

Reassessment Related CVA and CVA Tax Change: Typical Commercial Properties (CT and XT)

Municipality	Average CVA			2019 Municipal General Levy			2020 Municipal General Levy			Phase-In Related	
	2019	2020	Change	Region	Local	Combined	Region	Local	Combined	Tax Shift	
Fort Erie	349,990	358,440	2.41%	\$3,438	\$4,145	\$7,583	\$3,396	\$4,153	\$7,549	-\$34	-0.45%
Grimsby	947,280	1,018,496	7.52%	\$9,306	\$4,192	\$13,498	\$9,650	\$4,265	\$13,915	\$417	3.09%
Lincoln	569,426	590,933	3.78%	\$5,594	\$4,313	\$9,907	\$5,599	\$4,286	\$9,885	-\$22	-0.22%
Niagara Falls	1,393,877	1,451,965	4.17%	\$13,694	\$10,547	\$24,241	\$13,756	\$10,570	\$24,326	\$85	0.35%
Niagara-on-the-Lake	1,346,417	1,409,804	4.71%	\$13,227	\$4,844	\$18,071	\$13,357	\$4,858	\$18,215	\$144	0.80%
Pelham	429,196	443,616	3.36%	\$4,216	\$3,803	\$8,019	\$4,203	\$3,814	\$8,017	-\$2	-0.02%
Port Colborne	301,043	312,578	3.83%	\$2,957	\$4,499	\$7,456	\$2,961	\$4,548	\$7,509	\$53	0.71%
St. Catharines	712,610	744,095	4.42%	\$7,001	\$6,628	\$13,629	\$7,050	\$6,696	\$13,746	\$117	0.86%
Thorold	452,685	470,680	3.98%	\$4,447	\$4,605	\$9,052	\$4,459	\$4,653	\$9,112	\$60	0.66%
Wainfleet	190,810	202,738	6.25%	\$1,875	\$2,018	\$3,893	\$1,921	\$2,056	\$3,977	\$84	2.16%
Welland	453,009	468,759	3.48%	\$4,450	\$6,263	\$10,713	\$4,441	\$6,310	\$10,751	\$38	0.35%
West Lincoln	374,431	383,100	2.32%	\$3,678	\$2,245	\$5,923	\$3,630	\$2,192	\$5,822	-\$101	-1.71%
Region Average	780,590	814,152	4.30%	\$7,669	\$7,070	\$14,739	\$7,714	\$7,131	\$14,845	\$106	0.72%
Region Median	278,000	291,000	0.00%	\$2,731	\$2,518	\$5,249	\$2,757	\$2,549	\$5,306	\$57	1.09%