

Municipal Tax Ratio Scenarios - Illustrative Calculations only, values subject to change with finalization of 2025 Property Tax Bylaw

Tax Ratio Scenarios with No Budget Changes - Excludes Commercial Appeal Contingency			
Panel A - Assessment Neutral	Property Types		
Scenario 1 (1.71 Ratio)	Residential	Non-residential	Total
Taxable assessment	\$ 30,110,330,882	\$ 8,658,287,947	\$ 38,213,495,219
Tax revenue	\$ 211,797,425	\$ 98,072,477	\$ 309,869,902
Percent Share	68.4%	31.6%	100%
Statutory tax rate	0.703405%	1.132701%	
Effective tax rate	0.562724%	0.962795%	
Tax Burden Per \$1,000	\$ 5.63	\$ 9.63	
<b>Tax ratio</b>	<b>1.00</b>	<b>1.71</b>	

Tax Ratio Scenarios with Budget Changes - Excludes Commercial Appeal Contingency			
Panel A - Assessment Neutral	Property Types		
Scenario 1 (1.71 Ratio)	Residential	Non-residential	Total
Taxable assessment	\$ 30,110,330,882	\$ 8,658,287,947	\$ 38,213,495,219
Tax revenue	\$ 225,736,724	\$ 104,287,726	\$ 330,024,450
Percent Share	68.4%	31.6%	100%
Statutory tax rate	0.749699%	1.204484%	
Effective tax rate	0.599759%	1.023812%	
Tax Burden Per \$1,000	\$ 6.00	\$ 10.24	
<b>Tax ratio</b>	<b>1.00</b>	<b>1.71</b>	

Panel B - Existing Policy			
Scenario 2 (1.59 Ratio)	Residential	Non-residential	Total
Taxable assessment	\$ 30,110,330,882	\$ 8,658,287,947	\$ 38,768,618,829
Tax revenue	\$ 216,444,126	\$ 93,425,775	\$ 309,869,902
Percent Share	69.9%	30.2%	100%
Statutory tax rate	0.718837%	1.079033%	
Effective tax rate	0.575069%	0.917178%	
Tax Burden Per \$1,000	\$ 5.75	\$ 9.17	
<b>Tax ratio</b>	<b>1.00</b>	<b>1.59</b>	

Panel B - Existing Policy			
Scenario 2 (1.59 Ratio)	Residential	Non-residential	Total
Taxable assessment	\$ 30,110,330,882	\$ 8,658,287,947	\$ 38,768,618,829
Tax revenue	\$ 230,522,078	\$ 99,502,726	\$ 330,024,450
Percent Share	69.9%	30.2%	100%
Statutory tax rate	0.765591%	1.149215%	
Effective tax rate	0.612473%	0.976833%	
Tax Burden Per \$1,000	\$ 6.12	\$ 9.77	
<b>Tax ratio</b>	<b>1.00</b>	<b>1.59</b>	

Panel C - Mid Range			
Scenario 3 (1.65 Ratio)	Residential	Non-residential	Total
Taxable assessment	\$ 30,110,330,882	\$ 8,658,287,947	\$ 38,768,618,829
Tax revenue	\$ 214,120,102	\$ 95,749,800	\$ 309,869,902
Percent Share	69.1%	30.9%	100%
Statutory tax rate	0.711118%	1.105875%	
Effective tax rate	0.568895%	0.939993%	
Tax Burden Per \$1,000 of assesment	\$ 5.69	\$ 9.40	
<b>Tax ratio</b>	<b>1.00</b>	<b>1.65</b>	

Panel C - Mid Range			
Scenario 3 (1.65 Ratio)	Residential	Non-residential	Total
Taxable assessment	\$ 30,110,330,882	\$ 8,658,287,947	\$ 38,768,618,829
Tax revenue	\$ 228,046,895	\$ 101,977,555	\$ 330,024,450
Percent Share	69.1%	30.9%	100%
Statutory tax rate	0.757371%	1.177803%	
Effective tax rate	0.605897%	1.001132%	
Tax Burden Per \$1,000 of assesment	\$ 6.06	\$ 10.01	
<b>Tax ratio</b>	<b>1.00</b>	<b>1.65</b>	

Panel D - Chamber Legacy			
Scenario 4 (1.43 Ratio)	Residential	Non-residential	Total
Taxable assessment	\$ 30,110,330,882	\$ 8,658,287,947	\$ 38,768,618,829
Tax revenue	\$ 223,416,199	\$ 86,453,703	\$ 309,869,902
Percent Share	72.1%	27.9%	100%
Statutory tax rate	0.741992%	0.998508%	
Effective Tax Rate	0.593593%	0.848732%	
Tax Burden Per \$1,000	\$ 5.94	\$ 8.49	
<b>Tax ratio</b>	<b>1.00</b>	<b>1.43</b>	

Panel D - Chamber Legacy			
Scenario 4 (1.43 Ratio)	Residential	Non-residential	Total
Taxable assessment	\$ 30,110,330,882	\$ 8,658,287,947	\$ 38,768,618,829
Tax revenue	\$ 237,947,628	\$ 92,076,822	\$ 330,024,450
Percent Share	72.1%	27.9%	100%
Statutory tax rate	0.790252%	1.063453%	
Effective tax rate	0.632202%	0.903935%	
Tax Burden Per \$1,000 of assesment	\$ 6.32	\$ 9.04	
<b>Tax ratio</b>	<b>1.00</b>	<b>1.43</b>	

Panel E - Prairie Median			
Scenario 5 (2.12 Ratio)	Residential	Non-residential	Total
Taxable assessment	\$ 30,110,330,882	\$ 8,658,287,947	\$ 38,768,618,829
Tax revenue	\$ 196,767,387	\$ 113,102,514	\$ 309,869,902
Percent Share	63.5%	36.5%	100%
Statutory tax rate	0.653488%	1.306292%	
Effective Tax Rate	0.522790%	1.110348%	
Tax Burden Per \$1,000	\$ 5.23	\$ 11.10	
<b>Tax ratio</b>	<b>1.00</b>	<b>2.12</b>	

Panel E - Prairie Median			
Scenario 5 (2.12 Ratio)	Residential	Non-residential	Total
Taxable assessment	\$ 30,110,330,882	\$ 8,658,287,947	\$ 38,768,618,829
Tax revenue	\$ 209,565,526	\$ 120,458,924	\$ 330,024,450
Percent Share	63.5%	36.5%	100%
Statutory tax rate	0.695992%	1.391256%	
Effective tax rate	0.556794%	1.182567%	
Tax Burden Per \$1,000 of assesment	\$ 5.57	\$ 11.83	
<b>Tax ratio</b>	<b>1.00</b>	<b>2.12</b>	