

# CITY OF DRYDEN

TAX RATIOS/RATES FOR:	2011	Municipal Tax Ratios	Municipal Tax Rates %	Education Tax Rates %	2011 Consolidated Tax Rate	2010 Consolidated Tax Rate	Total % Increase from 2010 to 2011
Residential		1.000000	1.326440	0.241000	1.567440	1.548466	1.225342%
Multi-Residential		1.960100	2.599955	0.241000	2.840955	2.803764	1.326467%
Commercial		1.803000	2.391572	1.430000	3.821572	3.787361	0.903294%
Commercial - Vacant Unit/Excess Land		1.262100	1.674100	1.001000	2.675100	2.651153	0.903267%
Broad Industrial		1.663170	2.174480	1.430000	3.604480	3.606256	-0.049248%
Broad Industrial - Vacant Unit/Excess Land		1.081061	1.413412	0.929500	2.342912	2.344066	-0.049231%
Large Industrial		2.754670	3.601542	1.430000	5.031542	5.034484	-0.058437%
Large Industrial - Vacant Unit/Excess Land		1.790536	2.341002	0.929500	3.270502	3.272415	-0.058458%
Pipeline		1.398600	1.855159	1.425113	3.280272	3.253735	0.815586%
Farmland		0.250000	0.331610	0.060250	0.391860	0.387117	1.225211%
Managed Forest		0.250000	0.331610	0.060250	0.391860	0.387117	1.225211%

## CAPPING STATISTICS:

	<u>MULTI-RES</u>	<u>COMMERCIAL</u>	<u>BROAD INDUSTRIAL</u>	<u>LARGE INDUSTRIAL</u>
CLAWBACK	0.0000%	9.7158%	0.1399%	
RETAINED	100.0000%	90.2842%	99.8601%	
MUNICIPAL LEVY CHANGE	2.7010%	1.8747%	0.9087%	1.0713%

## OVERALL LEVY CHANGE:

2.4998%

## 2011 Capping Parameters:

	<u>MULTI-RES</u>	<u>COMMERCIAL</u>	<u>INDUSTRIAL</u>
Annualized Tax Limit	10%	10%	10%
Prior Year's CVA Tax Limit	5%	5%	5%
CVA Tax Threshold for protected properties	\$ -	\$ -	\$ -
CVA Tax Threshold for clawed back properties	\$ -	\$ -	\$ -