

TAXATION ANALYSIS- REVENUE NEUTRAL
(Levy Increase \$56,569)

Column	1	2	3	4	5	6	7	8	9	10	11
	2017				2018 Revenue Neutral 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	0.01675909	0.00170000	0.01845909	-1.0706%	0.5341%	25,613
Farm	0.250000	0.00421722	0.00044750	0.00466472	0.250000	0.00418978	0.00042500	0.00461478	-1.0706%	0.5342%	34
Multi-Residential	2.672140	0.04469671	0.00179000	0.04648671	2.600119	0.04332992	0.00170000	0.04502992	-3.1338%	0.0079%	715
Commercial - Low Band	1.980000	0.03265332	0.01113172	0.04378504	1.967217	0.03198102	0.01055525	0.04253627	-2.8520%	0.8666%	(31,738)
Commercial - High Band	1.980000	0.05442220	0.01855286	0.07297506	1.967217	0.05330170	0.01759208	0.07089378	-2.8520%	0.8666%	
New Construction	1.980000	0.03265332	0.01113172	0.04378504	1.967217	0.03198102	0.01055018	0.04253120	-2.8636%	0.8666%	
Commercial Excess Land- Low Band	1.980000	0.02285733	0.00779220	0.03064953	1.967217	0.02238671	0.00738867	0.02977538	-2.8521%	0.8666%	(61)
Commercial Excess Land- High Band	1.980000	0.03809554	0.01298700	0.05108254	1.967217	0.03731119	0.01231445	0.04962564	-2.8521%	0.8666%	
Commercial Vacant Land- Low Band	1.980000	0.02285733	0.00779220	0.03064953	1.967217	0.02238671	0.00738867	0.02977538	-2.8521%	0.8666%	2,275
Commercial Vacant Land- High Band	1.980000	0.03809554	0.01298700	0.05108254	1.967217	0.03731119	0.01231445	0.04962564	-2.8521%	0.8666%	
Industrial Occupied	2.818772	0.04785291	0.01140000	0.05925291	2.823341	0.04718322	0.01090000	0.05808322	-1.9741%	0.5616%	1,196
Industrial Excess Land	1.832202	0.03110439	0.00741000	0.03851439	2.823341	0.03066910	0.00708500	0.03775410	-1.9740%	0.5616%	39
Industrial Vacant Land	1.832202	0.03110439	0.00741000	0.03851439	2.823341	0.03066910	0.00708500	0.03775410	-1.9740%	0.5616%	2,034
Large Industrial	7.228785	0.12271956	0.01140000	0.13411956	7.240504	0.12100214	0.01090000	0.13190214	-1.6533%	0.4058%	(1,247)
Pipelines	2.581335	0.04396752	0.01140000	0.05536752	2.574024	0.04313830	0.01090000	0.05403830	-2.4007%	0.8101%	373
											(767)

Residential Tax Comparison					
	2017 CVA	2018 CVA	2017	2018	Difference
With no CVA increase	100,000	100,000	1,865.89	1,845.91	(19.98)
	150,000	150,000	2,798.83	2,768.86	(29.97)
	200,000	200,000	3,731.77	3,691.82	(39.95)
Average 2.4% increase on increased CVA	100,000	102,400	1,865.89	1,890.21	24.32
	150,000	153,600	2,798.83	2,835.32	36.49
	200,000	204,800	3,731.77	3,780.42	48.65

TAXATION ANALYSIS- REVENUE |
(Levy Increase \$56,569)

Column	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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TAXATION ANALYSIS- REVENUE I
(Levy Increase \$56,569)

Column 31 32 33 33

Tax Class	3000 & Over	Average \$ Change	# of Properties with Decrease	Average Change	Median/ Typical Property \$ Tax Change	% Tax Change
Residential			2,003	\$20		
Farm						
Multi-Residential			11	\$483		
Commercial - Low Band	1	\$6,356	161	\$352		
Commercial - High Band						
New Construction						
Commercial Excess Land- Low Band			4	\$52		
Commercial Excess Land- High Band						
Commercial Vacant Land- Low Band			11	\$24		
Commercial Vacant Land- High Band						
Industrial Occupied			8	\$123		
Industrial Excess Land			3	\$27		
Industrial Vacant Land			3	\$19		
Large Industrial			1	\$1,247		
Pipelines						