



THE CORPORATION OF THE TOWN OF MILTON
Capping Factors/Options

2017 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	10%	10%	10%	10%	10%
Claw-back Percentage Retained	76.2591%	76.2591%	73.9267%	73.9267%	100.0000%
Cap Threshold for Tax Increases	\$500	\$500	\$500	\$500	\$500
Claw-back Threshold for Tax Decreases	\$500	\$500	\$500	\$500	\$500
Levy Change Factor	0.02883783	0.02883783	0.01654223	0.01654223	0.02936381
Notional Rate Urban	0.016048020	0.011233610	0.025743210	0.016733090	0.012289960
Exclude properties previously at CVA Tax	YES	YES	YES	YES	YES
Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	YES
Exclude Properties that move from Clawed Back to Capped	YES	YES	YES	YES	YES

2016 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	5%	5%	5%	5%	5%
Claw-back Percentage Retained	64.8570%	64.8570%	68.8043%	68.8043%	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	0.01563992	0.01563992	0.01549822	0.01549822	0.02855511
Notional Rate Urban	0.016325100	0.011427590	0.027033960	0.017572080	0.014060550
Notional Rate Rural	0.015904760	0.011133350	0.026352890	0.017129390	0.013407760
Exclude properties previously at CVA Tax	YES	YES	YES	YES	YES
Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	YES
Exclude Properties that move from Clawed Back to Capped	YES	YES	YES	YES	YES

2015 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	60.6686%	60.6686%	66.2659%	66.2659%	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	0.0111601	0.0111601	0.01098183	0.01098183	0.02028558
Notional Rate Urban	0.016842640	0.011789850	0.027693510	0.018000790	0.014369110
Notional Rate Rural	0.016415670	0.011490960	0.027001710	0.017551110	0.013706030
Exclude properties previously at CVA Tax	YES	YES	YES	YES	YES
Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	YES
Back to Capped	YES	YES	YES	YES	YES

2014 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	59.9858%	59.9858%	65.3580%	65.3580%	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	0.007685618	0.007685618	0.007618111	0.007618111	0.014069137
Notional Rate Urban	0.017478810	0.012235170	0.028521020	0.018538660	0.014807260
Notional Rate Rural	0.016975800	0.011883060	0.027706000	0.018008900	0.014026090
Exclude properties previously at CVA Tax	YES	YES	YES	YES	YES
Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	YES
Exclude Properties that move from Clawed Back to Capped	YES	YES	YES	YES	YES

2013 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	73.3283%	73.3283%	53.9658%	53.9658%	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	0.0101378	0.0101378	0.01013669	0.01013669	0.01874198
Notional Rate Urban	0.018147930	0.012703560	0.029407030	0.019114570	0.015244920



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Capped % on CVA Tax	10%	10%	10%	10%	10%
Claw-back Percentage Retained	76.2591%	76.2591%	73.9267%	73.9267%	100.0000%
Cap Threshold for Tax Increases	\$500	\$500	\$500	\$500	\$500
Claw-back Threshold for Tax Decreases	\$500	\$500	\$500	\$500	\$500
Levy Change Factor	0.02883783	0.02883783	0.01654223	0.01654223	0.02936381
Notional Rate Urban	0.016048020	0.011233610	0.025743210	0.016733090	0.012289960
Exclude properties previously at CVA Tax	YES	YES	YES	YES	YES
Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	YES
Exclude Properties that move from Clawed Back to Capped	YES	YES	YES	YES	YES

2016 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)
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Capped % on CVA Tax	5%	5%	5%	5%	5%
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Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreases	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.01563992	0.01563992	0.01549822	0.01549822	0.02855511
Notional Rate Urban	0.016325100	0.011427590	0.027033960	0.017572080	0.014060550
Notional Rate Rural	0.015904760	0.011133350	0.026352890	0.017129390	0.013407760
Exclude properties previously at CVA Tax	YES	YES	YES	YES	YES
Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	YES
Exclude Properties that move from Clawed Back to Capped	YES	YES	YES	YES	YES

2015 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)
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Capped % on CVA Tax	0%	0%	0%	0%	0%
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Levy Change Factor	0.0111601	0.0111601	0.01098183	0.01098183	0.02028558
Notional Rate Urban	0.016842640	0.011789850	0.027693510	0.018000790	0.014369110
Notional Rate Rural	0.016415670	0.011490960	0.027001710	0.017551110	0.013706030
Exclude properties previously at CVA Tax	YES	YES	YES	YES	YES
Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	YES
Back to Capped	YES	YES	YES	YES	YES

2014 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	59.9858%	59.9858%	65.3580%	65.3580%	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	0.007685618	0.007685618	0.007618111	0.007618111	0.014069137
Notional Rate Urban	0.017478810	0.012235170	0.028521020	0.018538660	0.014807260
Notional Rate Rural	0.016975800	0.011883060	0.027706000	0.018008900	0.014026090
Notional Rate Rural	0.017634740	0.012344320	0.028575520	0.018574090	0.014447940

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

Commercial	Commercial	Industrial	Industrial	Multi Residential
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Capped % on Annualized Tax	10%	10%	10%	10%	10%
Capped % on CVA Tax	10%	10%	10%	10%	10%
Claw-back Percentage Retained	76.2591%	76.2591%	73.9267%	73.9267%	100.0000%
Cap Threshold for Tax Increases	\$500	\$500	\$500	\$500	\$500
Claw-back Threshold for Tax Decreasers	\$500	\$500	\$500	\$500	\$500
Levy Change Factor	0.02883783	0.02883783	0.01654223	0.01654223	0.02936381
Notional Rate Urban	0.016048020	0.011233610	0.025743210	0.016733090	0.012289960
Exclude properties previously at CVA Tax	YES	YES	YES	YES	YES
Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	YES
Exclude Properties that move from Clawed Back to Capped	YES	YES	YES	YES	YES

2016 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	5%	5%	5%	5%	5%
Claw-back Percentage Retained	64.8570%	64.8570%	68.8043%	68.8043%	100.0000%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreasers	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.01563992	0.01563992	0.01549822	0.01549822	0.02855511
Notional Rate Urban	0.016325100	0.011427590	0.027033960	0.017572080	0.014060550
Notional Rate Rural	0.015904760	0.011133350	0.026352890	0.017129390	0.013407760
Exclude properties previously at CVA Tax	YES	YES	YES	YES	YES
Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	YES
Exclude Properties that move from Clawed Back to Capped	YES	YES	YES	YES	YES

2015 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	60.6686%	60.6686%	66.2659%	66.2659%	100.0000%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreasers	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.0111601	0.0111601	0.01098183	0.01098183	0.02028558
Notional Rate Urban	0.016842640	0.011789850	0.027693510	0.018000790	0.014369110
Notional Rate Rural	0.016415670	0.011490960	0.027001710	0.017551110	0.013706030
Exclude properties previously at CVA Tax	YES	YES	YES	YES	YES
Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	YES
Back to Capped	YES	YES	YES	YES	YES

2014 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	59.9858%	59.9858%	65.3580%	65.3580%	100.0000%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreasers	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.007685618	0.007685618	0.007618111	0.007618111	0.014069137
Notional Rate Urban	0.017478810	0.012235170	0.028521020	0.018538660	0.014807260
Notional Rate Rural	0.016975800	0.011883060	0.027706000	0.018008900	0.014026090

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 Decreasers	\$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%



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	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	10%	10%	10%	10%	10%
Claw-back Percentage Retained	76.2591%	76.2591%	73.9267%	73.9267%	100.0000%
Cap Threshold for Tax Increases	\$500	\$500	\$500	\$500	\$500
Claw-back Threshold for Tax Decreasers	\$500	\$500	\$500	\$500	\$500
Levy Change Factor	0.02883783	0.02883783	0.01654223	0.01654223	0.02936381
Notional Rate Urban	0.016048020	0.011233610	0.025743210	0.016733090	0.012289960
Exclude properties previously at CVA Tax	YES	YES	YES	YES	YES
Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	YES
Exclude Properties that move from Clawed Back to Capped	YES	YES	YES	YES	YES

2016 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	5%	5%	5%	5%	5%
Claw-back Percentage Retained	64.8570%	64.8570%	68.8043%	68.8043%	100.0000%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreasers	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.01563992	0.01563992	0.01549822	0.01549822	0.02855511
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Notional Rate Rural	0.015904760	0.011133350	0.026352890	0.017129390	0.013407760
Exclude properties previously at CVA Tax	YES	YES	YES	YES	YES
Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	YES
Exclude Properties that move from Clawed Back to Capped	YES	YES	YES	YES	YES

2015 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)
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Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
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Exclude properties previously at CVA Tax	YES	YES	YES	YES	YES
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Back to Capped	YES	YES	YES	YES	YES

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Notional Rate Rural	0.016975800	0.011883060	0.027706000	0.018008900	0.014026090
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 Decreasers	\$250	\$250	\$250	\$250	\$250



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Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	YES
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Claw-back Threshold for Tax Decreasers	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.01563992	0.01563992	0.01549822	0.01549822	0.02855511
Notional Rate Urban	0.016325100	0.011427590	0.027033960	0.017572080	0.014060550
Notional Rate Rural	0.015904760	0.011133350	0.026352890	0.017129390	0.013407760
Exclude properties previously at CVA Tax	YES	YES	YES	YES	YES
Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	YES
Exclude Properties that move from Clawed Back to Capped	YES	YES	YES	YES	YES

2015 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	60.6686%	60.6686%	66.2659%	66.2659%	100.0000%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreasers	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.0111601	0.0111601	0.01098183	0.01098183	0.02028558
Notional Rate Urban	0.016842640	0.011789850	0.027693510	0.018000790	0.014369110
Notional Rate Rural	0.016415670	0.011490960	0.027001710	0.017551110	0.013706030
Exclude properties previously at CVA Tax	YES	YES	YES	YES	YES
Exclude Properties that move from Capped to Clawed Back	YES	YES	YES	YES	YES
Back to Capped	YES	YES	YES	YES	YES

2014 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	59.9858%	59.9858%	65.3580%	65.3580%	100.0000%
Cap Threshold for Tax Increases	\$250	\$250	\$250	\$250	\$250
Claw-back Threshold for Tax Decreasers	\$250	\$250	\$250	\$250	\$250
Levy Change Factor	0.007685618	0.007685618	0.007618111	0.007618111	0.014069137
Notional Rate Urban	0.017478810	0.012235170	0.028521020	0.018538660	0.014807260
Notional Rate Rural	0.016975800	0.011883060	0.027706000	0.018008900	0.014026090
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 Decreasers	\$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