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## 2016 Capping Summary Analysis Report using Actual Rates

### Fort Frances Town, 5912

Capping Report	Frequency Distribution Report	Back to Capping Options		
		Multi-residential	Commercial	Industrial
Capping Parameters				
Annualized Tax Limit				10.00%
Prior Year CVA Tax Limit				10.00%
CVA Tax Threshold - Increases				\$0
CVA Tax Threshold - Decreasers				\$0
Exclude Properties Previously at CVA Tax				Yes
Exclude Properties that Move from Capped to Clawed Back				Yes
Exclude Properties that Move from Clawed Back to Capped				Yes
Exit capping immediately	Yes		Yes	Not Eligible
Capping phase-out	Not Eligible		Not Eligible	Not Eligible
Capping Clawback and Retained Percentages				
Clawback Percentage				100.0000%
Retained Percentage				0.0000%
Total				100.0000%
Total Tax Adjustment				
Capped Properties				-\$3,086
Clawback Properties				\$1,360
Net Class Impact/Shortfall				-\$1,726

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Category	Properties	2015 Annualized Taxes	2016 CVA Taxes Without Adjustments	2016 CVA Taxes Before Levy Change	2016 Capping Adjustment	2016 Overall Levy Change Adjustment	Threshold or Phase-Out Adj	Revised 2016 Tax	Tax Adjustment for 2016 \$ Amount	% of CVA Taxes
Multi-residential										
At CVA Tax due to Exclude Options:										
CVA Tax-Class is Excluded from Capping	19	592,955	600,664	592,101	0	0	0	600,664	0	0.00%
Commercial										
At CVA Tax due to Exclude Options:										
CVA Tax-Class is Excluded from Capping	272	3,017,002	3,032,702	2,985,637	0	0	0	3,032,702	0	0.00%
Industrial										
Capped/Protected by CVA Tax Limit	2	1,649	5,203	5,123	435	32	0	2,117	-3,086	-59.31%
Tax Above CVA Tax due to Clawback	2	26,142	25,189	24,803	0	407	0	26,549	1,360	5.40%
Total Subject to Capping	4	27,791	30,392	29,926	435	440	0	28,666	-1,726	-5.68%
	7	0	4,984	4,908	0	0	0	4,984	0	0.00%

<b>New Construction/Class, 100% Min Tax Level</b>										
At CVA Tax due to Exclude Options:										
<b>Excluded, Previously CVA Tax</b>	38	1,201,074	902,754	889,169	0	0	0	902,754	0	0.00%
<b>Total Excluded</b>	38	1,201,074	902,754	889,169	0	0	0	902,754	0	0.00%
<b>Class Total</b>	49	1,228,865	938,131	924,003	435	440	0	936,405	-1,726	-0.18%
<b>Total All Classes</b>										
<b>Capped/Protected by CVA Tax Limit</b>	2	1,649	5,203	5,123	435	32	0	2,117	-3,086	-59.31%
<b>Tax Above CVA Tax due to Clawback</b>	2	26,142	25,189	24,803	0	407	0	26,549	1,360	5.40%
<b>Total Subject to Capping</b>	4	27,791	30,392	29,926	435	440	0	28,666	-1,726	-5.68%
<b>New Construction/Class, 100% Min Tax Level</b>	7	0	4,984	4,908	0	0	0	4,984	0	0.00%
At CVA Tax due to Exclude Options:										
<b>Excluded, Previously CVA Tax</b>	38	1,201,074	902,754	889,169	0	0	0	902,754	0	0.00%
<b>CVA Tax-Class is Excluded from Capping</b>	291	3,609,957	3,633,366	3,577,738	0	0	0	3,633,366	0	0.00%
<b>Total Excluded</b>	329	4,811,031	4,536,120	4,466,907	0	0	0	4,536,120	0	0.00%
<b>Grand Total</b>	340	4,838,823	4,571,496	4,501,741	435	440	0	4,569,770	-1,726	-0.04%

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