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Using OPTA calculated rates on May 28, 2014 4:12PM.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2014 Alternative Tax Ratios

Tax Ratios

Class	Selected Tax Ratios
Residential	1.000000
Multi-residential	2.597000
Commercial	1.980000
Industrial	2.744534
Large Industrial	7.038400
Pipelines	2.554795
Farm	0.250000
Managed Forests	0.250000

Estimated Levies

Fort Frances Town Total Levy (\$)

General 11,386,782

No banding selected

2014 Capping Parameters:

Multi-residential	Commercial	Industrial	
Revenue neutral	Revenue neutral	Revenue neutral	Clawback Percentages
10.00%	10.00%	10.00%	Annualized Tax limit
			Prior Year's CVA Tax Limit

- [Tracking Scenario](#)
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			CVA Tax Threshold for protected properties (Increasers)
			CVA Tax Threshold for clawed back properties (Decreasers)
Yes	Yes	Yes	Exclude Properties Previously at CVA Tax
Yes	Yes	Yes	Exclude Properties that go from capped to clawed back
Yes	Yes	Yes	Exclude Properties that go from clawed back to capped

OK

2014 Tax Rates Summary

Using OPTA calculated rates on May 27, 2014 4:46PM.
Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2014 Alternative Tax Ratios

	Residential		Multi-residential		Commercial		Industrial		Large Industrial		Pipelines		Farm	
	Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied	Occupied	Unoccupied
Tax Ratios	1.000000		2.597000		1.980000		2.744534		7.038400		2.554795		0.250000	
Education- New Construction					0.01220000		0.00854000		0.00793000		0.00793000		0.00793000	
Fort Frances Town, 5912														
Education	0.00203000		0.00203000		0.01220000		0.00854000		0.00793000		0.00793000		0.00050750	
General	0.01687815		0.04383256		0.03341874		0.02339312		0.03010973		0.03010973		0.00421954	
Total Tax Rate	0.01890815		0.04586256		0.04561874		0.03193312		0.03803973		0.03803973		0.00472704	

**TOWN OF FORT FRANCES
2014 TAX RATES & LEVY**

Property	Class	2014 Assessment	2014 Municipal Tax Rate	2014 School Tax Rate	Total Tax Rate	Municipal Taxes	Education Taxes	TOTAL Taxes
General								
Farm	FTEP	148,824	0.00421954	0.00050750	0.00472704	627.97	75.53	703.50
Residential	RTEP	313,065,921	0.01687815	0.00203000	0.01890815	5,283,973.57	635,523.82	5,919,497.39
No Support	RTEP	120,094	0.01687815	0.00203000	0.01890815	2,026.96	243.79	2,270.76
	RTEP	70,780,444	0.01687815	0.00203000	0.01890815	1,194,642.95	143,684.30	1,338,327.25
	RTEP	706,500	0.01687815	0.00203000	0.01890815	11,924.41	1,434.20	13,358.61
	RTFS	1,784,567	0.01687815	0.00203000	0.01890815	30,120.19	3,622.67	33,742.86
Multi-Residential	MTEP	11,657,000	0.04383256	0.00203000	0.04586256	510,956.15	23,663.71	534,619.86
	MTEP	647,633	0.04383256	0.00203000	0.04586256	28,387.41	1,314.69	29,702.11
Commercial	CT	62,614,297	0.03341874	0.01220000	0.04561874	2,092,490.91	763,894.42	2,856,385.34
	DT	154,990	0.03341874	0.01220000	0.04561874	5,179.57	1,890.88	7,070.45
New Construction	XT	268,000	0.03341874	0.01220000	0.04561874	8,956.22	3,269.60	12,225.82
	CU	862,145	0.02339312	0.00854000	0.03193312	20,168.26	7,362.72	27,530.98
	CX	1,992,350	0.02339312	0.00854000	0.03193312	46,607.28	17,014.67	63,621.95
	CM	78,000	0.03341874	0.01220000	0.04561874	2,606.66	0.00	2,606.66
Industrial	CH	407,750	0.03341874	0.01220000	0.04561874	13,626.49	4,974.55	18,601.04
	IT	2,245,366	0.04632266	0.01220000	0.05852266	104,011.33	27,393.47	131,404.79
	IU	160,380	0.03010973	0.00793000	0.03803973	4,829.00	1,271.81	6,100.81
	IX	573,420	0.03010973	0.00793000	0.03803973	17,265.52	4,547.22	21,812.74
	IH	345,750	0.04632266	0.01220000	0.05852266	16,016.06	4,218.15	20,234.21
HYDRO/FFPC	IK	61,750	0.03010973	0.00793000	0.03803973	1,859.28	489.68	2,348.95
HYDRO - EXCESS LAND	L.T	13,332,067	0.11879517	0.01220000	0.13099517	1,583,785.17	162,651.22	1,746,436.38
Large Industrial	PT	2,681,736	0.04312022	0.01220000	0.05532022	115,637.05	32,717.18	148,354.23
Pipeline								
Sub-total		484,768,577				11,099,187.19	1,841,419.85	12,940,607.03
Payment-In Lieu								
Residential	RPEP	5,544	0.01687815	0.00203000	0.01890815	93.57	11.25	104.83
	RPEP	1,206	0.01687815	0.00203000	0.01890815	20.36	2.45	22.80
Commercial	CF	4,735,610	0.03341874	0.01220000	0.04561874	158,258.12	57,774.44	216,032.56
	CG	2,522,000	0.03341874	0.01220000	0.04561874	84,282.06	84,282.06	168,564.12
	CP	450,376	0.03341874	0.01220000	0.04561874	15,051.00	5,494.59	20,545.59
Sub-total		7,714,736				257,705.11	63,282.73	320,987.84
Town								
Commercial	CF	224,000	0.03341874	0.01220000	0.04561874	7,485.80	2,732.80	10,218.60
Commercial - Parking Lot	CG	5,400	0.03341874	0.01220000	0.04561874	180.46	0.00	180.46
Commercial - FFPC	CF	236,000	0.03341874	0.01220000	0.04561874	7,886.82	2,879.20	10,766.02
Commercial - OPP	CG	429,000	0.03341874	0.01220000	0.04561874	14,336.64	14,336.64	28,673.28
Exempt	Exempt	51,091,749				0.00	0.00	0.00
Sub-total		51,986,149	0	0	0	29,889.72	5,612.00	35,501.72
TOTALS		544,469,462				11,386,782.01	1,910,314.58	13,297,096.59
CNR (R.O.W)								
Hydro One (Acreage)						3,622.97	1,585.43	5,208.40
International Bridge						35,107.73		35,107.73
Power Dam Compensation						20,000.00		20,000.00
Heads & Beads P/L						350,800.00		350,800.00
MNR Butler Ranger Station (CG)						20,100.00		20,100.00
General - Local Improvements		70,500	0.03341874			2,356.02		2,356.02
						12,775.23		12,775.23
						444,761.95	1,585.43	446,347.38
Sub-total						11,831,543.97	1,911,900.01	13,743,443.97
Totals								

Education Tax Not Shared with School Boards