2026 Assessment and Local Tax Rates [January 5, 2026]

	2026 Opening CVA Assessment	Tax Ratio*	Tax Discount	CVA Weighted Tax Ratios	2026 DRAFT Tax Rates	2026 Levy	% of CVA	% Taxation
Taxable								
Residential/Farm	1,807,365,392	1.000000	1.00	1,807,365,392	**0.00911321**	16,470,903	67%	81%
New Multi-Residential	304,600	1.000000	1.00	304,600	**0.00911321**	2,776	0.0%	0.0%
Multi-residential	6,855,400	1.110302	1.00	7,611,562	**0.01011841**	69,366	0.3%	0.3%
Commercial	65,335,916	1.296900	1.00	84,734,149	**0.01181892**	772,200	2.4%	3.8%
Industrial	81,088,827	1.831000	1.00	148,473,642	**0.01668629**	1,353,072	3.0%	6.7%
Industrial: Aggregate	1,788,500	1.489896	1.00	2,664,679	**0.01357774**	24,284	0.1%	0.1%
Pipelines	1,554,300	0.906848	1.00	1,409,514	**0.00826430**	12,845	0.1%	0.1%
Farmlands	688,509,350	0.218000	1.00	150,095,038	**0.00198668**	1,367,848	25%	6.7%
Managed Forests	42,836,300	0.250000	1.00	10,709,075	**0.00227830**	97,594	1.6%	0.5%
Total Taxable	**2,695,638,585**			**2,213,367,651**		**20,170,887**		
Payment in Lieu								
Residential/Farm - full	4,948,300	1.000000	1.00	4,948,300	**0.00911321**	45,095	0.2%	0.2%
Commercial	4,256,700	1.296900	1.00	5,520,514	**0.01181892**	50,310	0.2%	0.2%
Com. Landfill	295,000	1.000000	1.00	295,000	**0.00911321**	2,688	0.0%	0.0%
Ind. Occupied Full	244,400	1.831000	1.00	447,496	**0.01668629**	4,078	0.0%	0.0%
Ind. Excess Land	63,400	1.831000	1.00	116,085	**0.01668629**	1,058	0.0%	0.0%
Total PIL	**9,807,800**			**11,327,396**		**103,229**		
Taxable & PIL Assess.	**2,705,446,385**			**2,224,695,047**		**20,274,119**		
Exempt Assessment	**176,373,715**							
Total Municipal Assessment	**2,881,820,100**	$ -						

*ratios subject to County Council approval

**Levy increase subject to budget deliberations

2026 Starting Taxation	**18,102,175**
Sample Levy Increase**	**2,171,941**
2026 Ending Taxation	**20,274,116**

		2026 Draft Residential Tax Rate	2025 Residential Tax Rate	Revenue Neutral Tax Rate	Revenue Neutral vs. prior year	Budget Increase	tax rate over 2025 (ratio dependent)	Levy impact to tax payers
Levy	20,274,116							
Weighted Assess	2,224,695,047	**0.00911321**	**0.00841886**	**0.00813692**	**3.5%**	**12.0%**	**8.25%**	**8.25%**

Blended Rate Impact > **6.33%**

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Assessment Change Summary
Municipality of Grey Highlands

The following chart provides a snapshot comparing the assessed value at the beginning of one taxation year (2025), to the assessed value at the beginning of the next taxation year (2026).

Property Tax Class (RTC) Description	RTC	Based on 2016 Current Value Assessment (CVA)			
		Destination CVA at time of roll return for 2025 Tax Year	Destination CVA at time of roll return for 2026 Tax Year	Percent Change 2025 – 2026 Tax Year	Percent of Total CVA Distribution of CVA between classes for 2026 Tax Year
Residential	R	1,758,018,721	1,807,448,592	2.81%	62.72%
Multi-Residential	M	5,833,656	6,855,400	17.51%	0.24%
New Multi-Residential	N	304,600	304,600	0.00%	0.01%
Commercial	C	62,065,131	65,335,916	5.27%	2.27%
Industrial	I	33,986,760	43,705,560	28.60%	1.52%
Large Industrial	L	37,691,067	37,691,067	0.00%	1.31%
Pipeline	P	1,253,300	1,554,300	24.02%	0.05%
Farm	F	683,179,150	688,509,350	0.78%	23.89%
Managed Forests	T	41,520,500	42,836,300	3.17%	1.49%
Aggregate Extraction	V	1,645,900	1,788,500	8.66%	0.06%
PIL - Residential	R	4,941,100	4,865,100	-1.54%	0.17%
PIL - Commercial	C	4,256,700	4,256,700	0.00%	0.15%
PIL - Landfill	H	295,000	295,000	0.00%	0.01%
Exempt	E	170,683,215	176,373,715	3.33%	6.12%
TOTAL		**2,805,674,800**	**2,881,820,100**	**2.71%**	**100.00%**