

Township of Morris

PROPERTY CLASS	No. OF ITEMS 2015	2015 ASSESSED VALUES	% OF TOTAL	No. OF ITEMS 2016	2016 ASSESSED VALUE	% OF TOTAL	INCR.	SHIFT
1. VACANT	322	\$28,583,750	0.8%	268	\$80,032,100	1.5%	2.800	0.007
2.RESIDENTIAL	7,665	\$3,008,740,075	81.6%	7,725	\$4,329,864,500	82.1%	1.439	0.004
3A. FARM (Reg)	5	\$6,144,100	0.2%	5	\$7,389,800	0.1%	1.203	0.000
3B. FARM (Qual)	13	\$41,370	0.0%	13	\$62,700	0.0%	1.516	0.000
4A.COMMERCIAL	140	\$485,519,700	13.2%	171	\$669,635,800	12.7%	1.379	-0.005
4B INDUSTRIAL	21	\$125,093,800	3.4%	25	\$118,575,800	2.2%	0.948	-0.011
4C APARTMENT	5	\$31,931,700	0.9%	6	\$71,382,500	1.4%	2.235	0.005
TOTAL COMMERCIAL	166	642,545,200	17.4%	202	859,594,100	16.3%	1.338	-0.011
6A.LCL TEL EXCH	1	\$0	0.0%	1	\$0	0.0%	#DIV/0!	0.000
GRAND TOTAL	8,172	\$3,686,054,495	100.0%	8,214	5,276,943,200	100.0%	1.432	0.000

CURRENT DATA

Current Tax Rate \$2.536

PREDICTED 2016 TAX RATE

Current Tax Rate 2015 \$2.536
Adjustment to Ratable Base 1.432

Current Tax Rate $\frac{\$2.536}{1.432}$ = \$1.771 Predicted Tax Rate ***WITHOUT*** a Budget Increase

* The ***actual*** Tax Rate in 2016 will be based on the actual 2016 Total Tax Levy and final 2016 assessments

* Figures are subject to change as 2016 assessments are preliminary and still under review with informal meetings