

What are Control Totals?

The Control Totals Report found on the Assessment Portal of Municipal Connect, is the daily version of the annual Municipal Change Profile. It is a “window” in to the work MPAC is doing in year, to prepare for the next Assessment Roll.

The formula is simple. Compare each tax class from what was returned on the last roll for this taxation year, to the current state of those tax classes. In other words, the variance between assessment at time of roll, and current value maintenance. The variances are presented in both absolute numbers and relative change (percentages).

NOTE: Control Totals are presented at the partition level. A single property could have more than one partition. Therefore, partition counts on the Control Totals will differ from the property counts found elsewhere, such as on the Assessment Change Profile.

Determining Reasons for Change – Part 1 – Generating a “Zero Phase-in” List

There are several reasons for negative change within tax classes. In most cases, it is due to new assessment, movement from one tax class to another, or changes resulting from Minutes of Settlement through ARB Appeals or Requests for Reconsideration.

Generally, regular work being made on a property within an assessment cycle, does not cause a negative shift. The original value of the property will remain while the work is happening. Once the work is complete, the value will alter accordingly.

However, when work, such as an Assessment Review Board appeal, results in change to the values for both this assessment cycle, and the previous assessment cycle, it is necessary to remove the phased-in values for all the related taxation years.

This work is very complex, and can span several days. During this time, because there are no phased-in values, the daily Control Totals will present as negative growth, because the formula is simple: Phased-in value at time of roll, minus the Phased-in value in the current tax year.

Below, are the instructions on how to determine if your municipality has any of this complex appeal work occurring.

Choose the Analytics Tool on the Municipal Connect tool bar.



To access the Control Totals Report, click the live link on the “Est. Weighted CVA” column, on the 2018 In-Year row.

[View Start to Destination Dashboard](#)

Assessment Change Profile						
Tax Yr		Property Count	Phase CVA	% Change	Est. Weighted CVA	% Change
2012 CVA						
2013	Roll	34,938	12,928,376,150	4.77 %	13,387,735,411	8.49 %
2014	Roll	36,023	13,732,921,348	6.22 %	14,201,176,188	6.08 %
2015	Roll	36,114	14,443,524,395	5.17 %	14,909,890,312	4.99 %
2016	Roll	36,540	15,213,010,272	5.33 %	15,714,204,611	5.39 %
2016 CVA						
2017	Roll	36,955	16,537,604,641	8.71 %	Click to view by Tax Class	
2018	Roll	37,337	17,947,195,116	8.52 %	Click to view by Tax Class	8.64 %
2018	In-Year	37,414	17,998,269,540	0.28 %	Click to view by Tax Class	0.25 %
2019	Yr 3 Phase-in	37,414	19,212,206,463	6.74 %	19,802,606,556	6.79 %
2020	Yr 4 Phase-in	37,414	20,426,143,391	6.32 %	21,061,653,568	6.36 %

Municipal Connect Control Totals – Determining Reasons for Change

Click on the View Control Totals button.

View Control Totals

2018 In-Year Assessment by RTC						
RTC	Description	Rtc Count	Phased CVA	Change	Est. Weighted CVA	Change
C	Commercial	1,020	2,022,088,442	0.01%	4,248,741,820	0.05%

Review the Control Totals for any unusually large change (in this case, negative change)

In the example below, there is a significant negative change in the ST tax class.

R - Residential	Residential: Farmland 1	R	1	9	5,476,900	5,507,604	30,704	0.561 %
R - Residential	Residential: Education Only	R	D	3	6,002,750	6,002,750	0	0.000 %
R - Residential	Residential PIL: General	R	G	12	6,519,350	6,519,350	0	0.000 %
R - Residential	Residential PIL: Full, Tax...	R	P	5	2,804,500	2,804,500	0	0.000 %
R - Residential	Residential: Full	R	T	62,168	31,689,617,027	31,798,453,171	108,836,144	0.343 %
S - Shopping Centre	Shopping Ctr: Full	S	T	93	1,310,572,726	1,284,520,519	-26,052,207	-1.988 %

To create a list of all partitions with a phased-in value of zero, go to the Search Tab of the Assessment Portal.

Enter "0" in both the "from" and "to" of the Phase Value fields, and choose submit.

Search
Results
Street
Map
Saved Searches

Roll Number From	<input type="text"/>	Roll Number To	<input type="text"/>
Property Series	<input type="text"/>	Tax Year	2018 In-Year
Property Code	<input type="text"/>	Owner	<input type="text"/>
Municipality	<input type="text"/>	Legal Desc.	<input type="text" value="Please enter at least 3 characters..."/>
Address	<input type="text" value="Please enter at least 3 characters..."/>	Roll Created	<input type="text"/> to <input type="text"/>
SRA	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	Tenant Tax Liable	<input type="text"/>
Tax Class	<input type="text"/>	Site Access	<input type="text"/>
Tax Qualifier	<input type="text"/>	Ward	<input type="text"/>
Unit Class	<input type="text"/>		

Assessments
Appeals
RFR
Events

Year Built	<input type="text"/> to <input type="text"/>	Floor Area	<input type="text"/> to <input type="text"/>
Renovation Year	<input type="text"/> to <input type="text"/>	Site Area (Ac.)	<input type="text"/> to <input type="text"/>
Dest. Value	<input type="text"/> to <input type="text"/>	Site Frontage	<input type="text"/> to <input type="text"/>
Phase Value	0 to 0	Site Depth	<input type="text"/> to <input type="text"/>
Est. Weighted CVA	<input type="text"/> to <input type="text"/>	Chg. Current Year Phase-In	<input type="text"/> to <input type="text"/>
Building Class	<input type="text"/>	Structure Code	<input type="text"/>
Instrument #	<input type="text"/>	Sale Date	<input type="text"/> to <input type="text"/>
Sale Type (Prefix)	<input type="text"/>	Sale Price	<input type="text"/> to <input type="text"/>
Sale Type (Suffix)	<input type="text"/>		

Submit
Clear

Municipal Connect Control Totals – Determining Reasons for Change

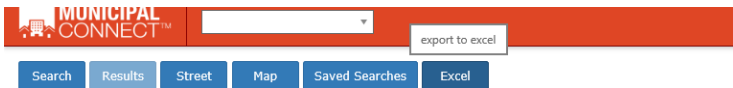
The list of ALL properties with phased-in values of “0” will appear.

Search		Results		Street		Map		Saved Searches		Excel	
28 results found		Save Search Criteria Add to Watch List									
Tax Year	Roll Number	Address	Municipality	Owner Name	Legal						
2018 (In-Year)	2				PLAN PF529 LOWER GR	Common					
2018 (In-Year)	2				NELSON CON 1 NDS PT...	Hydro On					
2018 (In-Year)	2				CON 2 EF PT LOTS 2 TO...	Hydro On					
2018 (In-Year)	2				CON 1 EF PT LOT 1	Hydro On					
2018 (In-Year)	2				CON 1 EF PT LOT 1	Hydro On					
2018 (In-Year)	2				CON 2 EF PT LOT 1	Hydro On					
2018 (In-Year)	2				CON 2,3 SDS PT LOTS 2...	Hydro On					
2018 (In-Year)	2				PLAN 99 PT LOT 12	Hydro On					
2018 (In-Year)	2				PLAN 99 PT LOT 4 TO P...	Hydro On					
2018 (In-Year)	2				CON 2 SDS PT LOT 20 T...	Hydro On					
2018 (In-Year)	2				PLAN BRANTS BLOCK P...	Hydro On					
2018 (In-Year)	2				NELSON CON 1 NDS PT...	Hydro On					
2018 (In-Year)	2				CON 2 SDS PT LOT 15 R...	Neighbou					
2018 (In-Year)	2				CON 1 SDS PT LOTS 12...	Hydro On					
2018 (In-Year)	2				CON 1 SDS PT LOT 14 P...	Hydro On					
2018 (In-Year)	2				CON 1 SDS PT LOTS 12,13	Hydro On					
2018 (In-Year)	2				CON 2 SDS PT LOTS 13...	Hydro On					
2018 (In-Year)	2				PLAN 99 PT LOT 17	Hydro On					
2018 (In-Year)	2				CON 3 SDS PT LOTS 13,14	Hydro On					
2018 (In-Year)	2				CON 3 SDS PT LOTS 11...	Hydro On					
2018 (In-Year)	2				NELSON CON 3 SDS PT...	Hydro On					
2018 (In-Year)	2				RIGHT-OF-WAYS AND P...	Railway ri					
2018 (In-Year)	2				RIGHT-OF-WAYS	Railway ri					
2018 (In-Year)	2				OAKVILLE SUB - RIGHT...	Railway ri					
2018 (In-Year)	2				PLAN M718 LOT 20	Single fan					
2018 (In-Year)	2				CON 1 AND 2 PT LOTS 1...	Hydro On					
2018 (In-Year)	2				CON 1 SDS PT LOTS 8 T...	Hydro On					
2018 (In-Year)	2				CON 3 SDS PT LOTS 1 T...	Hydro On					

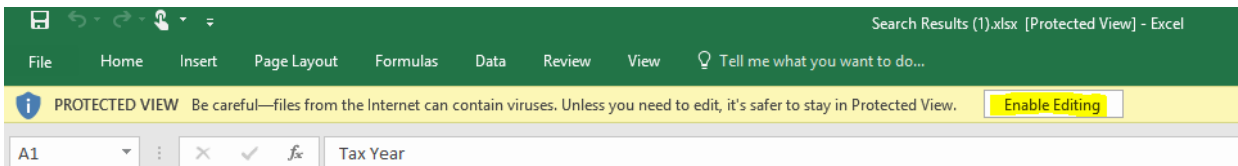
There will be properties in this list that should actually have a phased-in value of “0”. See Appendix A for the complete list of these property types/examples.

To filter the list so that it only displays the properties with missing phased-in values, choose the Excel button to export.

NOTE: if the only properties on your list are those that truly do not have value (listed in Appendix A), then you should move to the Part 2 of this guide, on page 6.



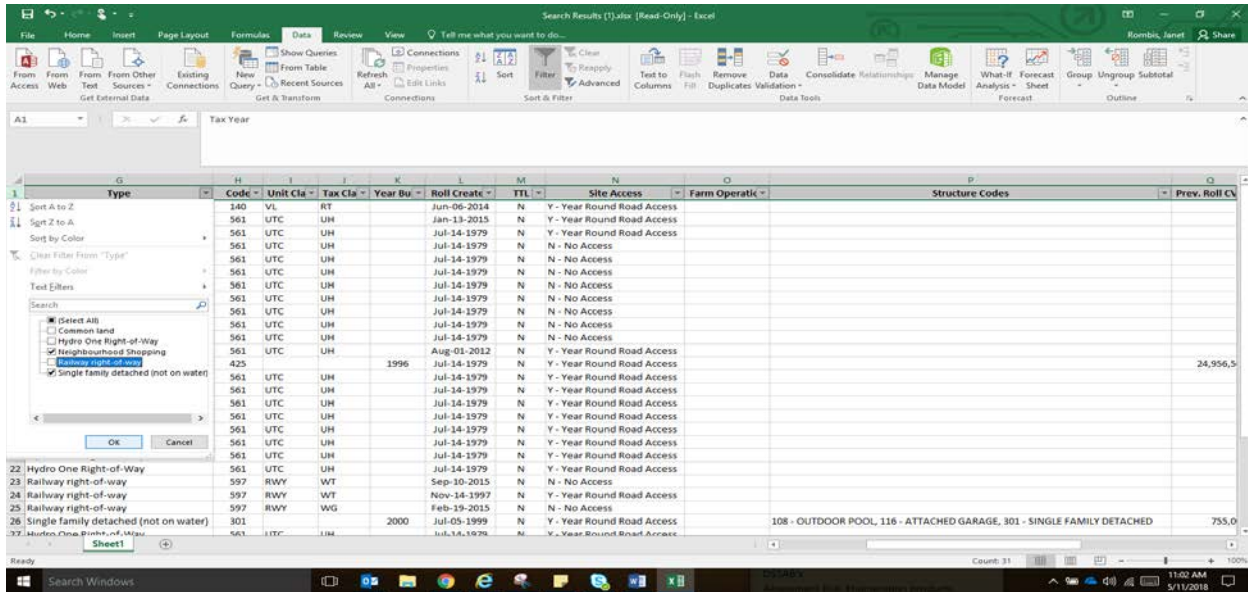
Enable Editing



Municipal Connect Control Totals – Determining Reasons for Change

Activate filters

On Colum G, labeled “Type”, choose the drop-down menu and remove all property types that normally have zero value. In [this](#) example, that would be; Common Land, Hydro One Right-of-Way, and Railway Right-of-Way.



After filtering, this example identifies two properties

Type	Code	Unit Cla	Tax Cla	Year Bu	Roll Create	TIL	Site Access	Farm Operati	Structure Codes	Prev. Roll Cl	Starting Val	Dest. Cl	Phase. Cl	Est. Weighted Cl
Neighbourhood Shopping	425			1996	Jul-14-1979	N	Y - Year Round Road Access			24,956,500	0	0	0	0
Single family detached (not on wat	301			2000	Jul-05-1999	N	Y - Year Round Road Access		108 - OUTDOOR POOL, 116 - ATTACHED GARAGE, 301 - SINGLE FAMILY DETACHE	755,000	0	0	0	0

Note: Tax Class for those “zero phase-in” properties is also missing, but generally, Property Type (Column G) can be good typical indicators.

In this example, Neighborhood Shopping is most likely ST, and Single family detached... is most likely RT.

A “zero phase-in” tax class will also mean that the partition will not be included on the RTC/RTQ count column of the Control Totals.

Control Totals from Previous Tax Year: *(instructions on how to get to the previous tax year control totals are on page 6)*

S - Shopping Centre	Shopping Ctre: Full	S	T	94
S - Shopping Centre	Shopping Ctre: Excess La	S	U	4

Control Totals from This Tax Year:

S - Shopping Centre	Shopping Ctre: Full	S	T	93
S - Shopping Centre	Shopping Ctre: Excess La	S	U	4

Looking back at the Control Totals, the ST displayed a change of -26,052,207.

Neighborhood Shopping property (with the zero phase-in) value at roll return for 2018 = 24,956,500.

Municipal Connect Control Totals – Determining Reasons for Change

Once work on the property is complete, the phased-in values will return (adjusted, based on the results of the work being done – Minutes of Settlement, etc.)

J	K	L	M	N		O	P		Q	R	S	T
Tax Cl	Year Bl	Roll Creat	TTL	Site Access	Farm Operati		Structure Codes	Prev. Roll Cl	Starting Val	Dest. Cl	Phase. Cl	
	1996	Jul-14-1979	N	Y - Year Round Road Access				24,956,500	0	0	0	0
	2000	Jul-05-1999	N	Y - Year Round Road Access			108 - OUTDOOR POOL, 116 - ATTACHED GARAGE, 301 - SINGLE FAMILY DETACHEI	755,000	0	0	0	0

The remaining \$-1,000,000 is the delta between all positive and negative activity within the existing ST partitions. (i.e. RfR/Appeal MoS or movement out of ST tax class, versus new assessment growth and movement in to ST tax class)

Municipal Connect Control Totals – Determining Reasons for Change

Determining Reason for Change – Part 2 – Identifying variances at the partition level that feed up to the Control Totals.

New enhancements to the RTC/RTQ Counts Report now provide partition-level variance information.

The Control Totals on Municipal Connect have two “levels”.

Level 1 represents the aggregated variances from the last return of the roll, to the current in-year maintenance, for each tax class.

Level 2 represents the partitions that feed up to those aggregated variances. This level only display current in-year maintenance. Therefore, there was on way to determine which partitions were causing the changes represented on Level 1.

As noted in the introduction, other than, the zero phase-in scenario, changes within tax classes (RTC/RTQ) are typically caused by two different scenarios.

1. Reduction or increase in the value of a partition since roll return
2. Exit or entry of a partition, from/to the tax class since roll return

Choose the Analytics Tool on the Municipal Connect tool bar.



Scenario One: determining which partitions are causing the variances on the Control Totals

From the Assessment Change Profile, choose the 2018 In-Year link on the Est. Weighted CVA tab.

[View Start to Destination Dashboard](#)

- Assessment Change Profile						
Tax Yr		Property Count	Phase CVA	% Change	Est. Weighted CVA	% Change
2012 CVA						
2013	Roll	34,938	12,928,376,150	4.77 %	13,387,735,411	8.49 %
2014	Roll	36,023	13,732,921,348	6.22 %	14,201,176,188	6.08 %
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2016	Roll	36,540	15,213,010,272	5.33 %	15,714,204,611	5.39 %
2016 CVA						
2017	Roll	36,955	16,537,604,641	8.71 %		
2018	Roll	37,337	17,947,195,116	8.52 %	18,496,512,199	8.64 %
2018	In-Year	37,414	17,998,269,540	0.28 %	18,543,559,889	0.25 %
2019	Yr 3 Phase-in	37,414	19,212,206,463	6.74 %	19,602,606,556	6.79 %
2020	Yr 4 Phase-in	37,414	20,426,143,391	6.32 %	21,061,653,568	6.36 %

Municipal Connect Control Totals – Determining Reasons for Change

Choose the Control Totals Link

[View Control Totals](#)

RTC	Description	Rtc Count	Phased CVA	Change	Est. Weighted CVA	Change
C	Commercial	665	933,478,324	-0.67 %	1,332,600,884	-0.58 %
D	Office	3	11,303,845	0.00 %	16,390,574	0.00 %
E	Exempt	829	626,247,719	-0.44 %	0	0.00 %
F	Farm	43	29,687,696	0.00 %	29,687,696	0.00 %

Choose the RTC/RTQ count that you want to analyze.

[View by RTC / RTQ](#)

Realty Tax Class	Realty Tax Qualifier	RTC	RTQ	RTC/RTQ Count	Previous CVA (Phase-In)	Current CVA (Phase-In)	Variance	Variance %	Previous CVA (Destinat...)	Current CVA (Destination)	Variance	Variance %
C - Commercial	Commercial P/L: Full	C	F	11	30,252,920	26,899,420	-3,353,500	-11.08%	30,278,140	26,999,700	-3,278,440	-10.82%
C - Commercial	Commercial P/L: General	C	G	1	34,652,000	34,652,000	0	0.00%	35,075,000	34,652,000	-4,243,000	-12.10%
C - Commercial	Commercial: Full: Shared	C	H	1	7,852,000	7,852,000	0	0.00%	7,852,000	7,852,000	0	0.00%
C - Commercial	Commercial P/L: Full: Taxa...	C	P	1	3,945,850	3,945,850	0	0.00%	3,700,000	4,191,700	491,700	13.28%
C - Commercial	Commercial: Full	C	T	804	883,666,549	885,334,441	1,667,892	0.19%	830,752,003	968,694,060	137,942,057	16.60%
C - Commercial	Commercial: Excess Land	C	U	18	7,493,813	8,820,923	1,327,110	17.70%	5,530,781	10,042,159	4,511,378	81.56%
C - Commercial	Commercial: Vacant Land	C	X	43	43,724,926	39,322,960	-4,401,966	-10.06%	35,916,347	44,027,200	8,110,853	22.58%
C - Commercial	Commercial P/L: General...	C	Z	8	3,180,000	3,180,000	0	0.00%	2,580,000	3,780,000	1,200,000	46.51%
D - Office	Office Bldg: Full	D	T	3	11,303,845	11,303,845	0	0.00%	11,065,000	11,523,200	458,200	4.14%
E - Exempt	Exempt	E		829	626,247,719	626,247,719	0	0.00%	610,813,209	679,583,025	68,769,816	11.26%
F - Farm	Farm: Full	F	T	43	29,687,696	29,687,696	0	0.00%	27,090,466	32,978,600	5,888,134	21.73%
G - Parking Lot	Parking Lot: Full	G	T	6	4,803,152	4,803,152	0	0.00%	1,508,000	5,624,000	4,116,000	273.44%
I - Industrial	Industrial: Full: Shared P/L	I	H	6	1,162,500	1,162,500	0	0.00%	1,167,000	1,169,000	2,000	0.17%
I - Industrial	Industrial: Full	I	T	118	139,801,503	139,059,367	-742,136	-0.53%	143,058,040	145,149,700	2,091,660	1.46%
I - Industrial	Industrial: Excess Land	I	U	6	2,160,878	2,160,878	0	0.00%	2,284,155	2,208,000	-77,355	-3.38%
I - Industrial	Industrial: Vacant Land	I	X	33	30,721,206	30,721,206	0	0.00%	26,847,011	33,350,400	6,503,389	24.24%
J - Industrial New	Industrial (New Construc...	J	T	3	9,488,350	9,488,350	0	0.00%	3,134,000	9,545,900	6,411,900	204.92%
L - Large Industrial	Large Industrial: Full	L	T	3	21,017,300	21,017,300	0	0.00%	22,035,703	21,075,000	-960,703	-4.36%
M - Multi-Residential	Multi-Residential: Full	M	T	40	300,085,906	304,039,205	3,953,299	1.31%	222,842,000	379,364,300	156,522,300	70.23%
P - Pipeline	Pipeline: Full	P	T	3	25,363,000	25,403,327	40,327	0.15%	24,055,000	26,568,000	2,513,000	10.47%
R - Residential	Residential P/L: General	R	G	2	853,500	853,500	0	0.00%	733,000	974,000	241,000	32.87%
R - Residential	Residential P/L: Full: Taxa...	R	P	2	821,500	821,500	0	0.00%	713,000	930,000	217,000	30.45%
R - Residential	Residential: Full	R	T	35,778	15,090,917,843	15,100,923,114	90,005,271	0.59%	12,881,941,796	17,303,297,117	4,421,355,321	34.32%
S - Shopping Centre	Shopping Ctr P/L: Full: T...	S	P	1	3,068,150	3,068,150	0	0.00%	2,877,000	3,259,300	382,300	13.28%
S - Shopping Centre	Shopping Ctr: Full	S	T	32	332,897,508	335,876,591	2,979,083	0.89%	271,753,430	390,622,977	118,869,547	43.74%
S - Shopping Centre	Shopping Ctr: Excess La...	S	U	2	1,146,825	1,138,827	-7,998	-0.69%	919,000	1,358,253	439,253	47.79%
X - Commercial New	Commercial (New Constr...	X	F	2	3,492,500	10,355,500	6,863,000	196.50%	4,183,000	10,743,000	6,560,000	156.82%
X - Commercial New	Commercial (New Constr...	X	T	92	185,078,270	187,728,420	2,650,150	1.43%	143,893,300	202,512,273	58,618,973	40.73%
X - Commercial New	Commercial (New Constr...	X	U	4	4,881,912	3,048,041	-1,833,871	-38.81%	3,669,999	3,037,084	-632,915	-17.19%
X - Commercial New	Commercial (New Constr...	X	X	1	1,757,479	1,757,479	0	0.00%	1,793,000	1,849,000	56,000	3.12%
Z - Shopping Centre New	Shopping Ctr (New Cons...	Z	T	8	93,426,237	93,659,109	232,872	0.24%	81,512,250	101,832,471	20,320,221	24.92%
Z - Shopping Centre New	Shopping Ctr (New Cons...	Z	U	4	4,831,369	4,791,583	-39,786	-0.82%	3,777,500	5,568,062	1,790,562	47.40%
TOTALS				37,797	17,947,195,116	18,038,487,910	91,292,802	0.50%	15,445,349,161	20,474,180,891	5,028,831,730	32.55%

For this example, the focus is on the negative variance for the SU tax class.

1. Choose the live link on the RTC/RTQ Count
2. Note that the column headings now persist from the Control Totals (level 1).
3. Note that the variance displayed for the first partition on RTC/RTQ Count list (level 2), equals the variance displayed on the Control Totals

1

RTC	RTQ	RTC/RTQ Count	Previous CVA (Phase-In)	Current CVA (Phase-In)	Variance	Variance %	Previous CVA (Destinat...)	Current CVA (Destination)	Variance	Variance %	
S - Shopping Centre	Shopping Ctr P/L: Full: T...	S P	1	3,068,150	3,068,150	0	0.00%	2,877,000	3,259,300	382,300	13.28%
S - Shopping Centre	Shopping Ctr: Full	S T	32	332,897,508	335,876,591	2,979,083	0.89%	271,753,430	390,622,977	118,869,547	43.74%
S - Shopping Centre	Shopping Ctr: Excess La...	S U	2	1,146,825	1,138,827	-7,998	-0.69%	919,000	1,358,253	439,253	47.79%
X - Commercial New	Commercial (New Constr...	X F	2	3,492,500	10,355,500	6,863,000	196.50%	4,183,000	10,743,000	6,560,000	156.82%
X - Commercial New	Commercial (New Constr...	X T	92	185,078,270	187,728,420	2,650,150	1.43%	143,893,300	202,512,273	58,618,973	40.73%
X - Commercial New	Commercial (New Constr...	X U	4	4,881,912	3,048,041	-1,833,871	-38.81%	3,669,999	3,037,084	-632,915	-17.19%

2

BACK

- 2018 In-Year Property Listing

Tax Year	Roll Number	Address	Municipality	Prop. Series	Prop. Code	Site Area	RTC	RTQ	Previous CVA (Phase-In)	Current CVA (Phase-In)	Variance	Variance %	Previous CVA (Destinat...)	Current CVA (Destination)	Variance	Variance %
2018	1			COMMERCIAL	430	8,540	S	U	891,075	883,077	-7,998	-0.89%	890,000	1,073,183	183,183	20.58%
2018	1			COMMERCIAL	430	8,302	S	U	288,550	288,550	0	0.00%	228,000	288,100	60,100	26.35%

3

Choose the live link on the roll number to gain more information regarding the reason for this negative variance.

Municipal Connect Control Totals – Determining Reasons for Change

In this case – a year end equity change.

Events					
Eff. Date	Code	Authority	History Reason	Event Status	Nature of Change
Dec-31-2018	YEE	Year-end Equity Change	Property verification/update	Approved	Equity

The example was chosen for its simplicity, to demonstrate the persistence of the variances from level 1 to level 2. Generally, it would be more practical to export larger partition lists to excel for analysis.

Scenario Two: Partitions moving in or out of tax class.

In this example, the focus will be on

With this example (CF), you will note –

- There are 11 partitions
- There are no negative changes, yet Level 1 displayed a phased in change of -3,353,500

BACK

- 2018 In-Year Property Listing																
Tax Year	Roll Number	Address	Municipality	Prop. Series	Prop. Code	Site Area	Rtc	Rtg	Previous CVA (Phase-In)	Current CVA (Phase-In)	Variance	Variance %	Previous CVA (Destinati...	Current CVA (Destination)	Variance	Variance %
2018				LAND	130	9,680	C	F	21,350	21,350	0	0.000 %	6,100	36,600	30,500	500.000 %
2018				INDUSTRIAL	590	4,060	C	F	477,570	477,570	0	0.000 %	427,040	528,100	101,060	23.665 %
2018				INDUSTRIAL	590	0,069	C	F	76,500	76,500	0	0.000 %	63,000	90,000	27,000	42.857 %
2018				INDUSTRIAL	590	0,120	C	F	169,000	169,000	0	0.000 %	160,000	178,000	18,000	11.250 %
2018				INDUSTRIAL	590	0,670	C	F	1,159,000	1,159,000	0	0.000 %	1,212,000	1,159,000	-53,000	-4.373 %
2018				INDUSTRIAL	590	0,230	C	F	293,000	293,000	0	0.000 %	299,000	293,000	-6,000	-2.007 %
2018				INDUSTRIAL	590	0,160	C	F	226,000	226,000	0	0.000 %	230,000	226,000	-4,000	-1.739 %
2018				INDUSTRIAL	590	0,710	C	F	1,788,000	1,788,000	0	0.000 %	1,884,000	1,788,000	-96,000	-5.096 %
2018				INDUSTRIAL	590	0,070	C	F	232,000	232,000	0	0.000 %	220,000	244,000	24,000	10.909 %
2018				INDUSTRIAL	590	0,420	C	F	295,000	295,000	0	0.000 %	304,000	295,000	-9,000	-2.961 %
2018				INDUSTRIAL	590	9,060	C	F	22,162,000	22,162,000	0	0.000 %	22,178,000	22,162,000	-16,000	-0.072 %

This is likely because there was movement out of this tax class in year.

Similar to the process noted in Part One of this fact sheet, regarding zero phase in partitions...

Go back to the Control Totals from 2018 Roll,

[View Start to Destination Dashboard](#)

Assessment Change Profile						
Tax Yr		Property Count	Phase CVA	% Change	Est. Weighted CVA	% Change
2012 CVA						
2013	Roll	34,938	12,928,376,150	4.77 %	13,387,735,411	8.49 %
2014	Roll	36,023	13,732,921,348	6.22 %	14,201,176,188	6.08 %
2015	Roll	36,114	14,443,524,395	5.17 %	14,909,890,312	4.99 %
2016	Roll	36,540	15,213,010,272	5.33 %	15,714,204,611	5.39 %
2016 CVA						
2017	Roll	36,955	16,537,604,644	8.71 %	Click to view by Tax Class	
2018	Roll	37,337	17,947,195,116	8.52 %	18,496,512,199	8.64 %
2018	In-Year	37,414	17,998,269,540	0.28 %	18,543,559,889	0.25 %
2019	Yr 3 Phase-in	37,414	19,212,206,463	6.74 %	19,802,606,566	6.79 %
2020	Yr 4 Phase-in	37,414	20,426,143,391	6.32 %	21,061,653,568	6.36 %

[View Control Totals](#)

- 2018 Assessment by RTC

Municipal Connect Control Totals – Determining Reasons for Change

and note that there were 12 partitions...

View by RTC / RTQ

Really Tax Class	Really Tax Qualifier	RTC	RTQ	RTC/RTQ Count	Previous CVA (Phase-In)	Current CVA (Phase-In)	Variance	Variance %	Previous CVA (Destinati...)	Current CVA (Destination)	Variance	Variance %
C - Commercial	Commercial PIL: Full	C	F	12	30,173,530	30,252,920	79,390	0.263 %	30,278,140	30,411,700	133,560	0.44 %
C - Commercial	Commercial PIL: General	C	G	1	34,371,350	34,052,000	-319,350	-0.929 %	35,076,000	34,052,000	-1,024,000	-2.91 %
C - Commercial	Commercial: Full, Shared ...	C	H	1	7,852,000	7,852,000	0	0.000 %	7,852,000	7,852,000	0	0.000 %

Compare the 2018 in-year list to this 2018 roll list, to isolate that 12th partition.

BACK

-2018 Property Listing

Tax Year	Roll Number	Address	Municipality	Prop. Series	Prop. Code	Site Area	Rtc	Rtq	Previous CVA (Phase-In)	Current CVA (Phase-In)	Variance	Variance %	Previous CVA (Destinati...)	Current CVA (Destination)	Variance	Variance %
2018				LAND	130	9.680	C	F	13,725	21,350	7,625	55.556 %	6,100	36,600	30,500	500.000 %
2018				INDUSTRIAL	590	4.060	C	F	452,305	477,570	25,265	5.588 %	427,040	528,100	101,060	23.665 %
2018				INDUSTRIAL	590	0.069	C	F	69,750	76,500	6,750	9.677 %	63,000	90,000	27,000	42.857 %
2018				INDUSTRIAL	590	0.120	C	F	184,500	189,000	4,500	2.439 %	180,000	178,000	-2,000	-1.111 %
2018				SPECIAL PURPOSE	748	5.880	C	F	3,324,250	3,353,500	29,250	0.880 %	3,295,000	3,412,000	117,000	3.551 %
2018				INDUSTRIAL	590	0.230	C	F	293,000	293,000	0	0.000 %	299,000	293,000	-6,000	-2.007 %
2018				INDUSTRIAL	590	0.160	C	F	226,000	226,000	0	0.000 %	230,000	226,000	-4,000	-1.739 %
2018				INDUSTRIAL	590	0.710	C	F	1,788,000	1,788,000	0	0.000 %	1,884,000	1,788,000	-96,000	-5.096 %
2018				INDUSTRIAL	590	0.070	C	F	226,000	232,000	6,000	2.655 %	220,000	244,000	24,000	10.909 %
2018				INDUSTRIAL	590	0.420	C	F	295,000	295,000	0	0.000 %	304,000	295,000	-9,000	-2.961 %
2018				INDUSTRIAL	590	9.060	C	F	22,162,000	22,162,000	0	0.000 %	22,178,000	22,162,000	-16,000	-0.072 %

Drilling down to the property record will indicate the new tax class.

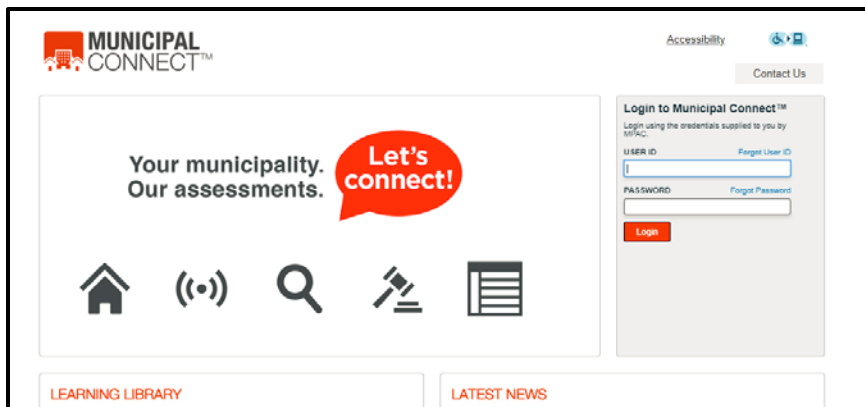
Google

CURRENT ASMT ACTIVITY DOCUMENTS

2013 Tax Year					2014 Tax Year					2015 Tax Year						
Dest.	Phased	Change	Est. Weighted CVA	Change	Dest.	Phased	Change	Est. Weighted CVA	Change	Dest.	Phased	Change	Est. Weighted CVA	Change		
CF	3,295,000	3,295,000	23.59 %	4,061,087	52.33 %	CF	3,295,000	3,295,000	0.00 %	4,061,087	0.00 %	CF	3,295,000	3,295,000	0.00 %	4,061,087
2017 Tax Year					2018 Tax Year					2019 Tax Year						
Dest.	Phased	Change	Est. Weighted CVA	Change	Dest.	Phased	Change	Est. Weighted CVA	Change	Dest.	Phased	Change	Est. Weighted CVA	Change		
CF	3,412,000	3,324,250	0.89 %	4,097,138	0.89 %	CF	3,412,000	3,353,500	0.88 %	4,133,188	0.88 %	XF	6,863,000	6,863,000	0.00 %	8.45
													PU	6,863,000		

Again, this example was chosen for its simplicity, to demonstrate the persistence of the variances from level 1 to level 2. Generally, it would be more practical to export larger partition lists to excel for analysis.

For more information on working with your Control Totals, please contact your local MPAC Municipal & Stakeholder Relations team.



Appendix A:

List of property types/examples where phased-in values *should* equal zero.

Code/type	Description
PC 140	Common Lands
PC 561	Hydro Right Of Way
PC 562	Private Hydro Right of Way
PC 597	Railway Right of Way
CFB properties	Properties situated on Canadian Forces Bases
Parent Roll Numbers related MPlans and Condo Plans	This is a short-term condition, until the parent roll number is retired through a Post Roll Amended Notice