

APPENDIX 2
Assessment Change Summary by Property Class
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 2017 and 2018 property tax year by property class.

| Property Class/Realty Tax Class | 2016 Full CVA | 2017 Phased-in CVA | 2018 Phased-in CVA | Percent Change 2017 to 2018 |
|---------------------------------------|-----------------------|-----------------------|-----------------------|--------------------------------|
| R Residential | 17,214,683,309 | 15,723,909,518 | 16,220,834,464 | 3.2% |
| M Multi-Residential | 166,307,800 | 146,303,782 | 152,971,788 | 4.6% |
| C Commercial | 1,093,666,921 | 1,021,433,968 | 1,045,511,637 | 2.4% |
| S Shopping Centre | 148,426,700 | 135,279,568 | 139,661,945 | 3.2% |
| D Office Building | 2,813,900 | 2,346,403 | 2,502,235 | 6.6% |
| G Parking Lot | 1,392,500 | 1,141,217 | 1,224,979 | 7.3% |
| X Commercial (New Construction) | 180,947,800 | 168,791,921 | 172,843,883 | 2.4% |
| Z Shopping Centre (New Construction) | 13,640,500 | 13,368,490 | 13,459,160 | 0.7% |
| Y Office Building (New Construction) | 5,373,800 | 5,310,853 | 5,331,835 | 0.4% |
| I Industrial | 338,136,100 | 315,721,033 | 323,192,727 | 2.4% |
| L Large Industrial | 97,894,600 | 89,013,844 | 91,974,097 | 3.3% |
| J Industrial (New Construction) | 95,244,000 | 82,285,334 | 86,604,890 | 5.2% |
| K Large Industrial (New Construction) | 68,308,800 | 64,960,653 | 66,076,702 | 1.7% |
| P Pipeline | 132,002,000 | 122,607,122 | 125,738,750 | 2.6% |
| F Farm | 2,844,530,795 | 2,455,859,537 | 2,585,416,668 | 5.3% |
| T Managed Forests | 5,918,200 | 5,294,043 | 5,502,098 | 3.9% |
| (PIL) R Residential | 15,782,400 | 14,010,339 | 14,601,026 | 4.2% |
| (PIL) C Commercial | 68,260,900 | 61,733,554 | 63,909,335 | 3.5% |
| (PIL) G Parking Lot | 160,000 | 138,250 | 145,500 | 5.2% |
| (PIL) I Industrial | 91,600 | 63,100 | 72,600 | 15.1% |
| (PIL) H Landfill | 2,135,700 | 1,860,245 | 1,952,063 | 4.9% |
| (PIL) F Farm | 305,000 | 237,125 | 259,750 | 9.5% |
| E Exempt | 793,855,589 | 745,126,989 | 761,369,872 | 2.2% |
| TOTAL | 23,289,878,914 | 21,176,796,888 | 21,881,158,004 | 3.3% |