

**TOWN OF AYLMER
2016 TAX INFORMATION**

TAX RATES

PROPERTY CLASS	TOWN	COUNTY	EDUCATIONAL	TOTAL TAX RATE 2016	RATIO
RESIDENTIAL / FARM	0.813790%	0.599720%	0.188000%	1.601510%	1.0000
FARMLAND AWAITING DEV (PHASE 1)	0.406895%	0.299860%	0.094000%	0.800755%	0.5000
MULTI-RESIDENTIAL	1.908988%	1.406820%	0.188000%	3.503808%	2.3458
COMMERCIAL OCCUPIED	1.332662%	0.982100%	1.180000%	3.494762%	1.6376
COMMERCIAL VACANT	0.932847%	0.687460%	0.826000%	2.446307%	
COMMERCIAL NEW CONSTRUCTION	1.332662%	0.982100%	1.180000%	3.494762%	
COMMERCIAL NEW CON - VACANT	0.932847%	0.687460%	0.826000%	2.446307%	
SHOPPING CENTRE	1.332662%	0.982100%	1.180000%	3.494762%	1.6376
PARKING LOT	1.332662%	0.982100%	1.180000%	3.494762%	1.6376
INDUSTRIAL OCCUPIED	1.810764%	1.334440%	1.500000%	4.645204%	2.2251
INDUSTRIAL VACANT	1.176984%	0.867380%	0.975000%	3.019364%	
INDUSTRIAL NEW CONSTRUCTION	1.810764%	1.334440%	1.180000%	4.325204%	
INDUSTRIAL NEW CON - VACANT	1.176984%	0.867380%	0.767000%	2.811364%	
LARGE INDUSTRIAL OCCUPIED	2.304490%	1.698290%	1.500000%	5.502780%	2.8318
LARGE INDUSTRIAL VACANT	1.497919%	1.103900%	0.975000%	3.576819%	
PIPELINES	0.931464%	0.686440%	1.073758%	2.691662%	1.1446
FARMLANDS	0.203447%	0.149930%	0.047000%	0.400377%	0.2500
MANAGED FORESTS	0.203447%	0.149930%	0.047000%	0.400377%	0.2500
BIA				0.189521%	
Exempt				0.000000%	

Capping & Threshold Parameters

	Multi-Residential	Commercial	Industrial
Annualized Tax Limit		10.00%	10.00%
Prior Year CVA Tax Limit		10.00%	10.00%
CVA Tax Threshold - Increases		\$500.00	\$500.00
CVA Tax Threshold - Decreasers		\$500.00	\$500.00
Decrease Clawback		45.4105%	50.0786%
Decrease Retained		54.5895%	49.9214%

Exited capping in 2016
in Multi-Res