

**ESTIMATED PHASE-IN GROWTH REPORT - ROLL EDITION**

December, 2014

AO 06 1421 COBourg TOWN

Estimated Phase-in Growth by Realty Tax Class and Qualifier

Realty Tax Class & Qualifier	2013 Roll for Tax Year 2014		During Tax Year 2014		Growth %
	Frequency	Year 2 Phase-in Value	Frequency	Year 2 Phase-in Value	
CF Commercial PIL: Full	11	5,185,150	11	5,185,150	0.00
CG Commercial PIL: General	6	2,850,000	6	2,850,000	0.00
CH Commercial: Full, Shared PIL	2	2,203,906	2	2,203,906	0.00
CJ Commercial: Vacant Land, Shared PIL	1	104,500	1	104,500	0.00
CP Commercial PIL: Full, Taxable Tenant of Province	1	88,640	1	88,640	0.00
CT Commercial: Full	361	211,993,450	356	208,632,755	-1.59
CU Commercial: Excess Land	32	3,884,635	33	2,890,044	-25.60
CX Commercial: Vacant Land	33	6,804,050	31	7,708,470	13.29
DT Office Bldg: Full	1	865,335	1	865,335	0.00
E Exempt	249	161,008,898	248	161,306,622	0.18
FT Farm: Full	10	1,411,600	10	1,411,600	0.00
GT Parking Lot: Full	9	92,250	12	367,511	298.39
IH Industrial: Full, Shared PIL	7	220,750	7	220,750	0.00
IT Industrial: Full	20	13,431,520	20	13,776,520	2.57
IU Industrial: Excess Land	10	1,032,058	10	1,032,058	0.00
IX Industrial: Vacant Land	14	1,430,100	14	1,286,585	-10.04
LT Large Industrial: Full	5	28,398,900	5	28,304,201	-0.33
LU Large Industrial: Excess Land	2	80,160	2	80,160	0.00
MT Multi-Residential: Full	68	74,605,470	68	74,413,798	-0.26
PT Pipeline: Full	1	4,815,000	1	4,939,787	2.59
RD Residential: Education Only	1	614,500	1	614,500	0.00
RG Residential PIL: General	2	61,000	2	61,000	0.00
RT Residential: Full	7,440	1,711,653,375	7,497	1,745,906,616	2.00
ST Shopping Ctre: Full	7	56,551,377	6	54,423,120	-3.76
SU Shopping Ctre: Excess Land	1	155,735	1	155,735	0.00
TT Managed Forest: Full	1	58,600	1	58,600	0.00
XT New Construction Commercial: Full	18	19,332,969	21	24,888,602	28.74
XU New Construction Commercial: Excess Land	6	1,202,410	8	1,616,119	34.41
ZT New Construction Shopping Ctre: Full	2	2,955,131	3	9,218,412	211.95



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ZU New Construction Shopping Centre: Excess Land	2	170,489	1	47,194	-72.32

<b>Total</b>	<b>8,323</b>	<b>2,313,261,958</b>	<b>8,380</b>	<b>2,354,658,290</b>	<b>1.79</b>
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