

TAX RATE ANALYSIS

	2004	2005	2006	2007	2008
(Note: In 1998, Ontario adopted a uniform system of market-value-based assessment)					
ASSESSED VALUE OF PROPERTIES					
Total Residential Taxable	\$1,755,468,119	\$1,783,178,746	\$2,200,505,661	\$2,256,627,001	\$2,294,305,926
Res Taxable Eng Pub	\$1,336,491,929	\$1,363,398,989	\$1,697,484,176	\$1,732,157,354	\$1,780,946,191
Res Taxable Fr Pub	\$19,427,672	\$20,385,486	\$24,667,141	\$27,025,809	\$25,369,506
Res Taxable Pub	\$1,355,919,601	\$1,383,784,475	\$1,722,151,317	\$1,759,183,163	\$1,806,315,697
Res Taxable No Support	\$2,195,669	\$2,323,596	\$2,777,047	\$3,780,647	\$1,539,557
Res Taxable Eng Sep	\$347,341,525	\$346,168,866	\$414,019,920	\$432,494,982	\$424,878,333
Res Taxable Fr Sep	\$50,011,324	\$50,901,809	\$61,557,377	\$61,168,209	\$61,572,339
Res Taxable Sep	\$397,352,849	\$397,070,675	\$475,577,297	\$493,663,191	\$486,450,672
Res PIL Gen	\$14,429,000	\$14,429,000	\$15,932,000	\$15,833,000	\$15,925,000
Res PIL Full Eng Pub				\$305,000	\$305,000
Total MultiResidential Txbl	\$2,700,000	\$2,411,000	\$2,692,255	\$2,692,255	\$2,589,255
MultiR Eng Pub	\$2,172,455	\$2,305,000	\$2,603,979	\$2,603,979	\$2,475,355
MultiR Eng Sep	\$79,500	\$106,000	\$88,276	\$88,276	\$113,900
MultiR Fr Pub	\$0	\$0	\$0	\$0	\$0
MultiR Fr Sep	\$448,045	\$0	\$0	\$0	\$0
Commercial Txbl Occupied	\$13,901,345	\$13,492,870	\$15,636,557	\$15,836,332	\$16,149,717
Commercial Txbl Vacant	\$337,820	\$337,820	\$510,430	\$507,900	\$479,900
Comm Pub					
Comm Sep					
Comm Taxable Full	\$13,901,345	\$13,492,870	\$15,636,557	\$15,836,332	\$16,149,717
Comm Taxable Excess Land	\$44,320	\$44,320	\$56,430	\$53,900	\$53,900
Comm Taxable Vacant Land	\$293,500	\$293,500	\$454,000	\$454,000	\$426,000
Comm Grant Part					
Comm Grant Full					
Comm PIL Full	\$4,740,700	\$4,740,700	\$4,858,055	\$3,345,057	\$3,735,055
Comm PIL General	\$0	\$0	\$0	\$0	\$0
Comm PIL Full Excess Land	\$312,665	\$312,665	\$444,600	\$444,600	\$444,600
Comm PIL General Vacant Land	\$0	\$0	\$0	\$0	\$0
Pipelines	\$6,393,000	\$6,446,000	\$6,518,000	\$6,629,000	\$7,463,000

Total Farmlands	\$44,988,907	\$44,535,412	\$47,675,340	\$47,197,390	\$48,064,695
Farm Eng Pub	\$28,418,107	\$27,626,412	\$30,242,625	\$29,976,925	\$31,219,530
Farm Eng Sep	\$8,049,500	\$8,103,500	\$8,155,875	\$7,861,575	\$7,574,675
Farm Fr Pub	\$2,464,100	\$2,323,100	\$2,418,940	\$2,876,640	\$2,802,140
Farm Fr Sep	\$6,057,200	\$6,482,400	\$6,857,900	\$6,482,250	\$6,468,350
Total Managed Forests	\$11,774,600	\$12,007,000	\$8,986,650	\$8,719,250	\$8,770,250
Mgd For Eng Pub	\$9,237,086	\$9,754,700	\$7,192,750	\$6,914,650	\$7,835,950
Mgd For Eng Sep	\$1,145,916	\$1,395,900	\$1,230,100	\$1,100,000	\$621,500
Mgd For Fr Pub	\$126,827	\$96,200	\$124,300	\$322,800	\$161,500
Mgd For Fr Sep	\$786,771	\$760,200	\$439,500	\$381,800	\$151,300
Mgd For No Support	\$478,000	\$0	\$0	\$0	\$0
Total Industrial Occupied	\$2,024,164	\$2,024,164	\$2,287,525	\$2,133,135	\$2,739,450
Total Industrial vacant	\$285,255	\$285,255	\$624,495	\$619,995	\$619,995
Business Public					
Business Separate					
Industrial Taxable Full	\$2,024,164	\$2,024,164	\$2,287,525	\$2,133,135	\$2,739,450
Ind Taxable Excess Land	\$226,255	\$226,255	\$247,295	\$242,795	\$242,795
Ind Taxable Vacant Land	\$59,000	\$59,000	\$377,200	\$377,200	\$377,200
Ind PIL Vacant/Excess Land	\$0	\$0	\$0	\$0	\$0
Bus Grant Part					
Bus Grant Full					
Ind PIL Full	\$0	\$0	\$0	\$0	\$0
Ind Taxable Full Shared PIL	\$388,300	\$388,300	\$459,500	\$459,500	\$459,500
Ind PIL Full Excess Land	\$766,335	\$766,335			
Exempt	\$28,495,790	\$28,787,158	\$33,279,532	\$36,395,387	\$36,550,357
TAXABLE ASSESSMENT	\$1,837,873,210	\$1,864,718,267	\$2,285,436,913	\$2,340,962,258	\$2,381,182,188
TOTAL ASSESSMENT	\$1,887,006,000	\$1,914,142,425	\$2,340,410,600	\$2,397,744,802	\$2,438,601,700
(Taxable minus Residential)	\$82,405,091	\$81,539,521	\$84,931,252	\$84,335,257	\$86,876,262

2004 2005 2006 2007 2008

MUNICIPAL TAX RATES:

Farm and Residential Business and Commercial Residential (enter this one only)	0.003226833	0.00338611	0.00272778	0.00278234	0.00285190
MultiResidential	0.00556402	0.00520952	0.00419969	0.00428063	0.00438765
Commercial-occupied	0.00404032	0.00423974	0.00341546	0.00348377	0.00357086
Commercial-vacant	0.00282823	0.00296782	0.00239082	0.00243864	0.00249961
Pipelines	0.00418391	0.00439042	0.00353684	0.00360758	0.00369777
Farmlands	0.00080671	0.00084653	0.00068195	0.00069559	0.00071298
Managed Forests	0.00080671	0.00084653	0.00068195	0.00069559	0.00071298
Industrial occ.	0.00550659	0.00520952	0.00419669	0.00428063	0.00438765
Industrial vacant	0.00357929	0.00338621	0.00272785	0.00278242	0.00285199

MUNICIPAL TAXES:

Farm and Residential Business and Commercial Residential	\$5,664,602	\$6,038,030	\$6,002,495	\$6,278,704	\$6,543,131
MultiResidential	\$15,023	\$12,560	\$11,307	\$11,525	\$11,361
Commercial-occupied	\$56,166	\$57,206	\$53,406	\$55,170	\$57,668
Commercial-vacant	\$955	\$1,003	\$1,220	\$1,239	\$1,200
Pipelines	\$26,748	\$28,301	\$23,053	\$23,915	\$27,596
Farmlands	\$36,293	\$37,700	\$32,512	\$32,830	\$34,269
Managed Forests	\$9,499	\$10,164	\$6,128	\$6,065	\$6,253
Industrial occ.	\$11,146	\$10,545	\$9,600	\$9,131	\$12,020
Industrial vacant	\$1,021	\$966	\$1,704	\$1,725	\$1,768
BUDGETED MUNICIPAL TAXE	\$5,821,453	\$6,196,476	\$6,141,426	\$6,420,302	\$6,695,266

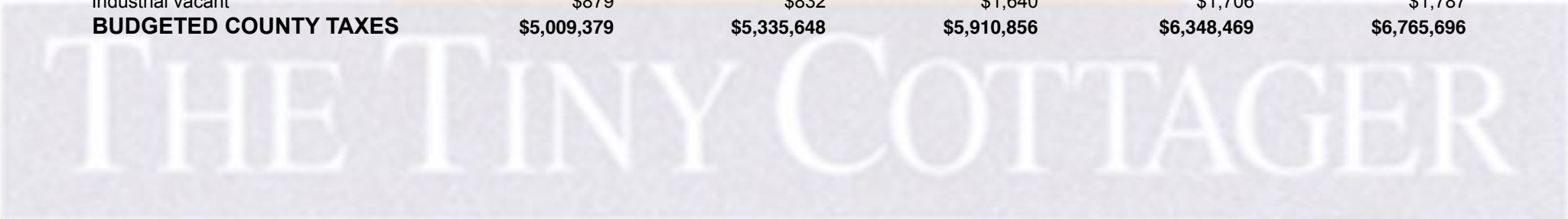
2004 2005 2006 2007 2008

COUNTY TAX RATES:

Farm and Residential					
Business and Commercial					
Residential (enter this one only)	0.00277670	0.00291570	0.00262537	0.00275121	0.00288190
MultiResidential	0.00478786	0.00448580	0.00404202	0.00423274	0.00443380
Commercial-occupied	0.00347671	0.00365075	0.00328723	0.00344479	0.00360843
Commercial-vacant	0.00243370	0.00255552	0.00230106	0.00241135	0.00252590
Pipelines	0.00360027	0.00378050	0.00340406	0.00356722	0.00373667
Farmlands	0.00069418	0.00072893	0.00065635	0.00068780	0.00072048
Managed Forests	0.00069418	0.00072893	0.00065635	0.00068780	0.00072048
Industrial occ.	0.00473844	0.00448580	0.00403913	0.00423274	0.00443380
Industrial vacant	0.00307999	0.00291579	0.00262544	0.00275129	0.00288199

COUNTY TAXES:

Farm and Residential					
Business and Commercial					
Residential	\$4,874,408	\$5,199,214	\$5,777,142	\$6,208,455	\$6,611,960
MultiResidential	\$12,927	\$10,815	\$10,882	\$11,396	\$11,480
Commercial-occupied	\$48,331	\$49,259	\$51,401	\$54,553	\$58,275
Commercial-vacant	\$822	\$863	\$1,175	\$1,225	\$1,212
Pipelines	\$23,017	\$24,369	\$22,188	\$23,647	\$27,887
Farmlands	\$31,230	\$32,463	\$31,292	\$32,462	\$34,629
Managed Forests	\$8,174	\$8,752	\$5,898	\$5,997	\$6,319
Industrial occ.	\$9,591	\$9,080	\$9,240	\$9,029	\$12,146
Industrial vacant	\$879	\$832	\$1,640	\$1,706	\$1,787
BUDGETED COUNTY TAXES	\$5,009,379	\$5,335,648	\$5,910,856	\$6,348,469	\$6,765,696



2004 2005 2006 2007 2008

EDUCATION TAX RATES:

Public farm and residential					
Separate farm and residential					
Public business and commercial					
Separate business and commercial					
Residential (enter this one only)	0.00296000	0.00296000	0.00264000	0.00264000	0.00264000
MultiResidential	0.00296000	0.00296000	0.00264000	0.00264000	0.00264000
Commercial-occupied	0.01782575	0.01782575	0.01588125	0.01588125	0.01588125
Commercial-vacant	0.01247803	0.01247803	0.01111688	0.01111688	0.01111688
Pipelines	0.01781209	0.01781209	0.01746832	0.01746832	0.01743895
Farmlands	0.00074000	0.00074000	0.00066000	0.00066000	0.00066000
Managed Forests	0.00074000	0.00074000	0.00066000	0.00066000	0.00066000
Industrial occ.	0.02748826	0.02748826	0.02457327	0.02457327	0.02440180
Industrial vacant	0.01786737	0.01786737	0.01597263	0.01597263	0.01586117

EDUCATION TAXES:

Public farm and residential					
Separate farm and residential					
Public business and commercial					
Separate business and commercial					
Residential	\$5,196,186	\$5,278,209	\$5,809,335	\$5,957,495	\$6,056,968
MultiResidential	\$7,992	\$7,137	\$7,108	\$7,108	\$6,836
Commercial-occupied	\$247,802	\$240,521	\$248,328	\$251,501	\$256,478
Commercial-vacant	\$4,215	\$4,215	\$5,674	\$5,646	\$5,335
Pipelines	\$113,873	\$114,817	\$113,859	\$115,797	\$130,147
Farmlands	\$33,292	\$32,956	\$31,466	\$31,150	\$31,723
Managed Forests	\$8,713	\$8,885	\$5,931	\$5,755	\$5,788
Industrial occ.	\$55,641	\$55,641	\$56,212	\$52,418	\$66,848
Industrial vacant	\$5,097	\$5,097	\$9,975	\$9,903	\$9,834
BUDGETED EDUCATION TAXI	\$5,672,810	\$5,747,477	\$6,287,887	\$6,436,773	\$6,569,955

	2004	2005	2006	2007	2008
TOTAL TAX RATES:					
Farm and Residential					
Business and Commercial					
Residential	0.00896353	0.00926181	0.00799315	0.00817355	0.00837380
MultiResidential	0.01331188	0.01265533	0.01088171	0.01115337	0.01146145
Commercial-occupied	0.02534278	0.02571624	0.02258394	0.02280981	0.02306054
Commercial-vacant	0.01773996	0.01800137	0.01580876	0.01596687	0.01614239
Pipelines	0.02559627	0.02598301	0.02440922	0.02464312	0.02487340
Farmlands	0.00224088	0.00231545	0.00199830	0.00204339	0.00209345
Managed Forests	0.00224088	0.00231545	0.00199830	0.00204339	0.00209345
Industrial occ.	0.03773329	0.03718359	0.03280909	0.03308664	0.03322325
Industrial vacant	0.02452665	0.02416936	0.02132592	0.02150635	0.02159514
TOTAL TAXES					
Farm and Residential					
Business and Commercial					
Residential	\$15,735,196	\$16,515,454	\$17,588,972	\$18,444,654	\$19,212,059
MultiResidential	\$35,942	\$30,512	\$29,296	\$30,028	\$29,677
Commercial-occupied	\$352,299	\$346,986	\$353,135	\$361,224	\$372,421
Commercial-vacant	\$5,993	\$6,081	\$8,069	\$8,110	\$7,747
Pipelines	\$163,637	\$167,486	\$159,099	\$163,359	\$185,630
Farmlands	\$100,815	\$103,120	\$95,270	\$96,443	\$100,621
Managed Forests	\$26,386	\$27,802	\$17,958	\$17,817	\$18,360
Industrial occ.	\$76,378	\$75,266	\$75,052	\$70,578	\$91,013
Industrial vacant	\$6,996	\$6,894	\$13,318	\$13,334	\$13,389
BUDGETED TOTAL TAXES:	\$16,503,642	\$17,279,601	\$18,340,169	\$19,205,545	\$20,030,917

THE TINY COTTAGER

	2004	2005	2006	2007	2008
EXTRA CHARGES:					
GARBAGE COLLECTION FEE (Charged on all but vacant properties)	\$130.00	\$143.00	\$143.00	\$143.00	\$143.00
CAPITAL WATER SERVICE FEE (Charged to all properties having access to the water systems)	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
OPERATING WATER SERVICE FEE (Charged to all properties connected to the water systems)	\$600.00	\$600.00	\$556.00	\$600.00	\$600.00
911 IMPLEMENTATION FEE (Charged per property with a building thereon)					
Municipal levy as % of Taxable Assess	0.32%	0.33%	0.27%	0.27%	0.28%
County levy as % of Taxable Assessm	0.27%	0.29%	0.26%	0.27%	0.28%
Education levy as % of Taxable Asses	0.31%	0.31%	0.28%	0.27%	0.28%
Total Tax Levy as % of Taxable Assess	0.90%	0.93%	0.80%	0.82%	0.84%

THE TINY COTTAGER

