

UNDERSTANDING YOUR TAX BILL

TAX BILL

2003 FINAL TAX BILL
Billing Date: August, 2003

CITY OF HAMILTON
71 MAIN STREET WEST
HAMILTON, ON L8P 4Y5
PHONE: 905 546-5488

020 000 000 0 0000

Group Code: _____

Mortgage Company: _____ Mortgage Amount #: _____

Mailing Information:
Legal Owner and Legal Description: JOHN DOE, 123 ANY STREET, RED COOP PLAN #1, 0.0040 - 00 PR 000.00

Assessment	TAXABLE RATE	Amount	Education	Amount
City	1.2147%	4,342.00	0.9400%	3,318.00
Water	0.0000%	0.00	0.0000%	0.00
Street	0.0000%	0.00	0.0000%	0.00
Other	0.0000%	0.00	0.0000%	0.00
Total		4,342.00		3,318.00

Sub Totals: Municipal Levy: \$418.00, Education Levy: \$418.00

SPECIAL CHARGES / CREDITS	PHASE-IN	PHASE-OUT
SEWER	200.00	0.00
WATER	100.00	0.00
STREET	100.00	0.00
OTHER	0.00	0.00
Total	400.00	0.00

Total Amount Due: \$4,742.00

CITY OF HAMILTON
71 MAIN STREET WEST
HAMILTON, ON L8P 4Y5
PHONE: 905 546-5488

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PAYABLE AT MOST CHARTERED BANKS AND FINANCIAL INSTITUTIONS. IF PAYING BOTH INSTALLMENTS INCLUDE ONE CHECK AND BOTH STUBS.

First Instalment

Due Date: August, 2003
Current Amount Due: \$1,718.00
Paid Due/Credit: \$0.00
Total Amount Due: \$1,718.00

Second Instalment

Due Date: August, 2003
Current Amount Due: \$1,718.00
Paid Due/Credit: \$0.00
Total Amount Due: \$1,718.00

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PAYABLE AT MOST CHARTERED BANKS AND FINANCIAL INSTITUTIONS. IF PAYING BOTH INSTALLMENTS INCLUDE ONE CHECK AND BOTH STUBS.

SCHEDULE 2 Explanation of Tax Changes (2002 to 2003)	SCHEDULE 3 Explanation of Property Tax Changes (2002 to 2003)
Final 2002 Levies: 1,000.00	Final 2002 Levies: 1,000.00
Final 2003 Levies: 1,300.00	Final 2003 Levies: 1,200.00
Total Year over Year Change: 300.00	Total Year over Year Change: 200.00
Final 2002 Levies: 1,000.00	Final 2002 Levies: 1,000.00
2002 Specialized Taxes: 1,000.00	2002 Specialized Taxes: 1,000.00
2003 Municipal Levy Change: 300.00	2003 Municipal Levy Change: 200.00
2003 Tax Cap Credit: (300.00)	2003 Tax Cap Credit: (200.00)
Final 2003 Levies: 1,000.00	Final 2003 Levies: 1,000.00

TAX CLASS CODES 2003 BILLING

C1N... LAND AWAITING DEVELOPMENT
 CTN... COMMERCIAL TAXABLE
 CUN... COMMERCIAL VACANT
 CXN... COMMERCIAL VACANT LAND
 DTN... OFFICE TAXABLE
 DUN... OFFICE VACANT
 EN... EXEMPT
 FTEP... FARMLAND ENGLISH PUBLIC
 FTES... FARMLAND ENGLISH SEPARATE
 FTFP... FARMLAND FRENCH PUBLIC
 FTFS... FARMLAND FRENCH SEPARATE
 FTN... FARMLAND NO SUPPORT
 GTN... PARKING TAXABLE
 ITN... INDUSTRIAL TAXABLE
 IUN... INDUSTRIAL VACANT
 IXN... INDUSTRIAL VACANT LAND
 LTN... LARGE INDUSTRIAL TAXABLE
 LUN... LARGE INDUSTRIAL VACANT
 MTEP... MULTI-RESIDENTIAL ENGLISH PUBLIC
 MTES... MULTI-RESIDENTIAL ENGLISH SEPARATE
 MTFP... MULTI-RESIDENTIAL FRENCH PUBLIC
 MTFS... MULTI-RESIDENTIAL FRENCH SEPARATE
 MTN... MULTI-RESIDENTIAL NO SUPPORT
 PTN... PIPELINE TAXABLE
 RTEP... RESIDENTIAL ENGLISH PUBLIC
 RTES... RESIDENTIAL ENGLISH SEPARATE
 RTFP... RESIDENTIAL FRENCH PUBLIC
 RTFS... RESIDENTIAL FRENCH SEPARATE
 RTN... RESIDENTIAL NO SUPPORT
 STN... SHOPPING CENTRE TAXABLE
 SUN... SHOPPING CENTRE VACANT
 TTEP... MANAGED FOREST ENGLISH PUBLIC
 TTES... MANAGED FOREST ENGLISH SEPARATE
 TTFP... MANAGED FOREST FRENCH PUBLIC
 TTFS... MANAGED FOREST FRENCH SEPARATE
 TTN... MANAGED FOREST NO SUPPORT

HOW TO READ YOUR TAX BILL

- A Property Identification**
This section contains identification information such as roll number, mailing address and a legal description of the property.
- B Tax Class**
This section lists the classifications(s) of your property (i.e. residential, farm, commercial and educational support). The tax class codes are explained at the top right of this page. If you have questions about your choice of school board support, call the Municipal Property Assessment Corporation at 1-866-296-MPAC(6722).
- C Value**
This shows the current value of your property, as assessed by the Municipal Property Assessment Corporation.
- D Municipal/Area Rate Levies**
This section provides a detailed breakdown of your property taxes as set by City Council. To determine the amount of tax you pay each service, multiply the tax rate for that service by the assessed "value" for your property.
- E Education Tax**
The education tax is set by the Government of Ontario. To determine the amount of education tax you pay, multiply the education tax rate by the assessed "value" of your property.
- F Special Charges/Credits**
This section will list charges that are specific to your property. Special charges cover a range of services including sewer and road upgrades, and other local improvements. Credits refer mainly to tax rebates such as the seniors tax rebate.

- G 2003 Residential/Farm Phase-In Program**
Council has approved a revised residential property tax phase-in program that will phase in significant tax increases over three years. As part of this new phase-in program, Council has ensured that more of the tax decreases will flow through to residents whose property taxes are decreasing. If your property taxes are increasing by over \$200, you will pay the greater of \$200 or 75% of your increase. If your property taxes are decreasing by more than \$50 compared to your final 2002 property taxes, your taxes will be reduced by the greater of \$50 or 35% of your tax decrease. Your 2002 Phase-in calculation is based on 2002 Taxes actually billed but does not include any "Special Charges/Credits". Any change in tax levies that occur during the three-year phase-in period will be applied in addition to the phase-in adjustments.
- H Summary**
This section lists the subtotals of your tax levy (municipal & education), tax cap and phase-in adjustments, and any credits/special charges.
- I Payment Stubs**
Payment stubs are to be submitted along with payment, when paying by mail, in person, or at a financial institution. If paying by instalments, remit the second stub with payment of the second instalment, if you're paying using one of the pre-authorized plans, you do not need to submit either of the stubs.
- J Schedule 2**
This pertains to Residential, Farm, Managed Forest or Pipeline property classes. It shows the year over year change in taxes levied, from 2002 to 2003, comprised strictly of the actual taxes, excluding any phase-in adjustments or "Special Charges/Credits". It further breaks down the difference in the municipal levy change and the education levy in 2003.
- K Schedule 3**
This pertains to Commercial, Industrial and Multi-Residential property classes. It shows the 2002 tax levied amount and the 2003 adjusted tax levied amount due to the 5% capping program. It further breaks down the difference in the Tax Cap amount, municipal levy change and the education levy change.