

# Assessment Highlights

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## Overview



The 2020 taxation year is the final year of the four year phase-in of the province wide reassessment. This reassessment provided updated values from a base date of January 1, 2012 to January 1, 2016. The provincial government has mandated a four year phase-in for all assessment increases thereby mitigating the impact of the increases. As a result, any property that increased in value has been phased-in in equal 25% increases over a four year time frame reaching the destination current value assessment (CVA) in 2020.

## Comparisons

### True Assessment Growth

The attached assessment comparison illustrates both the true assessment growth due to supplementary/omitted assessments received in 2019, the assessment gains/losses as a result of the reassessment process and the phase-in 2019 CVA by class. The true growth in 2019, available for 2020, yields \$94,029 in new tax dollars.

The overall true taxable assessment growth for the Township was 1.27%. This is reflective of an excellent year for building activity. The true growth noted above varies between the tax classes, yet the residential taxable class increased 1.26% as well over the year-end roll for the 2019 tax year.

Using the true growth percentages noted above, the Police area rates experienced additional true growth of \$37,372 in new tax dollars. In 2020, Council approved the use of this additional true growth to mitigate municipal tax impacts, specifically in another first responder cost center, the Fire Service. In 2020, these additional revenues will help to mitigate the impacts of increased calls for service in the Fire Service.

### Phase-In CVA Growth

In comparing the phase-in assessment (inclusive of the true growth outlined above) from 2019 to 2020, the taxable assessment growth for the Township was 4.58% across all property assessment classes. The corresponding phase-in CVA for the residential class increased overall by 4.3%.

## Activity Update – Beyond Budget Dollars & Cents

The Township and MPAC continue to share property activity information in a timely manner resulting in increasingly more accurate property values and related property descriptions. Assessment anomalies and 'one-off' property specific matters continue to prove challenging and take a significant amount of time to resolve. Finance staff continues to track all assessment matters as they are reported with additional proactive research as time permits.

Township of Selwyn  
 Assessment Comparison  
 Growth Overview by Class

<b>Assessment Details</b>	Total 2019 Phase-In Assessment	2019 Year End Phase-In Assessment	True Growth in 2019	% Change
Taxable Residential Classes	3,207,871,760	3,248,348,650	40,476,890	<b>1.26%</b>
Taxable Comm/Indust. Classes	155,039,199	157,154,969	2,115,770	<b>1.36%</b>
Grant-In-Lieu - All Classes	12,340,269	11,883,828	-456,441	<b>-3.70%</b>
Exempt Assessment	<u>58,434,020</u>	<u>59,951,918</u>	<u>1,517,898</u>	<b>2.60%</b>
<b>Total Assessment</b>	<u><u>3,433,685,248</u></u>	<u><u>3,477,339,365</u></u>	<u><u>43,654,117</u></u>	<b>1.27%</b>



**Net True Growth in Assessment in 2019**

<b>Equivalent Municipal Tax PIL</b>	<b>\$7,217,929 \$31,341</b>
<b>Tax &amp; PIL</b>	<b>\$7,249,271</b>
<b>2019 Levy</b>	<b>\$7,155,242</b>
<b>Difference</b>	<b>\$94,029</b>

# Additional Police Area Rate Room



New Spending as % of 2019 levy 1.3%



2019 Levy – OPP \$2,176,160

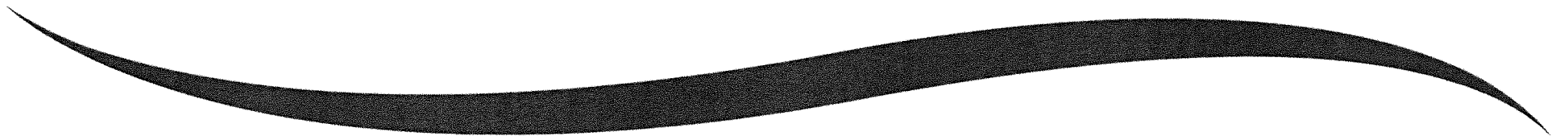
2019 Levy - Pet. Police \$ 698,606

Total Combined Levy \$2,874,766

Using new spending % 1.3%

**New Spending w/o Impact \$ 37,372**

**Available for Fire Service Levy Increases**



Township of Selwyn  
 2020 Assessment vs 2019 Assessment - Taxable

Class	2019 Total	2020 Total	%	2019	2020	%	2019	2020	%	2019	2020	%	2019	2020	%
	Assessment	Assessment	Difference	Ward E - 010	Ward E - 010	Difference	Ward S - 020	Ward S - 020	Difference	Ward L - 030	Ward L - 030	Difference	Ward DD-040	Ward DD-040	Difference
C7	0	33,300	N/A	0	0	N/A	0	33,300	N/A	0	0	N/A	0	0	N/A
CTN	118,586,641	120,978,196	2.02	8,580,727	8,952,400	4.33	69,031,982	69,869,296	1.21	40,852,532	42,030,600	2.88	121,400	125,900	3.71
CUN	1,748,660	1,764,800	0.92	143,128	151,200	5.64	1,605,532	1,613,600	0.50	0	0	N/A	0	0	N/A
CXN	1,841,707	1,943,100	5.51	62,000	64,000	3.23	1,744,332	1,842,600	5.63	35,375	36,500	3.18	0	0	N/A
FTEP	119,302,377	133,868,118	12.21	20,415,299	23,596,900	15.58	97,515,428	108,878,818	11.65	527,450	597,000	13.19	844,200	795,400	-5.78
FTES	15,864,047	17,946,300	13.13	13,422,753	15,131,100	12.73	2,441,294	2,815,200	15.32	0	0	N/A	0	0	N/A
ITN	8,768,146	8,966,200	2.26	289,350	298,700	3.23	6,596,921	6,756,000	2.41	1,881,875	1,911,500	1.57	0	0	N/A
IUN	214,178	218,900	2.20	0	0	N/A	184,628	188,500	2.10	29,550	30,400	2.88	0	0	N/A
IXN	836,775	888,600	6.19	0	0	N/A	652,400	671,100	2.87	184,375	217,500	17.97	0	0	N/A
MTEP	3,159,819	3,262,015	3.23	0	0	N/A	0	0	N/A	3,159,819	3,262,015	3.23	0	0	N/A
MTES	228,056	236,485	3.70	0	0	N/A	0	0	N/A	228,056	236,485	3.70	0	0	N/A
NTEP	3,852,673	3,952,056	2.58	0	0	N/A	0	0	N/A	3,852,673	3,952,056	2.58	0	0	N/A
NTES	182,837	185,644	1.54	0	0	N/A	0	0	N/A	182,837	185,644	1.54	0	0	N/A
PTN	7,744,520	7,895,000	1.94	0	0	N/A	7,744,520	7,895,000	1.94	0	0	N/A	0	0	N/A
RTEP	2,698,341,864	2,819,565,046	4.49	720,100,166	753,968,918	4.70	1,677,698,665	1,745,216,260	4.02	299,113,258	318,729,868	6.56	1,429,775	1,650,000	15.40
RTES	353,991,964	363,537,203	2.70	148,906,964	154,276,541	3.61	183,845,141	186,530,958	1.46	21,080,184	22,561,404	7.03	159,675	168,300	5.40
RTFP	3,256,361	3,070,509	-5.71	778,864	533,369	-31.52	2,220,012	2,273,137	2.39	257,485	264,003	2.53	0	0	N/A
RTFS	5,400,213	5,598,164	3.67	796,009	821,190	3.16	4,600,363	4,773,040	3.75	3,841	3,934	2.42	0	0	N/A
RTN	30,400	30,400	0.00	0	0	N/A	30,400	30,400	0.00	0	0	N/A	0	0	N/A
STN	447,178	459,500	2.76	0	0	N/A	447,178	459,500	2.76	0	0	N/A	0	0	N/A
SUN	77,970	80,100	2.73	0	0	N/A	77,970	80,100	2.73	0	0	N/A	0	0	N/A
TTEP	3,944,481	3,905,178	-1.00	129,066	210,301	62.94	3,815,415	3,694,877	-3.16	0	0	N/A	0	0	N/A
TTES	251,907	264,400	4.96	8,347	9,399	12.60	243,560	255,001	4.70	0	0	N/A	0	0	N/A
TTFP	63,469	67,748	6.74	336	392	16.67	63,133	67,356	6.69	0	0	N/A	0	0	N/A
TTFS	1,292	1,374	6.35	272	308	13.24	1,020	1,066	4.51	0	0	N/A	0	0	N/A
XTN	13,278,601	16,497,300	24.24	473,000	1,245,000	163.21	10,867,861	12,811,000	17.88	1,937,740	2,441,300	25.99	0	0	N/A
XUN	1,091,023	1,212,000	11.09	0	0	N/A	1,091,023	1,212,000	11.09	0	0	N/A	0	0	N/A
JTN	403,800	421,400	4.36	0	0	N/A	403,800	421,400	4.36	0	0	N/A	0	0	N/A
<b>Taxable Total</b>	<b>3,362,910,959</b>	<b>3,516,849,036</b>	<b>4.58</b>	<b>914,106,281</b>	<b>959,259,718</b>	<b>4.94</b>	<b>2,072,922,578</b>	<b>2,158,389,509</b>	<b>4.12</b>	<b>373,327,050</b>	<b>396,460,209</b>	<b>6.20</b>	<b>2,555,050</b>	<b>2,739,600</b>	<b>7.22</b>
EN	54,450,152	61,679,700	13.28	10,911,900	11,478,000	5.19	23,919,202	27,181,000	13.64	19,514,050	22,915,700	17.43	105,000	105,000	0.00

Township of Selwyn  
 2019 Assessment vs 2018 Assessment - Taxable

Class	2019			2020			2019			2020			2019			2020		
	Total Assessment	Total Assessment	% Difference	Ward E - 010	Ward E - 010	% Difference	Ward S - 020	Ward S - 020	% Difference	Ward L - 030	Ward L - 030	% Difference	Ward DD-040	Ward DD-040	% Difference			
CFN	4,194,001	4,439,400	5.85	38,300	45,200	18.02	2,130,801	2,239,100	5.08	1,158,900	1,179,100	1.74	866,000	976,000	12.70			
CGN	1,384,250	1,410,000	1.86	0	0	N/A	1,021,250	1,047,000	2.52	363,000	363,000	0.00	0	0	N/A			
CJN	161,750	172,000	6.34	0	0	N/A	54,000	58,000	7.41	107,750	114,000	5.80	0	0	N/A			
HFN	266,375	295,400	10.90	0	0	N/A	266,375	295,400	10.90	0	0	N/A	0	0	N/A			
IFN	1,286,325	1,464,100	13.82	0	0	N/A	1,286,325	1,464,100	13.82	0	0	N/A	0	0	N/A			
IHN	959,800	1,014,800	5.73	135,375	145,000	7.11	790,550	835,800	5.72	33,875	34,000	0.37	0	0	N/A			
IKN	210,500	210,500	0.00	0	0	N/A	210,500	210,500	0.00	0	0	N/A	0	0	N/A			
MPEP	788,279	788,279	0.00	0	0	N/A	0	0	N/A	788,279	788,279	0.00	0	0	N/A			
MPES	74,489	74,465	-0.03	0	0	N/A	0	0	N/A	74,489	74,465	-0.03	0	0	N/A			
MPFP	680	703	3.38	0	0	N/A	0	0	N/A	680	703	3.38	0	0	N/A			
MPFS	552	553	0.18	0	0	N/A	0	0	N/A	552	553	0.18	0	0	N/A			
RFEP	1,382,100	1,427,700	3.30	0	0	N/A	1,251,100	1,296,700	3.64	0	0	N/A	131,000	131,000	0.00			
RGN	1,251,175	1,166,500	-6.77	0	0	N/A	1,251,175	1,166,500	-6.77	0	0	N/A	0	0	N/A			
RPEP	300,290	0	-100.00	0	0	N/A	300,290	0	-100.00	0	0	N/A	0	0	N/A			
RPES	74,280	0	-100.00	0	0	N/A	74,280	0	-100.00	0	0	N/A	0	0	N/A			
RPFP	2,994	0	-100.00	0	0	N/A	2,994	0	-100.00	0	0	N/A	0	0	N/A			
RPFS	2,429	0	-100.00	0	0	N/A	2,429	0	-100.00	0	0	N/A	0	0	N/A			
<b>Non Taxable</b>																		
<b>Total</b>	<b>12,340,269</b>	<b>12,464,400</b>	1.01	<b>173,675</b>	<b>190,200</b>	9.51	<b>8,642,069</b>	<b>8,613,100</b>	-0.34	<b>2,527,525</b>	<b>2,554,100</b>	1.05	<b>997,000</b>	<b>1,107,000</b>	11.03			
<b>Total</b>	<b>3,429,701,380</b>	<b>3,590,993,136</b>	4.70	<b>925,191,856</b>	<b>970,927,918</b>	4.94	<b>2,105,483,849</b>	<b>2,194,183,609</b>	4.21	<b>395,368,625</b>	<b>421,930,009</b>	6.72	<b>3,657,050</b>	<b>3,951,600</b>	8.05			

Utility Corridor 247.96 AC

Township of Selwyn  
2020 Taxable Assessment

**Total taxable assessment: 3,516,849,036**

<b>Class</b>	<b>Class description</b>	<b>Total Assessment</b>	<b>Percentage of total taxable</b>
RT	Residential	3,191,801,322	90.76%
FT	Farmland	151,814,418	4.32%
TT	Managed Forests	4,238,700	0.12%
PT	Pipeline	7,895,000	0.22%
MT, NT	Multi-Residential	7,636,200	0.22%
CT, ST, XT	Commercial - occupied	137,968,296	3.92%
CU, CX, SU, SX, XU	Commercial - vacant/excess	5,000,000	0.14%
IT, JT	Industrial	9,387,600	0.27%
IU, IX	Industrial - vacant/excess	1,107,500	0.03%
<b>Total Taxable Assessment</b>		<b>3,516,849,036</b>	<b>100.00%</b>