



APPENDIX 1

Assessment Change Summary by Property Class Town of Essex

The following chart provides a comparison of the total assessment for the 2016 base year, and a comparison of the assessment change for 2019 and 2020 property tax year by property class.

Property Class/Realty Tax Class	2016 Full CVA	2019 Phased-In CVA	2020 Phased-In CVA	Percent Change 2019 to 2020
R Residential	1,625,118,796	1,588,684,392	1,625,118,796	2.29%
M Multi-Residential	11,155,600	10,671,350	11,155,600	4.54%
C Commercial	105,484,283	102,997,247	105,484,283	2.41%
S Shopping Centre	928,300	822,725	928,300	12.83%
G Parking Lot	221,500	219,573	221,500	0.88%
X Commercial (New Construction)	22,182,400	21,911,226	22,182,400	1.24%
I Industrial	12,327,500	12,037,678	12,327,500	2.41%
L Large Industrial	11,210,000	11,210,000	11,210,000	0.00%
J Industrial (New Construction)	13,246,200	12,721,911	13,246,200	4.12%
K Large Industrial (New Construction)	6,602,000	6,602,000	6,602,000	0.00%
P Pipeline	10,552,000	10,369,424	10,552,000	1.76%
F Farm	338,941,266	325,028,976	338,941,266	4.28%
T Managed Forests	2,511,000	2,405,075	2,511,000	4.40%
(PIL) R Residential	5,792,100	5,582,930	5,792,100	3.75%
(PIL) C Commercial	14,469,100	14,036,219	14,469,100	3.08%
(PIL) H Landfill	2,135,700	2,043,882	2,135,700	4.49%
E Exempt	102,332,464	100,837,809	102,332,464	1.48%
TOTAL	2,285,210,209	2,228,182,417	2,285,210,209	2.56%



APPENDIX 2

Assessment Base Distribution Summary by Property Class Town of Essex

This chart provides a comparison of the distribution of the total assessment for the 2016 base year, and the 2019 and 2020 phased-in assessment, which includes the percentage of the total assessment base by property class.

Property Class/Realty Tax Class	2016 Full CVA	Percentage of Total 2016 CVA	2019 Phased-In CVA	Percentage of Total 2019 Phased-In CVA	2020 Phased-In CVA	Percentage of Total 2020 Phased-In CVA
M Multi-Residential	11,155,600	0.49%	10,671,350	0.48%	11,155,600	0.49%
R Residential	1,625,118,796	71.11%	1,588,684,392	71.30%	1,625,118,796	71.11%
C Commercial	105,484,283	4.62%	102,997,247	4.62%	105,484,283	4.62%
S Shopping Centre	928,300	0.04%	822,725	0.04%	928,300	0.04%
G Parking Lot	221,500	0.01%	219,573	0.01%	221,500	0.01%
X Commercial (New Construction)	22,182,400	0.97%	21,911,226	0.98%	22,182,400	0.97%
I Industrial	12,327,500	0.54%	12,037,678	0.54%	12,327,500	0.54%
L Large Industrial	11,210,000	0.49%	11,210,000	0.50%	11,210,000	0.49%
J Industrial (New Construction)	13,246,200	0.58%	12,721,911	0.57%	13,246,200	0.58%
K Large Industrial (New Construction)	6,602,000	0.29%	6,602,000	0.30%	6,602,000	0.29%
P Pipeline	10,552,000	0.46%	10,369,424	0.47%	10,552,000	0.46%
F Farm	338,941,266	14.83%	325,028,976	14.59%	338,941,266	14.83%
T Managed Forests	2,511,000	0.11%	2,405,075	0.11%	2,511,000	0.11%
(PIL) R Residential	5,792,100	0.25%	5,582,930	0.25%	5,792,100	0.25%
(PIL) C Commercial	14,469,100	0.63%	14,036,219	0.63%	14,469,100	0.63%
(PIL) H Landfill	2,135,700	0.09%	2,043,882	0.09%	2,135,700	0.09%
E Exempt	102,332,464	4.48%	100,837,809	4.53%	102,332,464	4.48%
TOTAL	2,285,210,209	100.00%	2,228,182,417	100.00%	2,285,210,209	100.00%