

TAXATION ANALYSIS- Option 3- Adjusting the Large Industrial Ratio to be equal to the Industrial Ratio in 3 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
Tax Class	Total Dollar Increase per Class	# of Properties Increasing	0-100	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	Average Change	# of Properties with Decrease	Median/ Typical Property \$ Tax Change	% Tax Change
Residential	335,700	3,078	1,626	\$65	1,217	\$139	194	\$232	38	\$337	1	\$621	1	\$809			1	\$1,579					\$109	0	\$89.61	3.95%
Farm	42	3	3	\$14																			\$14	0		
New Multi-Residential	328	2			2	\$164																	\$164	0		
Multi-Residential	2,385	20	7	\$49	12	\$147	1	\$278															\$119	0		
Commercial Occupied	122,816	257	54	\$54	76	\$146	35	\$244	43	\$399	15	\$594	11	\$787	8	\$1,233	6	\$1,686	3	\$2,684	6	\$6,258	\$478	0		
Commercial Excess Land	910	6	5	\$57							1	\$627											\$158	0		
Commercial Vacant Land	2,704	30	16	\$46	13	\$128			1	\$302													\$90	0		
Industrial Occupied	1,783	12	7	\$66			4	\$253	1	\$311													\$149	0		
Industrial Excess Land	356	6	5	\$40	1	\$157																	\$59	0		
Industrial Vacant Land	1,569	40	38	\$35	2	\$118																	\$39	0		
Large Industrial	(39,412)																						-\$39,412	1		
Pipelines	6,185	2											1	\$984							1	\$5,201	\$3,092	0		
	435,366																									
PIL Changes	(7,397)																									
	427,969																									

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.

Residential Property Analysis- Municipal Taxes			
	0.01788408	0.01865002	
CVA of Property	2021 Taxes	2022 Taxes	Increase
100,000	\$ 1,788.41	\$ 1,865.00	\$ 76.59
200,000	\$ 3,576.82	\$ 3,730.00	\$ 153.19
300,000	\$ 5,365.22	\$ 5,595.01	\$ 229.78