

City of Stratford  
Tax Rate Calculation Detail 2024  
At March 21, 2024

| 2024 TAX RATE CALCULATION         |                   |                                   |               |                                             |                   |                   |                            |
|-----------------------------------|-------------------|-----------------------------------|---------------|---------------------------------------------|-------------------|-------------------|----------------------------|
|                                   | RTC<br>RTQ        | 2024<br>Opening CVA<br>Assessment | Tax<br>Ratios | CVA Weighted<br>by Transition<br>Tax Ratios | 2023              | 2024<br>TAXATION  | Total Taxes<br>by<br>Class |
| <b>Taxable</b>                    |                   |                                   |               |                                             |                   |                   |                            |
| Residential/Farm                  | RT                | 3,571,142,927                     | 1.000000      | 3,571,142,927                               | <b>0.01465647</b> | 52,340,364        | 52,340,364                 |
| Residential - Education Only      | RD                | 428,000                           | 0.000000      | 0                                           | 0.00000000        | 0                 |                            |
| Multi-residential                 | MT                | 191,053,900                       | 2.000000      | 382,107,800                                 | 0.02931295        | 5,600,353         | 5,600,353                  |
| New Multi-Res                     | NT                | 46,627,500                        | 1.000000      | 46,627,500                                  | 0.01465647        | 683,395           | 683,395                    |
| Com. Occupied                     | CT,DT,ST,XT,YT,ZT | 508,668,832                       | 1.975937      | 1,005,097,566                               | 0.02896027        | 14,731,186        |                            |
| Com. Excess Land                  | CU,SU,XU          | 4,405,938                         | 1.975937      | 8,705,856                                   | 0.02896027        | 127,597           |                            |
| Com. Vac. Land                    | CX                | 4,440,400                         | 1.975937      | 8,773,951                                   | 0.02896027        | 128,595           |                            |
| Resort Condo's                    | OT                | 0                                 |               | 0                                           | 0.00000000        | 0                 |                            |
| Com. Parking Lot                  | GT                | 49,000                            | 1.975937      | 96,821                                      | 0.02896027        | 1,419             | 14,988,798                 |
| Ind. Occupied                     | IT,KT,LT,JT       | 141,465,284                       | 2.542033      | 359,609,420                                 | 0.03725724        | 5,270,606         |                            |
| Ind. Excess Land                  | IU,JU,KU,LU       | 4,193,749                         | 2.542033      | 10,660,648                                  | 0.03725724        | 156,248           |                            |
| Ind. Vacant Land                  | IX                | 5,222,400                         | 2.542033      | 13,275,513                                  | 0.03725724        | 194,572           | 5,621,426                  |
| Pipelines                         | PT                | 9,726,000                         | 1.509000      | 14,676,534                                  | 0.02211662        | 215,106           | 215,106                    |
| Landfills                         | HF                | 2,227,292                         | 1.965003      | 4,376,635                                   | 0.02880002        | 64,146            | 64,146                     |
| Farmlands                         | FT                | 23,371,761                        | 0.250000      | 5,842,940                                   | 0.00366412        | 85,637            |                            |
| Farmland waiting development      | R1                | 0                                 | 0.250000      | 0                                           | 0.00366412        | 0                 | 85,637                     |
| Managed Forests                   | TT                | 0                                 | 0.250000      | 0                                           | 0.00366412        | 0                 | 0                          |
| <b>Total Taxable</b>              |                   | <b>4,513,022,983</b>              |               | <b>5,430,994,112</b>                        |                   | <b>79,599,224</b> | <b>79,599,224</b>          |
| <b>Payment in Lieu</b>            |                   |                                   |               |                                             |                   |                   |                            |
| Residential/Farm - full           | RF, RH            | 103,000                           | 1.000000      | 103,000                                     | 0.01465647        | 1,510             |                            |
| Residential/Farm - General        | RG                | 0                                 | 1.000000      | 0                                           | 0.01465647        | 0                 |                            |
| Residential/Fm full Prov Ten      | RP                | 0                                 | 1.000000      | 0                                           | 0.01465647        | 0                 | 1,510                      |
| Farm - PIL Full                   | FF, FP            | 0                                 | 0.250000      | 0                                           | 0.00366412        | 0                 | 0                          |
| Multi-residential                 | MF                | 0                                 | 2.000000      | 0                                           | 0.02931295        | 0                 |                            |
| Multi-residential - Prov tenant   |                   | 0                                 |               |                                             | 0.00000000        | 0                 | 0                          |
| Com. Occupied - full              | CH,CF,CP          | 10,965,808                        | 1.975937      | 21,667,746                                  | 0.02896027        | 317,573           |                            |
| Com. Occupied - General           | CF, CG            | 4,208,300                         | 1.975937      | 8,315,336                                   | 0.02896027        | 121,874           |                            |
| Com. Excess Land                  | CV                | 0                                 | 1.975937      | 0                                           | 0.02896027        | 0                 |                            |
| Com. Vac. Land                    | CJ,CY,CZ          | 225,500                           | 1.975937      | 445,574                                     | 0.02896027        | 6,531             |                            |
| Com Parking Lot                   | GF                | 0                                 | 1.975937      | 0                                           | 0.02896027        | 0                 | 445,977                    |
| Ind. Occupied Full                | IH,IF             | 1,172,000                         | 2.542033      | 2,979,263                                   | 0.03725724        | 43,665            |                            |
| Ind. Excess Land                  | IV,IK             | 0                                 | 2.542033      | 0                                           | 0.03725724        | 0                 |                            |
| Ind Vacant Land                   | IJ,IY             | 0                                 | 2.542033      | 0                                           | 0.03725724        | 0                 | 43,665                     |
| <b>Total PIL</b>                  |                   | <b>16,674,608</b>                 |               | <b>33,510,918</b>                           |                   | <b>0</b>          | <b>491,152</b>             |
| <b>Taxable &amp; PIL Assess.</b>  |                   | <b>4,529,697,591</b>              |               | <b>5,464,505,030</b>                        |                   | <b>0</b>          | <b>80,090,376</b>          |
| <b>Exempt Assessment</b>          |                   | <b>266,477,336</b>                |               |                                             |                   |                   |                            |
| <b>Total Municipal Assessment</b> |                   | <b>4,796,174,927</b>              |               |                                             |                   |                   |                            |

Agrees to MPAC                      Check                      **4,796,174,927**

| Municipal Rates Only        |                   |
|-----------------------------|-------------------|
| 2023 Budget                 | <b>73,024,514</b> |
| 2023 Budget requirements    | <b>7,065,862</b>  |
| <b>2023 Ending Taxation</b> | <b>80,090,376</b> |

|                                   |                 |                   |                   |                   |
|-----------------------------------|-----------------|-------------------|-------------------|-------------------|
| Municipal Residential<br>Tax Rate | Levy            | <b>80,090,376</b> |                   |                   |
|                                   | Weighted Assess | 5,464,505,030     | <b>0.01465647</b> | <b>0.01336343</b> |

**2022/ 2023  
Revenue  
Neutral  
Residential  
Tax Rate**