

<b>Capping Adjustments</b>						
for all SIMCOE COUNTY municipalities including MIDLAND						
Percentage Reduction Retained (Allowed Reduction)						
	2011	2012	2013	2014	2015	2016
Multi- Residential	52.3046%	39.0868%	0.0000%	0.0000%	45.0779%	19.4709%
Commercial	40.8319%	30.8793%	55.5079%	40.9234%	47.1789%	64.4903%
Industrial'	84.1481%	82.5926%	0.0000%	0.0000%	0.0000%	0.0000%
<b>OVERALL LEVY CHANGE FACTOR %</b>						
	2011	2012	2013	2014	2015	2016
Multi- Residential	0.9693%	0.8890%	0.6577%	0.7648%	1.2396%	1.2153%
Commercial	0.5897%	0.5458%	0.4023%	0.4707%	0.7659%	1.5251%
Industrial'	0.5448%	0.5393%	0.3974%	0.4623%	0.7505%	0.7270%
	2011	2012	2013	2014	2015	2016
Annualized Tax	10%	10%	10%	10%	10%	10%
Prior Year CVA Tax Limit	5%	5%	5%	5%	5%	5%
CVA Tax Threshold - Inc	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
CVA Tax Threshold - Dec	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00	\$ 250.00
New Construction	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Exclude Properties at CVA	Yes	Yes	Yes	Yes	Yes	Yes
Exclude Properties that go from Capped	No	No	Yes	Yes	Yes	Yes
Exclude Properties that go from Clawed	No	No	Yes	Yes	Yes	Yes