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Tax Tools, Set 2017 Levies

Using OPTA calculated rates on March 2, 2017 2:54PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2017 Tax Ratios

Note: Return Roll information has been posted to OPTA. However, the data for Landfill class is currently limited to the *Assessment by Property* report (available from the Home Page). All other reports do not currently include the landfill class. OPTA will provide further updates in the new year on the framework for setting tax ratios for the class.

Select Method for Setting Levies:

- ☒ Dollar Levy Change
☐ Percent Levy Change
☐ Total Levy

The expected residential rate method cannot be used because the rate increase restriction.

☒ Use PIL in Tax Rate calculation

OK

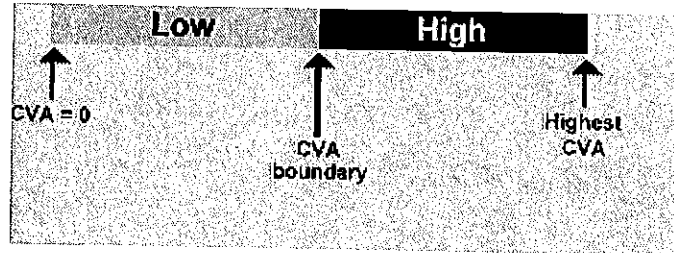
Notification: Rate increase restriction is in effect because the tax ratio of one or more of the business property classes exceeds the provincially set threshold. The increase in the general tax rate for the restricted class will be limited to the Rate Increase Restriction Factor. Please enter the factor for your municipality in the space provided. Click View Restricted Tax Rate Calculation below to view the calculation of the restricted general municipal tax rates

Levy	2017 Base	2017	2017 Base	Levy/PIL	Estimated	Rate
Municipality Type	Taxes	Base	Tax	Revenue	2017	Increase
		PIL	Revenue	Change	Levy/PIL	Restriction
					Revenue	Factor
General	\$10,578,888 + \$296,265 = \$10,875,153 +			41658	= \$10,916,811	Multi-residential

Tax Tools, 2017 Graduated Commercial Banding

- Tax Rate / Parameters Input
- Tax Tools Activated for 2017!
- Tracking Scenario
- Training New Dates!

- Total** 294 72,428,242 100.0 100.0
2. Record the assessment boundaries between the bands. Use 2017 CVA.



- CVA boundary between Low and High:
3. Record the percentage relationship between the bands.
% of High Band tax rate

Low Band: %

High Band 100%

4. Click OK to continue using these band parameters.



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Tax Tools, 2017 Overall Levy Changes

Using OPTA calculated rates on March 2, 2017 2:55PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2017 Tax Ratios

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Choose a class and click OK.

All

Fort Frances Town, 5912

2017 Notional Base Rates 2017 Rates Overall Levy Change

Residential	0.01686886	0.01694025	0.4232%
Multi-residential	0.04469671	0.04469671	0.0000%
Commercial	0.03340034	0.03354169	0.4232%
Industrial	0.04785291	0.04795417	0.2116%
Large Industrial	0.12271956	0.12297924	0.2116%
Pipelines	0.04396752	0.04415359	0.4232%
Farm	0.00421722	0.00423507	0.4233%



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Tax Tools, 2017 Tax Impact Summary

Using OPTA calculated rates on March 2, 2017 2:55PM EST.

Assessment Data Filter Option Used: No Limits, Include PIL Properties, Tax Ratios Used: 2017 Tax Ratios

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Fort Frances Town, 5912

Class	2016 Total Year End Taxation			2017 Estimated Total Taxation (\$)			Difference Between 2016 and 2017 Taxation						
	Municipal	Education	Total 2016	Municipal	Education	Total 2017	\$	%	\$	%	Total Change	\$	%
Taxable													
Residential	6,853,467	0	6,853,467	6,912,818	0	6,912,818	59,351	0.9	0		59,351	0.9	
Multi-residential	589,026	0	589,026	591,628	0	591,628	2,602	0.4	0		2,602	0.4	
Com. Occupied	2,091,784	0	2,091,784	2,036,531	0	2,036,531	-55,253	-2.6	0		-55,253	-2.6	
Com. Exc. Land	23,851	0	23,851	22,211	0	22,211	-1,640	-6.9	0		-1,640	-6.9	
Com. Vac. Land	52,325	0	52,325	44,593	0	44,593	-7,732	-14.8	0		-7,732	-14.8	
Ind. Occupied	95,646	0	95,646	96,163	0	96,163	517	0.5	0		517	0.5	
Ind. Exc. Land	7,745	0	7,745	7,857	0	7,857	112	1.4	0		112	1.4	
Ind. Vac. Land	23,405	0	23,405	23,752	0	23,752	347	1.5	0		347	1.5	
Large Ind. Occ.	727,929	0	727,929	755,386	0	755,386	27,457	3.8	0		27,457	3.8	
Large Ind. Exc.	0	0	0	0	0	0	0	0	0		0	0	

Pipelines	121,290	0	121,290	127,648	0	127,648	6,358	5.2	0	6,358	5.2
Farm	648	0	648	702	0	702	54	8.4	0	54	8.4
Managed Forests	0	0	0	0	0	0	0	0	0	0	0

Commercial Total Taxable	2,167,959	0	2,167,959	2,103,335	0	2,103,335	-64,624	-3.0	0	-64,624	-3.0
Industrial Total Taxable	854,725	0	854,725	883,158	0	883,158	28,433	3.3	0	28,433	3.3
Total Taxable	10,587,115	0	10,587,115	10,619,289	0	10,619,289	32,175	0.3	0	32,175	0.3

Payment in Lieu

Residential	112	0	112	118	0	118	6	5.0	0	6	5.0
Multi-residential	0	0	0	0	0	0	0	0	0	0	0
Com. Occupied	287,851	0	287,851	297,401	0	297,401	9,550	3.3	0	9,550	3.3
Com. Exc. Land	0	0	0	0	0	0	0	0	0	0	0
Com. Vac. Land	0	0	0	0	0	0	0	0	0	0	0
Ind. Occupied	0	0	0	0	0	0	0	0	0	0	0
Ind. Exc. Land	0	0	0	0	0	0	0	0	0	0	0
Ind. Vac. Land	0	0	0	0	0	0	0	0	0	0	0
Large Ind. Occ.	0	0	0	0	0	0	0	0	0	0	0
Large Ind. Exc.	0	0	0	0	0	0	0	0	0	0	0
Pipelines	0	0	0	0	0	0	0	0	0	0	0
Farm	0	0	0	0	0	0	0	0	0	0	0
Managed Forests	0	0	0	0	0	0	0	0	0	0	0

Commercial Total PIL	287,851	0	287,851	297,401	0	297,401	9,550	3.3	0	9,550	3.3
Industrial Total PIL	0	0	0	0	0	0	0	0	0	0	0
Total PIL	287,963	0	287,963	297,519	0	297,519	9,555	3.3	0	9,555	3.3

Commercial Grand Total	2,455,810	0	2,455,810	2,400,735	0	2,400,735	-55,074	-2.2	0	-55,074	-2.2
Industrial Grand Total	854,725	0	854,725	883,158	0	883,158	28,433	3.3	0	28,433	3.3
Grand Total	10,875,078	0	10,875,078	10,916,808	0	10,916,808	41,730	0.4	0	41,730	0.4

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	408,070,590	6,975	408,077,565	1.000000	0.00000000
Multi-residential	13,236,500	0	13,236,500	2.649658	0.00000000

Com. Occupied	60,716,413	8,866,600	69,583,013	1.980000	0.00000000
Com. Exc. Land	945,979	0	945,979	1.386000	0.00000000
Com. Vac. Land	1,899,250	0	1,899,250	1.386000	0.00000000
Ind. Occupied	2,005,314	0	2,005,314	2.836760	0.00000000
Ind. Exc. Land	252,060	0	252,060	1.843894	0.00000000
Ind. Vac. Land	762,025	0	762,025	1.843894	0.00000000
Large Ind. Occ.	6,142,385	0	6,142,385	7.274917	0.00000000
Large Ind. Exc.	0	0	0	4.728696	0.00000000
Pipelines	2,891,000	0	2,891,000	2.606431	0.00000000
Farm	165,875	0	165,875	0.250000	0.00000000
Managed Forests	0	0	0	0.250000	0.00000000

Total	497,087,391	8,873,575	505,960,966		
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User Parameters

Close

Export to Excel



Online Property Tax Analysis



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Tax Tools, 2017 Frequency Distribution of Tax Impact by Property

Using OPTA calculated rates on March 2, 2017 2:55PM EST.

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Fort Frances Town, 5912

Residential

Click on any range to see property listing.

Properties with Increases						Properties with Decreases					
Dollar Increase	Number of Properties	% of Total	% of Grand Total	Average Change	Total Dollar Increase	Dollar Decrease	Number of Properties	% of Total	% of Grand Total	Average Change	Total Dollar Decrease
0 -100	1377	66.27	44.91	50	69,264	0 -100	387	39.17	12.62	42	16,383
100 -200	496	23.87	16.18	140	69,240	100 -200	344	34.82	11.22	149	51,316
200 -300	127	6.11	4.14	235	29,873	200 -300	145	14.68	4.73	239	34,587
300 -500	51	2.45	1.66	366	18,685	300 -500	103	10.43	3.36	364	37,543
500 -700	15	0.72	0.49	586	8,788	500 -700	7	0.71	0.23	548	3,835
700 -1,000	10	0.48	0.33	844	8,439	700 -1,000	1	0.10	0.03	933	933
1,000 -1,500	1	0.05	0.03	1,089	1,089	1,000 -1,500	0	0.00	0.00		0

<u>1,500 -</u> <u>2,000</u>	1	0.05	0.03	1,547	1,547	<u>1,500 -</u> <u>2,000</u>	0	0.00	0.00		0
<u>2,000 -</u> <u>3,000</u>	0	0.00	0.00		0	<u>2,000 -</u> <u>3,000</u>	1	0.10	0.03	2,968	2,968
<u>3,000 -</u> <u>Over</u>	0	0.00	0.00		0	<u>3,000 -</u> <u>Over</u>	0	0.00	0.00		0
<hr/>											
Total	2078	100	67.78	100	206,923	Total	988	100	32.22	149	147,566
<hr/>											
Grand Total	3066			19	59,357						

☒ Dollar Distribution

☐ Percent Change Distribution

Residential ▼

Total Taxes ▼ (New!)

OK

User Parameters

Close

Note: For brand new capped property classes, the calculation of the current year 'tax change' is calculated based on the previous year and current year values as reported on the current year's Returned Roll MCP.