

CITY OF STRATFORD
2012 TAX RATES

CODE	TAX CLASS	CITY	EDUCATION	TOTAL
RT	RESIDENTIAL TAXABLE	0.01212715	0.00221000	0.01433715
R1	RESIDENTIAL TAXABLE FARMLAND 1	0.00303179	0.00055250	0.00358429
RD	RESIDENTIAL SCHOOL TAXES ONLY	0.00000000	0.00221000	0.00221000
MT	MULTI-RESIDENTIAL	0.02612068	0.00221000	0.02833068
CT	COMMERCIAL OCCUPIED	0.02396251	0.01490000	0.03886251
DT/ST	OFFICE BUILDING/SHOPPING CENTRE TAXABLE	0.02396251	0.01490000	0.03886251
XT/ZT	COMMERCIAL/SHOPPING CENTRE NEW CONSTRUCTION	0.02396251	0.01260000	0.03656251
CX/CU	COMMERCIAL VACANT UNIT/VACANT LAND	0.01677376	0.01043000	0.02720376
SU	SHOPPING CENTRE TAX VACANT	0.01677376	0.01043000	0.02720376
XU	COMMERCIAL NEW CONSTRUCTION EXCESS LAND	0.01677376	0.00882000	0.02559376
IT/LT	INDUSTRIAL/LARGE INDUSTRIAL TAXABLE	0.03544594	0.01590000	0.05134594
JT/KT	INDUSTRIAL/LARGE INDUSTRIAL NEW CONSTRUCTION	0.03544594	0.01260000	0.04804594
IX/IU	INDUSTRIAL VACANT UNIT/VACANT LAND	0.02303986	0.01033500	0.03337486
LU	LARGE INDUSTRIAL TAX VACANT	0.02303986	0.01033500	0.03337486
KU	LARGE INDUSTRIAL NEW CONSTRUCTION EXCESS LAND	0.02303986	0.00819000	0.03122986
I1	INDUSTRIAL TAXABLE FARMLAND	0.00303179	0.00055250	0.00358429
PT	PIPELINE TAXABLE	0.01829987	0.01260000	0.03089987
FT	FARMLAND TAXABLE	0.00303179	0.00055250	0.00358429

Multi-residential

2012 Decrease % ClawBack = 0.00%
 2012 Decrease % Retained = 100.00%
 Annualized Tax Limited = 10.00%
 Prior Year CVA Tax Limited = 5.00%
 CVA Tax Threshold - Increases = \$250
 Capping Option = Revenue Neutral
 Net Class Impact = 0

Commercial

2011 Decrease % ClawBack = 3.2637%
 2011 Decrease % Retained = 96.7363%
 Annualized Tax Limited = 10.00%
 Prior Year CVA Tax Limited = 5.00%
 CVA Tax Threshold - Increases = \$250
 Capping Option = Revenue Neutral
 Net Class Impact = 0

Industrial

2012 Decrease % ClawBack = 3.6107%
 2012 Decrease % Retained = 96.3893%
 Annualized Tax Limited = 10.00%
 Prior Year CVA Tax Limited = 5.00%
 CVA Tax Threshold - Increases = \$250
 Capping Option = Revenue Neutral
 Net Class Impact = 0

Minimum Tax Level for New Construction = 100.00%

Overall Levy Changes

Residential	3.3495%
Multi-residential	3.6620%
Commercial	2.4197%
Shopping Centre	2.4197%
Office Building	2.4197%
Industrial	1.3668%
Large Industrial	1.3668%
Pipelines	2.3218%
Farm	3.3495%