

Hasting Highlands Tax Update 2018

The formula for residential properties is: county tax rate+ education tax rate + municipal tax rate X MPAC assessed value = your property tax. Currently just over 60% of the tax rate in HH is municipal, and this percentage has been growing as you can see below.

The county tax rate has dropped significantly since 2005 when it was 0.4105. It is controlled by Hastings County. For 2018 this tax rate has been set at .2846685, a 1% drop from the 2017 rate of .286414. This tax rate is down just over 30% since 2005. And few taxpayers have any idea what services/performance they get for their money here.

The education tax rate for 2018 has gone down 5% to .170 from .179. Since 2005 the education tax rate has fallen from .296, a reduction of about 43%. This tax rate is provincially set.

The municipal tax rate for 2018 is .729912, the same as in 2017. The history on this rate has none of the long term trend of the two above, as it has bounced from 0.510939 (the lowest rate in 2006) to a high of .756472 in 2009. But since 2012 this tax rate is up by 16%, and within 4% of the all time high. It is typical of many municipalities to plan all tax increases in the first three years of their 4 year term. This tax rate is set by your HH Council.

MPAC assessed values are the other big factor in the property tax equation since 2005 and they have seen some dramatic increases. Overall assessed values have gone from \$566 Million in 2006 to slightly over \$1 Billion in 2018, an increase of over 80%. (The assessed values before any new construction are up slightly for 2018). But for you personally the only MPAC number that counts is the change in your assessed value for 2018.

The math is easy: $1.1876 \times \$200K$ (or your MPAC value) assessment equals \$2375.20 in property taxes for 2016.

For 2017 your property taxes were up less than 1 % assuming your MPAC value stayed the same. ($1.1953 \times \$200K = \2390.65)

For 2018 your property taxes will be down about 1% assuming your MPAC value stays the same as 2017. ($1.1846 \times \$200K = \2369.16)