

# Township of Uxbridge (1829)

## 2011 Capping Information

(Source: OPTA Website)

	<b>Multi-residential</b>	<b>Commercial</b>	<b>Industrial</b>
<b>Capping Parameters</b>			
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	250	250	250
CVA Tax Threshold - Decreasers	250	250	250
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes
Exclude Properties that Move from Capped to Clawed Back	Yes	Yes	Yes
Exclude Properties that Move from Clawed Back to Capped	Yes	Yes	Yes
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage	0.0000%	92.5500%	68.8687%
Retained Percentage	100.0000%	7.4500%	31.1313%
Total	100.0000%	100.0000%	100.0000%
<b>Total Tax Adjustment</b>			
Capped Properties	0	-56,855	-390,241
Clawback Properties	0	46,079	14,664
Net Class Impact/Shortfall	0	-10,776	-375,577