

City of Stratford
Tax Rate Calculation Detail 2023
At March 27, 2023

2023 TAX RATE CALCULATION							
	RTC RTQ	2023 Opening CVA Assessment	Tax Ratios	CVA Weighted by Transition Tax Ratios	2023	2023 TAXATION	Total Taxes by Class
Taxable							
Residential/Farm	RT	3,520,973,527	1.000000	3,520,973,527	0.01352611	47,625,081	47,625,081
Residential - Education Only	RD	404,000	0.000000	0	0.00000000	0	
Multi-residential	MT	190,353,900	2.000000	380,707,800	0.02705222	5,149,496	5,149,496
New Multi-Res	NT	42,447,800	1.000000	42,447,800	0.01352611	574,154	574,154
Com. Occupied	CT,DT,ST,XT,YT,ZT	501,840,132	1.975937	991,604,485	0.02672674	13,412,553	
Com. Excess Land	CU,SU,XU	4,405,938	1.975937	8,705,856	0.02672674	117,756	
Com. Vac. Land	CX	5,613,400	1.975937	11,091,725	0.02672674	150,028	
Resort Condo's	OT	0		0	0.00000000	0	
Com. Parking Lot	GT	49,000	1.975937	96,821	0.02672674	1,310	13,681,647
Ind. Occupied	IT,KT,LT,JT	142,521,884	2.542033	362,295,332	0.03438382	4,900,447	
Ind. Excess Land	IU,JU,KU,LU	4,140,049	2.542033	10,524,141	0.03438382	142,351	
Ind. Vacant Land	IX	4,966,300	2.542033	12,624,498	0.03438382	170,760	5,213,558
Pipelines	PT	9,671,000	1.509000	14,593,539	0.02041090	197,394	197,394
Landfills	HF	2,227,292	1.965003	4,376,635	0.02657885	59,199	59,199
Farmlands	FT	23,013,761	0.250000	5,753,440	0.00338153	77,822	
Farmland waiting development	R1	0	0.250000	0	0.00338153	0	77,822
Managed Forests	TT	0	0.250000	0	0.00338153	0	0
Total Taxable		4,452,627,983		5,365,795,600		72,578,350	72,578,350
Payment in Lieu							
Residential/Farm - full	RF, RH	103,000	1.000000	103,000	0.01352611	1,393	
Residential/Farm - General	RG	0	1.000000	0	0.01352611	0	
Residential/Fm full Prov Ten	RP	0	1.000000	0	0.01352611	0	1,393
Farm - PIL Full	FF, FP	0	0.250000	0	0.00338153	0	0
Multi-residential	MF	0	2.000000	0	0.02705222	0	
Multi-residential - Prov tenant		0		0	0.00000000	0	0
Com. Occupied - full	CH,CF,CP	10,699,808	1.975937	21,142,147	0.02672674	285,971	
Com. Occupied - General	CF, CG	4,208,300	1.975937	8,315,336	0.02672674	112,474	
Com. Excess Land	CV	0	1.975937	0	0.02672674	0	
Com. Vac. Land	CJ,CY,CZ	225,500	1.975937	445,574	0.02672674	6,027	
Com Parking Lot	GF	0	1.975937	0	0.02672674	0	404,472
Ind. Occupied Full	IH,IF	1,172,000	2.542033	2,979,263	0.03438382	40,298	
Ind. Excess Land	IV,IK	0	2.542033	0	0.03438382	0	
Ind Vacant Land	IJ,IY	0	2.542033	0	0.03438382	0	40,298
Total PIL		16,408,608		32,985,319		0	446,163
Taxable & PIL Assess.		4,469,036,591		5,398,780,919		0	73,024,514
Exempt Assessment		258,253,636					
Total Municipal Assessment		4,727,290,227					

Agrees to MPAC Preliminary Check -4,727,290,227

Municipal Rates Only	
2022 Budget	68,264,126
2023 Budget requirements	4,760,388
2023 Ending Taxation	73,024,514

2023
Residential
Tax Rate

2022/2023
Revenue
Neutral
Residential
Tax Rate

Municipal Residential Tax Rate	Levy	73,024,514		
	Weighted Assess	5,398,780,919	0.01352611	0.01264436