

ILLUSTRATIVE EXAMPLES

52% Residential : 48% Non-Residential				10% Cap
2020	2021	Year-over-Year Change		
<i>Non-Residential \$5M Property</i>				
Assessment	\$5,000,000	\$5,000,000	0.00%	\$5,000,000
Municipal Taxes	\$79,139	\$83,063	4.96%	\$83,063
One-time Rebate	-\$1,042			
Less PTP	\$0			\$0
Municipal Taxes After PTP	\$78,097	\$83,063	6.36%	\$83,063
Muni Tax Change After PTP Excl 2020 Rebates				4.96%
<i>Retail - Strip Mall</i>				
Assessment	\$3,440,000	\$3,020,000	-12.21%	\$3,020,000
Municipal Taxes	\$54,448	\$50,170	-7.86%	\$50,170
One-time Rebate	-\$717			
Less PTP	-\$3,144			\$0
Municipal Taxes After PTP	\$50,587	\$50,170	-0.82%	\$50,170
Muni Tax Change After PTP Excl 2020 Rebates				-7.86%
<i>Retail - 17th Avenue SW (1)</i>				
Assessment	\$1,980,000	\$1,890,000	-4.55%	\$1,890,000
Municipal Taxes	\$31,339	\$31,398	0.19%	\$31,398
One-time Rebate	-\$413			
Less PTP	-\$4,184			\$0
Municipal Taxes After PTP	\$26,742	\$31,398	17.41%	\$31,369
Muni Tax Change After PTP Excl 2020 Rebates				0.19%
<i>Retail - 17th Avenue SW (2)</i>				
Assessment	\$2,170,000	\$2,060,000	-5.07%	\$2,060,000
Municipal Taxes	\$34,346	\$34,222	-0.36%	\$34,222
One-time Rebate	-\$452			
Less PTP	\$0			\$0
Municipal Taxes After PTP	\$33,894	\$34,222	0.97%	\$34,222
Muni Tax Change After PTP Excl 2020 Rebates				-0.36%
<i>Retail - Neighbourhood Shopping Centre</i>				
Assessment	\$44,410,000	\$44,250,000	-0.36%	\$44,250,000
Municipal Taxes	\$702,913	\$735,103	4.58%	\$735,103
One-time Rebate	-\$9,255			
Less PTP	-\$56,243			\$0
Municipal Taxes After PTP	\$637,415	\$735,103	15.33%	\$735,103
Muni Tax Change After PTP Excl 2020 Rebates				4.58%
<i>Industrial - Typical Warehouse</i>				
Assessment	\$2,770,000	\$2,830,000	2.17%	\$2,830,000
Municipal Taxes	\$43,843	\$47,013	7.23%	\$47,013
One-time Rebate	-\$577			
Less PTP	\$0			\$0
Municipal Taxes After PTP	\$43,266	\$47,013	8.66%	\$47,013
Muni Tax Change After PTP Excl 2020 Rebates				7.23%

52% Residential : 48% Non-Residential				
	2020	2021	Year-over-Year Change	10% Cap
Industrial - Large Format Warehouse				
Assessment	\$48,990,000	\$54,100,000	10.43%	\$54,100,000
Municipal Taxes	\$775,404	\$898,736	15.91%	\$898,736
One-time Rebate	-\$10,210			
Less PTP	-\$29,704	-\$45,792		-\$45,792
Municipal Taxes After PTP	\$735,490	\$852,944	15.97%	\$852,944
Muni Tax Change After PTP Excl 2020 Rebates				10.00%
Suburban Office				
Assessment	\$13,100,000	\$13,040,000	-0.46%	\$13,040,000
Municipal Taxes	\$207,344	\$216,627	4.48%	\$216,627
One-time Rebate	-\$2,730			
Less PTP	\$0			\$0
Municipal Taxes After PTP	\$204,614	\$216,627	5.87%	\$216,627
Muni Tax Change After PTP Excl 2020 Rebates				4.48%
Office - Downtown AA Class				
Assessment	\$315,370,000	\$276,490,000	-12.33%	\$276,490,000
Municipal Taxes	\$4,991,613	\$4,593,190	-7.98%	\$4,593,190
One-time Rebate	-\$65,723			
Less PTP	\$0			\$0
Municipal Taxes After PTP	\$4,925,890	\$4,593,190	-6.75%	\$4,593,190
Muni Tax Change After PTP Excl 2020 Rebates				-7.98%
Accomodation - Hotel				
Assessment	\$111,170,000	\$79,120,000	-28.83%	\$79,120,000
Municipal Taxes	\$1,759,577	\$1,314,381	-25.30%	\$1,314,381
One-time Rebate	-\$23,168			
Less PTP	\$0			\$0
Municipal Taxes After PTP	\$1,736,409	\$1,314,381	-24.30%	\$1,314,381
Muni Tax Change After PTP Excl 2020 Rebates				-25.30%