

Impact of Subclassing Illustrative Properties

Location Subclass (Downtown and Non-Downtown)

*Subclass Adjusted Municipal Tax Rates are based on Revenue Neutral budgeting

**Subclass Adjusted Municipal Taxes and associated Year-Over-Year changes are exclusive of PTP

EC2022-0780

Attach 4

Downtown Non-Residential \$5M Property (Downtown Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$5,000,000	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0159094	14.61%	0.0177750	16.00%	0.0192820	21.20%	0.0158278	-10.95%	0.0164838	-14.51%	0.0165130	4.33%	0.0168590	2.28%
Municipal Taxes	\$69,410	\$76,617	10.38%	\$79,547	14.61%	\$88,875	16.00%	\$96,410	21.20%	\$79,139	-10.95%	\$82,419	-14.51%	\$82,565	4.33%	\$84,295	2.28%
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$19,313	\$20,515		\$20,515		\$21,234		\$21,234		\$17,898		\$17,898		\$20,473		\$20,473	
Total Taxes	\$88,723	\$97,132	9.48%	\$100,062	12.78%	\$110,109	13.36%	\$117,644	17.57%	\$97,037	-11.87%	\$100,317	-14.73%	\$103,038	6.18%	\$104,768	4.44%

Non-Downtown Non-Residential \$5M Property (Non-Downtown Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$5,000,000	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%	\$5,000,000	0.00%
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0151143	8.88%	0.0177750	16.00%	0.0173540	14.82%	0.0158278	-10.95%	0.0156602	-9.76%	0.0165130	4.33%	0.0164369	4.96%
Municipal Taxes	\$69,410	\$76,617	10.38%	\$75,572	8.88%	\$88,875	16.00%	\$86,770	14.82%	\$79,139	-10.95%	\$78,301	-9.76%	\$82,565	4.33%	\$82,185	4.96%
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$19,313	\$20,515		\$20,515		\$21,234		\$21,234		\$17,898		\$17,898		\$20,473		\$20,473	
Total Taxes	\$88,723	\$97,132	9.48%	\$96,087	8.30%	\$110,109	13.36%	\$108,004	12.40%	\$97,037	-11.87%	\$96,199	-10.93%	\$103,038	6.18%	\$102,658	6.71%

Retail - Strip Mall (Non-Downtown Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$3,060,000	\$3,160,000	3.27%	\$3,160,000	3.27%	\$3,250,000	2.85%	\$3,250,000	2.85%	\$3,440,000	5.85%	\$3,440,000	5.85%	\$3,020,000	-12.21%	\$3,020,000	-12.21%
Business Assessment	\$181,700	\$185,700		\$185,700		N/A		N/A		N/A		N/A		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$5,596	\$2,990		\$2,990		N/A		N/A		N/A		N/A		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0151143	8.88%	0.0177750	16.00%	0.0173540	14.82%	0.0158278	-10.95%	0.0156602	-9.76%	0.0165130	4.33%	0.0164369	4.96%
Municipal Taxes	\$42,479	\$48,422	13.99%	\$47,761	12.44%	\$57,769	19.30%	\$56,401	18.09%	\$54,448	-5.75%	\$53,871	-4.48%	\$49,869	-8.41%	\$49,639	-7.86%
Less PTP	\$2,427	\$1,680		N/A		\$11,780		N/A		\$3,166		N/A		N/A		N/A	
Municipal Taxes After PTP	\$40,052	\$46,742	16.70%	N/A		\$45,989	-1.61%	N/A	N/A	\$51,282	11.51%	N/A	N/A	\$49,869	-2.75%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$11,820	\$12,965		\$12,965		\$13,802		\$13,802		\$12,313		\$12,313		\$12,366		\$12,366	
Total Taxes	\$57,468	\$62,697	9.10%	\$63,716	10.87%	\$59,791	-4.64%	\$70,202	10.18%	\$63,595	6.36%	\$66,185	-5.72%	\$62,235	-2.14%	\$62,005	-6.31%

Retail - 17th Avenue SW (Non-Downtown Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$2,060,000	\$1,650,000	-19.90%	\$1,650,000	-19.90%	\$2,100,000	27.27%	\$2,100,000	27.27%	\$2,170,000	3.33%	\$2,170,000	3.33%	\$1,890,000	-12.90%	\$1,890,000	-12.90%
Business Assessment	\$116,335	\$84,526		\$84,526		N/A		N/A		N/A		N/A		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$3,583	\$1,361		\$1,361		N/A		N/A		N/A		N/A		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0151143	8.88%	0.0177750	16.00%	0.0173540	14.82%	0.0158278	-10.95%	0.0156602	-9.76%	0.0165130	4.33%	0.0164369	4.96%
Municipal Taxes	\$28,597	\$25,284	-11.59%	\$24,939	-12.79%	\$37,328	47.64%	\$36,443	46.13%	\$34,346	-7.99%	\$33,983	-6.75%	\$31,210	-9.13%	\$31,066	-8.58%
Less PTP	\$0	\$0		N/A		\$13,015		N/A		\$7,165		N/A		N/A		N/A	
Municipal Taxes After PTP	\$28,597	\$25,284	-11.59%	N/A		\$24,313	-3.84%	N/A	N/A	\$27,181	11.80%	N/A	N/A	\$31,210	14.82%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$7,957	\$6,770		\$6,770		\$8,918		\$8,918		\$7,768		\$7,768		\$7,739		\$7,739	
Total Taxes	\$40,137	\$33,414	-16.75%	\$33,069	-17.61%	\$33,231	-0.55%	\$45,361	37.17%	\$34,949	5.17%	\$41,750	-7.96%	\$38,948	11.44%	\$38,805	-7.06%

Retail - Neighbourhood Shopping Centre (Non-Downtown Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$43,970,000	\$39,730,000	-9.64%	\$39,730,000	-9.64%	\$42,570,000	7.15%	\$42,570,000	7.15%	\$44,470,000	4.46%	\$44,470,000	4.46%	\$44,250,000	-0.49%	\$44,250,000	-0.49%
Business Assessment	\$2,022,778	\$2,236,582		\$2,236,582		N/A		N/A		N/A		N/A		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$62,302	\$36,009		\$36,009		N/A		N/A		N/A		N/A		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0151143	8.88%	0.0177750	16.00%	0.0173540	14.82%	0.0158278	-10.95%	0.0156602	-9.76%	0.0165130	4.33%	0.0164369	4.96%
Municipal Taxes	\$610,387	\$608,799	-0.26%	\$600,491	-1.62%	\$756,682	24.29%	\$738,760	23.03%	\$703,862	-6.98%	\$696,409	-5.73%	\$730,700	3.81%	\$727,333	4.44%
Less PTP	\$16,335	\$0		N/A		\$177,214		N/A		\$57,469		N/A				N/A	
Municipal Taxes After PTP	\$594,052	\$608,799	2.48%	N/A		\$579,468	-4.82%	N/A	N/A	\$646,393	11.55%	N/A	N/A	\$730,700	13.04%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$169,839	\$163,012		\$163,012		\$180,782		\$180,782		\$159,180		\$159,180		\$181,186		\$181,186	
Total Taxes	\$826,192	\$807,820	-2.22%	\$799,512	-3.23%	\$760,250	-5.89%	\$919,542	15.01%	\$805,574	5.96%	\$855,589	-6.95%	\$911,886	13.20%	\$908,519	6.19%

Typical Industrial - Warehouse (Non-Downtown Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$2,760,000	\$2,760,000	0.00%	\$2,760,000	0.00%	\$2,690,000	-2.54%	\$2,690,000	-2.54%	\$2,770,000	2.97%	\$2,770,000	2.97%	\$2,830,000	2.17%	\$2,830,000	2.17%
Business Assessment	\$121,800	\$102,300		\$102,300		N/A		N/A		N/A		N/A		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$3,751	\$1,647		\$1,647		N/A		N/A		N/A		N/A		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0151143	8.88%	0.0177750	16.00%	0.0173540	14.82%	0.0158278	-10.95%	0.0156602	-9.76%	0.0165130	4.33%	0.0164369	4.96%
Municipal Taxes	\$38,314	\$42,293	10.38%	\$41,715	8.88%	\$47,815	13.06%	\$46,682	11.91%	\$43,843	-8.31%	\$43,379	-7.08%	\$46,732	6.59%	\$46,516	7.23%
Less PTP	\$4,699	\$195		N/A		\$7,758		N/A		\$0		N/A				N/A	
Municipal Taxes After PTP	\$33,615	\$42,098	25.23%	N/A		\$40,057	-4.85%	N/A	N/A	\$43,843	9.45%	N/A	N/A	\$46,732	6.59%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$10,661	\$11,324		\$11,324		\$11,424		\$11,424		\$9,915		\$9,915		\$11,588		\$11,588	
Total Taxes	\$48,027	\$55,069	14.66%	\$54,687	13.87%	\$51,480	-6.52%	\$58,106	6.25%	\$53,758	4.42%	\$53,294	-8.28%	\$58,320	8.48%	\$58,104	9.03%

Large Format Industrial - Warehouse (Non-Downtown Subclass)	2017 Actual	2018 Actual	Actual Year-over-Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2019 Actual	Actual Year-over-Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2020 Actual	Actual Year-over-Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)	2021 Actual	Actual Year-over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year-over-Year Change (%)
Assessment	\$43,160,000	\$45,820,000	6.16%	\$45,820,000	6.16%	\$49,550,000	8.14%	\$49,550,000	8.14%	\$48,990,000	-1.13%	\$48,990,000	-1.13%	\$54,100,000	10.43%	\$54,100,000	10.43%
Business Assessment	\$121,800	\$102,300		\$102,300		N/A		N/A		N/A		N/A		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$3,751	\$1,647		\$1,647		N/A		N/A		N/A		N/A		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0151143	8.88%	0.0177750	16.00%	0.0173540	14.82%	0.0158278	-10.95%	0.0156602	-9.76%	0.0165130	4.33%	0.0164369	4.96%
Municipal Taxes	\$599,143	\$702,118	17.19%	\$692,537	15.59%	\$880,751	25.44%	\$859,891	24.17%	\$775,404	-11.96%	\$767,193	-10.78%	\$893,353	15.21%	\$889,236	15.91%
Less PTP	\$0	\$42,003		N/A		\$234,438		N/A		\$29,704		N/A				N/A	
Municipal Taxes After PTP	\$599,143	\$660,115	10.18%	N/A		\$646,313	-2.09%	N/A	N/A	\$745,700	15.38%	N/A	N/A	\$893,353	19.80%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$166,710	\$187,999		\$187,999		\$210,424		\$210,424		\$175,360		\$175,360		\$221,518		\$221,518	
Total Taxes	\$769,604	\$849,762	10.42%	\$882,184	14.63%	\$856,737	0.82%	\$1,070,315	21.33%	\$921,060	7.51%	\$942,553	-11.94%	\$1,114,871	21.04%	\$1,110,754	17.85%

Suburban Office (Non-Downtown Subclass)	2017 Actual	2018 Actual	Actual Year-over- Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year- over-Year Change (%)	2019 Actual	Actual Year-over- Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year- over-Year Change (%)	2020 Actual	Actual Year-over- Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year- over-Year Change (%)	2021 Actual	Actual Year- over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year- over-Year Change (%)
Assessment	\$23,810,000	\$18,340,000	-22.97%	\$18,340,000	-22.97%	\$13,110,000	-28.52%	\$13,110,000	-28.52%	\$13,100,000	-0.08%	\$13,100,000	-0.08%	\$13,040,000	-0.46%	\$13,040,000	-0.46%
Business Assessment	\$1,261,070	\$1,052,825		\$1,052,825		N/A		N/A		N/A		N/A		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$38,841	\$16,950		\$16,950		N/A		N/A		N/A		N/A		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0151143	8.88%	0.0177750	16.00%	0.0173540	14.82%	0.0158278	-10.95%	0.0156602	-9.76%	0.0165130	4.33%	0.0164369	4.96%
Municipal Taxes	\$330,528	\$281,031	-14.98%	\$277,196	-16.14%	\$233,030	-17.08%	\$227,511	-17.92%	\$207,344	-11.02%	\$205,149	-9.83%	\$215,330	3.85%	\$214,337	4.48%
Less PTP	\$0	\$0		N/A		\$0		N/A		\$0		N/A				N/A	
Municipal Taxes After PTP	\$330,528	\$281,031	-14.98%	N/A		\$233,030	-17.08%	N/A	N/A	\$207,344	-11.02%	N/A	N/A	\$215,330	3.85%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$91,969	\$75,249		\$75,249		\$55,674		\$55,674		\$46,891		\$46,891		\$53,394		\$53,394	
Total Taxes	\$461,338	\$373,231	-19.10%	\$369,396	-19.93%	\$288,704	-22.65%	\$283,185	-23.34%	\$254,236	-11.94%	\$252,040	-11.00%	\$268,723	5.70%	\$267,731	6.23%

Office - Downtown AA Class (Downtown Subclass)	2017 Actual	2018 Actual	Actual Year-over- Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year- over-Year Change (%)	2019 Actual	Actual Year-over- Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year- over-Year Change (%)	2020 Actual	Actual Year-over- Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year- over-Year Change (%)	2021 Actual	Actual Year- over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year- over-Year Change (%)
Assessment	\$445,940,000	\$418,890,000	-6.07%	\$418,890,000	-6.07%	\$334,890,000	-20.05%	\$334,890,000	-20.05%	\$315,370,000	-5.83%	\$315,370,000	-5.83%	\$276,490,000	-12.33%	\$276,490,000	-12.33%
Business Assessment	\$15,873,538	\$17,246,615		\$17,246,615		N/A		N/A		N/A		N/A		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$488,905	\$277,671		\$277,671		N/A		N/A		N/A		N/A		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0159094	14.61%	0.0177750	16.00%	0.0192820	21.20%	0.0158278	-10.95%	0.0164838	-14.51%	0.0165130	4.33%	0.0168590	2.28%
Municipal Taxes	\$6,190,494	\$6,418,819	3.69%	\$6,664,289	7.65%	\$5,952,670	-7.26%	\$6,457,349	-3.11%	\$4,991,613	-16.14%	\$5,198,496	-19.49%	\$4,565,679	-8.53%	\$4,661,345	-10.33%
Less PTP	\$0	\$0		N/A		\$0		N/A		\$0		N/A				N/A	
Municipal Taxes After PTP	\$6,190,494	\$6,418,819	3.69%	N/A		\$5,952,670	-7.26%	N/A	N/A	\$4,991,613	-16.14%	N/A	N/A	\$4,565,679	-8.53%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$1,722,488	\$1,718,706		\$1,718,706		\$1,422,177		\$1,422,177		\$1,128,867		\$1,128,867		\$1,132,116		\$1,132,116	
Total Taxes	\$8,401,887	\$8,415,195	0.16%	\$8,660,665	3.08%	\$7,374,847	-12.36%	\$7,879,526	-9.02%	\$6,120,480	-17.01%	\$6,327,363	-19.70%	\$5,697,795	-6.91%	\$5,793,461	-8.44%

Hotel/Accommodation (Downtown Subclass)	2017 Actual	2018 Actual	Actual Year-over- Year Change (%)	2018 Subclass Adjusted	Subclass Adjusted Year- over-Year Change (%)	2019 Actual	Actual Year-over- Year Change (%)	2019 Subclass Adjusted	Subclass Adjusted Year- over-Year Change (%)	2020 Actual	Actual Year-over- Year Change (%)	2020 Subclass Adjusted	Subclass Adjusted Year- over-Year Change (%)	2021 Actual	Actual Year- over-Year Change (%)	2021 Subclass Adjusted	Subclass Adjusted Year- over-Year Change (%)
Assessment	\$132,090,000	\$125,720,000	-4.82%	\$125,720,000	-4.82%	\$121,440,000	-3.40%	\$121,440,000	-3.40%	\$111,170,000	-8.46%	\$111,170,000	-8.46%	\$79,120,000	-28.83%	\$79,120,000	-28.83%
Business Assessment	\$6,433,656	\$5,509,140		\$5,509,140		\$5,508,960		\$5,508,960		\$5,508,960		\$5,508,960		N/A		N/A	
Business Tax Rate	0.0308	0.0161		0.0161		0.0000		0.0000		0.0000		0.0000		0.0000		0.0000	
Business Taxes	\$198,157	\$88,697		\$88,697		\$0		\$0		\$0		\$0		N/A		N/A	
Municipal Tax Rate	0.0138819	0.0153234	10.38%	0.0159094	14.61%	0.0177750	16.00%	0.0192820	21.20%	0.0158278	-10.95%	0.0164838	-14.51%	0.0165130	4.33%	0.0168590	2.28%
Municipal Taxes	\$1,833,660	\$1,926,458	5.06%	\$2,000,130	9.08%	\$2,158,596	12.05%	\$2,341,606	17.07%	\$1,759,577	-18.49%	\$1,832,504	-21.74%	\$1,306,509	-25.75%	\$1,333,884	-27.21%
Less PTP	0	0		N/A		0		N/A		\$0		N/A				N/A	
Municipal Taxes After PTP	\$1,833,660	\$1,926,458	5.06%	N/A		\$2,158,596	12.05%	N/A	N/A	\$1,759,577	-18.49%	N/A	N/A	\$1,306,509	-25.75%	N/A	N/A
Provincial Tax Rate	0.0038626	0.0041030		0.0041030		0.0042467		0.0042467		0.0035795		0.0035795		0.0040946		0.0040946	
Provincial Taxes	\$510,211	\$515,829		\$515,829		\$515,719		\$515,719		\$397,933		\$397,933		\$323,965		\$323,965	
Total Taxes	\$2,542,028	\$2,530,984	-0.43%	\$2,604,656	2.46%	\$2,674,315	5.66%	\$2,857,325	9.70%	\$2,157,510	-19.32%	\$2,230,437	-21.94%	\$1,630,473	-24.43%	\$1,657,849	-25.67%