

SCHEDULE D 2011
TOWN OF WASAGA BEACH
TAX RATE CALCULATIONS

(COLUMN 1)	(COLUMN 2)	(COLUMN 3)	(COLUMN 4)	(COLUMN 5)	(COLUMN 6)	(COLUMN 8)	(COLUMN 9)
Description	Returned Assessment for 2011	Transition Ratio	Weighted Assessment	MUNICIPAL Tax Rate	COUNTY Tax Rate	EDUCATION Tax Rate	TOTAL Tax Rate
Taxable							
res/farm (RT)	2,715,477,046	1.000000	2,715,477,046	0.00470643	0.00265538	0.00231000	0.00967181
multi-res (MT)	7,537,527	1.538500	11,596,485	0.00724084	0.00408530	0.00231000	0.01363615
new multi-residential (NT)	-	1.538500	0	0.00724084	0.00408530	0.00231000	0.01363615
commercial (CT)	119,094,092	1.252100	149,117,713	0.00589292	0.00332480	0.01330000	0.02251773
commercial-new construction (XT)	16,882,236	1.252100	21,138,248	0.00589292	0.00332480	0.01330000	0.02251773
commercial excess/vacant unit (CU)	1,047,427	0.876470	918,038	0.00412505	0.00232736	0.00931000	0.01576241
commercial-new construction-excess vacant	2,707,722	0.876470	2,373,237	0.00412505	0.00232736	0.00931000	0.01576241
commercial vacant land (CX)	9,921,760	0.876470	8,696,125	0.00412505	0.00232736	0.00931000	0.01576241
Shopping Center full	4,582,101	1.252100	5,737,249	0.00589292	0.00332480	0.01330000	0.02251773
Shopping Center Vacant	217,910	0.876470	190,992	0.00412505	0.00232736	0.00931000	0.01576241
industrial (IT)	244,065	1.538500	375,494	0.00724084	0.00408530	0.01930000	0.03062615
industrial excess/vacant unit (IU)low	-	1.000025	0	0.00470655	0.00265545	0.01254500	0.01990700
industrial vacant land (IX)	-	1.000025	0	0.00470655	0.00265545	0.01254500	0.01990700
pipeline (PT)	6,591,684	1.296600	8,546,777	0.00610236	0.00344297	0.01542835	0.02497368
farmlands (FT)	1,512,498	0.250000	378,125	0.00117661	0.00066385	0.00057750	0.00241795
managed forests (TT)	101,475	0.250000	25,369	0.00117661	0.00066385	0.00057750	0.00241795
Assessment 2011	2,885,917,543		2,924,570,897				