

TAXATION ANALYSIS- Option 1- Using Starting Ratios- No changes to the Large Industrial Ratio

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	# of Properties with Decrease	Average Change	Median/ Typical Property \$ Tax Change	% Tax Change
Residential	305,687	3,078	1,798	\$63	1,122	\$136	139	\$234	16	\$338	1	\$566	1	\$736	1	\$1,437							0	\$99	\$81.60	3.59%
Farm	39	3	3	\$13																			0	\$13		
New Multi-Residential	299	2			2	\$149																	0	\$299		
Multi-Residential	170	20	20	\$9																			0	\$9		
Commercial Occupied	112,111	257	62	\$55	78	\$145	32	\$246	40	\$390	16	\$597	8	\$802	9	\$1,277	3	\$1,618	3	\$2,450	6	\$5,712	0	\$436		
Commercial Excess Land	831	6	5	\$52							1	\$572												\$138		
Commercial Vacant Land	2,468	30	16	\$42	13	\$117	1	\$278																\$82		
Industrial Occupied	1,494	12	7	\$55	2	\$189	3	\$244																\$125		
Industrial Excess Land	299	6	5	\$33	1	\$132																		\$50		
Industrial Vacant Land	1,315	40	39	\$31	1	\$108																		\$33		
Large Industrial	4,192	1																	1	\$4,192				\$4,192		
Pipelines	5,632	2									1	\$896									1	\$4,736		\$2,816		
PIL Changes	434,537 (6,568) 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	0.01858154		
CVA of Property	2021 Taxes	2022 Taxes	Increase	
100,000	\$ 1,788.41	\$ 1,858.15	\$ 69.75	
200,000	\$ 3,576.82	\$ 3,716.31	\$ 139.49	
300,000	\$ 5,365.22	\$ 5,574.46	\$ 209.24	