



THE CORPORATION OF THE TOWN OF MILTON
Capping Factors/Options

2012 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	10%	10%	10%	10%	10%
Capped % on CVA Tax	0%	0%	0%	0%	0%
Claw-back Percentage Retained	52.7788%	52.7788%	58.1182%	58.1182%	100.0000%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreases	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.0128713	0.0128713	0.01311112	0.01311112	0.02398754
Notional Rate Urban	0.018667110	0.013066980	0.029691580	0.019299540	0.015553910
Notional Rate Rural	0.018071960	0.012650380	0.028727280	0.018672750	0.014629650
2011 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	10%	10%	10%	10%	10%
Capped % on CVA Tax	0%	0%	0%	0%	0%
Claw-back Percentage Retained	41.5911%	41.5911%	55.7549%	55.7549%	100.0000%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreases	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.01249093	0.01249093	0.01285273	0.01285273	0.02380286
Notional Rate Urban	0.019601140	0.013720800	0.030912480	0.020093110	0.015947670
Notional Rate Rural	0.018998670	0.013299070	0.029936330	0.019458610	0.015012060
2010 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	10%	10%	10%	10%	10%
Capped % on CVA Tax	0%	0%	0%	0%	0%
Claw-back Percentage Retained	48.7107%	48.7107%	66.5819%	66.5819%	100.0000%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreases	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.0070305	0.0070305	0.0073195	0.0073195	0.0136691
Notional Rate Urban	0.020788420	0.014551910	0.032399900	0.021059930	0.016576900
Notional Rate Rural	0.020175660	0.014122980	0.031407080	0.020414600	0.015625300

2009 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	10%	10%	10%	10%	10%
Capped % on CVA Tax	0%	0%	0%	0%	0%
Claw-back Percentage Retained	23.1272%	23.1272%	33.1124%	33.1124%	100.0000%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreases	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.01596491	0.01596491	0.01686142	0.01686142	0.03202928
Notional Rate Urban	0.021976860	0.015383810	0.033756520	0.021941730	0.017009750
Notional Rate Rural	0.021359140	0.014951400	0.032755650	0.021291160	0.016050440
2008 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	10%	10%	10%	10%	10%
Capped % on CVA Tax	0%	0%	0%	0%	0%
Claw-back Percentage Retained	39.5045%	39.5045%	55.3144%	55.3144%	46.7467%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreases	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.01861914	0.01861914	0.02025872	0.02025872	0.03871563
Notional Rate Urban	0.023639960	0.016547970	0.035260080	0.022919040	0.018004110
Notional Rate Rural	0.022985880	0.016090110	0.034200300	0.022230190	0.016988350

2007 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	10%	10%	10%	10%	10%
Capped % on CVA Tax	0%	0%	0%	0%	0%
Claw-back Percentage Retained	41.1983%	41.1983%	39.7661%	39.7661%	54.8907%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreases	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.0085007	0.0085007	0.00923754	0.00923754	0.0178387
Notional Rate Urban	0.023012230	0.016108560	0.034308940	0.022300810	0.017023930
Notional Rate Rural	0.022364740	0.015655320	0.033259800	0.021618890	0.016023760

2006 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	10%	10%	10%	10%	10%
Capped % on CVA Tax	0%	0%	0%	0%	0%
Claw-back Percentage Retained	56.0152%	56.0152%	51.5514%	51.5514%	95.8391%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreasers	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.01438918	0.01438918	0.02662394	0.02662394	0.0305873
Notional Rate Urban	0.022685790	0.015880060	0.033419170	0.021722450	0.016523850
Notional Rate Rural	0.022071250	0.015449880	0.032423450	0.021075240	0.015569490

2005 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	10%	10%	10%	10%	10%
Capped % on CVA Tax	0%	0%	0%	0%	0%
Claw-back Percentage Retained	46.3457%	46.3457%	53.0688%	53.0688%	64.3321%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreasers	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.01084231	0.01084231	0.01189273	0.01189273	0.02328158
Notional Rate Urban	0.025042630	0.017529840	0.036992320	0.024045000	0.018111730
Notional Rate Rural	0.024379760	0.017065830	0.035918300	0.023346890	0.017082310

2004 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	5%	5%	5%	5%	5%
Claw-back Percentage Retained	41.0809%	41.0809%	0.8017%	0.8017%	0.0000%
Levy Change Factor	0.02402017	0.02402017	0.02640821	0.02640821	0.05303892
Notional Rate Urban	0.024455220	0.017118654	0.036040580	0.023426377	0.017199500
Notional Rate Rural	0.023723390	0.016606373	0.034854830	0.022655640	0.016063000

2003 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	5%	5%	5%	5%	5%
Claw-back Percentage Retained	19.3471%	19.3471%	0.0000%	0.0000%	78.0686%
Levy Change Factor	0.00581635	0.005816350	0.006280304	0.006280304	0.012413643
Notional Rate Urban	0.026492860	0.018545002	0.039768100	0.025849265	0.019284193
Notional Rate Rural	0.025605630	0.017923941	0.038330570	0.024914871	N/A

2002 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	5%	5%	5%	5%	5%
Claw-back Percentage Retained	14.6584%	14.6584%	38.6677%	38.6677%	73.9717%
Levy Change Factor	0.003027115	0.003027115	0.003134883	0.003134883	0.057699262
Notional Rate Urban	0.029784130	0.020848891	0.046604610	0.030292997	0.024896900
Notional Rate Rural	0.028731290	0.020111903	0.044898740	0.029184181	0.019896870

2001 Capping Factors/Options	Commercial	Commercial	Industrial	Industrial	Multi Residential
	Occupied (CT,DT,ST,GT)	Vacant/Excess Land (CU,CX,DU,SU)	Occupied (IT,LT)	Vacant/Excess Land (IU,IX,LU)	Taxable(MT)
Capped % on Annualized Tax	5%	5%	5%	5%	5%
Claw-back Percentage Retained	28.2677%	28.2677%	2.1956%	2.1956%	16.5801%
Levy Change Factor	0.0028007291	0.0028007291	0.0028533544	0.0028533544	0.0031920070
Notional Rate Urban	0.029700947	0.020790663	0.047235500	0.030703075	0.021402711
Notional Rate Rural	0.028690527	0.020083369	0.045598400	0.029638960	0.019833559