

# 2022 Municipal Tax Rates

2nd Draft (3.6% increase)

Property Class Description	RTC	RTQ	2022 MPAC Active Roll Total	Tax Ratio	Tax Rate Reduction	Weighted Assessment	Estimated 2nd Draft Tax Rate	Estimated 2nd Draft 2022 Taxes
Commercial, , Exempt From Taxation, But Eligible For Payment-In-Lieu Of Taxes At The Full Rate.	C	F	2,690,700	1.0986	1	2,956,003	0.00779508	20,974
Commercial, Payment In Lieu, Full, Excess Land	C	V	105,000	1.0986	0.7	80,747	0.00545656	573
School Rates).	C	G	1,161,000	1.0986	1	1,275,475	0.00779508	9,050
Commercial, Taxable vacan land shared, Subject To Payment-In-Lieu Of Taxes At The Full Rate.	C	J	391,000	1.0986	0.7	300,687	0.00545656	2,134
Commercial, Taxable At The Full Rate.	C	T	86,192,728	1.0986	1	94,691,331	0.00779508	671,879
Commercial taxable: Excess land	C	U	3,547,107	1.0986	0.7	2,727,796	0.00545656	19,355
Commercial, Taxable At The Vacant Land Rate.	C	X	4,012,300	1.0986	0.7	3,085,539	0.00545656	21,893
Commerical payment in lieu full vacan land	C	Y	136,000	1.0986	0.7	104,587	0.00545656	742
Commercial payment in lieu general vacant land	C	Z		1.0986	0.7	-	0.00545656	0
New Construction Commercial: Full No Support	X	T	7,699,200	1.0986	1	8,458,341	0.00779508	60,016
Exempt	E		67,629,065	0	0	-	-	0
Farmland, Taxable At The Full Rate.	F	T	216,129,400	1	0.25	54,032,350	0.00177387	383,385
Industrial, Taxable, Shared Payment-In-Lieu (Not Pil But Shared As If It Was)	I	H	74,500	1.5432	1	114,968	0.01094973	816
Industrial, Taxable At The Full Rate.	I	T	3,827,600	1.5432	1	5,906,752	0.01094973	41,911
Industrial, Taxable At The Vacant Land Rate. Excess Land	I	U	444,900	1.5432	0.65	446,270	0.00711732	3,166
Industrial, Taxable At The Vacant Land Rate.	I	X	4,032,600	1.5432	0.65	4,045,020	0.00711732	28,701
New Construction Industrial, Taxable At The Full Rate.	J	T	1,717,000	1.5432	1	2,649,674	0.01094973	18,801
Pipeline Taxable: Full	P	T	7,487,000	1	0.9386	7,027,298	0.00665981	49,862
Multi-Residential Taxable: Full	M	T	3,976,000	1	1.7802	7,078,075	0.01263135	50,222
School Rates).	R	G	1,737,000	1	1	1,737,000	0.00709547	12,325
Rate.	R	P		1	1	-	0.00709547	0
Residential, Taxable At The Full Rate.	R	T	1,289,599,500	1	1	1,289,599,500	0.00709547	9,150,312
Managed Forest, Taxable At The Full Rate.	T	T	7,438,900	1	0.25	1,859,725	0.00177387	13,196
			<b>\$ 1,710,028,500</b>			<b>1,488,177,140</b>		<b>10,559,313</b>

Estimated Break-even, with 0% TAX INCREASE (due to Assessment Growth) is \$339,753

<b>2022</b>	<b>\$709.55</b>
<b>2021</b>	<b>\$685.24</b>
<b>Estimated increase in Residential Tax Rate %</b>	<b>3.6%</b>
<b>\$ Value of increase per 100,000 Residential CVA</b>	<b>\$24.31</b>

2022 Estimated Budget Requirement	10,559,313
Amount to be raised by taxes	10,559,313
Weighted Assessment	1,488,177,140
Tax Rate	0.00709547
Taxes per 100,000 Residential Assessment	709.55

Approximately every 1% residential tax rate increase equals \$102,000