

2024 Municipal Tax Rates
2nd Draft (3.9% increase)

Property Class Description	RTC	RTQ	2024 MPAC Roll Total	Tax Ratio	Tax Rate Reduction	Weighted Assessment	2nd Draft Tax Rate	2nd Draft 2024 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	0.00828139	22,282
Commercial, Payment In Lieu, Full, Excess Land	C	V	105,000	1.0986	0.7	80,747	0.00579697	608
School Rates).	C	G	1,161,000	1.0986	1	1,275,475	0.00828139	9,614
Commercial, Taxable vacant land shared, Subject To Payment-In-Lieu Of Taxes At The Full Rate.	C	J	112,000	1.0986	0.7	86,130	0.00579697	649
Commercial, Taxable At The Full Rate.	C	T	97,401,928	1.0986	1	107,005,758	0.00828139	806,623
Commercial taxable: Excess land	C	U	3,547,107	1.0986	0.7	2,727,796	0.00579697	20,562
Commercial, Taxable At The Vacant Land Rate.	C	X	3,772,300	1.0986	0.7	2,900,974	0.00579697	21,867
Commerical payment in lieu full vacan land	C	Y	136,000	1.0986	0.7	104,587	0.00579697	788
Commercial payment in lieu general vacant land	C	Z		1.0986	0.7	-	0.00579697	0
New Construction Commercial: Full No Support	X	T		1.0986	1	-	0.00828139	0
Exempt	E		85,646,365	0	0	-	-	0
Farmland, Taxable At The Full Rate.	F	T	218,587,500	1	0.25	54,646,875	0.00188453	411,935
Industrial, Taxable, Shared Payment-In-Lieu (Not Pil But Shared As If It Was)	I	H	117,300	1.5432	1	181,017	0.01163284	1,364
Industrial, Taxable, Excess Land, Shared Payment in Lieu	I	K	57,200	1.5432	0.65	57,376	0.00756135	432
Industrial, Taxable At The Full Rate.	I	T	6,423,500	1.5432	1	9,912,745	0.01163284	74,723
Industrial, Taxable At The Vacant Land Rate. Excess Land	I	U	411,300	1.5432	0.65	412,567	0.00756135	3,109
Industrial, Taxable At The Vacant Land Rate.	I	X	3,834,900	1.5432	0.65	3,846,711	0.00756135	28,997
New Construction Industrial, Taxable At The Full Rate.	J	T		1.5432	1	-	0.01163284	0
Pipeline Taxable: Full	P	T	8,103,000	1	0.9386	7,605,476	0.00707529	57,331
Multi-Residential Taxable: Full	M	T	4,009,000	1	1.3901	5,572,911	0.01047875	42,009
School Rates).	R	G	2,117,000	1	1	2,117,000	0.00753813	15,958
Rate.	R	P		1	1	-	0.00753813	0
Residential, Taxable At The Full Rate.	R	T	1,330,150,900	1	1	1,330,150,900	0.00753813	10,026,854
Managed Forest, Taxable At The Full Rate.	T	T	8,128,600	1	0.25	2,032,150	0.00188453	15,318
			\$ 1,776,512,600			1,533,673,199		11,561,023

2024 Estimated Budget Require	11,561,020
Amount to be raised by taxes	11,561,020
Weighted Assessment	1,533,673,199
Tax Rate	0.00753813
Taxes per 100,000 Residential Assessment	753.81

Estimated Break-even, with 0% TAX INCREASE, equals \$114,285 of additional tax revenue

2024 \$753.81

2023 \$725.80

Estimated increase in Residential Tax Rate % 3.9%

\$ Value of increase per 100,000 Residential CVA \$28.01

Approximately every 1% residential tax rate increase equals \$111,300