

2020 Projected Assessment Base 0% Budget Increase

*Values Prepared on 2019 Sept 27 - subject to change

0% Budget Increase - 49% Res/51% NR Split				0% Budget Increase - 50% Res/50% NR Split			0% Budget Increase - 52% Res/48% NR Split		
	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Taxable Residential Base	215,899,418,873	206,917,417,800	-4.16%	215,899,418,873	206,917,417,800	-4.16%	215,899,418,873	206,917,417,800	-4.16%
Taxable Non-Residential Base	58,380,240,793	60,315,534,520	3.31%	58,380,240,793	60,315,534,520	3.31%	58,380,240,793	60,315,534,520	3.31%
Estimated Residential Tax	908,520,000	928,763,000		908,520,000	947,717,000		908,520,000	985,626,000	
Estimated Non-Residential Tax	1,016,078,000	966,671,000		1,016,078,000	947,717,000		1,016,078,000	909,808,000	

Residential



0% Budget Increase - 49% Res/51% NR Split				0% Budget Increase - 50% Res/50% NR Split			0% Budget Increase - 52% Res/48% NR Split		
Examples									
Typical Single Residential Home	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	475,000	455,000	-4.21%	475,000	455,000	-4.21%	475,000	455,000	-4.21%
Municipal Tax Rate	0.0042108	0.0044231		0.0042108	0.0045133		0.0042108	0.0046939	
Municipal Taxes	2,000	2,013	0.62%	2,000	2,054	2.67%	2,000	2,136	6.78%
Monthly Payment	167	168	0.62%	167	171	2.67%	167	178	6.78%
Typical Single Residential Condo	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	255,000	240,000	-5.88%	255,000	240,000	-5.88%	255,000	240,000	-5.88%
Municipal Tax Rate	0.0042108	0.0044231		0.0042108	0.0045133		0.0042108	0.0046939	
Municipal Taxes	1,074	1,062	-1.14%	1,074	1,083	0.88%	1,074	1,127	4.92%
Monthly Payment	89	88	-1.14%	89	90	0.88%	89	94	4.92%

Non-Residential



0% Budget Increase - 49% Res/51% NR Split				0% Budget Increase - 50% Res/50% NR Split			0% Budget Increase - 52% Res/48% NR Split		
Examples									
Non-Residential \$5m Property	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	5,000,000	5,000,000	0.00%	5,000,000	5,000,000	0.00%	5,000,000	5,000,000	0.00%
Municipal Tax Rate	0.017775	0.0158109		0.017775	0.0154083		0.017775	0.0146015	
Municipal Taxes	88,875	79,055	-11.05%	88,875	77,042	-13.31%	88,875	73,008	-17.85%
Less PTP	(16,214)			(16,214)			(16,214)		
Actual Municipal Taxes	72,661	79,055	8.80%	72,661	77,042	6.03%	72,661	73,008	0.48%

Retail - Strip Mall	2019	2020 Estimate	YOY Change
Assessment	3,250,000	3,650,000	12.31%
Municipal Tax Rate	0.017775	0.0158109	
Municipal Taxes	57,769	57,710	-0.10%
Less PTP	(11,780)		
Actual Municipal Taxes	45,988	57,710	25.49%

2019	2020 Estimate	YOY Change
3,250,000	3,650,000	12.31%
0.017775	0.0154083	
57,769	56,240	-2.65%
(11,780)		
45,988	56,240	22.29%

2019	2020 Estimate	YOY Change
3,250,000	3,650,000	12.31%
0.017775	0.0146015	
57,769	53,295	-7.74%
(11,780)		
45,988	53,295	15.89%

Retail - 17 AV SW	2019	2020 Estimate	YOY Change
Assessment	3,560,000	3,390,000	-4.78%
Municipal Tax Rate	0.017775	0.0158109	
Municipal Taxes	63,279	53,599	-15.30%
Less PTP	(15,162)		
Actual Municipal Taxes	48,117	53,599	11.39%

2019	2020 Estimate	YOY Change
3,560,000	3,390,000	-4.78%
0.017775	0.0154083	
63,279	52,234	-17.45%
(15,162)		
48,117	52,234	8.56%

2019	2020 Estimate	YOY Change
3,560,000	3,390,000	-4.78%
0.017775	0.0146015	
63,279	49,499	-21.78%
(15,162)		
48,117	49,499	2.87%

Retail - Neighbourhood Shopping Centre	2019	2020 Estimate	YOY Change
Assessment	41,390,000	44,340,000	7.13%
Municipal Tax Rate	0.017775	0.0158109	
Municipal Taxes	735,707	701,055	-4.71%
Less PTP	(132,152)		
Actual Municipal Taxes	603,555	701,055	16.15%

2019	2020 Estimate	YOY Change
41,390,000	44,340,000	7.13%
0.017775	0.0154083	
735,707	683,204	-7.14%
(132,152)		
603,555	683,204	13.20%

2019	2020 Estimate	YOY Change
41,390,000	44,340,000	7.13%
0.017775	0.0146015	
735,707	647,431	-12.00%
(132,152)		
603,555	647,431	7.27%

Office - Downtown AA Class	2019	2020 Estimate	YOY Change
Assessment	391,200,000	391,130,000	-0.02%
Municipal Tax Rate	0.017775	0.0158109	
Municipal Taxes	6,953,580	6,184,117	-11.07%
Less PTP	-		
Actual Municipal Taxes	6,953,580	6,184,117	-11.07%

2019	2020 Estimate	YOY Change
391,200,000	391,130,000	-0.02%
0.017775	0.0154083	
6,953,580	6,026,648	-13.33%
-		
6,953,580	6,026,648	-13.33%

2019	2020 Estimate	YOY Change
391,200,000	391,130,000	-0.02%
0.017775	0.0146015	
6,953,580	5,711,085	-17.87%
-		
6,953,580	5,711,085	-17.87%

Office - Downtown A Class	2019	2020 Estimate	YOY Change
Assessment	92,930,000	114,560,000	23.28%
Municipal Tax Rate	0.017775	0.0158109	
Municipal Taxes	1,651,831	1,811,297	9.65%
Less PTP	-		
Actual Municipal Taxes	1,651,831	1,811,297	9.65%

2019	2020 Estimate	YOY Change
92,930,000	114,560,000	23.28%
0.017775	0.0154083	
1,651,831	1,765,175	6.86%
-		
1,651,831	1,765,175	6.86%

2019	2020 Estimate	YOY Change
92,930,000	114,560,000	23.28%
0.017775	0.0146015	
1,651,831	1,672,748	1.27%
-		
1,651,831	1,672,748	1.27%

Industrial - Warehouse	2019	2020 Estimate	YOY Change
Assessment	4,970,000	5,390,000	8.45%
Municipal Tax Rate	0.017775	0.0158109	
Municipal Taxes	88,342	85,221	-3.53%
Less PTP	(13,083)		
Actual Municipal Taxes	75,259	85,221	13.24%

2019	2020 Estimate	YOY Change
4,970,000	5,390,000	8.45%
0.017775	0.0154083	
88,342	83,051	-5.99%
(13,083)		
75,259	83,051	10.35%

2019	2020 Estimate	YOY Change
4,970,000	5,390,000	8.45%
0.017775	0.0146015	
88,342	78,702	-10.91%
(13,083)		
75,259	78,702	4.58%

Suburban Office	2019	2020 Estimate	YOY Change
Assessment	28,170,000	25,310,000	-10.15%
Municipal Tax Rate	0.017775	0.0158109	
Municipal Taxes	500,722	400,174	-20.08%
Less PTP	(32,601)		
Actual Municipal Taxes	468,121	400,174	-14.51%

2019	2020 Estimate	YOY Change
28,170,000	25,310,000	-10.15%
0.017775	0.0154083	
500,722	389,984	-22.12%
(32,601)		
468,121	389,984	-16.69%

2019	2020 Estimate	YOY Change
28,170,000	25,310,000	-10.15%
0.017775	0.0146015	
500,722	369,564	-26.19%
(32,601)		
468,121	369,564	-21.05%

2020 Projected Assessment Base

1.5% Budget Increase

*Values Prepared on 2019 Sept 27 - subject to change

1.5% Budget Increase - 49% Res/51% NR Split				1.5% Budget Increase - 50% Res/50% NR Split			1.5% Budget Increase - 52% Res/48% NR Split		
	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Taxable Residential Base	215,899,418,873	206,917,417,800	-4.16%	215,899,418,873	206,917,417,800	-4.16%	215,899,418,873	206,917,417,800	-4.16%
Taxable Non-Residential Base	58,380,240,793	60,315,534,520	3.31%	58,380,240,793	60,315,534,520	3.31%	58,380,240,793	60,315,534,520	3.31%
Estimated Residential Tax	908,520,000	941,502,000		908,520,000	960,716,000		908,520,000	999,145,000	
Estimated Non-Residential Tax	1,016,078,000	979,930,000		1,016,078,000	960,716,000		1,016,078,000	922,287,000	

Residential



1.5% Budget Increase - 49% Res/51% NR Split				1.5% Budget Increase - 50% Res/50% NR Split			1.5% Budget Increase - 52% Res/48% NR Split		
Examples									
Typical Single Residential Home	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	475,000	455,000	-4.21%	475,000	455,000	-4.21%	475,000	455,000	-4.21%
Municipal Tax Rate	0.0042108	0.0044838		0.0042108	0.0045752		0.0042108	0.0047581	
Municipal Taxes	2,000	2,040	2.00%	2,000	2,082	4.08%	2,000	2,165	8.24%
Monthly Payment	167	170	2.00%	167	173	4.08%	167	180	8.24%
Typical Single Residential Condo	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	255,000	240,000	-5.88%	255,000	240,000	-5.88%	255,000	240,000	-5.88%
Municipal Tax Rate	0.0042108	0.0044838		0.0042108	0.0045752		0.0042108	0.0047581	
Municipal Taxes	1,074	1,076	0.22%	1,074	1,098	2.26%	1,074	1,142	6.35%
Monthly Payment	89	90	0.22%	89	92	2.26%	89	95	6.35%

Non-Residential



1.5% Budget Increase - 49% Res/51% NR Split				1.5% Budget Increase - 50% Res/50% NR Split			1.5% Budget Increase - 52% Res/48% NR Split		
Examples									
Non-Residential \$5m Property	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	5,000,000	5,000,000	0.00%	5,000,000	5,000,000	0.00%	5,000,000	5,000,000	0.00%
Municipal Tax Rate	0.017775	0.0160914		0.017775	0.0156836		0.017775	0.0148681	
Municipal Taxes	88,875	80,457	-9.47%	88,875	78,418	-11.77%	88,875	74,341	-16.35%
Less PTP	(16,214)			(16,214)			(16,214)		
Actual Municipal Taxes	72,661	80,457	10.73%	72,661	78,418	7.92%	72,661	74,341	2.26%

Retail - Strip Mall	2019	2020 Estimate	YOY Change
Assessment	3,250,000	3,650,000	12.31%
Municipal Tax Rate	0.017775	0.0160914	
Municipal Taxes	57,769	58,734	1.67%
Less PTP	(11,780)		
Actual Municipal Taxes	45,988	58,734	27.71%

2019	2020 Estimate	YOY Change
3,250,000	3,650,000	12.31%
0.017775	0.0156836	
57,769	57,245	-0.91%
(11,780)		
45,988	57,245	24.48%

2019	2020 Estimate	YOY Change
3,250,000	3,650,000	12.31%
0.017775	0.0148681	
57,769	54,269	-6.06%
(11,780)		
45,988	54,269	18.01%

Retail - 17 AV SW	2019	2020 Estimate	YOY Change
Assessment	3,560,000	3,390,000	-4.78%
Municipal Tax Rate	0.017775	0.0160914	
Municipal Taxes	63,279	54,550	-13.79%
Less PTP	(15,162)		
Actual Municipal Taxes	48,117	54,550	13.37%

2019	2020 Estimate	YOY Change
3,560,000	3,390,000	-4.78%
0.017775	0.0156836	
63,279	53,167	-15.98%
(15,162)		
48,117	53,167	10.50%

2019	2020 Estimate	YOY Change
3,560,000	3,390,000	-4.78%
0.017775	0.0148681	
63,279	50,403	-20.35%
(15,162)		
48,117	50,403	4.75%

Retail - Neighbourhood Shopping Centre	2019	2020 Estimate	YOY Change
Assessment	41,390,000	44,340,000	7.13%
Municipal Tax Rate	0.017775	0.0160914	
Municipal Taxes	735,707	713,493	-3.02%
Less PTP	(132,152)		
Actual Municipal Taxes	603,555	713,493	18.21%

2019	2020 Estimate	YOY Change
41,390,000	44,340,000	7.13%
0.017775	0.0156836	
735,707	695,411	-5.48%
(132,152)		
603,555	695,411	15.22%

2019	2020 Estimate	YOY Change
41,390,000	44,340,000	7.13%
0.017775	0.0148681	
735,707	659,252	-10.39%
(132,152)		
603,555	659,252	9.23%

Office - Downtown AA Class	2019	2020 Estimate	YOY Change
Assessment	391,200,000	391,130,000	-0.02%
Municipal Tax Rate	0.017775	0.0160914	
Municipal Taxes	6,953,580	6,293,829	-9.49%
Less PTP	-		
Actual Municipal Taxes	6,953,580	6,293,829	-9.49%

2019	2020 Estimate	YOY Change
391,200,000	391,130,000	-0.02%
0.017775	0.0156836	
6,953,580	6,134,326	-11.78%
-		
6,953,580	6,134,326	-11.78%

2019	2020 Estimate	YOY Change
391,200,000	391,130,000	-0.02%
0.017775	0.0148681	
6,953,580	5,815,360	-16.37%
-		
6,953,580	5,815,360	-16.37%

Office - Downtown A Class	2019	2020 Estimate	YOY Change
Assessment	92,930,000	114,560,000	23.28%
Municipal Tax Rate	0.017775	0.0160914	
Municipal Taxes	1,651,831	1,843,431	11.60%
Less PTP	-		
Actual Municipal Taxes	1,651,831	1,843,431	11.60%

2019	2020 Estimate	YOY Change
92,930,000	114,560,000	23.28%
0.017775	0.0156836	
1,651,831	1,796,713	8.77%
-		
1,651,831	1,796,713	8.77%

2019	2020 Estimate	YOY Change
92,930,000	114,560,000	23.28%
0.017775	0.0148681	
1,651,831	1,703,290	3.12%
-		
1,651,831	1,703,290	3.12%

Industrial - Warehouse	2019	2020 Estimate	YOY Change
Assessment	4,970,000	5,390,000	8.45%
Municipal Tax Rate	0.017775	0.0160914	
Municipal Taxes	88,342	86,733	-1.82%
Less PTP	(13,083)		
Actual Municipal Taxes	75,259	86,733	15.25%

2019	2020 Estimate	YOY Change
4,970,000	5,390,000	8.45%
0.017775	0.0156836	
88,342	84,535	-4.31%
(13,083)		
75,259	84,535	12.33%

2019	2020 Estimate	YOY Change
4,970,000	5,390,000	8.45%
0.017775	0.0148681	
88,342	80,139	-9.29%
(13,083)		
75,259	80,139	6.48%

Suburban Office	2019	2020 Estimate	YOY Change
Assessment	28,170,000	25,310,000	-10.15%
Municipal Tax Rate	0.017775	0.0160914	
Municipal Taxes	500,722	407,273	-18.66%
Less PTP	(32,601)		
Actual Municipal Taxes	468,121	407,273	-13.00%

2019	2020 Estimate	YOY Change
28,170,000	25,310,000	-10.15%
0.017775	0.0156836	
500,722	396,952	-20.72%
(32,601)		
468,121	396,952	-15.20%

2019	2020 Estimate	YOY Change
28,170,000	25,310,000	-10.15%
0.017775	0.0148681	
500,722	376,312	-24.85%
(32,601)		
468,121	376,312	-19.61%

2020 Projected Assessment Base 3.03% Budget Increase

*Values Prepared on 2019 Sept 27 - subject to change

3.03% Budget Increase - 49% Res/51% NR Split				3.03% Budget Increase - 50% Res/50% NR Split			3.03% Budget Increase - 52% Res/48% NR Split		
	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Taxable Residential Base	215,899,418,873	206,917,417,800	-4.16%	215,899,418,873	206,917,417,800	-4.16%	215,899,418,873	206,917,417,800	-4.16%
Taxable Non-Residential Base	58,380,240,793	60,315,534,520	3.31%	58,380,240,793	60,315,534,520	3.31%	58,380,240,793	60,315,534,520	3.31%
Estimated Residential Tax	908,520,000	951,025,000		908,520,000	973,975,000		908,520,000	1,012,931,000	
Estimated Non-Residential Tax	1,016,078,000	996,925,000		1,016,078,000	973,975,000		1,016,078,000	935,019,000	

Residential



3.03% Budget Increase - 49% Res/51% NR Split				3.03% Budget Increase - 50% Res/50% NR Split			3.03% Budget Increase - 52% Res/48% NR Split		
Examples									
Typical Single Residential Home	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	475,000	455,000	-4.21%	475,000	455,000	-4.21%	475,000	455,000	-4.21%
Municipal Tax Rate	0.0042108	0.0045291		0.0042108	0.0046385		0.0042108	0.0048240	
Municipal Taxes	2,000	2,061	3.03%	2,000	2,111	5.52%	2,000	2,195	9.74%
Monthly Payment	167	172	3.03%	167	176	5.52%	167	183	9.74%
Typical Single Residential Condo	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	255,000	240,000	-5.88%	255,000	240,000	-5.88%	255,000	240,000	-5.88%
Municipal Tax Rate	0.0042108	0.0045291		0.0042108	0.0046385		0.0042108	0.0048240	
Municipal Taxes	1,074	1,087	1.23%	1,074	1,113	3.68%	1,074	1,158	7.82%
Monthly Payment	89	91	1.23%	89	93	3.68%	89	96	7.82%

Non-Residential



3.03% Budget Increase - 49% Res/51% NR Split				3.03% Budget Increase - 50% Res/50% NR Split			3.03% Budget Increase - 52% Res/48% NR Split		
Examples									
Non-Residential \$5m Property	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change	2019	2020 Estimate	YOY Change
Assessment	5,000,000	5,000,000	0.00%	5,000,000	5,000,000	0.00%	5,000,000	5,000,000	0.00%
Municipal Tax Rate	0.017775	0.0164527		0.017775	0.0159658		0.017775	0.0151382	
Municipal Taxes	88,875	82,264	-7.44%	88,875	79,829	-10.18%	88,875	75,691	-14.83%
Less PTP	(16,214)			(16,214)			(16,214)		
Actual Municipal Taxes	72,661	82,264	13.22%	72,661	79,829	9.86%	72,661	75,691	4.00%

Retail - Strip Mall	2019	2020 Estimate	YOY Change
Assessment	3,250,000	3,650,000	12.31%
Municipal Tax Rate	0.017775	0.0164527	
Municipal Taxes	57,769	60,052	3.95%
Less PTP	(11,780)		
Actual Municipal Taxes	45,988	60,052	30.58%

2019	2020 Estimate	YOY Change
3,250,000	3,650,000	12.31%
0.017775	0.0159658	
57,769	58,275	0.88%
(11,780)		
45,988	58,275	26.72%

2019	2020 Estimate	YOY Change
3,250,000	3,650,000	12.31%
0.017775	0.0151382	
57,769	55,254	-4.35%
(11,780)		
45,988	55,254	20.15%

Retail - 17 AV SW	2019	2020 Estimate	YOY Change
Assessment	3,560,000	3,390,000	-4.78%
Municipal Tax Rate	0.017775	0.0164527	
Municipal Taxes	63,279	55,775	-11.86%
Less PTP	(15,162)		
Actual Municipal Taxes	48,117	55,775	15.91%

2019	2020 Estimate	Change
3,560,000	3,390,000	-4.78%
0.017775	0.0159658	
63,279	54,124	-14.47%
(15,162)		
48,117	54,124	12.48%

2019	2020 Estimate	Change
3,560,000	3,390,000	-4.78%
0.017775	0.0151382	
63,279	51,318	-18.90%
(15,162)		
48,117	51,318	6.65%

Retail - Neighbourhood Shopping Centre	2019	2020 Estimate	YOY Change
Assessment	41,390,000	44,340,000	7.13%
Municipal Tax Rate	0.017775	0.0164527	
Municipal Taxes	735,707	729,513	-0.84%
Less PTP	(132,152)		
Actual Municipal Taxes	603,555	729,513	20.87%

2019	2020 Estimate	YOY Change
41,390,000	44,340,000	7.13%
0.017775	0.0159658	
735,707	707,924	-3.78%
(132,152)		
603,555	707,924	17.29%

2019	2020 Estimate	YOY Change
41,390,000	44,340,000	7.13%
0.017775	0.0151382	
735,707	671,228	-8.76%
(132,152)		
603,555	671,228	11.21%

Office - Downtown AA Class	2019	2020 Estimate	YOY Change
Assessment	391,200,000	391,130,000	-0.02%
Municipal Tax Rate	0.017775	0.0164527	
Municipal Taxes	6,953,580	6,435,145	-7.46%
Less PTP	-		
Actual Municipal Taxes	6,953,580	6,435,145	-7.46%

2019	2020 Estimate	YOY Change
391,200,000	391,130,000	-0.02%
0.017775	0.0159658	
6,953,580	6,244,703	-10.19%
-		
6,953,580	6,244,703	-10.19%

2019	2020 Estimate	YOY Change
391,200,000	391,130,000	-0.02%
0.017775	0.0151382	
6,953,580	5,921,004	-14.85%
-		
6,953,580	5,921,004	-14.85%

Office - Downtown A Class	2019	2020 Estimate	YOY Change
Assessment	92,930,000	114,560,000	23.28%
Municipal Tax Rate	0.017775	0.0164527	
Municipal Taxes	1,651,831	1,884,821	14.10%
Less PTP	-		
Actual Municipal Taxes	1,651,831	1,884,821	14.10%

2019	2020 Estimate	YOY Change
92,930,000	114,560,000	23.28%
0.017775	0.0159658	
1,651,831	1,829,042	10.73%
-		
1,651,831	1,829,042	10.73%

2019	2020 Estimate	YOY Change
92,930,000	114,560,000	23.28%
0.017775	0.0151382	
1,651,831	1,734,232	4.99%
-		
1,651,831	1,734,232	4.99%

Industrial - Warehouse	2019	2020 Estimate	YOY Change
Assessment	4,970,000	5,390,000	8.45%
Municipal Tax Rate	0.017775	0.0164527	
Municipal Taxes	88,342	88,680	0.38%
Less PTP	(13,083)		
Actual Municipal Taxes	75,259	88,680	17.83%

2019	2020 Estimate	YOY Change
4,970,000	5,390,000	8.45%
0.017775	0.0159658	
88,342	86,056	-2.59%
(13,083)		
75,259	86,056	14.35%

2019	2020 Estimate	YOY Change
4,970,000	5,390,000	8.45%
0.017775	0.0151382	
88,342	81,595	-7.64%
(13,083)		
75,259	81,595	8.42%

Suburban Office	2019	2020 Estimate	YOY Change
Assessment	28,170,000	25,310,000	-10.15%
Municipal Tax Rate	0.017775	0.0164527	
Municipal Taxes	500,722	416,418	-16.84%
Less PTP	(32,601)		
Actual Municipal Taxes	468,121	416,418	-11.04%

2019	2020 Estimate	YOY Change
28,170,000	25,310,000	-10.15%
0.017775	0.0159658	
500,722	404,094	-19.30%
(32,601)		
468,121	404,094	-13.68%

2019	2020 Estimate	YOY Change
28,170,000	25,310,000	-10.15%
0.017775	0.0151382	
500,722	383,148	-23.48%
(32,601)		
468,121	383,148	-18.15%