

## Impacts of 2011 Municipal Tax Rates

### Overall Tax and Payment in Lieu Revenue Share

Residential	54.8%
Non-Residential	45.2%

### Municipal Tax and Payment in Lieu Revenue Shares

Residential	49.7%
Non-Residential	50.3%

### Average Market Value Change (by Assessment Group)

Residential	8.1%
Other Residential	(2.1%)
Non-Residential	(0.5%)

### Assessment Growth (by Assessment Group)

Residential	3.0%
Other Residential	(1.6%)
Non-Residential	2.3%

### Residential Property (Three or Less Dwelling Units)

#### Total Tax Change for Residential Property

Year	Assessment	Tax Rate	Tax Levy	Difference	%Change
2010	337,500	.0073487	\$2,480		
2011	365,000	.0071216	\$2,599	\$119	4.8%

#### Municipal Tax Change for Residential Property

Year	Assessment	Tax Rate	Tax Levy	Difference	%Change
2010	337,500	.0047308	\$1,597		
2011	365,000	.0046778	\$1,707	\$110	6.9%

#### Provincial Education Tax Change for Residential Property

Year	Assessment	Tax Rate	Tax Levy	Difference	%Change
2010	337,500	.0026179	\$883		
2011	365,000	.0024438	\$892	\$9	1.0%

**Walk-Up Rental Apartment Suite****Total Tax Change for Typical Walk-Up Apartment Suite**

Year	Assessment	Tax Rate	Tax Levy	Difference	%Change
2010	99,500	.0080583	\$802		
2011	97,500	.0078233	\$763	(\$39)	(4.9%)

**Municipal Tax Change for Typical Walk-Up Apartment Suite**

Year	Assessment	Tax Rate	Tax Levy	Difference	%Change
2010	99,500	.0054404	\$541		
2011	97,500	.0053795	\$525	(\$16)	(3.0%)

**Provincial Education Tax Change for Typical Walk-Up Apartment Suite**

Year	Assessment	Tax Rate	Tax Levy	Difference	%Change
2010	99,500	.0026179	\$260		
2011	97,500	.0024438	\$238	(\$22)	(8.5%)

**Non-Residential Property****Total Tax Change per 100,000 of Assessment**

Year	Assessment	Tax Rate	Tax Levy	Difference	%Change
2010	100,000	.0155588	\$1,556		
Before Transfer from Business Tax					
2011	99,500	.0163323	\$1,625	\$69	4.4%
Total Tax Including Transfer from Business Tax					
2011	99,500	.0173677	\$1,728	\$172	11.1%

**Municipal Tax Change per 100,000 of Assessment**

Year	Assessment	Tax Rate	Tax Levy	Difference	%Change
2010	100,000	.0124654	\$1,247		
Before Transfer from Business Tax					
2011	99,500	.0130240	\$1,296	\$49	3.9%
Total Including Transfer from Business Tax					
2011	99,500	.0140594	\$1,399	\$152	12.2%

**Provincial Education Tax Change per 100,000 of Assessment**

Year	Assessment	Tax Rate	Tax Levy	Difference	%Change
2010	100,000	.0030934	\$309		
2011	99,500	.0033083	\$329	\$20	6.5%