

2015 TAX IMPACT SUMMARY - FINAL

Class							Municipal		Education		Total Change	
	Municipal	Education	Total 2014	Municipal	Education	Total 2015	\$	%	\$	%	\$	%
Taxable												
Residential	31,953,359	5,390,018	37,343,377	32,863,877	5,307,203	38,171,080	910,518	2.85%	-82,815	-1.54%	827,703	2.22%
New Multi-residential	73,141	12,327	85,468	84,357	13,611	97,968	11,216	15.33%	1,284	10.42%	12,500	14.63%
Multi-residential	3,734,971	292,257	4,027,227	3,912,540	293,102	4,205,641	177,569	4.75%	845	0.29%	178,414	4.43%
Com. Occupied	8,997,107	5,256,901	14,254,008	9,169,764	5,223,575	14,393,338	172,657	1.92%	-33,327	-0.63%	139,330	0.98%
Com. Exc. Land	34,765	20,410	55,175	36,611	20,854	57,465	1,846	5.31%	443	2.17%	2,289	4.15%
Com. Vac. Land	88,767	54,455	143,223	89,535	53,618	143,153	768	0.87%	-838	-1.54%	-70	-0.05%
Shopping Occ.	868,811	532,933	1,401,744	897,484	537,403	1,434,887	28,673	3.30%	4,471	0.84%	33,144	2.36%
Shopping Exc.	0	0	0	0	0	0	0	0.00%	0	0.00%	0	0.00%
Office Occupied	44,078	27,040	71,118	46,039	27,570	73,609	1,962	4.45%	530	1.96%	2,492	3.50%
Office Exc. Land	0	0	0	0	0	0	0	0.00%	0	0.00%	0	0.00%
Ind. Occupied	2,047,911	901,587	2,949,498	2,034,942	886,805	2,921,747	-12,969	-0.63%	-14,782	-1.64%	-27,751	-0.94%
Ind. Exc. Land	36,013	15,946	51,959	36,262	15,901	52,164	250	0.69%	-45	-0.28%	205	0.39%
Ind. Vac. Land	71,577	32,228	103,805	74,417	33,187	107,604	2,840	3.97%	959	2.98%	3,799	3.66%
Large Ind. Occ.	1,624,471	670,252	2,294,723	1,613,003	657,799	2,270,802	-11,468	-0.71%	-12,453	-1.86%	-23,920	-1.04%
Large Ind. Exc.	12,599	5,377	17,977	12,755	5,392	18,147	156	1.24%	15	0.27%	170	0.95%
Pipelines	138,790	93,161	231,951	141,671	92,446	234,117	2,881	2.08%	-715	-0.77%	2,166	0.93%
Farm	30,348	5,115	35,463	34,353	5,543	39,896	4,004	13.19%	428	8.37%	4,432	12.50%
Managed Forests	0	0	0	0	0	0	0	0.00%	0	0.00%	0	0.00%
Com Total Taxable	10,033,528	5,891,739	15,925,268	10,239,433	5,863,019	16,102,453	205,905	2.05%	-28,720	-0.49%	177,185	1.11%
Ind Total Taxable	3,792,571	1,625,389	5,417,961	3,771,380	1,599,084	5,370,464	-21,192	-0.56%	-26,306	-1.62%	-47,497	-0.88%
Total Taxable	49,756,708	13,310,007	63,066,715	51,047,610	13,174,009	64,221,618	1,290,902	2.59%	-135,998	-1.02%	1,154,903	1.83%
Payment in Lieu												
Com. Occupied	235,367	95,470	330,837	241,158	95,234	336,392	5,791	2.46%	-236	-0.25%	5,555	1.68%
Com. Vac. Land	1,816	1,114	2,930	1,839	1,101	2,940	23	1.26%	-13	-1.16%	10	0.34%
Com Total PIL	237,183	96,584	333,767	242,997	96,335	339,332	5,814	2.45%	-249	-0.26%	5,565	1.67%
Ind Total PIL	0	0	0	0	0	0	0	0.00%	0	0.00%	0	0.00%
Total PIL	237,183	96,584	333,767	242,997	96,335	339,332	5,814	2.45%	-249	-0.26%	5,565	1.67%
Com Grand Total	10,270,711	5,988,323	16,259,034	10,482,430	5,959,354	16,441,784	211,719	2.06%	-28,969	-0.48%	182,750	1.12%
Ind Grand Total	3,792,571	1,625,389	5,417,961	3,771,380	1,599,084	5,370,464	-21,192	-0.56%	-26,306	-1.62%	-47,497	-0.88%
Grand Total	49,993,891	13,406,591	63,400,482	51,290,606	13,270,344	64,560,950	1,296,715	2.59%	-136,247	-1.02%	1,160,468	1.83%

CITY OF STRATFORD - 2015 PROPERTY TAX IMPACT

ALL RESIDENTIAL PROPERTIES	
# of RT Properties	10,908
RT - 2014 Avg Assessment	\$243,415
RT - 2015 Avg Assessment	\$249,508
RT - 2014 Avg Municipal Tax	\$2,929.35
RT - 2015 Avg Municipal Tax	\$3,012.82 2.85%
RT - 2014 Avg Total Tax	\$3,423.48
RT - 2015 Avg Total Tax	\$3,499.37 2.22%
Average Increase - \$	\$75.88
Average Increase - %	2.22%
Highest Increase - \$	\$5,260.67
Highest Increase - %	38.44%
Highest Decrease - \$	-\$98.08
Highest Decrease - %	-3.94%

RESIDENTIAL - SINGLE DETACHED PROPERTIES	
# of RT Properties	7,452
RT - 2014 Avg Assessment	\$257,947
RT - 2015 Avg Assessment	\$264,143
RT - 2014 Avg Municipal Tax	\$3,106.87
RT - 2015 Avg Municipal Tax	\$3,192.19 2.75%
RT - 2014 Avg Total Tax	\$3,630.50
RT - 2015 Avg Total Tax	\$3,707.27 2.11%
Average Increase - \$	\$76.76
Average Increase - %	2.11%
Highest Increase - \$	\$1,557.32
Highest Increase - %	11.95%
Highest Decrease - \$	-\$28.82
Highest Decrease - %	-0.28%

SINGLE DETACHED DWELLINGS			
Distribution Table - \$		Distribution Table - %	
-\$100	0	-1.00%	0
-\$50	0	-0.50%	0
\$0	962	0.00%	962
\$50	2204	0.50%	516
\$100	2322	1.00%	691
\$150	1069	1.50%	978
\$200	383	2.00%	1022
\$250	211	2.50%	934
\$300	143	3.00%	634
\$400	99	4.00%	797
\$500	37	6.00%	593
\$600	12	8.00%	212
\$700	3	11.00%	109
\$800	3	14.00%	4
\$1,500	3		