

EXAMINATION OF THEORETICAL INCOME-TAX ADJUSTED TAX BURDEN

Prepared at the request of Councillor Louis

% LEVY - ACTUAL LEVY PAID

	2002	% SHARE
Class 1 - Residential	\$164,764	42%
Class 2 - Utilities	\$6,004	2%
Class 4 - Major Ind.	\$5,070	1%
Class 5 - Light Ind.	\$4,134	1%
Class 6 - Business	\$210,027	54%
Class 8 - Seasonal	\$327	0%
Class 9 - Farm	\$0	0%
Total	\$390,326	100%

% LEVY - ILLUSTRATION WITH ASSUMED INCOME TAX RATE OF > 20%

	ASSUMED % PAID AFTER TAX WRITEOFF	2002 PROPERTY TAXES PAID AFTER INCOME TAX	% SHARE
Class 1 - Residential	100%	\$164,764	48%
Class 2 - Utilities	80%	\$4,803	1%
Class 4 - Major Ind.	80%	\$4,056	1%
Class 5 - Light Ind.	80%	\$3,307	1%
Class 6 - Business	80%	\$168,022	49%
Class 8 - Seasonal	100%	\$327	0%
Class 9 - Farm	100%	\$0	0%
Total		\$345,279	100%

% LEVY - ILLUSTRATION WITH ASSUMED INCOME TAX RATE OF > 35%

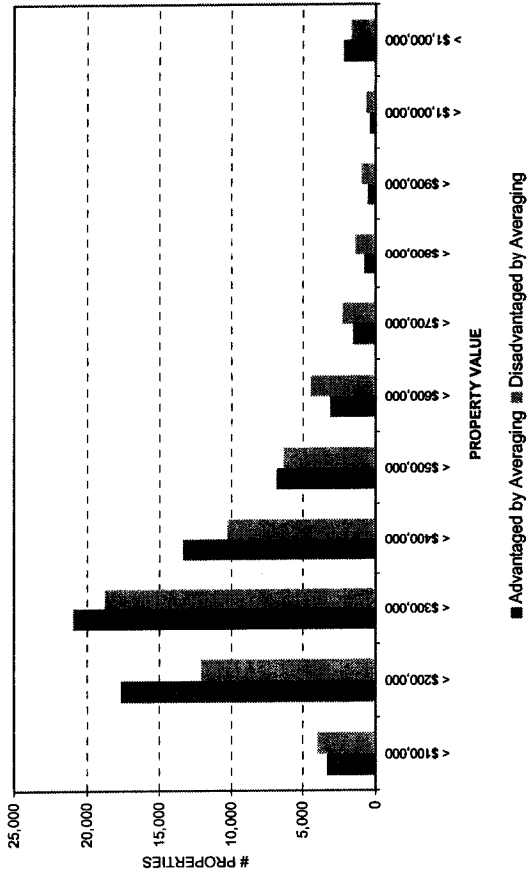
	ASSUMED % PAID AFTER TAX WRITEOFF	2002 PROPERTY TAXES PAID AFTER INCOME TAX	% SHARE
Class 1 - Residential	100%	\$164,764	53%
Class 2 - Utilities	65%	\$3,903	1%
Class 4 - Major Ind.	65%	\$3,295	1%
Class 5 - Light Ind.	65%	\$2,687	1%
Class 6 - Business	65%	\$138,518	44%
Class 8 - Seasonal	100%	\$327	0%
Class 9 - Farm	100%	\$0	0%
Total		\$311,494	100%

% LEVY - ILLUSTRATION WITH ASSUMED INCOME TAX RATE OF > 50%

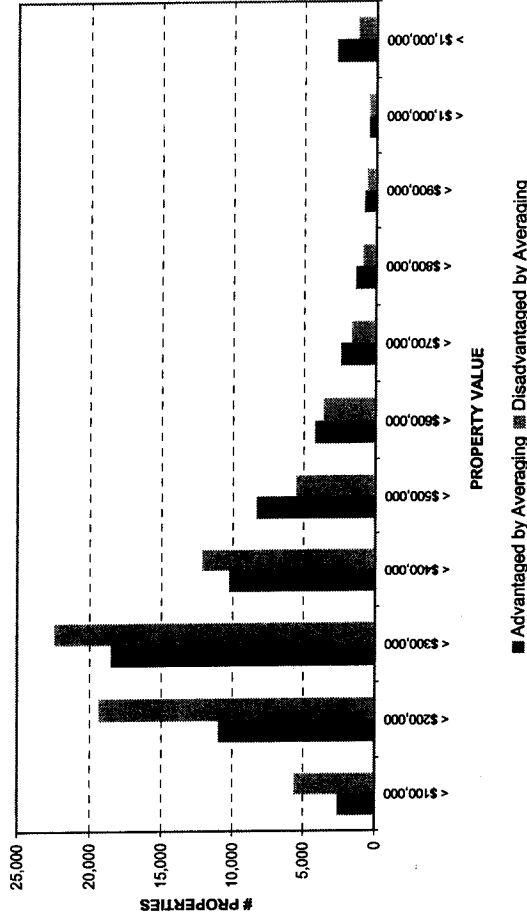
	ASSUMED % PAID AFTER TAX WRITEOFF	2002 PROPERTY TAXES PAID AFTER INCOME TAX	% SHARE
Class 1 - Residential	100%	\$164,764	59%
Class 2 - Utilities	50%	\$3,002	1%
Class 4 - Major Ind.	50%	\$2,535	1%
Class 5 - Light Ind.	50%	\$2,067	1%
Class 6 - Business	50%	\$105,014	38%
Class 8 - Seasonal	100%	\$327	0%
Class 9 - Farm	100%	\$0	0%
Total		\$277,708	100%

DISTRIBUTION OF PROPERTIES THAT ARE DISADVANTAGED / ADVANTAGED BY LAND AVERAGING
CLASS 1 RESIDENTIAL

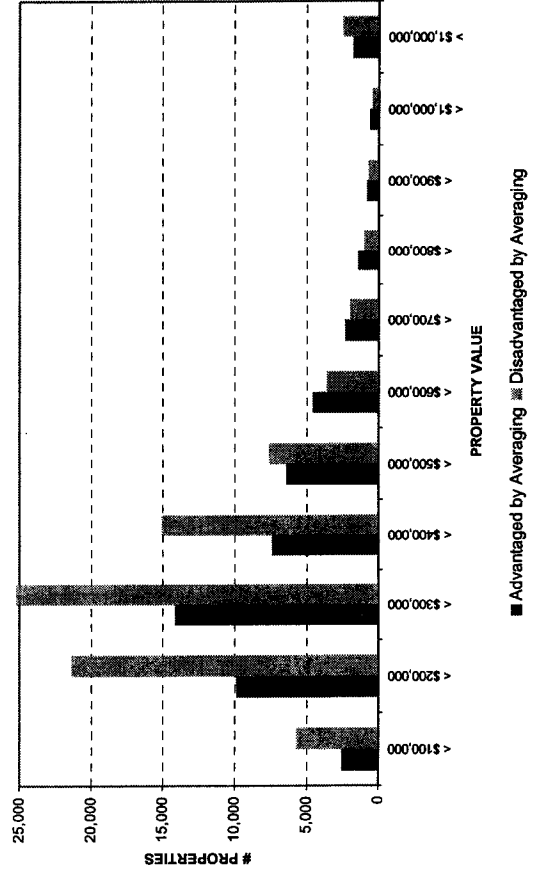
CLASS 1 RESIDENTIAL - 2000



CLASS 1 RESIDENTIAL - 2001



CLASS 1 RESIDENTIAL - 2002



CLASS 1 RESIDENTIAL - 2003

