



MUNICIPAL
PROPERTY
ASSESSMENT
CORPORATION

APPENDIX 2

Assessment Change Summary by Property Class

The County of Essex

The following chart provides a comparison of the total assessment for the 2016 base years, as well as a comparison of the assessment change for 2018 and 2019 property tax year by property class.

Property Class/Realty Tax Class	2016 Full CVA	2018 Phased-in CVA	2019 Phased-in CVA	Percent Change 2018 to 2019
R Residential	17,739,228,460	16,718,887,104	17,229,057,743	3.1%
M Multi-Residential	166,620,700	153,322,268	159,971,484	4.3%
C Commercial	1,087,140,778	1,039,121,103	1,063,130,930	2.3%
S Shopping Centre	148,812,600	140,082,191	144,447,396	3.1%
D Office Building	3,040,941	2,615,756	2,828,349	8.1%
G Parking Lot	1,532,500	1,360,630	1,446,564	6.3%
X Commercial (New Construction)	218,530,700	209,470,717	214,000,711	2.2%
Z Shopping Centre (New Construction)	14,891,800	14,165,592	14,528,696	2.6%
Y Office Building (New Construction)	5,397,600	5,355,471	5,376,536	0.4%
I Industrial	339,105,110	324,416,842	331,760,981	2.3%
L Large Industrial	94,666,600	90,174,097	92,420,349	2.5%
J Industrial (New Construction)	118,341,700	108,304,573	113,323,137	4.6%
K Large Industrial (New Construction)	74,910,800	72,678,702	73,794,751	1.5%
P Pipeline	135,550,000	129,117,113	132,333,558	2.5%
F Farm	2,842,793,177	2,587,954,223	2,715,373,714	4.9%
T Managed Forests	5,414,400	5,046,083	5,230,242	3.6%
(PIL) R Residential	15,169,400	14,009,026	14,589,213	4.1%
(PIL) C Commercial	68,535,600	64,169,441	66,352,523	3.4%
(PIL) G Parking Lot	160,000	145,500	152,750	5.0%
(PIL) I Industrial	91,600	72,600	82,100	13.1%
(PIL) H Landfill	2,135,700	1,952,063	2,043,882	4.7%
(PIL) F Farm	305,000	259,750	282,375	8.7%
E Exempt	790,245,248	758,282,020	774,263,639	2.1%
TOTAL	23,872,620,414	22,440,962,865	23,156,791,623	3.2%