

# Preliminary Analysis on Best Possible Tax System Average Municipal Tax for Single Family Homes

(Includes Condos and Mobile Homes, Excludes Low Income Rebates)

24-Nov-09

	Average Property 2009 (Taxable)	Current Tax (2007)	Draft Tax Model (2007)	Change in taxes	
1	District 1 (Eastern Shore - Musquodoboit Valley)	79,048	513	955	86.2%
1	- "Resource" part of District	66,115	432	928	114.8%
1	- "Commuter Shed" part of District	119,553	769	1,031	34.1%
2	District 2 (Waverley - Fall River - Beaver Bank)	180,714	1,243	1,135	-8.7%
2	- "Urban" part of District	124,867	959	1,137	18.6%
2	- "Suburban" part of District	212,161	1,423	1,156	-18.8%
2	- "Rural" part of District	172,780	1,132	1,060	-6.4%
3	District 3 (Preston - Lawrencetown - Chezzetcook)	136,350	914	1,088	19.0%
3	- "Urban" part of District	121,538	957	1,284	34.2%
3	- "Rural" part of District	138,786	906	1,056	16.6%
4	District 4 (Cole Harbour)	168,991	1,322	1,376	4.1%
4	- "Urban" part of District	168,968	1,323	1,377	4.1%
4	- "Suburban" part of District	172,830	1,169	1,098	-6.1%
5	District 5 (Dartmouth Centre)	179,336	1,396	1,317	-5.7%
6	District 6 (East Dartmouth - The Lakes)	182,363	1,434	1,379	-3.8%
6	- "Urban" part of District	182,474	1,436	1,381	-3.8%
6	- "Suburban" part of District	170,302	1,180	1,216	3.1%
7	District 7 (Portland - East Woodlawn)	171,712	1,343	1,388	3.4%
8	District 8 (Woodside - Eastern Passage)	130,596	987	1,334	35.2%
8	- "Urban" part of District	126,777	979	1,365	39.4%
8	- "Suburban" part of District	159,323	1,051	1,103	4.9%
9	District 9 (Albro Lake - Harbourview)	129,326	1,005	1,316	30.9%
10	District 10 (Clayton Park West)	220,517	1,726	1,386	-19.7%
11	District 11 (Halifax North End)	172,810	1,342	1,319	-1.7%
12	District 12 (Halifax Downtown)	234,769	1,815	1,353	-25.5%
13	District 13 (Northwest Arm - South End)	432,700	3,379	1,317	-61.0%
14	District 14 (Connaught - Quinpool)	241,927	1,883	1,316	-30.1%
15	District 15 (Fairview - Clayton Park)	163,730	1,289	1,359	5.4%
16	District 16 (Rockingham - Wentworth)	229,185	1,793	1,382	-22.9%
17	District 17 (Purcell's Cove - Armdale)	229,093	1,783	1,378	-22.7%
18	District 18 (Spryfield - Herring Cove)	136,141	981	1,244	26.8%
18	- "Urban" part of District	133,157	1,023	1,343	31.3%
18	- "Rural" part of District	141,163	910	1,078	18.5%
19	District 19 (Middle and Upper Sackville - Lucasville)	141,995	1,045	1,310	25.4%
19	- "Urban" part of District	132,849	1,022	1,365	33.6%
19	- "Suburban" part of District	169,760	1,123	1,156	2.9%
20	District 20 (Lower Sackville)	136,259	1,054	1,372	30.2%
21	District 21 (Bedford)	234,885	1,831	1,359	-25.8%
21	- "Urban" part of District	236,304	1,845	1,363	-26.1%
21	- "Suburban" part of District	169,254	1,153	1,176	2.0%
22	District 22 (Timberlea - Prospect)	159,534	1,103	1,156	4.8%
22	- "Urban" part of District	148,413	1,151	1,332	15.7%
22	- "Suburban" part of District	148,366	991	1,112	12.2%
22	- "Rural" part of District	167,972	1,072	1,030	-3.9%
23	District 23 (Hammonds Plains - St. Margaret's)	216,162	1,412	1,097	-22.3%
23	- "Suburban" part of District	290,270	1,959	1,183	-39.6%
23	- "Rural" part of District	199,132	1,286	1,077	-16.3%

Note: Amounts exclude Low Income Rebates. Final adjustments are not included to treat mobile homes as multi-unit; and, for the 2009 changes in the Transit Tax structure. Not all area rates are included in the "Current Tax".