



CORPORATION OF THE MUNICIPALITY OF MORRIS-TURNBERRY

BY-LAW NO. 46-2017

“Being a by-law of the Municipal Corporation of the Municipality of Morris-Turnberry, to raise the sum of \$ 6,260,733.46 the year of 2017, by taxation and adopt the Municipal Corporation of the Municipality of Morris-Turnberry budget, for the year 2017 and to adopt tax rates for the year 2017.”

WHEREAS, Section 290 of the Municipal Act, 2001, S.O. 2001, Chapter 25, as amended, provides that:

“A local municipality shall in each year prepare and adopt a budget including estimates of all sums required during the year for the purposes of the Municipality of Morris-Turnberry.

AND WHEREAS, Section 312 Subsection 2 of the Municipal Act, 2001 authorizes General local municipality levies – for purposes of raising the general local municipality levy, a local municipality shall, each year, pass a by-law levying a separate tax rate, as specified in the by-law, on the assessment in each property class in the local municipality rate able for the local municipality purposes;

AND WHEREAS, Section 326 Subsection 1 of the Municipal Act, 2001 authorizes ‘That a municipality may by by-law designate the area of the municipality in which residents and property owners receive or will receive an additional benefit from the special services that is not received or will not be received in the other areas of the municipality’;

AND WHEREAS, it is necessary to raise the sum of \$ 6,296,226 as follows:

\$	1,912,657.00	for County Purposes
\$	995,732.46	for Education Purposes
\$	3,352,344.00	for Municipal Purposes

	\$ 6,260,733.46	Total

Therefore, the Council of the Corporation of the Municipality of Morris-Turnberry hereby adopts the Budget for 2017, with a total expenditure of \$ 12,394,004.34 for the year 2017 hereby attached, as Schedule A.

Therefore, the Council of the Corporation of the Municipality of Morris-Turnberry enacts that;

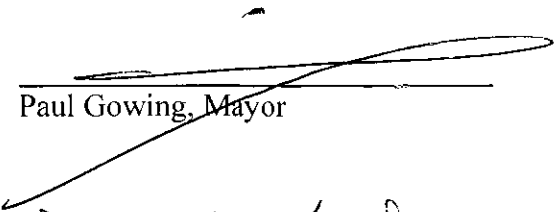
1. That there is to be raised and collected from all assessed properties in the Municipality of Morris-Turnberry the sum of

\$	1,912,657.00	for County Purposes	
\$	995,732.46	for Education Purposes	
\$	3,352,344.00	for Municipal Purposes	


\$	6,260,733.46	Total	

2. That the Tax Rates, attached as Schedule B, are in accordance with the assessment values thereon of all assessable properties as shown on the last revised assessment roll for the Corporation of the Municipality of Morris-Turnberry for the tax year – 2017
3. That this by-law comes into effect on the date of the final passage of the by-law and hereby repeals and rescinds By-law No. 36-2017.

Read a First and Second time, Third Time and Finally passed this 16th day of May, 2017.



Paul Gowing, Mayor



Administrator Clerk-Treasurer,
Nancy Michie

Morris-Turnberry							
Budget							
		April 18, 2017					
REVENUE:							
DESCRIPTION	Budget 2015	Actual 2015	Budget 2016	Actual 2016	Variance	Budget 2017	Levy % increase
Taxation:							
Munc Portion	\$2,847,873.75	\$2,847,874.50	\$3,046,482.03	\$3,046,482.94	-\$0.91	\$3,352,344.00	110.04
County	\$1,659,509.16	\$1,642,708.73	1,709,727.00	1,705,382.82	\$4,344.18	1,912,657.00	112.15
Education	\$935,615.61	\$919,512.17	959,740.78	947,443.28	\$12,297.50	995,732.46	105.10
Total Taxation	\$5,442,998.52	\$5,410,095.40	\$5,715,949.81	\$5,699,309.04	\$16,640.77	\$6,260,733.46	109.85
Supplementary Tax-Munc share	\$50,000.00	\$12,639.65	\$50,000.00	\$46,596.72	\$3,403.28	\$50,000.00	
In lieu of tax	\$29,000.00	\$29,648.30	30,000	\$31,315.47	-\$1,315.47	32,000	
Manual Adjustment	\$20,000.00	\$3,662.49	5000	\$2,437.05	\$2,562.95	5,000	
Capping	\$0.00	-\$172.00	-100	-\$43.00	-\$57.00	\$0.00	
Write offs	-\$25,000.00	-\$34,769.14	-30,000	-26,926	-\$3,074.49	-30,000	
			0		\$0.00		
Street Lights	\$44,000.00	\$44,111.58	53,000	54,036	-\$1,035.72	35,000	
Street Lights Capital			102,000	104,072			
Grants:							
OMPF Reconciliation from prior years							
OMPF funding	\$1,048,200.00	\$1,048,200.00	\$895,700.00	\$895,700.00	\$0.00	\$771,700.00	
Court Security	\$1,269.00	\$317.00	\$1,400.00		\$1,400.00		
Other Grants	\$2,300.00	\$2,240.00	\$2,300.00		\$2,300.00		
Munc Drains					\$0.00		
Drain Super	\$8,157.00	\$8,158.00	\$8,973.00	\$8,973.00	\$0.00	\$24,931.00	
Gravel	\$10,000.00	\$12,801.84	\$13,000.00	\$9,862.73	\$3,137.27	\$15,000.00	
Local Services (Policing)	\$30,000.00	\$9,917.00	\$0.00	\$4,389.86	-\$4,389.86	\$0.00	
Water-Clean Water					\$0.00	69,500	
RED - Web site	\$0.00	\$0.00	\$0.00	\$0.12	-\$0.12		
RED- Ind Land Strategy	\$34,000.00	\$34,042.08	\$0.00		\$0.00		
OCIF					\$0.00		
Infrastructure Grant	\$30,723.00	\$30,723.00	\$30,723.00	\$30,723.00	\$0.00	\$55,016.00	
Building Canada Fund					\$0.00		
Federal Gas tax	\$98,825.00	\$98,824.83	\$103,766.07	\$103,766.07	\$0.00	\$103,766.08	
Huron County Ec Dev Grant	\$0.00	\$0.00	0		\$0.00	\$10,000.00	

REVENUE:						
Description	2015 Budget	2015 Actual	2016 Budget	2016 Actual	Variance	2017 Budget
Grants - cont'd						
Enabling Accessibility Fund						
Wheels Away- Dedicated Gas Tax						
New Horizons						
Huron Business Dev						
Service Canada-Students						
Waste Grants	20,000	31,877	32,000	32,474.48	-\$474.48	32,000
RicN Funding- Recreation						
Huron Heritage						
Trillium Grant						
Waste Strategy						
Source Water Protection	44,905	44,905	14,975	14,957	\$18.00	0
Federal Funding:						
GST	139,400.00	144,801.67	330,000	341,951	-\$11,950.88	330,000
OHST	159,100.00	180,276.58			\$0.00	
GST Rebate Account	600.00	2,869.63			\$0.00	
OHST rebate Account	900.00	4,531.48			\$0.00	
Interest:						
Interest- Tax	\$75,000.00	\$84,452.03	85,000	90,155	-\$5,154.96	90,000
Interest- Investment	\$4,200.00	\$3,741.83	3,500	\$1,500.28	\$1,999.72	2,000
Interest- Municipal Drain	\$12,000.00	\$7,878.55	12,000	4,682	\$7,318.26	6,000
Interest- Tile Drain Loans	\$300.00	\$499.43	450	\$635.25	-\$185.25	500
Interest- Lattimer Estate	\$2,000.00	\$1,853.30	1,500	1,946	-\$445.98	1,200
Interest- School Fairs	\$6.00	\$5.55	5	\$5.70	-\$0.70	5
Interest- Cullen Subdivision					\$0.00	
Interest-R Nich & 125th & 140th	\$150.00	\$120.34	130	\$38.21	\$91.79	100
Infrastructure Loan Interest					\$0.00	
A/R Belgrave Water Interest	\$33,000.00	\$31,682.04	32,000	31,134	\$865.65	32,000
Belgrave Water Interest						
Wheels Away - Prov Gas Tax						
Loan:					\$0.00	
Infrastructure Loan Principal					\$0.00	

REVENUE: DESCRIPTION	2015 Budget	2015 Actual	2016 Budget	2016 Actual	Variance	2017 Budget
Surplus-					\$0.00	
Campaign Residue		\$1.02			\$0.00	
					\$0.00	
Reserve:					\$0.00	
General Reserve from surplus				276,004.38	-\$276,004.38	
General Reserve -to Waste					\$0.00	
Paton Park	\$0.00				\$0.00	
Ross Nicholson 140th	\$0.00				\$0.00	
Police Reserve					\$0.00	
Road Reserve					\$0.00	
Paving Reserve					\$0.00	
Road Construction Reserve					\$0.00	250,000
Source Water Reserve			11579	11578.75	\$0.25	
Equipment Reserve					\$0.00	300,000
Rd reserve from surplus	\$110,000.00	\$110,000.00			\$0.00	
Recreation Reserve					\$0.00	
Fire Reserve					\$0.00	
Waste Disposal Reserve					\$0.00	
Wingham & Blyth Fire Reserve					\$0.00	
Gas Tax Reserve					\$0.00	
Brussels Library Reserve					\$0.00	
Streetlight Reserve					\$0.00	
Waste Disposal:					\$0.00	
Waste Disposal	\$200,685.00	\$203,506.30	203200	232,560.72	-\$29,360.72	210,650
					\$0.00	
License & fees:					\$0.00	
Dog Tags	\$14,000.00	\$14,640.00	15000	\$13,508.51	\$1,491.49	13,000
Tax Certificates	\$5,000.00	\$4,890.15	5000	\$6,255.15	-\$1,255.15	6,000
Building fees & Other Munc	\$79,150.00	\$86,871.79	82150	\$146,203.13	-\$64,053.13	252,180
Building- Septic Inspections		\$2,880.00	3000		\$3,000.00	0
Misc Licences	\$2,000.00	\$2,050.00	2000	\$2,953.40	-\$953.40	2,500
Property Standards		\$4,722.00	4500	\$4,500.00	\$0.00	0
					\$0.00	
Fines-Pro Offences					\$0.00	
Smoke Detector	\$150.00	\$3,116.00	3000	\$2,495.20	\$504.80	2,500

REVENUE:						
DESCRIPTION	2015 Budget	2015 Actual	2016 Budget	2016 Actual	Variance	2017 Budget
Roads:						
Roads	\$86,000.00	\$83,742.54	101,000	78,410	\$22,590.01	88,000
Gravel-Woolcock /Rombouts Pit	\$400,000.00	\$0.00	285,000	0	\$285,000.00	285,000
Road Machinery Credit	\$315,000.00	\$261,468.75	300,000	287,269	\$12,731.25	300,000
Sale of Snow Plow / Pick up Truck			35,000	37,774	-\$2,773.75	0
Shared Services/Roads				92,734		0
					\$0.00	
Water:						
Water- Landowners Costs	\$76,083.00	\$76,729.65	81,078	82,758	-\$1,679.71	93,561
Water NH share of operation	\$26,250.86	\$26,621.65	28,157	28,157	\$0.00	31,816
OSWAP Grant					\$0.00	
Source Water- Water system		\$15,667.16		5,000	-\$5,000.00	0
Water- Capital-Landowners					\$0.00	
Capital Replacement funds	\$0.00	\$0.00	5200		\$5,200.00	
North Huron share - Water					\$0.00	
Morris-Turnberry share of water					\$0.00	
Ontario Potable Water Program					\$0.00	
Federal Gas Tax					\$0.00	
McCrea Water					\$0.00	
					\$0.00	
Drains:						
Drains-Landowner Costs	\$35,000.00	\$39,179.62	38,000	43,901	-\$5,901.38	39,000
Munc Drain Capital	\$1,503,571.61	\$859,656.24	1,788,000	870,448	\$917,552.04	1,832,546
					\$0.00	
Other Income:						
PUC	\$110,000.00	\$116,425.64	120,000	117,709	\$2,290.56	118,000
Misc Revenue	\$10,850.00	\$29,230.57	30,000	7,833	\$22,166.92	30,000
Tax Sale Proceeds					\$0.00	
Sale of Property			450,000	0	\$450,000.00	362,000
Bluevale Hall-Capital					\$0.00	
Street Light - Loan			0		\$0.00	
					\$0.00	
Turnberry School A/R					\$0.00	
Walton property						
Belgrave lots						
Lower Town lot						
History Book				625		500
History Book Donation						

REVENUE: DESCRIPTION	2015 Budget	2015 Actual	2016 Budget	2016 Actual	Variance	2017 Actual
Police Revenue	\$0.00					
Lane Closure Revenue	\$82,000.00	\$18,815.16	30,000	14,336	\$15,664.46	30,000
Industrial Land Strategy Landowners	\$44,000.00	\$41,237.47	0	\$12,160.05	-\$12,160.05	
Industrial Land Strategy -North Huron	\$22,000.00		0		\$0.00	
Willis Development	\$3,000.00	\$3,615.30	3700	\$3,752.41	-\$52.41	3,800
Planning Revenue	\$10,000.00	\$12,521.02	10,000	5,500	\$4,500.00	12,000
Development Agreement					\$0.00	
Brussels Sewer Project	\$50,000.00	\$75,112.18	0	15392.87	-\$15,392.87	0
Sewer/Water Arthur Street			138,000		\$138,000.00	160,000
Shared Services			27,864	64,859	-\$36,995.49	20,000
Fire Revenue	\$48,086.45	\$44,212.12	48,500	49,351	-\$850.70	45,500
Zoning Revenue	\$6,000.00	\$3,480.00	4000	\$3,600.00	\$400.00	4,000
Coyote Compensation	\$1,000.00		1000	3,560	-\$2,560.00	2,000
Livestock Claims Revenue				9,435	-\$9,434.88	0
By-Law Infractions- Property Standards	\$300.00	\$600.00	500	\$625.00	-\$125.00	500
Building Dept - Goderich					\$0.00	
Bluevale Hall Rentals				2266.35	-\$2,266.35	2,500
	\$10,556,160.44	\$9,390,926.59	\$11,347,699.87	\$10,017,205.19	\$1,330,494.68	\$12,394,004.34

Expenditures:						
Description	2015 Budget	2015 Actual	2016 Budget	2016 Actual	Variance	2017 Budget
General Government:						
Council	\$75,000.00	\$91,950.48	95,000	92,862	\$2,138.00	96,500
Laptops for paperless agendas						
Administration:						
Wages	\$252,500.00	\$262,356.81	258,500	282,722	-\$24,221.70	269,000
Wage Equity Settlements						
Other Salaries & Board Members						
Benefits						
Staff Education and Training						
Pay Administration Review & Market Check & Pay Equity						
Administration Expenses:						
Office Expenses	\$129,980.00	\$120,694.59	122,670	171,682	-\$49,011.98	121,690
Office Equipment-Computer						
Office Equipment						
Computer Maintenance						
Computer Software						
Asset Management						
Asset Management Plan						
BR+E Committee						
Health & Safety						
Web site						
Misc						
Election						
Legal & Audit						
Office Cleaning						
Advertising						
Insurance						
Security System						
Memberships						
Marriage Licences						
History Book						
History Book from Deferred Revenue			53,875	53,875	\$0.00	0

Description	2015 Budget	2015 Actual	2016 Budget	2016 Actual	Variance	2017 Budget
Planning:	\$193,000.00	\$188,804.04	207,025	231,500	<u>-\$24,475.20</u>	54,750
Economic Development						
Property Standards						
Lane Closure						
Planning						
Development Expenses						
Land Sale Expenses- repayment loan			280,000	0	<u>\$280,000.00</u>	283,000
Utilities:	\$118,300.00	\$124,764.69	125,500	126,678	<u>-\$1,178.00</u>	126,500
Utilities						
PUC						
Street Lights						
Street Lights	\$44,000.00	\$44,111.58	53,000	54,036	<u>-\$1,035.72</u>	35,000
Street Light Capital			102,000	104,071.98	<u>-\$2,071.98</u>	
Conservation:	\$126,079.00	\$99,280.00	90,329	90,329	<u>\$0.25</u>	65,665
MVCA						
Saugeen						
Source Water Protection						
Source Watere Reserve		\$5,705.00		0	<u>\$0.00</u>	0
Taxation:	\$23,500.00	\$21,152.33	18,500	25,475	<u>-\$6,975.04</u>	27,000
Tax Collection						
Vacancy Refunds						
Write offs						
Assessment Review Bd decision						20,000

Description	2015 Budget	2015 Actual	2016 Budget	2016 Actual	Variance	2017 Budget
Protection of Persons & Property:						
Fire Protection Costs	\$305,747.56	\$341,229.47	\$362,775.09	\$357,322.55	\$5,452.54	\$365,958.00
Building:	\$118,692.87	\$121,080.70	125,025	191,080	-\$66,054.56	317,381
Building Car						
Bldg Inspection						
Policing:						
Police Service	\$321,526.00	\$321,528.00	391,198	391,200	-\$2.00	460,016
Water						
Belgrave Water System	\$121,633.36	\$119,018.46	124,435.00	114,915.01	\$9,519.99	224,876.00
Water NH -operating						
Water-Owing to the landowners						
Water Capital		\$14.50		12.01		
Brussels Sewer Project	\$155,000.00	\$80,944.99	0	16,812.36	-\$16,812.36	
Small Water systems	\$1,300.00	\$1,275.78	1300	\$1,391.09	-\$91.09	\$1,400.00
Bluevale Drainage	\$0.00	\$1,727.52	1000		\$1,000.00	0
Roads	\$3,221,000.00	\$2,768,105.20	3,141,000	2,812,963	\$328,037.13	3,833,997
Reserve						
Gravel Pit						
Turnberry Pit Property Expenses						
Turnberry Pit Property to reserve						
Munc Drain Rd assessment						
Park & Cemetery Maintenance:	\$14,950.00	\$11,410.37	10,860	27,116	-\$16,256.12	11,700
Kinsmen Park						
Cemetery Maintenance						
Cemetery -Plot levy						
Park and Cemetery Maintenance						
Municipal Drainage:						
Drain Superintendent	\$28,864.27	\$29,483.96	30821	\$34,806.41	-\$3,985.41	49,862
Drains	\$35,000.00	\$39,179.62	38000	43,901.38	-\$5,901.38	39,000
Bluevale Hall & Recreation: :						
Rentals				2266.35		2500
Bluevale Hall Chair Lift	\$800.00	\$840.39	1000	\$540.00	\$460.00	\$1,000.00
Bluevale Hall- Fire Extinguishers						

EXPENSES:						
Description	2015 Budget	2015 Actual	2016 Budget	2016 Actual	Variance	2017 Budget
Waste Disposal:						
Waste Disposal	\$385,070.00	\$357,186.40	369,472	350,970	\$18,502.40	413,190
Emergency Services:						
Emergency Services	\$13,500.00	\$14,771.88	14,200	14,306	-\$105.95	19,940
911						
Generator	2,000.00	90.54	500	1,543.70	-\$1,043.70	1500
Grants:						
General	\$40,415.00	\$40,315.00	59,315	59,999	-\$684.16	53,120
Recreation	\$114,800.00	\$118,459.56	147,931	146,190	\$1,740.52	159,500
History book						
Wingham Hospital						
Physician Recruitment	\$7,754.00	\$7,754.00	7,801	7,801	\$0.00	7,717
Physician Recr Reserve						
Cemetries						
Reserve:						
Waste Disposal Reserve	\$10,000.00	\$10,000.00	10,000	10,000	\$0.00	10,000
General - Morris-Tumberry Working Reserve	\$12,000.00	\$10,781.22			\$0.00	169,381
General Reserve due to surplus						
Equipment Reserve						
Road Reserve from surplus				143,247.07	-\$143,247.07	
Move Ontario					\$0.00	
Policing Reserve						
Recreation Reserve						
Road Reserve	\$200,000.00	\$200,000.00	100,000	100,000	\$0.00	
Belmore Community Centre					\$0.00	
Fire						
Kinsmen Park & Cemetery						
Federal Gas Tax						
Brussels Library						

EXPENSES:						
Description	2015 Budget	2015 Actual	2016 Budget	2016 Actual	Variance	2017 Budget
Capital:						
Cemetery Restoration						
Bluevale Hall Renovations						
Belgrave Water System-MT						
NH Comyn Street Water line						
Municipal Drains	\$1,503,571.61	\$859,656.24	1,788,000	870,448	\$917,552.04	1,832,546
Office Upgrades - Air conditioner	\$4,000.00	\$4,826.74			\$0.00	
					\$0.00	0
Duncan Street Drain EA						
CBO Car						
Land Purchase						
Services-Water/Sewer Arthur Street			138,000	0	\$0.00	
Tumberry School Purchase				0.00		
Tumberry School Demolition						
Levies:						
County of Huron	\$1,659,509.16	\$1,642,708.73	1,709,727.00	1,705,382.59	\$4,344.41	1,912,657.00
Education	\$935,615.61	\$919,512.17	959,740.78	947,443.21	\$12,297.57	995,732.46
Total Expenses	\$10,556,160.44	\$9,390,926.59	\$11,347,699.87	\$10,017,205.19	\$1,330,494.68	\$12,394,004.34
Total Expenses	\$10,556,160.44	\$9,390,926.59	\$11,347,699.87	\$10,017,205.19	\$1,330,494.68	\$12,394,004.34
Total Revenue	\$10,556,160.44	\$9,390,926.59	\$11,347,699.87	\$10,017,205.19	\$1,330,494.68	\$12,394,004.34
	0.00	0.00	0.00	0.00	\$0.00	0.00

Schedule B

Tax Rates- Municipality of Morris- Turnberry

May 16, 2017

FOR THE YEAR 2017

	2017 rate Municipal	2017 rate County	2017 rates Education	2017 Total	2016 Total	Change
Residential & Farm	0.00868644	0.00495408	0.00179000	0.01543052	0.01562992	-1.3 %
<p>Note: On a residential property assessed at 100,000, the tax would be \$1,542.05 an decrease of -\$19.94</p>						
Farmlands	0.00217161	0.00123852	0.00044750	0.00385763	0.00390748	-1.3
Farmland 1	0.00217161	0.00123852	0.00044750	0.00385763	0.00390748	-1.3
Managed Forest	0.00217161	0.00123852	0.00044750	0.00385763	0.00390748	-1.3
Pipeline	0.00608050	0.00346786	0.00456993	0.01411829	0.01405106	0.5
Commercial:						
Occupied	0.00955508	0.00544949	0.01071388	0.02571845	0.02536106	1.4 %
Excess/Vacant Unit	0.00668855	0.00381464	0.00749972	0.01800291	0.01775274	1.4
Vacant Land	0.00668855	0.00381464	0.00749972	0.01800291	0.01775274	1.4
Industrial						
Occupied	0.00955508	0.00544949	0.01140000	0.02640457	0.02692492	-1.9 %
Excess/Vacant Unit	0.00668855	0.00381464	0.00798000	0.01848319	0.01884744	-1.9
Vacant Land	0.00668855	0.00381464	0.00798000	0.01848319	0.01884744	-1.9
Large Industrial	0.00955508	0.00544949	0.01140000	0.02640457	0.02692492	-1.9

2017 Municipality of Morris Turnberry							
Municipal							
Column 1	2	3	4	5	6	7	8
Description	2017 Returned Assessment	Tax Ratio	Tax Reductions Ratio	Weighted Ratio	Weighted Assessment Col 2 x Col 5	Tax Rate	Proof of Tax Col 2 x Col 7 (rd to 0 decimal)
Res & Farm	228,692,836	1	0	1	228,692,836	0.008686441	1,986,526.77
Farmlands	473,454,100	0.25	75%	0.25	118,363,525	0.002171610	1,028,157.75
Farmlands1	199,750	0.25	75%	0.25	49,938	0.002171610	433.78
Managed Forest	3,988,600	0.25	75%	0.25	997,150	0.002171610	8,661.68
Pipeline	2,294,250	0.70	0	0.70	1,605,975	0.006080509	13,950.21
Commercial							
Occupied	18,964,050	1.1	0	1.1	20,860,455	0.009555085	181,203.11
Vacant & Excess	428,375	0.77	30%	0.77	329,849	0.006688559	2,865.21
Industrial							
Occupied	8,517,000	1.1	0	1.1	9,368,700	0.009555085	81,380.66
Vacant & Excess	501,650	0.77	30%	0.77	386,271	0.006688559	3,355.32
Large Industrial	<u>4,794,255</u>	<u>1.1</u>	<u>0</u>	<u>1.1</u>	<u>5,273,681</u>	<u>0.009555085</u>	45,809.51
	741,834,866				385,928,378		\$3,352,344.00
	To collect:	\$3,352,344					
	2017 Municipal Tax Rate			0.00868644		-1.385 %	
	2016 Municipal Tax Rate			0.00880848		1.354 %	
	2015 Municipal Tax Rate			0.00869082		7.25%	

2017 Municipality of Morris Turnberry								
Tax Rates							Final	
County								
Column 1	2017		3	4	5	6	7	8
Description	Returned Assessment	Tax Ratio	Tax Reduction	Weighted Ratio	Weighted Assessment	Tax Rate	Proof of Tax	
					Col 2 x Col 5 Assessment		Col 2 x Col 7	
Res & Farm	228,692,836		1	0	1	0.00495408	1,132,962.60	
Farmlands	473,454,100	0.25		75%	0.25	0	586,382.37	
Farmlands1	199,750	0.25		75%	0.25	50,750	247.39	
Managed Forest	3,988,600	0.25		75%	0.25	0	4,939.96	
Pipeline	2,294,250	0.70		0	0.70	139,825	7,956.13	
Commercial								
Occupied	18,964,050	1.1		0	1.1	0	103,344.40	
Vacant & Excess	428,375	0.7		30%	0.7	0	1,634.10	
Industrial								
Occupied	8,647,375	1.1		0	1.1	9,512,113	47,123.78	
Vacant & Excess	508,050	0.7		30%	0.77	355,635	1,938.03	
PIL		1.1		0	1.1		0.00	
PIL		1.1		0	0.77		0.00	
Large Industrial	<u>4,794,255</u>	1.1		30%	1.1	5,273,681	26,126.24	
Total	741,971,641					15,631,866		
		\$1,912,657					\$1,912,655.02	
	2015 County Tax Rate				0.00506232		-3.28%	
	2016 County Tax rate				0.00494134		-2.39%	
	2017 County Tax Rate				0.00495408		0.26%	

2017 Municipality of Morris Turnberry							
Tax Rates							
Education 2017							
Column 1 Description	Returned Assessment	3 Tax Ratio	4 Tax Reduction Ratio	5 Weighted Ratio	6 Weighted Assessment Rate	7 Tax	8 Proof of Tax
					Col 2 x Col 5		Col 2 x Col 7 (rd to 0 decimal)
Res & Farm	228,692,836	1	0	1	228,692,836	0.00179000	409,360.18
Farmlands	473,454,100	0.25	75%	0.25	118,363,525	0.00044750	211,870.71
Farmlands1	199,750	0.25	75%	0.25	0	0.00044750	89.39
Managed Forest	3,988,600	0.25	75%	0.25	0	0.00044750	1,784.90
Pipeline	2,294,250	0.70	0	0.70	0	0.00456993	10,484.56
Commercial							
Occupied	18,964,050	1.1	0	1.1	20,860,455	0.01071388	203,178.56
Vacant & Excess	428,375	0.77	30%	0.7	0	0.00749972	3,212.69
Industrial							
Occupied	8,517,000	1.1	0	1.1	9,368,700	0.01140000	97,093.80
Vacant & Excess	501,650	0.77	30%	0.7	386,271	0.00798000	4,003.17
Large Industrial	4,794,255	1.1	0	1.1	5,273,681	0.01140000	54,654.51
	741,834,866				382,945,467		\$995,732.46
		\$995,732					decrease in tax rates
		2015 Education Rate			0.00195000		-3.94 %
		2016 Education rate			0.00188000		-3.59 %
		2017 Education Rate			0.00179000		-4.79 %