Total	2,422,496	0	2,422,496	2,519,512	0	2,519,512	97,016	4.0	0		97,016	4.0
Industrial Grand Total	876,174	0	876,174	891,136	0	891,136	14,962	1.7	0		14,962	1.7
Grand Total	10,954,029	0	10,954,029	11,313,396	0	11,313,396	359,367	3.3	0		359,367	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	1.953582	0.00000000
Com. Exc. Land	559,768	0	559,768	1.367507	0.00000000
Com. Vac. Land	2,006,739	0	2,006,739	1.367507	0.00000000
Ind. Occupied	1,977,965	0	1,977,965	2.808163	0.00000000
Ind. Exc. Land	260,370	0	260,370	1.825306	0.00000000
Ind. Vac. Land	1,041,024	116,058	1,157,082	1.825306	0.00000000
Large Ind. Occ.	6,329,995	0	6,329,995	7.201579	0.00000000
Large Ind. Exc.	0	0	0	4.681026	0.00000000
Landfills	0	0	0	1.100000	0.00000000
Pipelines	3,059,689	0	3,059,689	2.542267	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 5:24PM EST.

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

Choose a class and **click OK**.

All

Fort Frances Town, 5912

	2019 Notional Base Rates	2019 Rates	Overall Levy Change
Residential	0.01629083	0.01688150	3.6258%
Multi-residential	0.04160629	0.04160629	0.0000%
Commercial	0.03182547	0.03297939	3.6258%
Industrial	0.04574731	0.04657666	1.8129%
Large Industrial	0.11731970	0.11944658	1.8129%
Pipelines	0.04141564	0.04291728	3.6258%
Farm	0.00407271	0.00422038	3.6258%

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