

**TOWN OF AYLMER
2011 TAX INFORMATION**

TAX RATES

PROPERTY CLASS	TOWN	COUNTY	EDUCATIONAL	TOTAL TAX	
				RATE 2011	RATIO
RESIDENTIAL / FARM	0.904701%	0.575531%	0.231000%	1.711232%	1.0000
FARMLAND AWAITING DEV (PHASE 1)	0.452350%	0.287765%	0.115500%	0.855615%	0.5000
MULTI-RESIDENTIAL	2.122247%	1.350081%	0.231000%	3.703328%	2.3458
COMMERCIAL OCCUPIED	1.481538%	0.942490%	1.330000%	3.754028%	1.6376
COMMERCIAL VACANT	1.037076%	0.659732%	0.931000%	2.627808%	
COMMERCIAL OCCUPIED- NEW CONST	1.481538%	0.942490%	1.330000%	3.754028%	1.6376
COMMERCIAL VACANT- NEW CONST	1.037076%	0.659732%	0.931000%	2.627808%	
SHOPPING CENTRE	1.481538%	0.942490%	1.330000%	3.754028%	1.6376
INDUSTRIAL OCCUPIED	2.013049%	1.280615%	1.930000%	5.223664%	2.2251
INDUSTRIAL VACANT	1.308482%	0.832391%	1.254500%	3.395373%	
INDUSTRIAL OCCUPIED - NEW CONST	2.013049%	1.280615%	1.330000%	4.623664%	2.2251
INDUSTRIAL VACANT - NEW CONST	1.308482%	0.832400%	0.864500%	3.005382%	
LARGE INDUSTRIAL OCCUPIED	2.561932%	1.629790%	1.930000%	6.121722%	2.8318
LARGE INDUSTRIAL VACANT	1.665283%	1.059381%	1.254500%	3.979164%	
PIPELINES	1.035520%	0.658753%	1.111071%	2.805344%	1.1446
FARMLANDS	0.226175%	0.143883%	0.057750%	0.427808%	0.2500
MANAGED FORESTS	0.226175%	0.143883%	0.057750%	0.427808%	0.2500
BIA				0.184982%	
Exempt				0.000000%	
Exclude properties that were at CVA tax in 2010	YES	YES	YES		
Exclude properties that would cross over CVA tax in 2011 from capped to clawed back	YES	YES	YES		
Exclude properties that would cross over CVA tax in 2011 from clawed back to capped	YES	YES	YES		

Capping & Threshold Parameters

	Multi-Residential	Commercial	Industrial
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	\$250.00	\$250.00	\$250.00
CVA Tax Threshold - Decreasers	\$0.00	\$0.00	\$0.00
Decrease Clawback	7.4739%	32.2499%	29.0094%
Decrease Retained	92.5261%	67.7501%	70.9906%
Overall Levy Change	1.6053%	1.1000%	1.0738%