APPENDIX 3
Assessment Base Distribution Summary by Property Class
County of Essex

The following chart provides a comparison of the distribution of the total assessment for the 2016 base year, and the 2017 and 2018 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	2017 Phased-in CVA	Percentage of Total 2017 CVA	2018 Phased-in CVA	Percentage of Total 2018 CVA
R Residential	17,214,683,309	73.9%	15,723,909,518	74.3%	16,220,834,464	74.1%
M Multi-Residential	166,307,800	0.7%	146,303,782	0.7%	152,971,788	0.7%
C Commercial	1,093,666,921	4.7%	1,021,433,968	4.8%	1,045,511,637	4.8%
S Shopping Centre	148,426,700	0.6%	135,279,568	0.6%	139,661,945	0.6%
D Office Building	2,813,900	0.0%	2,346,403	0.0%	2,502,235	0.0%
G Parking Lot	1,392,500	0.0%	1,141,217	0.0%	1,224,979	0.0%
X Commercial (New Construction)	180,947,800	0.8%	168,791,921	0.8%	172,843,883	0.8%
Z Shopping Centre (New Construction)	13,640,500	0.1%	13,368,490	0.1%	13,459,160	0.1%
Y Office Building (New Construction)	5,373,800	0.0%	5,310,853	0.0%	5,331,835	0.0%
I Industrial	338,136,100	1.5%	315,721,033	1.5%	323,192,727	1.5%
L Large Industrial	97,894,600	0.4%	89,013,844	0.4%	91,974,097	0.4%
J Industrial (New Construction)	95,244,000	0.4%	82,285,334	0.4%	86,604,890	0.4%
K Large Industrial (New Construction)	68,308,800	0.3%	64,960,653	0.3%	66,076,702	0.3%
P Pipeline	132,002,000	0.6%	122,607,122	0.6%	125,738,750	0.6%
F Farm	2,844,530,795	12.2%	2,455,859,537	11.6%	2,585,416,668	11.8%
T Managed Forests	5,918,200	0.0%	5,294,043	0.0%	5,502,098	0.0%
(PIL) R Residential	15,782,400	0.1%	14,010,339	0.1%	14,601,026	0.1%
(PIL) C Commercial	68,260,900	0.3%	61,733,554	0.3%	63,909,335	0.3%
(PIL) G Parking Lot	160,000	0.0%	138,250	0.0%	145,500	0.0%
(PIL) I Industrial	91,600	0.0%	63,100	0.0%	72,600	0.0%
(PIL) H Landfill	2,135,700	0.0%	1,860,245	0.0%	1,952,063	0.0%
(PIL) F Farm	305,000	0.0%	237,125	0.0%	259,750	0.0%
E Exempt	793,855,589	3.4%	745,126,989	3.5%	761,369,872	3.5%
TOTAL	**23,289,878,914**	**100.0%**	**21,176,796,888**	**100.0%**	**21,881,158,004**	**100.0%**