Town of Lakeshore								
Clawback Percentages - Capping Parameters								
	2014	2013	2012	2011	2010	2009	2008	2007
Multi-residential								
% Clawback	0.00	0.00	22.6928	15.0482	42.5398	15.3425	90.5762	65.96
% Retained	100.00	100.00	77.3072	84.9518	57.6402	84.6575	9.4238	34.04
Annualized Tax Limit	10%	10%	10%	10%	10%	10%	10%	10%
Prior Year CVA Tax Limit	5%	5%	5%	5%	5%	5%	5%	5%
CVA Tax Threshold - Increasers	250	250	250	250	250	250	250	250
CVA Tax Threshold - Decreasers	250	250	250	0	250	250	250	250
New Construction - Min Tax Level	100%	100%	100%	100%	100%	100%	100%	90%
Exclude properties previously at CVA tax	YES	YES	YES	YES	YES	NO		
Exclude properties that go from capped to clawed back	YES	YES	YES	YES	YES	NO		
Exclude properties that go from clawed back to capped	YES	YES	YES	YES	YES	NO		
Commercial								
% Clawback	56.2637	20.8100	45.7262	45.8273	48.2729	90.7813	87.4147	59.89
% Retained	43.7363	79.1900	54.2738	54.1727	51.7271	9.2187	12.5853	40.11
Annualized Tax Limit	10%	10%	10%	10%	10%	10%	10%	10%
Prior Year CVA Tax Limit	5%	5%	5%	5%	5%	5%	5%	5%
CVA Tax Threshold - Increasers	250	250	250	250	250	250	250	250
CVA Tax Threshold - Decreasers	250	250	250	250	250	250	250	250
New Construction - Min Tax Level	100%	100%	100%	100%	100%	100%	100%	90%
Exclude properties previously at CVA tax	YES	YES	YES	YES	YES	YES		
Exclude properties that go from capped to clawed back	YES	YES	YES	YES	YES	YES		
Exclude properties that go from clawed back to capped	YES	YES	YES	YES	YES	YES		
Industrial								
% Clawback	14.9926	2.6295	2.3493	4.5395	10.5305	6.7190	15.6349	47.95
% Retained	85.0074	97.3705	97.6507	95.4605	89.4695	93.2810	84.3651	52.05
Annualized Tax Limit	10%	10%	10%	10%	10%	10%	10%	10%
Prior Year CVA Tax Limit	5%	5%	5%	5%	5%	5%	5%	5%
CVA Tax Threshold - Increasers	250	250	250	250	250	250	250	250
CVA Tax Threshold - Decreasers	250	250	250	250	250	250	250	250
New Construction - Min Tax Level	100%	100%	100%	100%	100%	100%	100%	90%
Exclude properties previously at CVA tax	YES	YES	YES	YES	YES	YES		
Exclude properties that go from capped to clawed back	YES	YES	YES	YES	YES	YES		
Exclude properties that go from clawed back to capped	YES	YES	YES	YES	YES	YES		