

TOWN OF GRAND VALLEY

2016 Tax Rates and Tax Levies

Schedule "A"

to By-Law Number 2016-23

New Property Class	Tax Class	Town of Gand Valley Tax Rates	County of Dufferin Tax Rates	Provincial Education Tax Rates	Total Tax Rates
Commercial Full (Occupied)	CT	0.883142%	0.475735%	1.024668%	2.383545%
Commercial Vacant Units & Excess Land	CU	0.618200%	0.333015%	0.717268%	1.668483%
Commercial Vacant Land	CX	0.618200%	0.333015%	0.717268%	1.668483%
Farmlands	FT	0.180972%	0.097487%	0.047000%	0.325459%
Industrial (Occupied)	IT	1.591394%	0.857259%	1.500000%	3.948653%
Industrial Vacant Land	IX	1.113976%	0.600082%	1.050000%	2.764058%
Industrial New Constr. - Full	JT	1.591394%	0.857259%	1.180000%	3.628653%
Multi Residential - Full	MT	1.940163%	1.045136%	0.188000%	3.173299%
Pipeline	PT	0.609585%	0.328374%	0.871653%	1.809612%
Residential	RT	0.723887%	0.389947%	0.188000%	1.301834%
Managed Forests	TT	0.180972%	0.097487%	0.047000%	0.325459%
Commercial New Const. Full	XT	0.883142%	0.475735%	1.024668%	2.383545%
Commercial New Const. Excess Land	XU	0.618200%	0.333015%	0.717268%	1.668483%

Property tax class and assessed property values are provided by MPAC and can be found on your MPAC Notice of Assessment or your last property tax billing.

For questions regarding your property assessed value or tax class, contact MPAC directly at 1-866-296-6722 OR www.mpac.ca

To calculate your property tax, determine the appropriate tax class and multiply your assessed value by the total tax rate (yellow highlighted column), from the chart above.

example: for residential class (RT) with an assessed value of \$360,000

the total tax rate is 1.301834% which calculates to \$4,686.60 in property taxes

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Farmland Awaiting Development - Phase 1	C1	0.253361%	0.136481%	0.065800%	0.455642%	0	\$ -	\$ -	\$ -	\$ -
Commercial Full, Shared PIL	CH	0.883142%	0.475735%	1.064465%	2.423342%	0	\$ -	\$ -	\$ -	\$ -
Commercial Full (Occupied)	CT	0.883142%	0.475735%	1.024668%	2.383545%	5,854,100	\$ 51,700.02	\$ 27,850.00	\$ 59,985.09	\$ 139,535.11
Commercial Vacant Units & Excess Land	CU	0.618200%	0.333015%	0.717268%	1.668483%	303,000	\$ 1,873.15	\$ 1,009.04	\$ 2,173.32	\$ 5,055.50
Commercial Vacant Land	CX	0.618200%	0.333015%	0.717268%	1.668483%	436,000	\$ 2,695.35	\$ 1,451.95	\$ 3,127.29	\$ 7,274.59
Office Building (Occupied)	DT	0.883142%	0.475735%	0.717268%	2.076145%	0	\$ -	\$ -	\$ -	\$ -
Office Building Vacant Unit & Excess Land	DU	0.618200%	0.457958%	0.717268%	1.793425%	0	\$ -	\$ -	\$ -	\$ -
Farmlands	FT	0.180972%	0.097487%	0.047000%	0.325459%	94,680,055	\$ 171,344.22	\$ 92,300.75	\$ 44,499.63	\$ 308,144.59
Farmland Awaiting Development - Phase 1	I1	0.253361%	0.136481%	0.065800%	0.455642%	0	\$ -	\$ -	\$ -	\$ -
Farmland Awaiting Development - Phase 2	I2	0.253361%	0.136481%	0.065800%	0.455642%	0	\$ -	\$ -	\$ -	\$ -
Industrial Full, Shared PIL	IH	1.591394%	0.857259%	1.500000%	3.948653%	0	\$ -	\$ -	\$ -	\$ -
Industrial Full, Shared PIL Vacant Land	IK	1.113976%	0.600082%	1.050000%	2.764058%	0	\$ -	\$ -	\$ -	\$ -
Industrial (Occupied)	IT	1.591394%	0.857259%	1.500000%	3.948653%	390,688	\$ 6,217.39	\$ 3,349.21	\$ 5,860.32	\$ 15,426.91
Industrial Vacant Units & Excess Land	IU	1.113976%	0.600082%	1.050000%	2.764058%	0	\$ -	\$ -	\$ -	\$ -
Industrial Vacant Land	IX	1.113976%	0.600082%	1.050000%	2.764058%	68,700	\$ 765.30	\$ 412.26	\$ 721.35	\$ 1,898.91
Industrial New Constr. - Full	JT	1.591394%	0.857259%	1.180000%	3.628653%	1,205,400	\$ 19,182.66	\$ 10,333.40	\$ 14,223.72	\$ 43,739.78
Inudustrial Excess Land	JU	1.113976%	0.600082%	0.826000%	2.540058%	0	\$ -	\$ -	\$ -	\$ -
Large Industrial	LT	1.591394%	0.857259%	1.500000%	3.948653%	0	\$ -	\$ -	\$ -	\$ -
Large Industrial Vacant Units & Excess Land	LU	1.113976%	0.600082%	1.050000%	2.764058%	0	\$ -	\$ -	\$ -	\$ -
Farmland Awaiting Development - Phase 1	M1	0.253361%	0.136481%	0.065800%	0.455642%	0	\$ -	\$ -	\$ -	\$ -
Multi Residential - Full	MT	1.940163%	1.045136%	0.188000%	3.173299%	1,072,000	\$ 20,798.55	\$ 11,203.86	\$ 2,015.36	\$ 34,017.77
Pipeline	PT	0.609585%	0.328374%	0.871653%	1.809612%	719,000	\$ 4,382.92	\$ 2,361.01	\$ 6,267.19	\$ 13,011.11
Residential	RT	0.723887%	0.389947%	0.188000%	1.301834%	326,421,457	\$ 2,362,922.49	\$ 1,272,870.68	\$ 613,672.34	\$ 4,249,465.51
Shopping Centre (Occupied)	ST	0.883142%	0.475735%	1.024668%	2.383545%	0	\$ -	\$ -	\$ -	\$ -
Shopping Centre Vacant Unit & Excess Land	SU	0.618200%	0.333015%	0.717268%	1.668483%	0	\$ -	\$ -	\$ -	\$ -
Managed Forests	TT	0.180972%	0.097487%	0.047000%	0.325459%	1,819,400	\$ 3,292.60	\$ 1,773.68	\$ 855.12	\$ 5,921.40
Commercial New Const. Full	XT	0.883142%	0.475735%	1.024668%	2.383545%	1,358,374	\$ 11,996.37	\$ 6,462.26	\$ 13,918.82	\$ 32,377.46
Commercial New Const. Excess Land	XU	0.618200%	0.333015%	0.717268%	1.668483%	430,226	\$ 2,659.66	\$ 1,432.72	\$ 3,085.87	\$ 7,178.25
						\$ 434,758,400	\$ 2,659,830.67	\$ 1,432,810.80	\$ 770,405.42	\$ 4,863,046.88