

**City of Kenora**  
**Comparative Analysis of Assessment Per Returned Roll**  
**2018 - 2017**

	Assessed Values			% of Total - 2018	
	2018	2017	% Change	Total	Taxable
<b>Taxable Properties</b>					
Residential	1,434,709,639	1,357,124,919	5.7%	76.3%	83.8%
Multi-Residential	29,408,550	28,174,425	4.4%	1.6%	1.7%
Commercial					
Occupied*	161,885,026	153,385,114	5.5%	8.6%	9.5%
Vacant	1,335,600	1,437,200	-7.1%	0.1%	0.1%
New Construction	6,630,550	6,597,525	0.5%	0.4%	0.4%
Office Building					
Occupied	1,607,755	1,546,633	4.0%	0.1%	0.1%
Shopping Centre					
Occupied*	2,898,258	4,669,973	-37.9%	0.2%	0.2%
Parking Lot / Vacant Land	2,540,150	2,657,025	-4.4%	0.1%	0.2%
Industrial					
Occupied	7,849,250	6,800,675	15.4%	0.4%	0.5%
Vacant	5,579,775	6,636,225	-15.9%	0.3%	0.3%
New Construction Industrial	596,450	583,475	2.2%		
Large Industrial					
Occupied	22,071,500	22,074,224	0.0%	1.2%	1.3%
Vacant	0	831,249	-100.0%	0.0%	0.0%
Pipeline	34,327,197	33,252,250	3.2%	1.8%	2.0%
Farmlands	1,195,792	961,050	24.4%	0.1%	0.1%
Managed Forests	186,350	175,075	6.4%	0.0%	0.0%
	<b>1,712,821,842</b>	<b>1,626,907,037</b>	<b>5.3%</b>	<b>91.0%</b>	<b>100.0%</b>
<b>Payments in Lieu Properties</b>					
Residential	1,354,400	1,336,550	1.3%	0.1%	
Commercial					
Occupied	25,417,360	26,474,941	-4.0%	1.4%	
Office Building					
Occupied	4,055,890	3,875,886	4.6%	0.2%	
Parking Lot / Vacant Land	682,900	682,800	0.0%	0.0%	
Industrial					
Occupied	2,800	2,800	0.0%	0.0%	
	<b>31,513,350</b>	<b>32,372,977</b>	<b>-2.7%</b>	<b>1.7%</b>	
<b>Exempt Properties</b>	<b>137,218,580</b>	<b>124,640,900</b>	<b>10.1%</b>	<b>7.3%</b>	
<b>Total</b>	<b>1,881,553,772</b>	<b>1,783,920,914</b>	<b>5.5%</b>	<b>100.0%</b>	
<b>Electrical Corridors</b>	<b>139.98</b>	<b>139.98</b>	<b>0.0%</b>		
<b>Railway Right of Ways</b>	<b>209.45</b>	<b>209.45</b>	<b>0.0%</b>		

# 2018 Assessment Totals

## Kenora City, 6016

Property Class (RTC)	2012 Base Year Values		2016 Base Year Values		Phased-in Values					
	2012 Base CVA at 2018 Roll Return	2012 Base CVA Active	2016 Base CVA at 2018 Roll Return	2016 Base CVA (2020) Active	2017 CVA Active from 2017 Roll Return	2017 CVA from 2018 Roll Return	2017 CVA Active from 2018 Roll Return	2018 Roll Return CVA	2018 Active CVA	2019 Projected/ Active CVA

### Taxable

R - Residential	1,306,650,797	1,306,650,797	1,569,282,809	1,569,282,809	1,367,422,980	1,367,422,980	1,367,422,980	1,434,709,639	1,434,709,639	1,501,996,217
M - Multi-Residential	27,115,000	27,115,000	31,876,800	31,876,800	28,174,425	28,174,425	28,174,425	29,408,550	29,408,550	30,642,675
C - Commercial	164,399,093	164,399,093	174,748,942	174,748,942	160,630,393	160,630,393	160,630,393	165,336,576	165,336,576	170,042,761
X - New Commercial	6,784,500	6,784,500	6,843,600	6,843,600	6,524,025	6,524,025	6,524,025	6,630,550	6,630,550	6,737,075
S - Shopping Centre	3,536,715	3,536,715	2,898,258	2,898,258	2,898,258	2,898,258	2,898,258	2,898,258	2,898,258	2,898,258
D - Office Building	1,485,510	1,485,510	1,730,000	1,730,000	1,546,633	1,546,633	1,546,633	1,607,755	1,607,755	1,668,878
G - Parking Lot	374,300	374,300	474,100	474,100	399,250	399,250	399,250	424,200	424,200	449,150
I - Industrial	15,205,335	15,205,335	14,232,200	14,232,200	13,027,438	13,027,438	13,027,438	13,429,025	13,429,025	13,830,613
J - New Industrial	570,500	570,500	622,400	622,400	583,475	583,475	583,475	596,450	596,450	609,425
L - Large Industrial	19,258,000	19,258,000	24,885,000	24,885,000	20,664,750	20,664,750	20,664,750	22,071,500	22,071,500	23,478,250
P - Pipeline	32,291,392	32,291,392	36,363,000	36,363,000	33,309,294	33,309,294	33,309,294	34,327,197	34,327,197	35,345,098
F - Farmland	1,024,981	1,024,981	1,370,600	1,370,600	1,108,386	1,108,386	1,108,386	1,195,792	1,195,792	1,283,195
T - Managed Forest	163,800	163,800	208,900	208,900	175,075	175,075	175,075	186,350	186,350	197,625
<b>Commercial Total</b>	<b>176,580,118</b>	<b>176,580,118</b>	<b>186,694,900</b>	<b>186,694,900</b>	<b>171,998,559</b>	<b>171,998,559</b>	<b>171,998,559</b>	<b>176,897,339</b>	<b>176,897,339</b>	<b>181,796,122</b>
<b>Industrial Total</b>	<b>35,033,835</b>	<b>35,033,835</b>	<b>39,739,600</b>	<b>39,739,600</b>	<b>34,275,663</b>	<b>34,275,663</b>	<b>34,275,663</b>	<b>36,096,975</b>	<b>36,096,975</b>	<b>37,918,288</b>
<b>Total Taxable</b>	<b>1,578,859,923</b>	<b>1,578,859,923</b>	<b>1,865,536,609</b>	<b>1,865,536,609</b>	<b>1,636,464,382</b>	<b>1,636,464,382</b>	<b>1,636,464,382</b>	<b>1,712,821,842</b>	<b>1,712,821,842</b>	<b>1,789,179,220</b>
<b>Total Taxable Excludi</b>	<b>1,576,531,923</b>	<b>1,576,531,923</b>	<b>1,862,974,609</b>	<b>1,862,974,609</b>	<b>1,634,120,632</b>	<b>1,634,120,632</b>	<b>1,634,120,632</b>	<b>1,710,405,342</b>	<b>1,710,405,342</b>	<b>1,786,689,970</b>

### PIL

R - Residential	1,380,200	1,380,200	1,419,100	1,419,100	1,322,050	1,322,050	1,322,050	1,354,400	1,354,400	1,386,750
C - Commercial	25,577,841	25,577,841	26,229,900	26,229,900	25,011,091	25,011,091	25,011,091	25,417,360	25,417,360	25,823,631
D - Office Building	3,695,880	3,695,880	4,415,900	4,415,900	3,875,886	3,875,886	3,875,886	4,055,890	4,055,890	4,235,896
G - Parking Lot	944,700	944,700	683,100	683,100	682,800	682,800	682,800	682,900	682,900	683,000
I - Industrial	182,000	182,000	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800
<b>Commercial Total</b>	<b>30,218,421</b>	<b>30,218,421</b>	<b>31,328,900</b>	<b>31,328,900</b>	<b>29,569,777</b>	<b>29,569,777</b>	<b>29,569,777</b>	<b>30,156,150</b>	<b>30,156,150</b>	<b>30,742,527</b>
<b>Industrial Total</b>	<b>182,000</b>	<b>182,000</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>	<b>2,800</b>
<b>Total PIL</b>	<b>31,780,621</b>	<b>31,780,621</b>	<b>32,750,800</b>	<b>32,750,800</b>	<b>30,894,627</b>	<b>30,894,627</b>	<b>30,894,627</b>	<b>31,513,350</b>	<b>31,513,350</b>	<b>32,132,077</b>
<b>Total PIL Including R</b>	<b>34,108,621</b>	<b>34,108,621</b>	<b>35,312,800</b>	<b>35,312,800</b>	<b>33,238,377</b>	<b>33,238,377</b>	<b>33,238,377</b>	<b>33,929,850</b>	<b>33,929,850</b>	<b>34,621,327</b>
<b>Total Taxable and PIL</b>	<b>1,610,640,544</b>	<b>1,610,640,544</b>	<b>1,898,287,409</b>	<b>1,898,287,409</b>	<b>1,667,359,009</b>	<b>1,667,359,009</b>	<b>1,667,359,009</b>	<b>1,744,335,192</b>	<b>1,744,335,192</b>	<b>1,821,311,297</b>
E - Exempt	144,615,935	144,615,935	142,493,500	142,493,500	134,581,119	134,581,119	134,581,119	137,218,580	137,218,580	139,856,040
<b>Grand Total</b>	<b>1,755,256,479</b>	<b>1,755,256,479</b>	<b>2,040,780,909</b>	<b>2,040,780,909</b>	<b>1,801,940,128</b>	<b>1,801,940,128</b>	<b>1,801,940,128</b>	<b>1,881,553,772</b>	<b>1,881,553,772</b>	<b>1,961,167,337</b>