

**TOWN OF EAST GWILLIMBURY
PROPERTY TAX RATES - 2025**

Property Class	2024 Ret. Roll for 2025 Tax		2025 Tax Rates			
	Year	Tax Ratio	East Gwillimbury	Region of York	School Boards	Total
	CVA	2024 ratios	41%	42%	17%	100%
RT - Residential	8,860,625,947	1.000000	0.00359599	0.00375863	0.00153000	0.00888462
Subtotal	8,860,625,947					
MT - Multi-Residential	20,036,548	1.000000	0.00359599	0.00375863	0.00153000	0.00888462
			26%	27%	47%	100%
CT/XT - Commercial	355,629,747	1.332100	0.00479021	0.00500687	0.00880000	0.01859708
CU/XU - Commercial Excess Land	10,069,500	1.332100	0.00479021	0.00500687	0.00880000	0.01859708
CX/XX/ZX - Commercial Vacant Land	34,149,000	1.332100	0.00479021	0.00500687	0.00880000	0.01859708
ST/ZT - Commercial	136,597,500	1.332100	0.00479021	0.00500687	0.00880000	0.01859708
VT - Aggregate Extraction	5,869,700	1.337082	0.00480813	0.00502560	0.00880000	0.01863372
Subtotal	542,315,447		28%	30%	42%	100%
IT/LT/JT - Industrial/ Large Industrial/ New Construction	63,480,300	1.643200	0.00590892	0.00617618	0.00880000	0.02088510
IU/LU/JU - Industrial/ Excess Land	401,500	1.643200	0.00590892	0.00617618	0.00880000	0.02088510
IX/JX - Industrial Vacant Land	58,311,100	1.643200	0.00590892	0.00617618	0.00880000	0.02088510
IH - Industrial: Shared PIL	1,081,000	1.643200	0.00590892	0.00617618	0.00880000	0.02088510
IJ - Industrial: Vacant Land, Shared PIL	209,000	1.643200	0.00590892	0.00617618	0.00880000	0.02088510
Subtotal	123,482,900					
PT - Pipeline	14,219,000	0.919000	0.00330472	0.00345418	0.00880000	0.01555890
FT - Farm	325,507,840	0.250000	0.00089900	0.00093966	0.00038250	0.00222116
TT - Managed Forest	16,126,900	0.250000	0.00089900	0.00093966	0.00038250	0.00222116
Total	9,902,314,582					

TOWN OF EAST GWILLIMBURY
PROPERTY TAX RATES - 2024

Property Class	2023 Ret. Roll for 2024		0			
	Tax Year	Tax Ratio	East Gwillimbury	Region of York	School Boards	Total
	CVA		2024 ratios			
			40%	42%	18%	100%
RT - Residential	8,635,947,810	1.000000	0.339713%	0.361852%	0.153000%	0.854565%
Subtotal	8,635,947,810					
MT - Multi Residential	22,814,548	1.000000	0.339713%	0.361852%	0.153000%	0.854565%
			25%	27%	48%	100%
CT/ST/ZT - Commercial	356,965,833	1.332100	0.452532%	0.482023%	0.880000%	1.814555%
CU/SU/ZU - Commercial: Excess Land	10,157,400	0.932470	0.316772%	0.337416%	0.880000%	1.534188%
CX/XX/ZX - Commercial: Vacant Land	34,149,000	0.932470	0.316772%	0.337416%	0.880000%	1.534188%
XT - New Construction Commercial	133,634,700	1.332100	0.452532%	0.482023%	0.880000%	1.814555%
XU - New Construction Commercial: Excess Land	60,900	0.932470	0.316772%	0.337416%	0.880000%	1.534188%
Subtotal	534,967,833					
			27%	29%	43%	100%
IT/LT/JT- Industrial/Large Industrial/New Construction	63,918,000	1.643200	0.558217%	0.594595%	0.880000%	2.032812%
IU/LU/JU - Industrial: Excess Land	401,500	1.068080	0.362841%	0.386487%	0.880000%	1.629328%
IX - Industrial: Vacant Land	57,015,100	1.068080	0.362841%	0.386487%	0.880000%	1.629328%
IH - Industrial: Shared PIL	1,081,000	1.643200	0.558217%	0.594595%	0.880000%	2.032812%
IJ - Industrial: Vacant Land, Shared PIL	209,000	1.068080	0.362841%	0.000000%	0.880000%	1.242841%
Subtotal	122,624,600					
PT - Pipeline	14,013,000	0.919000	0.312197%	0.332542%	0.880000%	1.524739%
FT - Farm	328,820,140	0.250000	0.084928%	0.090463%	0.038250%	0.213641%
TT - Managed Forest	16,888,600	0.250000	0.084928%	0.090463%	0.038250%	0.213641%
Total	9,676,076,531					

**TOWN OF EAST GWILLIMBURY
PROPERTY TAX RATES - 2023**

Property Class	2022 Ret. Roll for 2023		2023 Tax Rates			
	Tax Year	Tax Ratio	East Gwillimbury	Region of York	School Boards	Total
	CVA					
		2023 ratios				
RT - Residential	8,274,292,512	1.000000	39% 0.319126%	42% 0.348892%	19% 0.153000%	100% 0.821018%
Subtotal	8,274,292,512					
MT - Multi Residential	19,456,548	1.000000	0.319126%	0.348892%	0.153000%	0.821018%
CT/ST/ZT - Commercial	356,272,375	1.332100	24% 0.425108%	26% 0.464759%	50% 0.880000%	100% 1.769867%
CU/SU/ZU - Commercial: Excess Land	10,354,400	0.932470	0.297575%	0.325331%	0.880000%	1.502907%
CX/XX/ZX - Commercial: Vacant Land	33,767,000	0.932470	0.297575%	0.325331%	0.880000%	1.502907%
XT - New Construction Commercial	130,331,700	1.332100	0.425108%	0.464759%	0.880000%	1.769867%
XU - New Construction Commercial: Excess Land	406,700	0.932470	0.297575%	0.325331%	0.880000%	1.502907%
Subtotal	531,132,175					
IT/LT/JT- Industrial/Large Industrial/New Construction	59,636,004	1.643200	27% 0.524388%	29% 0.573299%	44% 0.880000%	100% 1.977687%
IU/LU/JU - Industrial: Excess Land	1,253,196	1.068080	0.340852%	0.372645%	0.880000%	1.593497%
IX - Industrial: Vacant Land	49,118,000	1.068080	0.340852%	0.372645%	0.880000%	1.593497%
IH - Industrial: Shared PIL	1,081,000	1.643200	0.524388%	0.573299%	0.880000%	1.977687%
IJ - Industrial: Vacant Land, Shared PIL	209,000	1.068080	0.340852%	0.372645%	0.880000%	1.593497%
Subtotal	111,297,200					
PT - Pipeline	13,864,000	0.919000	0.293278%	0.320632%	0.880000%	1.493910%
FT - Farm	331,137,540	0.250000	0.079781%	0.087223%	0.038250%	0.205254%
TT - Managed Forest	16,445,100	0.250000	0.079781%	0.087223%	0.038250%	0.205254%
Total	9,297,625,075					

**TOWN OF EAST GWILLIMBURY
PROPERTY TAX RATES - 2022**

Property Class	2021 Ret. Roll for 2022		2022 Tax Rates			
	Tax Year	Tax Ratio	East Gwillimbury	Region of York	School Boards	Total
	CVA					
		2022 ratios				
			38%	42%	19%	100%
RT - Residential	7,988,364,133	1.000000	0.305697%	0.335958%	0.153000%	0.794655%
Subtotal	7,988,364,133					
MT - Multi Residential	19,456,548	1.000000	0.305697%	0.335958%	0.153000%	0.794655%
			23%	26%	51%	100%
CT/ST/ZT - Commercial	350,692,675	1.332100	0.407219%	0.447530%	0.880000%	1.734748%
CU/SU/ZU - Commercial: Excess Land	10,353,900	0.932470	0.285053%	0.313271%	0.880000%	1.478324%
CX/XX/ZX - Commercial: Vacant Land	27,542,500	0.932470	0.285053%	0.313271%	0.880000%	1.478324%
XT - New Construction Commercial	129,811,300	1.332100	0.407219%	0.447530%	0.880000%	1.734748%
XU - New Construction Commercial: Excess Land	406,700	0.932470	0.285053%	0.313271%	0.880000%	1.478324%
Subtotal	518,807,075					
			26%	29%	45%	100%
IT/LT/JT- Industrial/Large Industrial/New Construction	59,809,004	1.643200	0.502321%	0.552046%	0.880000%	1.934367%
IU/LU/JU - Industrial: Excess Land	1,253,196	1.068080	0.326509%	0.358830%	0.880000%	1.565339%
IX - Industrial: Vacant Land	20,490,000	1.068080	0.326509%	0.358830%	0.880000%	1.565339%
IH - Industrial: Shared PIL	1,081,000	1.643200	0.502321%	0.552046%	0.880000%	1.934367%
IJ - Industrial: Vacant Land, Shared PIL	209,000	1.068080	0.326509%	0.358830%	0.880000%	1.565339%
Subtotal	82,842,200					
PT - Pipeline	13,658,000	0.919000	0.280936%	0.308745%	0.880000%	1.469681%
FT - Farm	337,337,161	0.250000	0.076424%	0.083990%	0.038250%	0.198664%
TT - Managed Forest	16,815,100	0.250000	0.076424%	0.083990%	0.038250%	0.198664%
Total	8,977,280,217					

**TOWN OF EAST GWILLIMBURY
PROPERTY TAX RATES - 2021**

Property Class	2020 Ret. Roll for 2021		2021 Tax Rates			
	Tax Year	Tax Ratio	East Gwillimbury	Region of York	School Boards	Total
	CVA					
		2021 ratios				
			39%	42%	20%	100%
RT - Residential	7,782,790,564	1.000000	0.302677%	0.326425%	0.153000%	0.782102%
Subtotal	7,782,790,564					
MT - Multi Residential	21,507,548	1.000000	0.302677%	0.326425%	0.153000%	0.782102%
			23%	25%	51%	100%
CT/ST/ZT - Commercial	346,941,102	1.332100	0.403196%	0.434831%	0.880000%	1.718027%
CU/SU/ZU - Commercial: Excess Land	11,910,800	0.932470	0.282237%	0.304382%	0.880000%	1.466619%
CX/XX/ZX - Commercial: Vacant Land	27,331,100	0.932470	0.282237%	0.304382%	0.880000%	1.466619%
XT - New Construction Commercial	129,365,200	1.332100	0.403196%	0.434831%	0.880000%	1.718027%
XU - New Construction Commercial: Excess Land	401,800	0.932470	0.282237%	0.304382%	0.880000%	1.466619%
Subtotal	515,950,002					
			26%	28%	46%	100%
IT/LT/JT- Industrial/Large Industrial/New Construction	61,492,904	1.643200	0.497359%	0.536382%	0.880000%	1.913740%
IU/LU/JU - Industrial: Excess Land	1,253,196	1.068080	0.323283%	0.348648%	0.880000%	1.551931%
IX - Industrial: Vacant Land	20,079,000	1.068080	0.323283%	0.348648%	0.880000%	1.551931%
IH - Industrial: Shared PIL	1,081,000	1.643200	0.497359%	0.536382%	0.880000%	1.913740%
IJ - Industrial: Vacant Land, Shared PIL	209,000	1.068080	0.323283%	0.348648%	0.880000%	1.551931%
Subtotal	84,115,100					
PT - Pipeline	13,027,000	0.919000	0.278161%	0.299985%	0.880000%	1.458146%
FT - Farm	333,358,461	0.250000	0.075669%	0.081606%	0.038250%	0.195525%
TT - Managed Forest	16,964,500	0.250000	0.075669%	0.081606%	0.038250%	0.195525%
Total	8,767,713,175					

**TOWN OF EAST GWILLIMBURY
PROPERTY TAX RATES - 2020**

Property Class	2019 Ret. Roll for 2020		2020 Tax Rates			
	Tax Yr	Tax Ratio	East Gwillimbury	Region of York	School Boards	Total
	CVA					
		2020 ratios				
			39%	41%	20%	100%
RT - Residential	7,477,601,445	1.000000	0.302677%	0.321619%	0.153000%	0.777296%
Subtotal	7,477,601,445					
MT - Multi Residential	17,153,300	1.000000	0.302677%	0.321619%	0.153000%	0.777296%
			23%	25%	52%	100%
CT/ST/ZT - Commercial	330,309,530	1.332100	0.403196%	0.428429%	0.896686%	1.728310%
CU/SU/ZU - Commercial: Excess Land	12,795,700	0.932470	0.282237%	0.299900%	0.896686%	1.478823%
CX/XX/ZX - Commercial: Vacant Land	27,358,700	0.932470	0.282237%	0.299900%	0.896686%	1.478823%
XT - New Construction Commercial	128,853,000	1.332100	0.403196%	0.428429%	0.896686%	1.728310%
XU - New Construction Commercial: Excess Land	4,571,100	0.932470	0.282237%	0.299900%	0.896686%	1.478823%
Subtotal	503,888,030					
			25%	26%	49%	100%
IT/LT/JT- Industrial/Large Industrial/New Construction	61,397,900	1.643200	0.497358%	0.528484%	0.980000%	2.005843%
IU/LU/JU - Industrial: Excess Land	1,269,800	1.068080	0.323283%	0.343515%	0.980000%	1.646798%
IX - Industrial: Vacant Land	20,079,000	1.068080	0.323283%	0.343515%	0.980000%	1.646798%
IH - Industrial: Shared PIL	1,090,000	1.643200	0.497358%	0.528484%	0.980000%	2.005843%
IJ - Industrial: Vacant Land, Shared PIL	209,000	1.068080	0.323283%	0.343515%	0.980000%	1.646798%
Subtotal	84,045,700					
PT - Pipeline	12,667,000	0.919000	0.278161%	0.295568%	1.434702%	2.008431%
FT - Farm	333,530,761	0.250000	0.075669%	0.080405%	0.038250%	0.194324%
TT - Managed Forest	14,834,500	0.250000	0.075669%	0.080405%	0.038250%	0.194324%
Total	8,443,720,736					

**TOWN OF EAST GWILLIMBURY
PROPERTY TAX RATES - 2019**

Property Class	2018 Ret. Roll for 2019		2019 Tax Rates			
	Tax Yr	Tax Ratio	East Gwillimbury	Region of York	School Boards	Total
	CVA					
		2019 ratios				
			38%	42%	20%	100%
RT - Residential	6,624,046,372	1.000000	0.298849%	0.336549%	0.161000%	0.796398%
Subtotal	6,624,046,372					
MT - Multi Residential	16,473,794	1.000000	0.298849%	0.336549%	0.161000%	0.796398%
			22%	25%	53%	100%
CT/ST/ZT - Commercial	317,005,689	1.279400	0.382348%	0.430581%	0.931834%	1.744763%
CU/SU/ZU - Commercial: Excess Land	14,379,208	0.895580	0.267643%	0.301407%	0.792059%	1.361109%
CX/XX/ZX - Commercial: Vacant Land	25,950,937	0.895580	0.267643%	0.301407%	0.792059%	1.361109%
XT - New Construction Commercial	86,174,142	1.279400	0.382348%	0.430581%	0.931834%	1.744763%
XU - New Construction Commercial: Excess Land	10,054,607	0.895580	0.267643%	0.301407%	0.792059%	1.361109%
Subtotal	453,564,583					
			23%	26%	51%	100%
IT/LT/JT- Industrial/Large Industrial/New Construction	58,476,905	1.570400	0.469313%	0.528517%	1.030000%	2.027829%
IU/LU/JU - Industrial: Excess Land	1,240,419	1.020760	0.305053%	0.343536%	0.849750%	1.498339%
IX - Industrial: Vacant Land	19,425,750	1.020760	0.305053%	0.343536%	0.849750%	1.498339%
IH - Industrial: Shared PIL	987,750	1.570400	0.469313%	0.528517%	1.030000%	2.027829%
IJ - Industrial: Vacant Land, Shared PIL	204,250	1.020760	0.305053%	0.343536%	0.849750%	1.498339%
Subtotal	80,335,074					
PT - Pipeline	11,433,702	0.919000	0.274643%	0.309289%	1.434702%	2.018634%
FT - Farm	301,716,977	0.250000	0.074712%	0.084137%	0.040250%	0.199099%
TT - Managed Forest	14,312,089	0.250000	0.074712%	0.084137%	0.040250%	0.199099%
Total	7,501,882,591					

**TOWN OF EAST GWILLIMBURY
PROPERTY TAX RATES - 2018**

Property Class	2017 Ret. Roll for 2018		2018 Tax Rates			
	Tax Yr	Tax Ratio	East Gwillimbury	Region of York	School Boards	Total
	CVA	2018 ratios				
			38%	42%	20%	100%
RT - Residential	5,336,583,817	1.000000	0.313649%	0.350606%	0.170000%	0.834255%
Subtotal	5,336,583,817					
MT - Multi Residential	16,581,448	1.000000	0.313649%	0.350606%	0.170000%	0.834255%
			22%	24%	54%	100%
CT/ST/ZT - Commercial	300,367,522	1.232300	0.386510%	0.432052%	0.966480%	1.785042%
CU/SU/ZU - Commercial: Excess Land	12,819,546	0.862610	0.270557%	0.302436%	0.676536%	1.249529%
CX/XX/ZX - Commercial: Vacant Land	24,543,176	0.862610	0.270557%	0.302436%	0.676536%	1.249529%
XT - New Construction Commercial	75,411,945	1.232300	0.386510%	0.432052%	0.966480%	1.785042%
XU - New Construction Commercial: Excess Land	8,071,614	0.862610	0.270557%	0.302436%	0.676536%	1.249529%
Subtotal	421,213,803					
			23%	25%	52%	100%
IT/LT/JT- Industrial/Large Industrial/New Construction	54,771,113	1.497300	0.469627%	0.524962%	1.090000%	2.084589%
IU/LU/JU - Industrial: Excess Land	1,423,888	0.973245	0.305258%	0.341226%	0.708500%	1.354983%
IX - Industrial: Vacant Land	18,772,500	0.973245	0.305258%	0.341226%	0.708500%	1.354983%
IH - Industrial: Shared PIL	885,500	1.497300	0.469627%	0.524962%	1.090000%	2.084589%
IJ - Industrial: Vacant Land, Shared PIL	199,500	0.973245	0.305258%	0.341226%	0.708500%	1.354983%
Subtotal	76,052,501					
PT - Pipeline	9,807,500	0.919000	0.288245%	0.322207%	1.434702%	2.045154%
FT - Farm	280,078,685	0.250000	0.078412%	0.087652%	0.042500%	0.208564%
TT - Managed Forest	14,067,327	0.250000	0.078412%	0.087652%	0.042500%	0.208564%
Total	6,154,385,081					

**TOWN OF EAST GWILLIMBURY
PROPERTY TAX RATES - 2017**

Property Class	2017 Tax Yr	Tax Ratio	2017 Tax Rates			
			CVA	East Gwillimbury	Region of York	School Boards
		2017 ratios				
			37%	42%	20%	100%
RT - Residential	4,528,995,367	1.000000	0.327923%	0.371903%	0.179000%	0.878826%
Subtotal	4,528,995,367					
MT - Multi Residential	15,764,724	1.000000	0.327923%	0.371903%	0.179000%	0.878826%
			21%	24%	54%	100%
CT/ST/ZT - Commercial	307,817,416	1.181313	0.387380%	0.439334%	0.987908%	1.814622%
CU/SU/ZU - Commercial: Excess Land	12,299,972	0.826919	0.271166%	0.307534%	0.691536%	1.270235%
CX/XX/ZX - Commercial: Vacant Land	17,258,500	0.826919	0.271166%	0.307534%	0.691536%	1.270235%
XT - New Construction Commercial	64,828,738	1.181313	0.387380%	0.439334%	0.987908%	1.814622%
XU - New Construction Commercial: Excess Land	6,116,333	0.826919	0.271166%	0.307534%	0.691536%	1.270235%
Subtotal	408,320,959					
			22%	25%	53%	100%
IT/LT/JT- Industrial/Large Industrial/New Construction	52,663,719	1.416888	0.464630%	0.526945%	1.140000%	2.131575%
IU/LU/JU - Industrial: Excess Land	1,384,581	0.920977	0.302010%	0.342514%	0.741000%	1.385524%
IX - Industrial: Vacant Land	18,119,250	0.920977	0.302010%	0.342514%	0.741000%	1.385524%
IH - Industrial: Shared PIL	783,250	1.416888	0.464630%	0.526945%	1.140000%	2.131575%
IJ - Industrial: Vacant Land, Shared PIL	194,750	0.920977	0.302010%	0.342514%	0.741000%	1.385524%
Subtotal	73,145,550					
PT - Pipeline	8,715,750	0.919000	0.301362%	0.341779%	1.434702%	2.077843%
FT - Farm	261,618,225	0.250000	0.081981%	0.092976%	0.044750%	0.219707%
TT - Managed Forest	12,313,975	0.250000	0.081981%	0.092976%	0.044750%	0.219707%
Total	5,308,874,550					

Property Class	2015 Ret. Roll for 2016 Tax Yr	Tax Ratio	Weighted & Discounted CVA	2016 Tax Rates			
	CVA			East Gwillimbury	Region of York	School Boards	Total
				2016 ratios			
				37%	43%	20%	100%
RT - Residential	3,916,926,533	1.000000	3,916,926,533	0.3452767%	0.3971570%	0.1880000%	0.9304337%
Subtotal	3,916,926,533		3,916,926,533				
MT - Multi Residential	12,443,000	1.000000	12,443,000	0.3452767%	0.3971570%	0.1880000%	0.9304337%
				21%	24%	55%	100%
CT/ST/ZT - Commercial	312,606,455	1.117200	349,243,932	0.3857432%	0.4437040%	1.0088740%	1.8383212%
CU/SU/ZU - Commercial: Excess Land	14,424,825	0.782040	11,280,790	0.2700202%	0.3105927%	0.7062118%	1.2868247%
CX/XX/ZX - Commercial: Vacant Land	15,451,500	0.782040	12,083,691	0.2700202%	0.3105927%	0.7062118%	1.2868247%
XT - New Construction Commercial	54,245,590	1.117200	60,603,173	0.3857432%	0.4437040%	1.0088740%	1.8383212%
XU - New Construction Commercial: Excess Land	4,124,280	0.782040	3,225,352	0.2700202%	0.3105927%	0.7062118%	1.2868247%
Subtotal	400,852,650		436,436,938				
				21%	24%	55%	100%
IT/LT/JT- Industrial/Large Industrial/New Construction	53,565,925	1.312400	70,299,920	0.4531412%	0.5212290%	1.1800000%	2.1543702%
IU/LU/JU - Industrial: Excess Land	1,345,275	0.853060	1,147,600	0.2945418%	0.3387988%	0.7670000%	1.4003405%
IX - Industrial: Vacant Land	17,466,000	0.853060	14,899,546	0.2945418%	0.3387988%	0.7670000%	1.4003405%
IH - Industrial: Shared PIL	681,000	1.312400	893,744	0.4531412%	0.5212288%	1.1800000%	2.1543700%
IJ - Industrial: Vacant Land, Shared PIL	190,000	0.853060		0.2945418%	0.3387988%	0.7670000%	1.4003405%
Subtotal	73,248,200		87,240,811				
PT - Pipeline	8,284,000	0.919000	7,612,996	0.3173100%	0.3649870%	1.4347020%	2.1169990%
FT - Farm	231,423,200	0.250000	57,855,800	0.0863190%	0.0992890%	0.0470000%	0.2326080%
TT - Managed Forest	10,833,900	0.250000	2,708,475	0.0863190%	0.0992890%	0.0470000%	0.2326080%
Total	4,654,011,483		4,521,224,552				

**TOWN OF EAST GWILLIMBURY
PROPERTY TAX RATES - 2015**

Property Class	2015 Tax Yr	Tax Ratio	2015 Tax Rates			
			CVA	East Gwillimbury	Region of York	School Boards
		2015 ratios	36%	43%	21%	100%
RT - Residential	3,737,332,851	1.000000	0.3433454%	0.4064210%	0.1950000%	0.9447664%
Subtotal	3,737,332,851					
MT - Multi Residential	12,051,000	1.000000	0.3433454%	0.4064210%	0.1950000%	0.9447664%
			21%	24%	55%	100%
CT/ST/ZT - Commercial	276,651,348	1.117200	0.3835855%	0.4540540%	1.0191420%	1.8567815%
CU/SU/ZU - Commercial: Excess Land	11,131,609	0.782040	0.2685099%	0.3178375%	0.7133994%	1.2997468%
CX/XX/ZX - Commercial: Vacant Land	11,191,603	0.782040	0.2685099%	0.3178375%	0.7133994%	1.2997468%
XT - New Construction Commercial	78,492,629	1.117200	0.3835855%	0.4540540%	1.0191420%	1.8567815%
XU - New Construction Commercial: Excess Land	7,263,090	0.782040	0.2685099%	0.3178375%	0.7133994%	1.2997468%
Subtotal	384,730,279					
			21%	25%	55%	100%
IT/LT JT- Industrial/Large Industrial	51,235,678	1.312400	0.4506066%	0.5333870%	1.1900000%	2.1739936%
IU/LU/JU - Industrial: Excess Land	1,314,016	0.853060	0.2928943%	0.3467015%	0.7735000%	1.4130958%
IX - Industrial: Vacant Land	17,610,462	0.853060	0.2928943%	0.3467015%	0.7735000%	1.4130958%
IH - Industrial: Shared PIL	681,000	1.312400	0.4506066%	0.5333869%	1.1900000%	2.1739935%
IJ - Industrial: Vacant Land, Shared PIL	186,250	0.853060	0.2928943%	0.3467015%	0.7735000%	1.4130958%
Subtotal	71,027,406					
PT - Pipeline	8,097,500	0.919000	0.3155350%	0.4259750%	1.5857850%	2.3272950%
FT - Farm	224,199,377	0.250000	0.0858360%	0.1016050%	0.0487500%	0.2361910%
TT - Managed Forest	10,352,373	0.250000	0.0858360%	0.1016050%	0.0487500%	0.2361910%
Total	4,447,790,786					

**TOWN OF EAST GWILLIMBURY
PROPERTY TAX RATES - 2014**

Property Class	2014 Tax Yr	Tax Ratio	2014 Tax Rates			
			CVA	East Gwillimbury	Region of York	School Boards
		2014 ratios				
			36%	43%	21%	100%
RT - Residential	3,537,899,635	1.000000	0.3424223%	0.4167330%	0.2030000%	0.9621553%
Subtotal	3,537,899,635					
MT - Multi Residential	11,659,000	1.000000	0.3424223%	0.4167330%	0.2030000%	0.9621553%
			20%	24%	55%	100%
CT/ST/ZT - Commercial	268,617,887	1.117200	0.3825542%	0.4655750%	1.0556360%	1.9037652%
CU/SU/ZU - Commercial: Excess Land	11,123,350	0.782040	0.2677879%	0.3259019%	0.7389452%	1.3326350%
CX - Commercial: Vacant Land	7,204,840	0.782040	0.2677879%	0.3259019%	0.7389452%	1.3326350%
XT - New Construction Commercial	62,900,857	1.117200	0.3825542%	0.4655750%	1.0556360%	1.9037652%
XU - New Construction Commercial: Excess Land	7,278,964	0.782040	0.2677879%	0.3259019%	0.7389452%	1.3326350%
Subtotal	357,125,898					
			20%	25%	55%	100%
IT/LT - Industrial/Large Industrial	55,911,436	1.312400	0.4493950%	0.5469210%	1.2200000%	2.2163160%
IU/LU - Industrial: Excess Land	1,529,288	0.853060	0.2921067%	0.3554983%	0.7930000%	1.4406050%
IX - Industrial: Vacant Land	15,495,924	0.853060	0.2921067%	0.3554983%	0.7930000%	1.4406050%
IH - Industrial: Shared PIL	697,000	1.312400	0.4493950%	0.5469204%	1.2200000%	2.2163154%
IJ - Industrial: Vacant Land, Shared PIL	182,500	0.853060	0.2921067%	0.3554983%	0.7930000%	1.4406050%
I1 - Industrial:Awaiting Development	2,261,000	0.250000	0.0856060%	0.1041830%	0.0507500%	0.2405390%
Subtotal	76,077,148					
PT - Pipeline	7,880,500	0.919000	0.3146870%	0.4259750%	1.5857850%	2.3264470%
FT - Farm	216,620,059	0.250000	0.0856060%	0.1041830%	0.0507500%	0.2405390%
TT - Managed Forest	9,723,001	0.250000	0.0856060%	0.1041830%	0.0507500%	0.2405390%
Total	4,216,985,241					

**TOWN OF EAST GWILLIMBURY
PROPERTY TAX RATES - 2013**

Property Class	2012 Ret. Roll for 2013 Tax		Tax Ratio	2013 Tax Rates			
	CVA			East Gwillimbury	Region of York	School Boards	Total
			2013 ratios	35%	44%	21%	100%
RT - Residential	3,256,132,858	1.000000		0.3463145%	0.4347620%	0.2120000%	0.9930765%
Subtotal	3,256,132,858						
MT - Multi Residential	11,267,000	1.000000		0.3463145%	0.4347620%	0.2120000%	0.9930765%
				20%	25%	56%	100%
CT/ST - Commercial	256,467,690	1.117200		0.3869026%	0.4857160%	1.0940120%	1.9666306%
CU/SU - Commercial :Excess Land	12,299,241	0.782040		0.2708318%	0.3400013%	0.7658084%	1.3766415%
CX - Commercial: Vacant Land	6,704,750	0.782040		0.2708318%	0.3400013%	0.7658084%	1.3766415%
XT - New Construction Commercial	50,603,788	1.117200		0.3869026%	0.4857160%	1.0940120%	1.9666306%
XU - New Construction Commercial: Excess Land	7,651,263	0.782040		0.2708318%	0.3400013%	0.7658084%	1.3766415%
Subtotal	333,726,732						
				20%	25%	55%	100%
IT/LT - Industrial/Large Industrial	54,866,215	1.312400		0.4545032%	0.5705820%	1.2600000%	2.2850852%
IU/LU - Industrial: Excess Land	747,750	0.853060		0.2954271%	0.3708781%	0.8190000%	1.4853051%
IX - Industrial: Vacant Land	13,641,250	0.853060		0.2954271%	0.3708781%	0.8190000%	1.4853051%
IH - Industrial: Shared PIL	697,000	1.312400		0.4545032%	0.5705816%	1.2600000%	2.2850848%
I1 - Industrial:Awaiting Development	2,146,000	0.250000		0.0865790%	0.1086910%	0.0530000%	0.2482700%
Subtotal	72,098,215						
PT - Pipeline	7,672,750	0.919000		0.3182640%	0.4259750%	1.5857850%	2.3300240%
FT - Farm	209,204,375	0.250000		0.0865790%	0.1086910%	0.0530000%	0.2482700%
TT - Managed Forest	8,794,550	0.250000		0.0865790%	0.1086910%	0.0530000%	0.2482700%
Total	3,898,896,480						

2013 Clawback (Region Wide) As of July 1, 2012

Commercial 51.29% (preliminary)
 Industrial 65.90% (preliminary)
 Multi-Residential 0.00%

2013 Overall Levy Change

Res/Farm TBD
 Commercial TBD
 Industrial TBD
 Multi Res TBD

**TOWN OF EAST GWILLIMBURY
PROPERTY TAX RATES - 2012**

Property Class	2011 Ret. Roll for 2012 Tax	Tax Ratio	Weighted & Discounted CVA	2012 Tax Rates			
	CVA			East Gwillimbury	Region of York	School Boards	Total
		2012 ratios		34%	44%	22%	100%
RT - Residential	3,011,610,964	1.000000	3,011,610,964	0.3460336%	0.4528890%	0.2210000%	1.0199226%
Subtotal	3,011,610,964		3,011,610,964				
MT - Multi Residential	10,875,000	1.000000	10,875,000	0.3460336%	0.4528890%	0.2210000%	1.0199226%
				19%	25%	56%	100%
CT/ST - Commercial	239,734,395	1.117200	267,831,266	0.3865888%	0.5059680%	1.1296170%	2.0221738%
CU/SU - Commercial :Excess Land	7,719,930	0.782040	6,037,294	0.2706121%	0.3541773%	0.7907319%	1.4155214%
CX - Commercial: Vacant Land	21,626,000	0.782040	16,912,397	0.2706121%	0.3541773%	0.7907319%	1.4155214%
XT - New Construction Commercial	33,703,030	1.117200	37,653,025	0.3865888%	0.5059680%	1.1296170%	2.0221738%
XU - New Construction Commercial: Excess Land	1,532,970	0.782040	1,198,844	0.2706121%	0.3541773%	0.7907319%	1.4155214%
Subtotal	304,316,325		329,632,826				
				19%	25%	55%	100%
IT/LT - Industrial/Large Industrial	54,062,220	1.312400	70,951,258	0.4541345%	0.5943720%	1.3010350%	2.3495415%
IU/LU - Industrial: Excess Land	734,000	0.853060	626,146	0.2951875%	0.3863415%	0.8456728%	1.5272017%
IX - Industrial: Vacant Land	13,146,000	0.853060	11,214,327	0.2951875%	0.3863415%	0.8456728%	1.5272017%
IH - Industrial: Shared PIL	880,000	1.312400	1,154,912	0.4541345%	0.5943715%	1.3010350%	2.3495411%
I1 - Industrial:Awaiting Development	2,031,000	0.250000	507,750	0.0865080%	0.1132220%	0.0552500%	0.2549800%
Subtotal	70,853,220		84,454,392				
PT - Pipeline	7,402,000	0.919000	6,802,438	0.3180060%	0.4259750%	1.5857850%	2.3297660%
FT - Farm	199,041,100	0.250000	49,760,275	0.0865080%	0.1132220%	0.0552500%	0.2549800%
TT - Managed Forest	7,592,310	0.250000	1,898,078	0.0865080%	0.1132220%	0.0552500%	0.2549800%
Total	3,611,690,919		3,495,033,973				

2012 Clawback (Region Wide) As of July 1, 2012

Commercial 63.8043%
Industrial 68.8011%
Multi-Residential 0.00%

2012 Overall Levy Change

Res/Farm 2.3236%
Commercial 1.2962%
Industrial 1.3107%
Multi Res 2.3236%

**TOWN OF EAST GWILLIMBURY
PROPERTY TAX RATES - 2011**

Property Class	2010 Ret. Roll for 2011 Tax	Tax Ratio	Weighted & Discounted CVA	2011 Tax Rates			
				East Gwillimbury	Region of York	School Boards	Total
	CVA						
		2011 ratios					
RT	2,839,176,163	1.000000	2,839,176,163	0.3445453%	0.4635200%	0.2310000%	1.0390653%
Subtotal	2,839,176,163		2,839,176,163				
MT	10,363,179	1.000000	10,363,179	0.3445453%	0.4635200%	0.2310000%	1.0390653%
CT/ST	240,541,677	1.143100	274,963,191	0.3938497%	0.5298500%	1.2040430%	2.1277427%
CU/SU	8,624,465	0.800170	6,901,038	0.2756948%	0.3708948%	0.8428301%	1.4894197%
CX	20,132,459	0.800170	16,109,390	0.2756948%	0.3708948%	0.8428301%	1.4894197%
C1	-	0.250000	-	0.0861363%	0.1158800%	0.0577500%	0.2597663%
XT	26,077,763	1.143100	29,809,491	0.3938497%	0.5298497%	1.2040430%	2.1277424%
XU	1,239,488	0.800170	991,801	0.2756948%	0.3708948%	0.8428301%	1.4894197%
Subtotal	296,615,852		328,774,911				
IT/LT	51,099,322	1.330500	67,987,648	0.4584175%	0.6167130%	1.3752650%	2.4503955%
IU/LU	1,170,045	0.864825	1,011,884	0.2979714%	0.4008637%	0.8939223%	1.5927573%
IX	11,951,750	0.864825	10,336,172	0.2979714%	0.4008637%	0.8939223%	1.5927573%
IH	829,750	1.330500	1,103,982	0.4584175%	0.6167134%	1.3752650%	2.4503959%
I1	1,855,500	0.250000	463,875	0.0861360%	0.1158800%	0.0577500%	0.2597660%
Subtotal	66,906,367		80,903,562				
PT	6,772,262	0.919000	6,223,709	0.3166380%	0.4259750%	1.5857850%	2.3283980%
FT	182,357,553	0.250000	45,589,388	0.0861360%	0.1158800%	0.0577500%	0.2597660%
TT	6,372,129	0.250000	1,593,032	0.0861360%	0.1158800%	0.0577500%	0.2597660%
**Total	3,408,563,505		3,312,623,944				

2011 Overall Levy Change		2011 Clawback Rates	
Res/Farm	2.3241%	Commercial	58.4878%
Commercial	1.2842%	Industrial	69.5787%
Industrial	1.2981%	Multi-Res	0.0000%
Multi Res	2.3241%		

TOWN OF EAST GWILLIMBURY

PROPERTY TAX RATES - 2010	CVA	Tax Ratio	Weighted & Discounted CVA	2010 Tax Rates			
				East Gwillimbury	Region of York	School Boards	Total
RT	2,654,028,885	1.000000	2,654,028,885	0.00340784	0.00477021	0.00241000	0.01058805
R1	-	0.250000	-	0.00085196	0.00477021	0.00060250	0.00622467
Subtotal	2,654,028,885		2,654,028,885				
MT	9,851,358	1.000000	9,851,358	0.00340784	0.00477021	0.00241000	0.01058805
CT/ST	209,335,596	1.180000	247,016,003	0.00402125	0.00562885	0.01289313	0.02254323
CU/SU	7,850,289	0.826000	6,484,339	0.00281488	0.00394019	0.00902519	0.01578026
CX	16,466,450	0.826000	13,601,288	0.00281488	0.00394019	0.00902519	0.01578026
CM	-	1.180000	-	0.00402125	0.00562885	0.01289313	0.02254323
C1	-	0.250000	-	0.00085196	0.00119255	0.00060250	0.00264701
XT	23,969,495	1.180000	28,284,004	0.00402125	0.00562885	0.01289313	0.02254323
XU	1,027,005	0.826000	848,306	0.00281488	0.00394019	0.00902519	0.01578026
Subtotal	258,648,835		296,233,940				
IT/LT	51,421,225	1.357500	69,804,313	0.00462615	0.00647556	0.01459012	0.02569183
IU/LU	1,129,091	0.882375	996,282	0.00300700	0.00420911	0.00948358	0.01669968
IX	13,186,500	0.882375	11,635,438	0.00300700	0.00420911	0.00948358	0.01669968
IH	779,500	1.357500	1,058,171	0.00462615	0.00647556	0.01459012	0.02569183
I1	2,511,500	0.250000	627,875	0.00085196	0.00119255	0.00060250	0.00264701
Subtotal	69,027,816		84,122,079				
PT	6,223,000	0.919000	5,718,937	0.00313182	0.00438382	0.01639230	0.02390794
FT	165,093,964	0.250000	41,273,491	0.00085196	0.00119255	0.00060250	0.00264701
TT	5,900,934	0.250000	1,475,234	0.00085196	0.00119255	0.00060250	0.00264701

**TOWN OF EAST GWILLIMBURY
PROPERTY TAX RATES - 2009**

See By-Law CFS #2009-60
Report #2009-18

Property Class	Qualifier	Total Assessment CVA	Tax Ratio	Weighted & Discounted CVA	2009 Tax Rates			
					East Gwillimbury 32%	Region of York 45%	School Boards 23%	Total 100%
Residential & Farm	RT	2,511,791,931	1.000000	2,511,791,931	0.351587%	0.500081%	0.252000%	1.103668%
Residential - Awaiting Development	R1	-	0.250000	-	0.087897%	0.125020%	0.063000%	0.275917%
Subtotal		2,511,791,931		2,511,791,931				
Multi-Residential	MT	9,339,536	1.000000	9,339,536	0.351587%	0.500081%	0.252000%	1.103668%
Commercial - Full	CT/ST	193,758,626	1.207000	233,866,662	0.424365%	0.603598%	1.385926%	2.413889%
Commercial - Excess Land	CU/SU	6,690,117	0.844900	5,652,480	0.297055%	0.422518%	0.970148%	1.689722%
Commercial - Vacant Units	CX	7,501,000	0.844900	6,337,595	0.297055%	0.422518%	0.970148%	1.689722%
Commercial - General	CM	-	1.207000	-	0.424365%	0.603598%	1.385926%	2.413889%
Commercial - Awaiting Development	C1	-	0.250000	-	0.087897%	0.125020%	0.063000%	0.275917%
Commercial - New Cons - Occupied	XT	5,495,978	1.207000	6,633,645	0.424365%	0.603598%	1.385926%	2.413889%
Commercial - New Cons. - Excess Land	XU	814,523	0.844900	688,190	0.297055%	0.422518%	0.970148%	1.689722%
Subtotal		214,260,244		253,178,572				
Industrial - Full	IT/LT	49,918,200	1.373700	68,572,631	0.482974%	0.686961%	1.552479%	2.722414%
Industrial - - Excess Land	IU/LU	1,088,136	0.892905	971,602	0.313933%	0.446525%	1.009111%	1.769570%
Industrial - Vacant Units	IX	12,461,750	0.892905	11,127,159	0.313933%	0.446525%	1.009111%	1.769570%
Industrial - Full - shared PIL	IH	729,250	1.373700	1,001,771	0.482974%	0.686961%	1.552479%	2.722414%
Industrial - Awaiting Development	I1	2,258,750	0.250000	564,688	0.087897%	0.125020%	0.063000%	0.275917%
Subtotal		66,456,086		82,237,851				
Pipelines	PT	5,718,000	0.919000	5,254,842	0.323109%	0.459574%	1.694514%	2.477197%
Farmlands	FT	145,145,440	0.250000	36,286,360	0.087897%	0.125020%	0.063000%	0.275917%
Managed Forest	TT	5,121,815	0.250000	1,280,454	0.087897%	0.125020%	0.063000%	0.275917%
Total		2,957,833,052		2,899,369,546				

ESTIMATE ONLY - TBD IN FALL 2009

2009 Clawback Rates- Estimated

Multi Residential	12.9244%
Commercial	79.9623%
Industrial	76.9393%

Education Rate

EP	66.245%	FP	.315%
ES	32.727%	FS	.713%

TOWN OF EAST GWILLIMBURY

2008 TAX RATE SUMMARY

See By-Law #2008-36 Passed

TAX CLASS	QUALIFIER	TOTAL ASSESSMENT	Tax Ratio	Weighted & Discounted CVA	Town of East Gwillimbury	Region of York	Education	Total 2008 Rates
Residential and Farm	RT	2,362,010,202	1.000000	2,362,010,202	0.364251%	0.515464%	0.264000%	1.143715%
Multi-Residential	MT	8,674,855	1.000000	8,674,855	0.364251%	0.515464%	0.264000%	1.143715%
New Multi-Residential				-	0.364251%	0.515464%	0.264000%	1.143715%
Commercial-Occupied	CT/ST	182,825,594	1.207000	220,670,492	0.439651%	0.622165%	1.492897%	2.554713%
Commercial-General	CM	-	-	-	0.439651%	0.622165%	1.492897%	2.554713%
Commercial-Vacant Units	CU/SU	5,417,280	0.844900	4,577,060	0.307756%	0.435516%	1.045028%	1.788300%
Commercial- Vacant Land	CX	6,172,000	0.844900	5,214,723	0.307756%	0.435516%	1.045028%	1.788300%
Industrial-Occupied	IT/LT	49,932,302	1.373700	68,592,003	0.500372%	0.708093%	1.656911%	2.865376%
Industrial-Vacant Units	IU/LU	1,035,580	0.892905	924,675	0.325242%	0.460260%	1.076992%	1.862494%
Industrial-Vacant Land	IX	12,428,000	0.892905	11,097,023	0.325242%	0.460260%	1.076992%	1.862494%
Industrial Hydro	IH	679,000	1.373700	932,742	0.500372%	0.708093%	1.656911%	2.865376%
Industrial - Farmland awaiting development	I1	2,006,000	0.250000	501,500	0.091063%	0.128866%	0.066000%	0.285929%
Pipelines	PT	5,514,000	0.919000	5,067,366	0.334748%	0.473711%	1.752935%	2.561394%
Farmlands	FT	140,136,135	0.250000	35,034,034	0.091063%	0.128866%	0.066000%	0.285929%
Managed Forests	TT	4,648,460	0.250000	1,162,115	0.091063%	0.128866%	0.066000%	0.285929%
		2,781,479,408		2,724,458,790				

2008 Overall Levy Change

Residential/Farm	3.2673%
Commercial	1.7394%
Industrial	1.7654%
Multi-Residential	3.2673%

2008 Clawback Rates

Multi Residential	44.8340%
Commercial	64.2638%
Industrial	69.4065%

2008

TOWN OF EAST GWILLIMBURY

2007 TAX RATE SUMMARY

See By-Law #2007-64 Passed

TAX CLASS	QUALIFIER	TOTAL ASSESSMENT	Tax Ratio	Weighted & Discounted CVA	Town of East Gwillimbury	Region of York	Education	Total 2007 Rates
Residential and Farm	RT	2,327,141,556	1.000000	2,327,141,556	0.347800%	0.495729%	0.264000%	1.107529%
Multi-Residential	MT	8,674,765	1.000000	8,674,765	0.347800%	0.495729%	0.264000%	1.107529%
New Multi-Residential				-	0.347800%	0.495729%	0.264000%	1.107529%
Commercial-Occupied	CT/ST	183,008,122	1.207000	220,890,803	0.419795%	0.598345%	1.492897%	2.511037%
Commercial-General	CM	-	-	-	0.419795%	0.598345%	1.492897%	2.511037%
Commercial-Vacant Units	CU/SU	6,172,000	0.844900	5,214,723	0.293856%	0.418841%	1.045028%	1.757725%
Commercial- Vacant Land	CX	5,554,815	0.844900	4,693,263	0.293856%	0.418841%	1.045028%	1.757725%
Industrial-Occupied	IT/LT	48,971,087	1.373700	67,271,582	0.477773%	0.680983%	1.658072%	2.816828%
Industrial-Vacant Units	IU/LU	12,675,000	0.892905	11,317,571	0.310553%	0.442639%	1.077747%	1.830939%
Industrial-Vacant Land	IX	840,580	0.892905	750,558	0.310553%	0.442639%	1.077747%	1.830939%
Industrial Hydro	IH	679,000	1.373700	932,742	0.477773%	0.680983%	1.658072%	2.816828%
Industrial - Farmland awaiting development	I1	2,006,000	0.250000	501,500	0.086950%	0.123932%	0.066000%	0.276882%
Pipelines	PT	5,896,000	0.919000	5,418,424	0.319629%	0.455575%	1.756056%	2.531260%
Farmlands	FT	139,129,775	0.250000	34,782,444	0.086950%	0.123932%	0.066000%	0.276882%
Managed Forests	TT	3,866,055	0.250000	966,514	0.086950%	0.123932%	0.066000%	0.276882%
		2,744,614,755		2,688,556,445				

2007 Overall Levy Change	
Residential/Farm	2.8556%
Commercial	1.5002%
Industrial	1.5224%
Multi-Residential	2.8556%
2007 Clawback Rates	
Multi Residential	30.40%
Commercial	74.20%
Industrial	72.27%

2007

TOWN OF EAST GWILLIMBURY

2006 TAX RATE SUMMARY

See By-Law #2006-38 Passed

TAX CLASS	QUALIFIER	TOTAL ASSESSMENT	Tax Ratio	Weighted & Discounted CVA	Town of East Gwillimbury	Region of York	Education	Total 2006 Rates
Residential and Farm	RT	2,285,834,995	1.000000	2,285,834,995	0.339632%	0.473336%	0.264000%	1.076968%
Multi-Residential	MT	8,841,380	1.000000	8,841,380	0.339632%	0.473336%	0.264000%	1.076968%
New Multi-Residential				-	0.339632%	0.473336%	0.264000%	1.076968%
Commercial-Occupied	CT/ST	182,306,010	1.207000	220,043,354	0.409936%	0.571316%	1.492897%	2.474149%
Commercial-General	CM	-	-	-	0.409936%	0.571316%	1.492897%	2.474149%
Commercial-Vacant Units	CU/SU	1,297,000	0.844900	1,095,835	0.286955%	0.399922%	1.045028%	1.731905%
Commercial- Vacant Land	CX	5,554,815	0.844900	4,693,263	0.286955%	0.399922%	1.045028%	1.731905%
				-				
Industrial-Occupied	IT/LT	27,181,610	1.373700	37,339,378	0.466552%	0.650221%	1.658072%	2.774845%
Industrial-Vacant Units	IU/LU	12,313,000	0.892905	10,994,339	0.303259%	0.422644%	1.077747%	1.803650%
Industrial-Vacant Land	IX	1,396,050	0.892905	1,246,540	0.303259%	0.422644%	1.077747%	1.803650%
Industrial Hydro	IH	679,000	1.373700	932,742	0.466552%	0.650221%	1.658072%	2.774845%
Industrial - Farmland awaiting development	I1	3,858,000	0.250000	964,500	0.084908%	0.118334%	0.066000%	0.269242%
Pipelines	PT	5,608,000	0.919000	5,153,752	0.312123%	0.434995%	1.756056%	2.503174%
Farmlands	FT	136,018,390	0.250000	34,004,598	0.084908%	0.118334%	0.066000%	0.269242%
Managed Forests	TT	4,678,375	0.250000	1,169,594	0.084908%	0.118334%	0.066000%	0.269242%
		2,675,566,625		2,612,314,270				

2006

2006 Overall Levy Change	
Residential/Farm	2.2611%
Commercial	1.1753%
Industrial	1.1929%
Multi-Residential	2.2611%
2006 Clawback Rates	
Multi Residential	42.71%
Commercial	69.24%
Industrial	61.90%

TOWN OF EAST GWILLIMBURY

2005 TAX RATE SUMMARY

See By-Law #2005-52 Passed

TAX CLASS	QUALIFIER	TOTAL ASSESSMENT	Tax Ratio	Weighted & Discounted CVA	Town of East Gwillimbury	Region of York	Education	Total 2005 Rates
Residential and Farm	RT	1,952,614,057	1.000000	1,952,614,057	0.377526%	0.510942%	0.296000%	1.184468%
Multi-Residential	MT	8,070,900	1.000000	8,070,900	0.377526%	0.510942%	0.296000%	1.184468%
New Multi-Residential				-	0.377526%	0.510942%	0.296000%	1.184468%
Commercial-Occupied	CT/ST	137,510,614	1.207000	165,975,311	0.455674%	0.616707%	1.683154%	2.755535%
Commercial-General	CM	-	-	-	0.455674%	0.616707%	1.683154%	2.755535%
Commercial-Vacant Units	CU/SU	8,608,976	0.844900	7,273,724	0.318972%	0.431695%	1.178208%	1.928875%
Commercial- Vacant Land	CX	4,398,000	0.844900	3,715,870	0.318972%	0.431695%	1.178208%	1.928875%
Industrial-Occupied	IT/LT	22,325,065	1.373700	30,667,942	0.518607%	0.701881%	1.871896%	3.092384%
Industrial-Vacant Units	IU/LU	1,469,460	0.892905	1,312,088	0.337095%	0.456223%	1.216732%	2.010050%
Industrial-Vacant Land	IX	10,732,500	0.892905	9,583,103	0.337095%	0.456223%	1.216732%	2.010050%
Industrial Hydro	IH	381,500	1.373700	524,067	0.518607%	0.701881%	1.871896%	3.092384%
Industrial - Farmland awaiting development	II	3,490,000	0.250000	872,500	0.094381%	0.127736%	0.074000%	0.296117%
Pipelines	PT	5,575,000	0.919000	5,123,425	0.346946%	0.469556%	1.768598%	2.585100%
Farmlands	FT	134,356,135	0.250000	33,589,034	0.094381%	0.127736%	0.074000%	0.296117%
Managed Forests	TT	10,846,675	0.250000	2,711,669	0.094381%	0.127736%	0.074000%	0.296117%
		2,300,378,882		2,222,033,689				

2005 Overall Levy Change

Residential/Farm	3.7887%
Commercial	1.9305%
Industrial	1.9583%
Multi-Residential	3.7887%

2005 Clawback Rates

Multi Residential	99.05%
Commercial	73.59%
Industrial	81.13%

2005

TOWN OF EAST GWILLIMBURY

2004 TAX RATE SUMMARY

See By-Law #2004-66 Passed June 7, 2004

TAX CLASS	QUALIFIER	TOTAL ASSESSMENT	Tax Ratio	Weighted & Discounted CVA	Town of East Gwillimbury	Region of York	Education	Total 2004 Rates
Residential and Farm	RT	1,919,789,385	1.000000	1,919,789,385	0.359513%	0.485717%	0.296000%	1.141230%
Multi-Residential	MT	8,070,900	1.000000	8,070,900	0.359513%	0.485717%	0.296000%	1.141230%
New Multi-Residential				-	0.359513%	0.485717%	0.296000%	1.141230%
Commercial-Occupied	CT/ST	115,270,245	1.207000	139,131,186	0.433932%	0.586260%	1.683154%	2.703346%
Commercial-General	CM	-	-	-	0.433932%	0.586260%	0.000000%	1.020192%
Commercial-Vacant Units	CU/SU	10,922,000	0.844900	9,227,998	0.303753%	0.410382%	1.178208%	1.892343%
Commercial- Vacant Land	CX	6,175,000	0.844900	5,217,258	0.303753%	0.410382%	1.178208%	1.892343%
				-				
Industrial-Occupied	IT/LT	22,164,130	1.373700	30,446,865	0.493863%	0.667229%	1.871896%	3.032988%
Industrial-Vacant Units	IU/LU	1,381,370	0.892905	1,233,432	0.321011%	0.433699%	1.216732%	1.971442%
Industrial-Vacant Land	IX	14,287,500	0.892905	12,757,380	0.321011%	0.433699%	1.216732%	1.971442%
Industrial Hydro	IH	381,500	1.373700	524,067	0.493863%	0.667229%	1.871896%	3.032988%
				-				
Pipelines	PT	5,259,000	0.919000	4,833,021	0.330393%	0.446374%	1.768598%	2.545365%
Farmlands	FT	134,664,735	0.250000	33,666,184	0.089878%	0.121429%	0.074000%	0.285307%
Managed Forests	TT	6,754,875	0.250000	1,688,719	0.089878%	0.121429%	0.074000%	0.285307%
		2,245,120,640		2,166,586,394				

2004 Overall Levy Change

Residential/Farm	4.5295%
Commercial	2.2578%
Industrial	2.2911%
Multi-Residential	4.5295%

2004 Clawback Rates

Multi Residential	100%
Commercial	84.0267%
Industrial	81.5553%

2004

TOWN OF EAST GWILLIMBURY

2003 TAX RATE SUMMARY

See By-Law #2003-50 Passed June 2, 2003

TAX CLASS	QUALIFIER	TOTAL ASSESSMENT	Town of East Gwillimbury	Region of York	Education	Total 2003 Rates
Residential and Farm	RT	1,678,491,684	0.380384%	0.525619%	0.335000%	1.241003%
Multi-Residential	MT	6,879,900	0.380384%	0.525619%	0.335000%	1.241003%
New Multi-Residential			0.380384%	0.525619%	0.335000%	1.241003%
Commercial-Occupied	CT/ST	83,350,861	0.418422% <i>15%</i>	0.578181% <i>2%</i>	1.758765% <i>6%</i>	2.755368%
Commercial-General	CM	2,453,000	0.418422%	0.578181%	0.000000%	0.996603%
Commercial-Vacant Units	CU/SU	8,946,215	0.292896%	0.404727%	1.231136%	1.928759%
Commercial-Vacant Land	CX	12,189,000	0.292896%	0.404727%	1.231136%	1.928759%
Industrial-Occupied	IT/LT	21,568,064	0.494499%	0.683305%	2.033891%	3.211695%
Industrial-Vacant Units	IU/LU	552,080	0.321424%	0.444148%	1.322029%	2.087601%
Industrial-Vacant Land	IX	12,127,186	0.321424%	0.444148%	1.322029%	2.087601%
Pipelines	PT	5,171,000	0.349573%	0.483044%	1.786748%	2.619365%
Farmlands	FT	123,918,013	0.095096%	0.131405%	0.083750%	0.310251%
Managed Forests	TT	3,819,657	0.095096%	0.131405%	0.083750%	0.310251%
		1,959,466,660				

2003 Overall Levy Change

Residential/Farm	3.4997%
Commercial	1.6620%
Industrial	3.0494%
Multi-Residential	3.4997%

2003 Clawback Rates

Multi Residential	1.5182%
Commercial	99.3418%
Industrial	100.0000%

2003

TOWN OF EAST GWILLIMBURY

2002 TAX RATE SUMMARY

See By-Law #2002-46

TAX CLASS	QUALIFIER	TOTAL ASSESSMENT	Town of East Gwillimbury	Region of York	Education	Total 2002 Rates
Residential and Farm	RT	1,469,585,045	0.413223%	0.557186%	0.373000%	1.343409%
Multi-Residential	MT	6,192,445	0.537189%	0.724341%	0.373000%	1.634530%
New Multi-Residential			0.413223%	0.557186%	0.373000%	1.343409%
Commercial-Occupied	CT/ST	69,894,469	0.454545% <i>15%</i>	0.612904% <i>20%</i>	2.002016% <i>65%</i>	3.069465%
Commercial-General	CM	1,880,000	0.454545%	0.612904%	0.000000%	1.067449%
Commercial-Vacant Units	CU/SU		0.318182%	0.429033%	1.401411%	2.148626%
Commercial-Vacant Land	CX	10,752,895	0.318182% <i>15%</i>	0.429033% <i>20%</i>	1.401411% <i>65%</i>	2.148626%
Industrial-Occupied	IT/LT	13,100,335	0.537189% <i>14%</i>	0.724341% <i>19%</i>	2.503122% <i>67%</i>	3.764652%
Industrial-Vacant Units	IU/LU		0.349173%	0.470822%	1.627029%	2.447024%
Industrial-Vacant Land	IX	5,037,855	0.349173%	0.470822%	1.627029%	2.447024%
Pipelines	PT	4,782,000	0.379752%	0.512053%	1.830697%	2.722502%
Farmlands	FT	107,601,500	0.103306%	0.139296%	0.093250%	0.335852%
Managed Forests	TT	3,399,082	0.103306%	0.139296%	0.093250%	0.335852%
		1,692,225,626				

2002 Clawback Rates

Commercial 92.3558%
Industrial 99.0672%

2002 Overall Levy Change

Commercial 1.2508%
Industrial 1.2047%

TOWN OF EAST GWILLIMBURY

2001 TAX RATE SUMMARY

See By-Law #2001-61 - June 18, 2001

TAX CLASS	QUALIFIER	TOTAL ASSESSMENT	Town of East Gwillimbury	Region of York	Education	Total 2001 Rates
Residential and Farm	RT	1,466,984,849	0.390260%	0.543601%	0.373000%	1.306861%
Multi-Residential	MT	6,192,445	0.643929%	0.896941%	0.373000%	1.913870%
Commercial-Occupied	CT/ST	49,273,395	0.429286% ^{14.17}	0.597961% ^{19.74}	2.002016% ^{66.09}	3.029263%
Commercial-General	CM	306,115	0.429286%	0.597961%	0.000000%	1.027247%
Commercial-Vacant Units	CU/SU	5,027,665	0.300500%	0.418573%	1.401411%	2.120484%
Commercial-Vacant Land	CX	1,880,000	0.300500%	0.418573%	1.401411%	2.120484%
Industrial-Occupied	IT/LT	12,984,407	0.507338% ^{13.65%}	0.706681% ^{19.01%}	2.503122% ^{67.34%}	3.717141%
Industrial-Vacant Units	IU/LU	118,105	0.329770%	0.459343%	1.627029%	2.416142%
Industrial-Vacant Land	IX	4,664,000	0.329770%	0.459343%	1.627029%	2.416142%
Pipelines	PT	4,657,000	0.358649%	0.499569%	1.830697%	2.688915%
Farmlands	FT	108,912,815	0.097565%	0.135900%	0.093250%	0.326715%
Managed Forests	TT	2,835,112	0.097565%	0.135900%	0.093250%	0.326715%
		1,663,835,908				

2001 Clawback Rates

Commercial 81.1552%
Industrial 51.1080%

2001 Overall Levy Change

Commercial 1.9357%
Industrial 1.8630%

TOWN OF EAST GWILLIMBURY

2000 TAX RATE SUMMARY

See By-Law #2000-55 June 19, 2000

TAX CLASS	QUALIFIER	TOTAL ASSESSMENT	Town of East Gwillimbury	Region of York	Education	Total 2000 Rates
Residential and Farm	RT	1,296,578,907	0.413186%	0.574335%	0.414000%	1.401521%
Multi-Residential	MT	4,823,400	0.862526%	1.198925%	0.414000%	2.475451%
Commercial-Occupied	CT/ST	46,975,874	0.473627%	0.658350%	2.336100%	3.468077%
Commercial-General	CM	540,590	0.473627%	0.658350%	0.000000%	1.131977%
Commercial-Vacant Units	CU/SU	3,560,000	0.331539%	0.460845%	1.635270%	2.427654%
Commercial-Vacant Land	CX	612,000	0.331539%	0.460845%	1.635270%	2.427654%
Industrial-Occupied	IT/LT	12,683,952	0.615043%	0.854919%	2.864000%	4.333962%
Industrial-Vacant Units	IU/LU	147,800	0.399778%	0.555698%	1.861600%	2.817076%
Industrial-Vacant Land	IX	4,783,000	0.399778%	0.555698%	1.861600%	2.817076%
Pipelines	PT	4,277,000	0.379718%	0.527814%	1.946900%	2.854432%
Farmlands	FT	61,942,596	0.103297%	0.143584%	0.103500%	0.350381%
Managed Forests	TT	1,551,107	0.103297%	0.143584%	0.103500%	0.350381%
		1,438,476,226				

2000 Clawback Rates

Commercial 52.360140%
Industrial 52.360140%

2000 Overall Levy Change

Commercial -.000910
Industrial .001120

TOWN OF EAST GWILLIMBURY

1999 TAX RATE SUMMARY

See By-Law #1999-58 28 June 1999 & 1999-96 1 Nov 1999

TAX CLASS	QUALIFIER	TOTAL ASSESSMENT	Town of East Gwillimbury	Region of York	Education	Total 1999 Rates
Residential and Farm	RT	1,276,865,070	0.402444%	0.573839%	0.414000%	1.390283%
Multi-Residential	MT	4,823,400	0.840102%	1.197889%	0.414000%	2.451991%
Commercial-Occupied	CT/ST	43,290,678	0.450335%	0.670791%	2.336100%	3.457226%
Commercial-General	CM		0.450335%	0.670791%	0.000000%	1.121126%
Commercial-Vacant Units	CU/SU	2,654,600	0.315234%	0.469554%	1.635300%	2.420088%
Commercial-Vacant Land	CX	4,536,000	0.315234%	0.469554%	1.635300%	2.420088%
Industrial-Occupied	IT/LT	11,515,776	0.540362%	0.869736%	2.864000%	4.274098%
Industrial-Vacant Units	IU/LU	715,610	0.351235%	0.565392%	1.861600%	2.778227%
Industrial-Vacant Land	IX	4,855,000	0.351235%	0.565392%	1.861600%	2.778227%
Pipelines	PT	4,183,000	0.369846%	0.527349%	1.946900%	2.844095%
Farmlands	FT	59,981,108	0.100611%	0.143460%	0.103500%	0.347571%
Managed Forests	TT	1,180,390	0.100611%	0.143460%	0.103500%	0.347571%
		1,414,600,632				

1999 Clawback Rates

Commercial 68.891284%
Industrial 68.891284%

1999 Overall Levy Change

Commercial -.004030
Industrial -.012720

TOWN OF EAST GWILLIMBURY

1998 TAX RATE SUMMARY

See By-Law #1998-10 August 10, 1998

TAX CLASS	QUALIFIER	TOTAL ASSESSMENT	Town of East Gwillimbury	Region of York	Education	Total 1998 Rates
Residential and Farm	RT	1,251,385,902	0.378580%	0.598846%	0.460000%	1.437426%
Multi-Residential	MT	4,331,950	0.790300%	1.250083%	0.460000%	2.500383%
Commercial-Occupied	CT/ST	39,418,967	0.457945%	0.724387%	2.336100%	3.518432%
Commercial-General	CM		0.457945%	0.724387%	0.000000%	1.182332%
Commercial-Vacant Units	CU/SU	8,929,109	0.320560%	0.507100%	1.635300%	2.462960%
Commercial-Vacant Land	CX	4,194,000	0.320560%	0.507100%	1.635300%	2.462960%
Industrial-Occupied	IT/LT	9,110,355	0.608710%	0.962871%	2.864000%	4.435581%
Industrial-Vacant Units	IU/LU	3,151,401	0.395680%	0.625880%	1.861600%	2.883160%
Industrial-Vacant Land	IX	4,967,135	0.395680%	0.625880%	1.861600%	2.883160%
Pipelines	PT	4,069,000	0.347920%	0.550300%	1.946900%	2.845120%
Farmlands	FT	59,034,304	0.094645%	0.149700%	0.115000%	0.359345%
Managed Forests	TT	901,752	0.094645%	0.149700%	0.115000%	0.359345%
		1,389,493,875				

1998 Clawback Rates

Commercial 88.878346%
Industrial 88.878346%

1998 Overall Levy Change

Commercial .008380
Industrial .008810