

2023 Municipal Tax Rates

1st Draft (increase TBD)

Property Class Description	RTC	RTQ	2023 MPAC Estimated Roll Total	Tax Ratio	Tax Rate Reduction	Weighted Assessment	1st Draft Tax Rate	1st Draft 2023 Taxes
Commercial, , Exempt From Taxation, But Eligible For Payment-In-Lieu Of Taxes At The Full Rate.	C	F	2,725,362	1.0986	1	2,994,082	0.00847037	23,085
Commercial, Payment In Lieu, Full, Excess Land	C	V	1,175,956	1.0986	0.7	904,334	0.00592926	6,973
School Rates).	C	G	396,037	1.0986	1	435,086	0.00847037	3,355
Commercial, Taxable vacan land shared, Subject To Payment-In-Lieu Of Taxes At The Full Rate.	C	J	86,427,728	1.0986	0.7	66,464,651	0.00592926	512,452
Commercial, Taxable At The Full Rate.	C	T	3,592,801	1.0986	1	3,947,051	0.00847037	30,432
Commercial taxable: Excess land	C	U	106,353	1.0986	0.7	81,787	0.00592926	631
Commercial, Taxable At The Vacant Land Rate.	C	X	4,063,987	1.0986	0.7	3,125,287	0.00592926	24,096
Commerical payment in lieu full vacan land	C	Y	137,752	1.0986	0.7	105,934	0.00592926	817
Commercial payment in lieu general vacant land	C	Z		1.0986	0.7	-	0.00592926	0
New Construction Commercial: Full No Support	X	T	7,798,381	1.0986	1	8,567,302	0.00847037	66,055
Exempt	E		68,500,264	0	0	-	-	0
Farmland, Taxable At The Full Rate.	F	T	218,913,583	1	0.25	54,728,396	0.00192754	421,964
Industrial, Taxable, Shared Payment-In-Lieu (Not Pil But Shared As If It Was)	I	H	75,460	1.5432	1	116,449	0.01189830	898
Industrial, Taxable At The Full Rate.	I	T	3,876,907	1.5432	1	5,982,843	0.01189830	46,129
Industrial, Taxable At The Vacant Land Rate. Excess Land	I	U	450,631	1.5432	0.65	452,019	0.00773390	3,485
Industrial, Taxable At The Vacant Land Rate.	I	X	4,084,548	1.5432	0.65	4,097,128	0.00773390	31,589
New Construction Industrial, Taxable At The Full Rate.	J	T	1,739,118	1.5432	1	2,683,808	0.01189830	20,693
Pipeline Taxable: Full	P	T	7,583,448	1	0.9386	7,117,824	0.00723675	54,879
Multi-Residential Taxable: Full	M	T	4,027,219	1	1.5815	6,369,047	0.01219360	49,106
School Rates).	R	G	1,759,376	1	1	1,759,376	0.00771015	13,565
Rate.	R	P		1	1	-	0.00771015	0
Residential, Taxable At The Full Rate.	R	T	1,323,363,500	1	1	1,323,363,500	0.00771015	10,203,331
Managed Forest, Taxable At The Full Rate.	T	T	7,534,728	1	0.25	1,883,682	0.00192754	14,523
			\$ 1,748,333,138			1,495,179,587		11,528,059

Estimated Break-even, with 0% TAX INCREASE, equals \$54,949 of additional tax revenue

2023	\$771.02
2022	\$704.76
Estimated increase in Residential Tax Rate %	9.4%
\$ Value of increase per 100,000 Residential CVA	\$66.26

2023 Estimated Budget Requirement	11,528,053
Amount to be raised by taxes	11,528,053
Weighted Assessment	1,495,179,587
Tax Rate	0.00771015
Taxes per 100,000 Residential Assessment	771.02

Approximately every 1% residential tax rate increase equals \$105,400