

Analysis of Municipal Tax Increases and Decreases - Range Summary

| 2016 Municipal Levy Range \$ | Number of Accounts | 2016 Muni Levies | 2017 Muni Levies | Total Muni Change | Percent Change | Average Change \$ | Increases | | | Decreases | | |
|------------------------------|--------------------|-------------------|-------------------|-------------------|----------------|-------------------|--------------------|-------------------|---------------------|--------------------|--------------------|---------------------|
| | | | | | | | Number of Accounts | Total Increase \$ | Average Increase \$ | Number of Accounts | Total Decrease \$ | Average Decrease \$ |
| Commercial | | | | | | | | | | | | |
| 0 - 999 | 245 | 139,251 | 218,862 | 79,611 | 57.2 | 325 | 215 | 82,795 | 385 | 30 | (3,184) | (106) |
| 1,000 - 1,499 | 145 | 179,073 | 221,425 | 42,351 | 23.7 | 292 | 98 | 51,033 | 521 | 47 | (8,681) | (185) |
| 1,500 - 1,999 | 193 | 335,246 | 401,394 | 66,148 | 19.7 | 343 | 143 | 80,822 | 565 | 50 | (14,674) | (293) |
| 2,000 - 2,499 | 136 | 307,968 | 357,839 | 49,871 | 16.2 | 367 | 85 | 65,854 | 775 | 51 | (15,982) | (313) |
| 2,500 - 2,999 | 110 | 304,116 | 352,659 | 48,543 | 16.0 | 441 | 67 | 61,063 | 911 | 43 | (12,520) | (291) |
| 3,000 - 3,499 | 124 | 401,331 | 459,777 | 58,446 | 14.6 | 471 | 76 | 81,140 | 1,068 | 48 | (22,693) | (473) |
| 3,500 - 3,999 | 148 | 550,009 | 629,859 | 79,850 | 14.5 | 540 | 101 | 107,167 | 1,061 | 47 | (27,317) | (581) |
| 4,000 - 4,499 | 91 | 386,205 | 431,921 | 45,716 | 11.8 | 502 | 56 | 66,098 | 1,180 | 35 | (20,382) | (582) |
| 4,500 and over | 1,816 | 70,042,280 | 69,714,371 | (327,909) | (0.5) | (181) | 982 | 5,833,887 | 5,941 | 834 | (6,161,796) | (7,368) |
| Subtotal: | 3,008 | 72,645,480 | 72,788,106 | 142,627 | 0.2 | 47 | 1,823 | 6,429,858 | 3,527 | 1,185 | (6,287,231) | (5,306) |
| Condominium | | | | | | | | | | | | |
| 0 - 999 | 2,904 | 1,818,587 | 1,815,216 | (3,370) | (0.2) | (1) | 1,444 | 85,245 | 59 | 1,460 | (88,615) | (61) |
| 1,000 - 1,499 | 5,212 | 6,540,201 | 6,197,110 | (343,092) | (5.2) | (66) | 916 | 63,681 | 70 | 4,296 | (406,773) | (95) |
| 1,500 - 1,999 | 3,399 | 5,862,477 | 5,482,649 | (379,827) | (6.5) | (112) | 471 | 51,393 | 109 | 2,928 | (431,221) | (147) |
| 2,000 - 2,499 | 1,075 | 2,344,538 | 2,169,872 | (174,667) | (7.5) | (163) | 157 | 32,146 | 205 | 918 | (207,013) | (226) |
| 2,500 - 2,999 | 266 | 716,764 | 671,134 | (45,630) | (6.4) | (172) | 57 | 15,939 | 280 | 209 | (61,569) | (295) |
| 3,000 - 3,499 | 56 | 179,099 | 174,255 | (4,844) | (2.7) | (86) | 21 | 9,154 | 436 | 35 | (13,998) | (400) |
| 3,500 - 3,999 | 23 | 85,703 | 85,532 | (171) | (0.2) | (7) | 8 | 7,206 | 901 | 15 | (7,377) | (492) |
| 4,000 - 4,499 | 13 | 54,144 | 54,350 | 206 | 0.4 | 16 | 6 | 3,583 | 597 | 7 | (3,377) | (482) |
| 4,500 and over | 4 | 19,899 | 21,702 | 1,802 | 9.1 | 451 | 3 | 2,701 | 900 | 1 | (899) | (899) |
| Subtotal: | 12,952 | 17,621,412 | 16,671,619 | (949,793) | (5.4) | (73) | 3,083 | 271,049 | 88 | 9,869 | (1,220,842) | (124) |
| Golf Courses | | | | | | | | | | | | |
| 0 - 999 | - | - | - | - | - | - | - | - | - | - | - | - |
| 1,000 - 1,499 | - | - | - | - | - | - | - | - | - | - | - | - |
| 1,500 - 1,999 | - | - | - | - | - | - | - | - | - | - | - | - |
| 2,000 - 2,499 | - | - | - | - | - | - | - | - | - | - | - | - |
| 2,500 - 2,999 | - | - | - | - | - | - | - | - | - | - | - | - |
| 3,000 - 3,499 | 1 | 3,297 | 3,701 | 404 | 12.3 | 404 | 1 | 404 | 404 | - | - | - |
| 3,500 - 3,999 | - | - | - | - | - | - | - | - | - | - | - | - |
| 4,000 - 4,499 | - | - | - | - | - | - | - | - | - | - | - | - |
| 4,500 and over | 1 | 42,945 | 35,173 | (7,772) | (18.1) | (7,772) | - | - | - | 1 | (7,772) | (7,772) |
| Subtotal: | 2 | 46,242 | 38,874 | (7,368) | (15.9) | (3,684) | 1 | 404 | 404 | 1 | (7,772) | (7,772) |
| Multi-Residential | | | | | | | | | | | | |
| 0 - 999 | 9 | 6,851 | 6,814 | (37) | (0.5) | (4) | 3 | 1,028 | 343 | 6 | (1,065) | (177) |
| 1,000 - 1,499 | 28 | 35,587 | 40,997 | 5,410 | 15.2 | 193 | 21 | 6,700 | 319 | 7 | (1,290) | (184) |
| 1,500 - 1,999 | 73 | 131,249 | 154,910 | 23,661 | 18.0 | 324 | 54 | 27,035 | 501 | 19 | (3,373) | (178) |
| 2,000 - 2,499 | 74 | 161,818 | 191,774 | 29,957 | 18.5 | 405 | 57 | 33,831 | 594 | 17 | (3,874) | (228) |
| 2,500 - 2,999 | 50 | 135,836 | 163,798 | 27,961 | 20.6 | 559 | 47 | 28,453 | 605 | 3 | (492) | (164) |
| 3,000 - 3,499 | 33 | 107,287 | 130,562 | 23,275 | 21.7 | 705 | 29 | 23,440 | 808 | 4 | (164) | (41) |
| 3,500 - 3,999 | 19 | 72,138 | 93,310 | 21,173 | 29.4 | 1,114 | 19 | 21,173 | 1,114 | - | - | - |
| 4,000 - 4,499 | 24 | 101,236 | 130,231 | 28,995 | 28.6 | 1,208 | 22 | 29,480 | 1,340 | 2 | (485) | (242) |
| 4,500 and over | 422 | 8,012,527 | 10,042,103 | 2,029,575 | 25.3 | 4,809 | 411 | 2,064,749 | 5,024 | 11 | (35,173) | (3,198) |
| Subtotal: | 732 | 8,764,529 | 10,954,499 | 2,189,970 | 25.0 | 2,992 | 663 | 2,235,887 | 3,372 | 69 | (45,916) | (665) |

Analysis of Municipal Tax Increases and Decreases - Range Summary

| 2016 Municipal Levy Range \$ | Number of Accounts | 2016 Muni Levies | 2017 Muni Levies | Total Muni Change | Percent Change | Average Change \$ | Increases | | | Decreases | | |
|------------------------------|--------------------|--------------------|--------------------|--------------------|----------------|-------------------|--------------------|-------------------|---------------------|--------------------|---------------------|---------------------|
| | | | | | | | Number of Accounts | Total Increase \$ | Average Increase \$ | Number of Accounts | Total Decrease \$ | Average Decrease \$ |
| Other Agricultural | | | | | | | | | | | | |
| 0 - 999 | 383 | 48,450 | 107,580 | 59,131 | 122.0 | 154 | 377 | 59,781 | 159 | 6 | (650) | (108) |
| 1,000 - 1,499 | 11 | 12,993 | 14,428 | 1,436 | 11.1 | 131 | 10 | 1,505 | 150 | 1 | (69) | (69) |
| 1,500 - 1,999 | 6 | 10,959 | 11,882 | 923 | 8.4 | 154 | 6 | 923 | 154 | - | - | - |
| 2,000 - 2,499 | 4 | 8,827 | 9,510 | 783 | 8.9 | 196 | 3 | 871 | 290 | 1 | (88) | (88) |
| 2,500 - 2,999 | 4 | 10,844 | 10,916 | 71 | 0.7 | 18 | 3 | 201 | 67 | 1 | (129) | (129) |
| 3,000 - 3,499 | - | - | - | - | - | - | - | - | - | - | - | - |
| 3,500 - 3,999 | - | - | - | - | - | - | - | - | - | - | - | - |
| 4,000 - 4,499 | 2 | 8,205 | 8,698 | 493 | 6.0 | 247 | 2 | 493 | 247 | - | - | - |
| 4,500 and over | 4 | 39,526 | 34,197 | (5,329) | (13.5) | (1,332) | - | - | - | 4 | (5,329) | (1,332) |
| Subtotal: | 414 | 139,804 | 197,312 | 57,508 | 41.1 | 139 | 401 | 63,774 | 159 | 13 | (6,266) | (482) |
| Residential | | | | | | | | | | | | |
| 0 - 999 | 9,678 | 6,218,438 | 6,872,016 | 653,578 | 10.5 | 68 | 8,049 | 726,777 | 90 | 1,629 | (73,199) | (45) |
| 1,000 - 1,499 | 15,209 | 19,861,517 | 19,773,663 | (87,855) | (0.4) | (6) | 5,406 | 319,883 | 59 | 9,802 | (407,738) | (42) |
| 1,500 - 1,999 | 19,760 | 33,793,892 | 32,831,495 | (962,396) | (2.8) | (49) | 3,290 | 215,537 | 66 | 16,469 | (1,177,933) | (72) |
| 2,000 - 2,499 | 10,762 | 24,114,523 | 23,392,259 | (722,265) | (3.0) | (67) | 1,855 | 131,339 | 71 | 8,906 | (853,603) | (96) |
| 2,500 - 2,999 | 5,239 | 14,150,101 | 13,893,242 | (256,859) | (1.8) | (49) | 1,372 | 135,487 | 99 | 3,867 | (392,347) | (101) |
| 3,000 - 3,499 | 1,248 | 3,996,002 | 4,023,630 | 27,629 | 0.7 | 22 | 655 | 105,103 | 160 | 593 | (77,474) | (131) |
| 3,500 - 3,999 | 421 | 1,559,034 | 1,570,964 | 11,929 | 0.8 | 28 | 223 | 47,957 | 215 | 198 | (36,028) | (182) |
| 4,000 - 4,499 | 199 | 838,179 | 859,188 | 21,009 | 2.5 | 106 | 138 | 36,621 | 265 | 61 | (15,612) | (256) |
| 4,500 and over | 164 | 902,244 | 976,870 | 74,626 | 8.3 | 455 | 129 | 81,230 | 630 | 35 | (6,604) | (189) |
| Subtotal: | 62,680 | 105,433,930 | 104,193,326 | (1,240,604) | (1.2) | (20) | 21,117 | 1,799,935 | 85 | 41,560 | (3,040,539) | (73) |
| Railway and Pipeline | | | | | | | | | | | | |
| 0 - 999 | 2 | 627 | 969 | 342 | 54.6 | 171 | 2 | 342 | 171 | - | - | - |
| 1,000 - 1,499 | 2 | 2,275 | 2,268 | (7) | (0.3) | (4) | 1 | 240 | 240 | 1 | (247) | (247) |
| 1,500 - 1,999 | - | - | - | - | - | - | - | - | - | - | - | - |
| 2,000 - 2,499 | 1 | 2,133 | 2,871 | 738 | 34.6 | 738 | 1 | 738 | 738 | - | - | - |
| 2,500 - 2,999 | - | - | - | - | - | - | - | - | - | - | - | - |
| 3,000 - 3,499 | - | - | - | - | - | - | - | - | - | - | - | - |
| 3,500 - 3,999 | 1 | 3,507 | 1,621 | (1,886) | (53.8) | (1,886) | - | - | - | 1 | (1,886) | (1,886) |
| 4,000 - 4,499 | - | - | - | - | - | - | - | - | - | - | - | - |
| 4,500 and over | 4 | 103,531 | 81,223 | (22,308) | (21.5) | (5,577) | 1 | 611 | 611 | 3 | (22,919) | (7,640) |
| Subtotal: | 10 | 112,073 | 88,952 | (23,120) | (20.6) | (2,312) | 5 | 1,931 | 386 | 5 | (25,052) | (5,010) |
| Resource | | | | | | | | | | | | |
| 0 - 999 | - | - | - | - | - | - | - | - | - | - | - | - |
| 1,000 - 1,499 | 2 | 2,622 | 2,037 | (585) | (22.3) | (293) | - | - | - | 2 | (585) | (293) |
| 1,500 - 1,999 | - | - | - | - | - | - | - | - | - | - | - | - |
| 2,000 - 2,499 | 2 | 4,244 | 3,893 | (351) | (8.3) | (176) | 1 | 141 | 141 | 1 | (492) | (492) |
| 2,500 - 2,999 | - | - | - | - | - | - | - | - | - | - | - | - |
| 3,000 - 3,499 | 2 | 6,496 | 4,971 | (1,525) | (23.5) | (763) | - | - | - | 2 | (1,525) | (763) |
| 3,500 - 3,999 | - | - | - | - | - | - | - | - | - | - | - | - |
| 4,000 - 4,499 | - | - | - | - | - | - | - | - | - | - | - | - |
| 4,500 and over | 7 | 753,978 | 586,515 | (167,463) | (22.2) | (23,923) | - | - | - | 7 | (167,463) | (23,923) |
| Subtotal: | 13 | 767,340 | 597,416 | (169,924) | (22.1) | (13,071) | 1 | 141 | 141 | 12 | (170,065) | (14,172) |
| Grand Total: | 79,811 | 205,530,809 | 205,530,104 | (705) | 0.00 | (0.01) | 27,094 | 10,802,978 | 399 | 52,714 | (10,803,683) | (205) |