

City of Kenora
Comparative Analysis of Assessment Per Returned Roll
2020 - 2019

	Assessed Values			% of Total - 2020	
	2020	2019	% Change	Total	Taxable
Taxable Properties					
Residential	1,587,713,309	1,509,329,634	5.2%	77.0%	84.4%
Multi-Residential	31,868,100	30,642,675	4.0%	1.6%	1.7%
Commercial					
Occupied*	168,851,000	165,166,148	2.2%	8.2%	9.0%
Vacant	1,442,000	1,388,800	3.8%	0.1%	0.1%
New Construction	6,985,600	6,843,115	2.1%	0.3%	0.4%
Office Building					
Occupied	1,685,700	1,635,653	3.1%	0.1%	0.1%
Shopping Centre					
Occupied*	2,898,300	2,898,300	0.0%	0.1%	0.2%
Parking Lot / Vacant Land	3,329,400	2,664,398	25.0%	0.2%	0.2%
Industrial					
Occupied	7,321,000	7,915,575	-7.5%	0.4%	0.4%
Vacant	6,505,700	5,963,763	9.1%	0.3%	0.4%
New Construction Industrial	644,400	609,425	5.7%		
Large Industrial					
Occupied	24,885,000	23,478,250	6.0%	1.2%	1.3%
Pipeline	36,386,000	35,361,778	2.9%	1.8%	1.9%
Farmlands	1,396,600	1,249,072	11.8%	0.1%	0.1%
Managed Forests	208,900	197,625	5.7%	0.0%	0.0%
	1,882,121,009	1,795,344,211	4.8%	91.3%	100.0%
Payments in Lieu Properties					
Residential	1,387,100	1,354,750	2.4%	0.1%	
Commercial					
Occupied	25,893,100	25,786,956	0.4%	1.3%	
Office Building					
Occupied	4,415,900	4,235,896	4.3%	0.2%	
Parking Lot / Vacant Land	683,100	683,000	0.0%	0.0%	
Industrial					
Occupied	2,800	2,800	0.0%	0.0%	
	32,382,000	32,063,402	1.0%	1.6%	
Exempt Properties	147,144,200	143,662,962	2.4%	7.1%	
Total	2,061,647,209	1,971,070,575	4.6%	100.0%	
Electrical Corridors	139.98	139.98	0.0%		
Railway Right of Ways	209.45	209.45	0.0%		

APPENDIX 1 Assessment Change Summary by Property Class City of Kenora

The following chart provides a comparison of the total assessment for the 2016 base year, and a comparison of the assessment change for 2019 and 2020 property tax year by property class.

Property Class/Realty Tax Class	2016 Full CVA	2019 Phased-In CVA	2020 Phased-In CVA	Percent Change 2019 to 2020
R Residential	1,587,713,309	1,519,949,913	1,587,713,309	4.46%
M Multi-Residential	31,868,100	30,636,150	31,868,100	4.02%
C Commercial	172,959,300	168,545,678	172,959,300	2.62%
S Shopping Centre	2,898,300	2,898,300	2,898,300	0.00%
D Office Building	1,685,700	1,635,653	1,685,700	3.06%
G Parking Lot	663,100	636,094	663,100	4.25%
X Commercial (New Construction)	6,985,600	6,877,779	6,985,600	1.57%
I Industrial	13,826,700	13,436,988	13,826,700	2.90%
L Large Industrial	24,885,000	23,478,250	24,885,000	5.99%
J Industrial (New Construction)	644,400	631,214	644,400	2.09%
P Pipeline	36,386,000	35,367,667	36,386,000	2.88%
F Farm	1,396,600	1,307,462	1,396,600	6.82%
T Managed Forests	208,900	197,625	208,900	5.71%
W Railway Right-of-Way	0	0	0	0.00%
U Utility Transmission & Distribution Corridors	0	0	0	0.00%
(PI) R Residential	1,387,100	1,354,750	1,387,100	2.39%
(PI) C Commercial	25,893,100	25,498,781	25,893,100	1.55%
(PI) D Office Building	4,415,900	4,235,896	4,415,900	4.25%
(PI) G Parking Lot	683,100	683,000	683,100	0.01%
(PI) I Industrial	2,800	2,800	2,800	0.00%
E Exempt	147,144,200	144,456,505	147,144,200	1.86%
TOTAL	2,061,647,209	1,981,830,505	2,061,647,209	4.03%

APPENDIX 2

Assessment Base Distribution Summary by Property Class

City of Kenora

This chart provides a comparison of the distribution of the total assessment for the 2016 base year, and the 2019 and 2020 phased-in assessment, which includes the percentage of the total assessment base by property class.

Property Class/Realty Tax Class	2016 Full CVA	Percentage of Total 2016 CVA	2019 Phased-In CVA	Percentage of Total 2019 Phased-In CVA	2020 Phased-In CVA	Percentage of Total 2020 Phased-In CVA
R Residential	1,587,713,309	77.01%	1,519,949,913	76.69%	1,587,713,309	77.01%
M Multi-Residential	31,868,100	1.55%	30,636,150	1.55%	31,868,100	1.55%
C Commercial	172,959,300	8.39%	168,545,678	8.50%	172,959,300	8.39%
S Shopping Centre	2,898,300	0.14%	2,898,300	0.15%	2,898,300	0.14%
D Office Building	1,685,700	0.08%	1,635,653	0.08%	1,685,700	0.08%
G Parking Lot	663,100	0.03%	636,094	0.03%	663,100	0.03%
X Commercial (New Construction)	6,985,600	0.34%	6,877,779	0.35%	6,985,600	0.34%
I Industrial	13,826,700	0.67%	13,436,988	0.68%	13,826,700	0.67%
L Large Industrial	24,885,000	1.21%	23,478,250	1.18%	24,885,000	1.21%
J Industrial (New Construction)	644,400	0.03%	631,214	0.03%	644,400	0.03%
P Pipeline	36,386,000	1.76%	35,367,667	1.78%	36,386,000	1.76%
F Farm	1,396,600	0.07%	1,307,462	0.07%	1,396,600	0.07%
T Managed Forests	208,900	0.01%	197,625	0.01%	208,900	0.01%
W Railway Right-of-Way	0	0.00%	0	0.00%	0	0.00%
U Utility Transmission & Distribution Corridors	0	0.00%	0	0.00%	0	0.00%
(PI) R Residential	1,387,100	0.07%	1,354,750	0.07%	1,387,100	0.07%
(PI) C Commercial	25,893,100	1.26%	25,498,781	1.29%	25,893,100	1.26%
(PI) D Office Building	4,415,900	0.21%	4,235,896	0.21%	4,415,900	0.21%
(PI) G Parking Lot	683,100	0.03%	683,000	0.03%	683,100	0.03%
(PI) I Industrial	2,800	0.00%	2,800	0.00%	2,800	0.00%
E Exempt	147,144,200	7.14%	144,456,505	7.29%	147,144,200	7.14%
TOTAL	2,061,647,209	100.00%	1,981,830,505	100.00%	2,061,647,209	100.00%