

2017 General Tax Rates

**The City of Clarence-Rockland
MUN# 0316**

Finalized On: June 02, 2017 1:33 PM

Tax Class		Business Education Rate	Education Rate	Upper-Tier	Lower-Tier	Total
Residential	RT		0.00179000	0.00403360	0.00654455	0.01236815
Multi-Residential	MT		0.00179000	0.00806720	0.01308910	0.02294630
Commercial						
Fully Occupied	CT		0.01140000	0.00581241	0.00943069	0.02664310
Excess Land	CU		0.00798000	0.00406869	0.00660149	0.01865018
Vacant Land	CX		0.00798000	0.00406869	0.00660149	0.01865018
New Construction						
Fully Occupied	XT	0.01140000		0.00581241	0.00943069	0.02664310
Excess Land	XU	0.00798000		0.00406869	0.00660149	0.01865018
Vacant Land	XX	0.00798000		0.00406869	0.00660149	0.01865018
Industrial						
Fully Occupied	IT		0.01390000	0.01194483	0.01933789	0.04518272
Excess Land	IU		0.00973000	0.00836139	0.01353652	0.03162791
Vacant Land	IX		0.00973000	0.00836139	0.01353652	0.03162791
New Construction						
Fully Occupied	JT	0.01140000		0.01194483	0.01933789	0.04268272
Excess Land	JU	0.00798000		0.00836139	0.01353652	0.02987791
Vacant Land	JX	0.00798000		0.00836139	0.01353652	0.02987791
Large Industrial						
Fully Occupied	LT		0.01390000	0.01605112	0.02630117	0.05625229
Excess Land	LU		0.00973000	0.01123578	0.01841082	0.03937660
New Construction						
Fully Occupied	KT	0.01140000		0.01605112	0.02630117	0.05375229
Excess Land	KU	0.00798000		0.01123578	0.01841082	0.03762660
Landfills	HT		0.01140000	0.00403360	0.00654455	0.02197815
Pipeline	PT		0.01105721	0.00571072	0.00926570	0.02603363
Farmland	FT		0.00044750	0.00100840	0.00163614	0.00309204
Managed Forest	TT		0.00044750	0.00100840	0.00163614	0.00309204

Weighting Factor	Percent of Rate
Commercial Vacancy/Excess Land Factor	70.00%
Industrial Vacancy/Excess Land Factor	70.00%
Farmland Awaiting Development Phase I	25.00%
Farmland Awaiting Development Phase II	25.00%