



2012 Market Change Profile

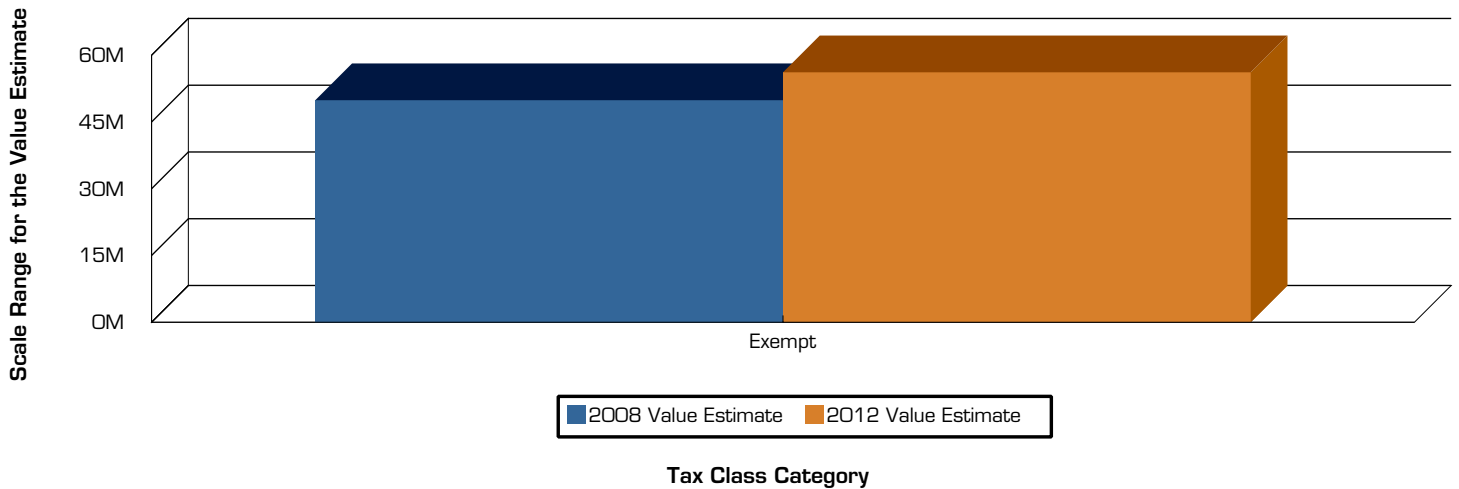
CVA Base Year Change Report
Notice Edition
Fall, 2012

COCHRANE TOWN



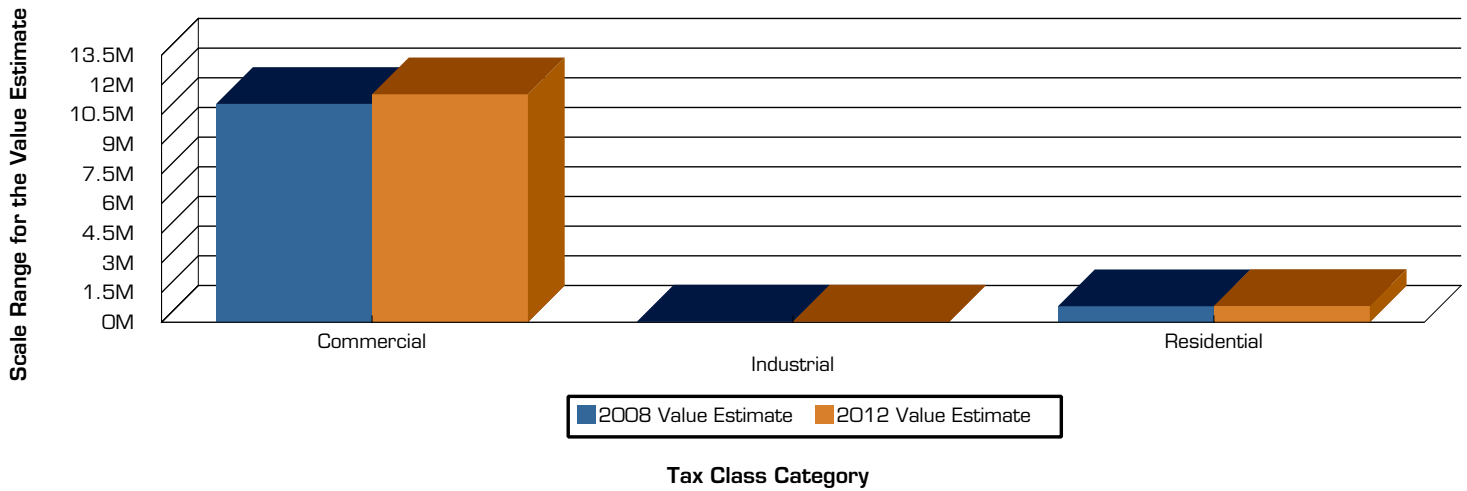
MUNICIPAL PROPERTY ASSESSMENT CORPORATION

Total Assessed Value by Realty Tax Class
Exempt Assessed Value



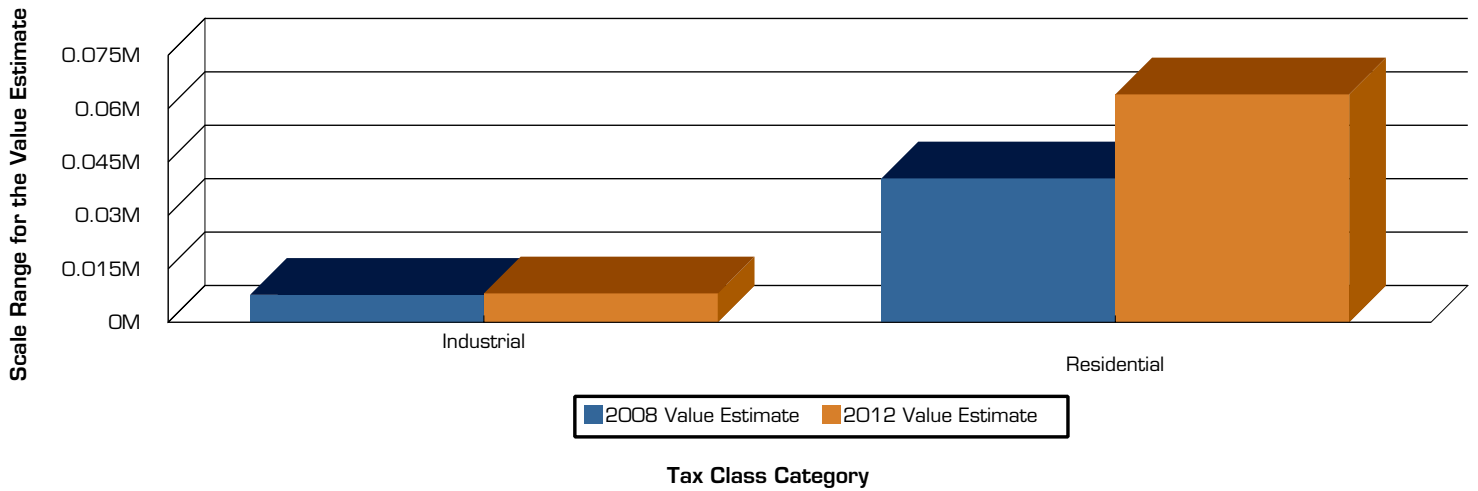
Tax Class Category	2008 Value Estimate	2012 Value Estimate	Change in Value Estimate	% Change in Value Estimate
Exempt				
E Exempt	49,892,100	56,160,800	6,268,700	12.56
Sub-Total	49,892,100	56,160,800	6,268,700	12.56
Total	49,892,100	56,160,800	6,268,700	12.56

Total Assessed Value by Realty Tax Class
Payment-in-Lieu Assessed Value



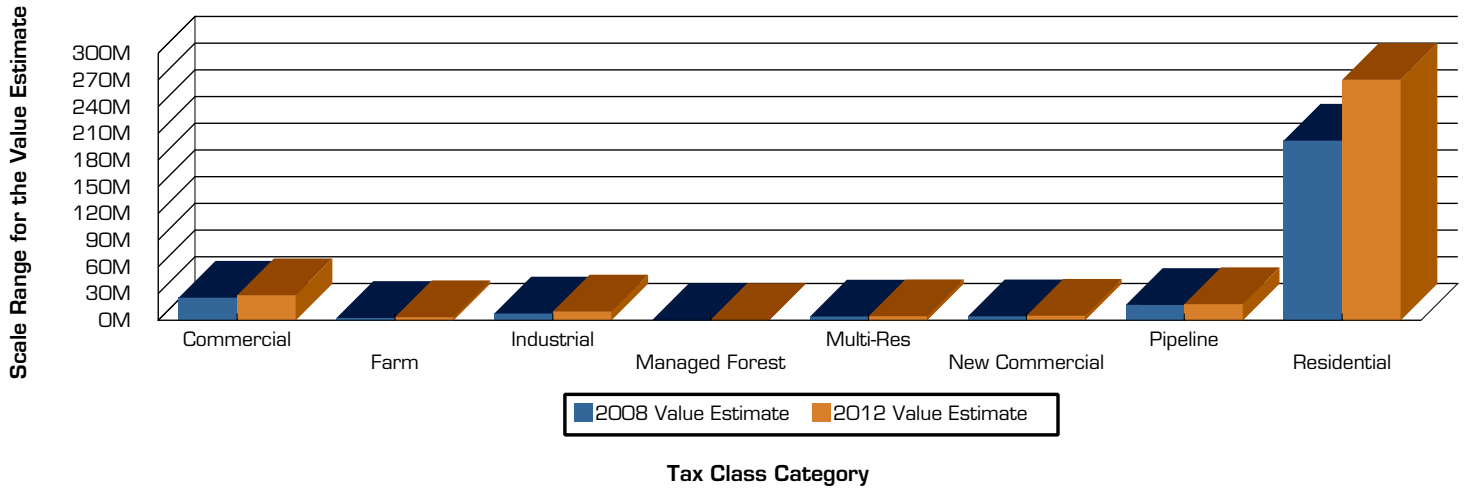
Tax Class Category	2008 Value Estimate	2012 Value Estimate	Change in Value Estimate	% Change in Value Estimate
Commercial				
C Commercial	9,835,120	10,272,300	437,180	4.45
D Office Building	1,201,680	1,252,100	50,420	4.20
Sub-Total	11,036,800	11,524,400	487,600	4.42
Industrial				
I Industrial	35,000	35,000	0	0.00
Sub-Total	35,000	35,000	0	0.00
Residential				
R Residential	809,600	821,400	11,800	1.46
Sub-Total	809,600	821,400	11,800	1.46
Total	11,881,400	12,380,800	499,400	4.20

Total Assessed Value by Realty Tax Class
Shared Payment-in-Lieu Assessed Value



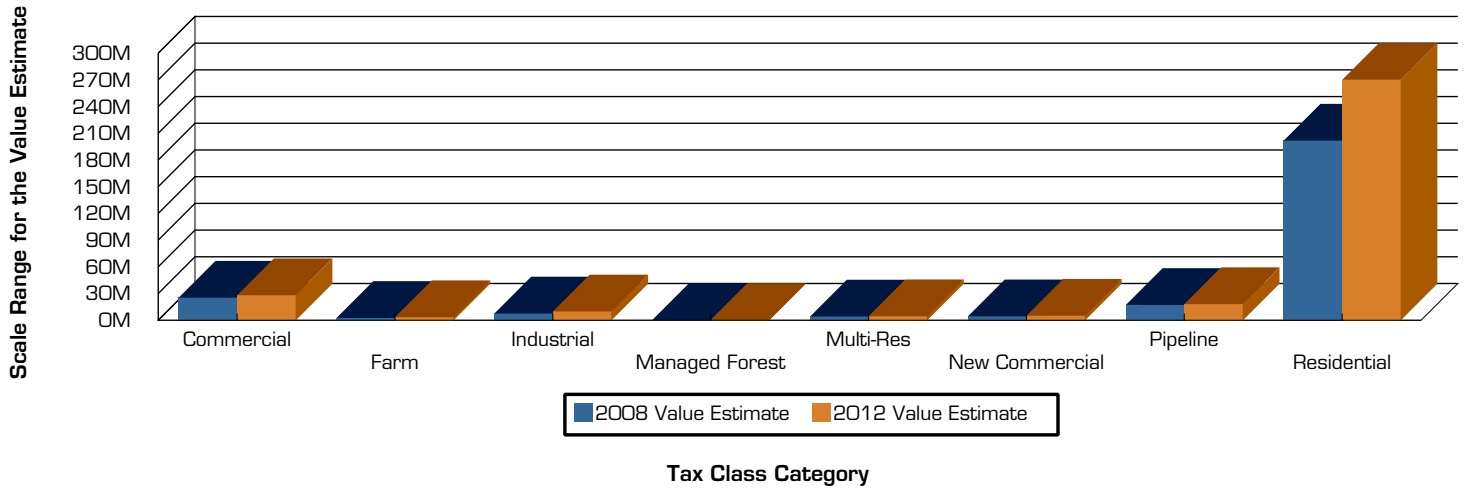
Tax Class Category	2008 Value Estimate	2012 Value Estimate	Change in Value Estimate	% Change in Value Estimate
Industrial				
I Industrial	7,700	8,100	400	5.19
Sub-Total	7,700	8,100	400	5.19
Residential				
R Residential	40,400	64,000	23,600	58.42
Sub-Total	40,400	64,000	23,600	58.42
Total	48,100	72,100	24,000	49.90

Total Assessed Value by Realty Tax Class
Taxable Assessed Value



Tax Class Category	2008 Value Estimate	2012 Value Estimate	Change in Value Estimate	% Change in Value Estimate
Commercial				
C Commercial	25,360,820	28,052,570	2,691,750	10.61
S Shopping Centre	17,180	31,270	14,090	82.01
Sub-Total	25,378,000	28,083,840	2,705,840	10.66
Farm				
F Farm	2,617,200	3,449,700	832,500	31.81
Sub-Total	2,617,200	3,449,700	832,500	31.81
Industrial				
I Industrial	5,990,900	8,093,400	2,102,500	35.09
L Large Industrial	1,613,000	1,785,000	172,000	10.66
Sub-Total	7,603,900	9,878,400	2,274,500	29.91
Managed Forest				
T Managed Forest	53,200	67,100	13,900	26.13
Sub-Total	53,200	67,100	13,900	26.13
Multi-Residential				
M Multi-Residential	4,200,000	4,516,000	316,000	7.52
Sub-Total	4,200,000	4,516,000	316,000	7.52

Total Assessed Value by Realty Tax Class
Taxable Assessed Value

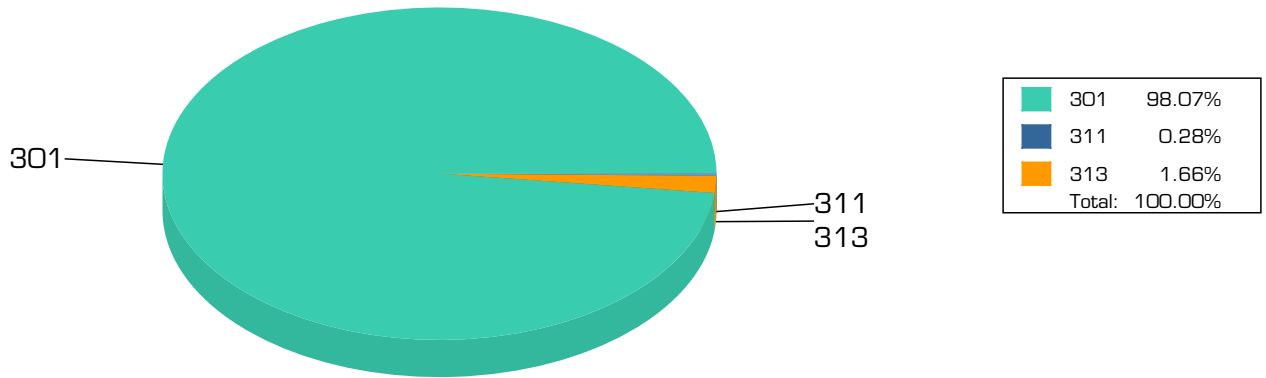


Tax Class Category	2008 Value Estimate	2012 Value Estimate	Change in Value Estimate	% Change in Value Estimate
New Commercial				
X New Construction Commercial	4,426,000	5,086,000	660,000	14.91
Sub-Total	4,426,000	5,086,000	660,000	14.91
Pipeline				
P Pipeline	17,199,000	18,106,000	907,000	5.27
Sub-Total	17,199,000	18,106,000	907,000	5.27
Residential				
R Residential	201,798,700	270,053,460	68,254,760	33.82
Sub-Total	201,798,700	270,053,460	68,254,760	33.82
Total	263,276,000	339,240,500	75,964,500	28.85

Total Assessed Value by Realty Tax Class
Summary

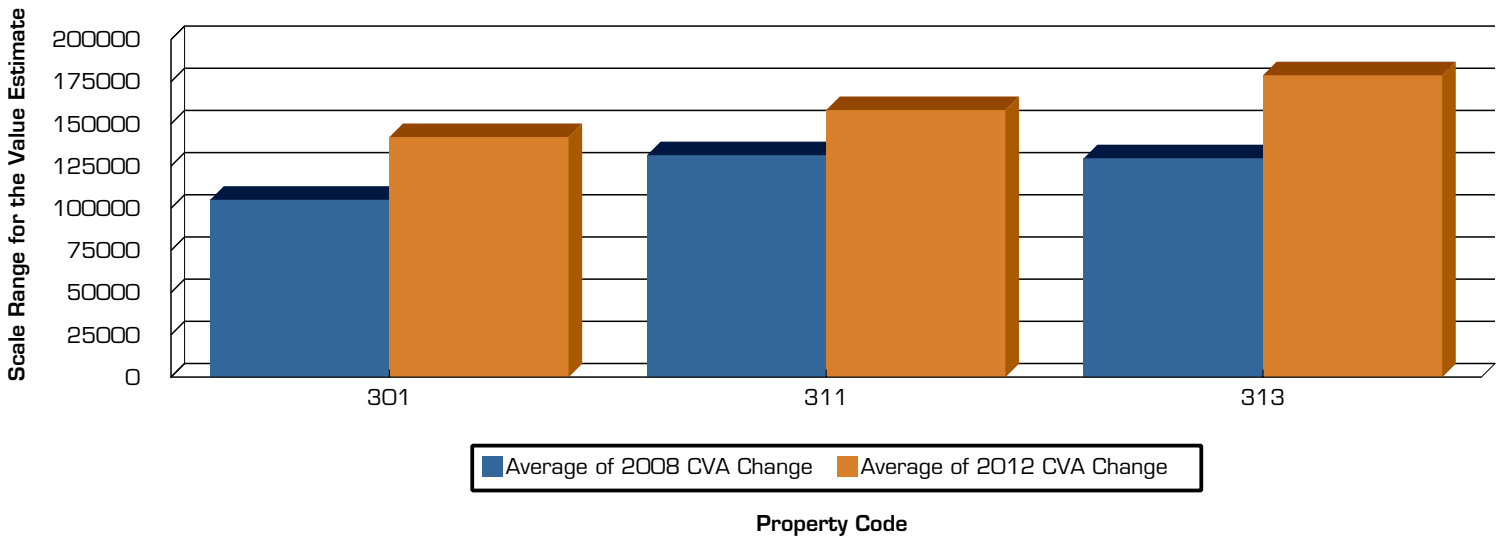
Tax Class Category	2008 Value Estimate	2012 Value Estimate	Change in Value Estimate	% Change in Value Estimate
Exempt	49,892,100	56,160,800	6,268,700	12.56
Payment-in-Lieu	11,881,400	12,380,800	499,400	4.20
Shared Payment-in-Lieu	48,100	72,100	24,000	49.90
Taxable	263,276,000	339,240,500	75,964,500	28.85
Total	325,097,600	407,854,200	82,756,600	25.46

Median Assessed Value by Selected Residential Property Codes



Property Code/Description	Property Count	Property Count %	Median 2008 Value Estimate	Median 2012 Value Estimate	% Change in Median Value Estimate
301 Single-family detached (not on water)	1,422	98.07	98,000	138,000	40.82
311 Semi-detached residential	4	0.28	131,500	152,500	15.97
313 Single family detached on water	24	1.66	124,000	177,000	42.74
Total	1,450	100.00	99,000	138,000	39.39

Average Assessed Value by Selected Residential Property Codes



Property Code/Description	Property Count	Average 2008 Value Estimate	Average 2012 Value Estimate	% Change in Value Estimate
301 Single-family detached (not on water)	1,422	105,087	142,245	35.36
311 Semi-detached residential	4	131,500	158,250	20.34
313 Single family detached on water	24	129,688	178,875	37.93
Total	1,450	105,567	142,895	35.36

Total Assessed Value by Realty Tax Class and Qualifier

Realty Tax Class & Qualifier	Frequency	2008 Value Estimate	2012 Value Estimate	% Change In Value Estimate
CF Commercial PIL: Full	8	2,158,000	2,175,500	0.81
CG Commercial PIL: General	10	7,057,720	7,468,800	5.82
CP Commercial PIL: Full, Taxable Tenant of Province	2	493,400	567,000	14.92
CT Commercial: Full	164	24,480,520	27,156,370	10.93
CU Commercial: Excess Land	4	93,900	88,000	-6.28
CX Commercial: Vacant Land	20	786,400	808,200	2.77
CZ Commercial PIL: General, Vacant Land	1	126,000	61,000	-51.59
DG Office Bldg PIL: General	2	1,201,680	1,252,100	4.20
E Exempt	148	49,892,100	56,160,800	12.56
FT Farm: Full	89	2,617,200	3,449,700	31.81
IH Industrial: Full, Shared PIL	1	7,700	8,100	5.19
IP Industrial PIL: Full, Taxable Tenant of Province	1	35,000	35,000	0.00
IT Industrial: Full	14	5,424,709	7,055,542	30.06
IU Industrial: Excess Land	3	192,591	460,858	139.29
IX Industrial: Vacant Land	11	373,600	577,000	54.44
LT Large Industrial: Full	1	1,613,000	1,785,000	10.66
MT Multi-Residential: Full	10	4,200,000	4,516,000	7.52
PT Pipeline: Full	6	17,199,000	18,106,000	5.27
RG Residential PIL: General	20	302,000	315,300	4.40
RH Residential: Full, Shared PIL	4	40,400	64,000	58.42
RP Residential PIL: Full, Taxable Tenant of Province	19	507,600	506,100	-0.30
RT Residential: Full	2,379	201,798,700	270,053,460	33.82
ST Shopping Ctre: Full	1	17,180	31,270	82.01
TT Managed Forest: Full	5	53,200	67,100	26.13
XT New Construction Commercial: Full	6	4,407,110	5,067,110	14.98
XU New Construction Commercial: Excess Land	1	18,890	18,890	0.00
Total	2,930	325,097,600	407,854,200	25.46

Total Assessed Value by Property Code

Commercial

Property Code/Description	Property Count	2008 Value Estimate	2012 Value Estimate	Change in Value Estimate	% Change in Value Estimate
105 Vacant commercial land	28	1,200,400	1,198,800	-1,600	-0.13
400 Small Office building (generally single tenant or owner occupied under 7,500 s.f.)	11	1,809,000	1,915,000	106,000	5.86
401 Small Medical/dental building (generally single tenant or owner occupied under 7,500 s.f.)	1	165,000	178,000	13,000	7.88
402 Large office building (generally multi-tenanted, over 7,500 s.f.)	2	3,247,000	3,389,000	142,000	4.37
406 Retail use converted from house	5	304,900	309,300	4,400	1.44
408 Freestanding Beer Store or LCBO - not associated with power or shopping centre	2	315,000	379,000	64,000	20.32
409 Retail - one storey, generally over 10,000 s.f.	2	714,000	764,000	50,000	7.00
410 Retail - one storey, generally under 10,000 s.f.	33	4,176,500	4,796,000	619,500	14.83
411 Restaurant - conventional	2	531,000	513,000	-18,000	-3.39
414 Restaurant - fast food, national chain	3	806,000	779,000	-27,000	-3.35
415 Cinema/movie house/drive-in	1	84,000	134,000	50,000	59.52
420 Automotive fuel station with or without service facilities	8	1,967,200	1,947,500	-19,700	-1.00
421 Specialty automotive shop/auto repair/ collision service/car or truck wash	15	2,597,000	3,224,500	627,500	24.16
422 Auto dealership	1	140,000	164,000	24,000	17.14
423 Auto dealership - independent dealer or used vehicles	1	140,000	191,000	51,000	36.43
430 Neighbourhood shopping centre - with more than 2 stores attached, under one ownership, without anchor - generally less than 150,000 s.f.	1	451,000	821,000	370,000	82.04
432 Banks and similar financial institutions, including credit unions - typically single tenanted, generally less than 7,500 s.f.	2	391,000	409,000	18,000	4.60

Total Assessed Value by Property Code

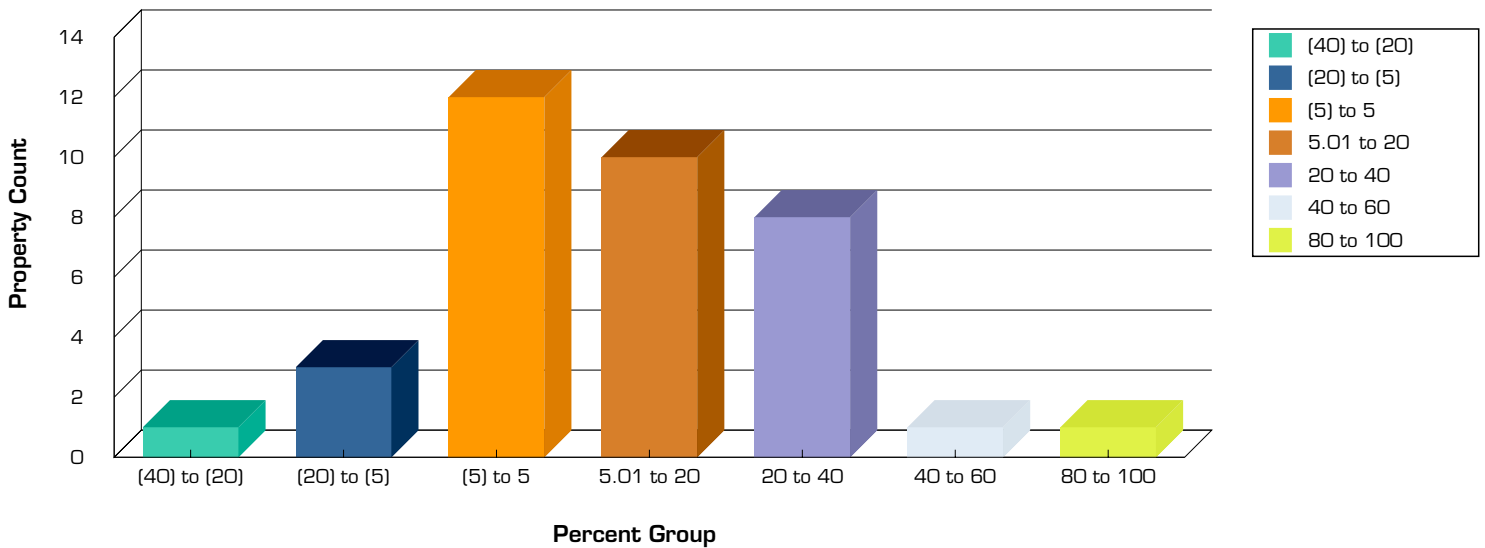
Commercial

Property Code/Description	Property Count	2008 Value Estimate	2012 Value Estimate	Change in Value Estimate	% Change in Value Estimate
433 Banks and similar financial institutions, including credit unions - typically multi tenanted, generally greater than 7,500 s.f.	1	282,000	340,000	58,000	20.57
434 Freestanding supermarket	1	1,503,000	1,551,000	48,000	3.19
436 Freestanding large retail stores, national chain - generally greater than 30,000 s.f.	1	3,267,000	3,673,000	406,000	12.43
441 Tavern/public house/small hotel	1	159,000	174,000	15,000	9.43
444 Full service hotel	1	2,121,000	1,946,000	-175,000	-8.25
450 Motel	5	3,576,000	3,600,000	24,000	0.67
451 Seasonal motel	2	417,000	426,000	9,000	2.16
471 Retail or office with residential unit(s) above or behind - less than 10,000 s.f. gross building area (GBA), street or onsite parking, with 6 or less apartments, older downtown core	26	2,602,000	3,252,000	650,000	24.98
477 Retail with office(s) - less than 10,000 s.f., GBA with offices above	1	99,000	104,000	5,000	5.05
490 Golf course	2	407,000	264,000	-143,000	-35.14
495 Communication towers - with or without secondary communication structures	3	216,500	280,500	64,000	29.56
496 Communication buildings	3	300,000	344,500	44,500	14.83
705 Funeral Home	2	259,000	329,000	70,000	27.03
710 Recreational sport club - non-commercial (excludes golf clubs and ski resorts)	1	276,000	344,000	68,000	24.64
721 Non-commercial sports complex	1	8,136,000	8,200,000	64,000	0.79
725 Amusement park	1	2,115,000	1,954,000	-161,000	-7.61
735 Assembly hall, community hall	1	273,000	255,000	-18,000	-6.59
736 Clubs - private, fraternal	6	812,000	923,000	111,000	13.67
805 Post office or depot	1	430,000	448,000	18,000	4.19
Total	178	46,289,500	49,520,100	3,230,600	6.98

Total Assessed Value by Property Code

Commercial

Property Count by % Change in Value Estimate For Commercial



Total Assessed Value by Property Code

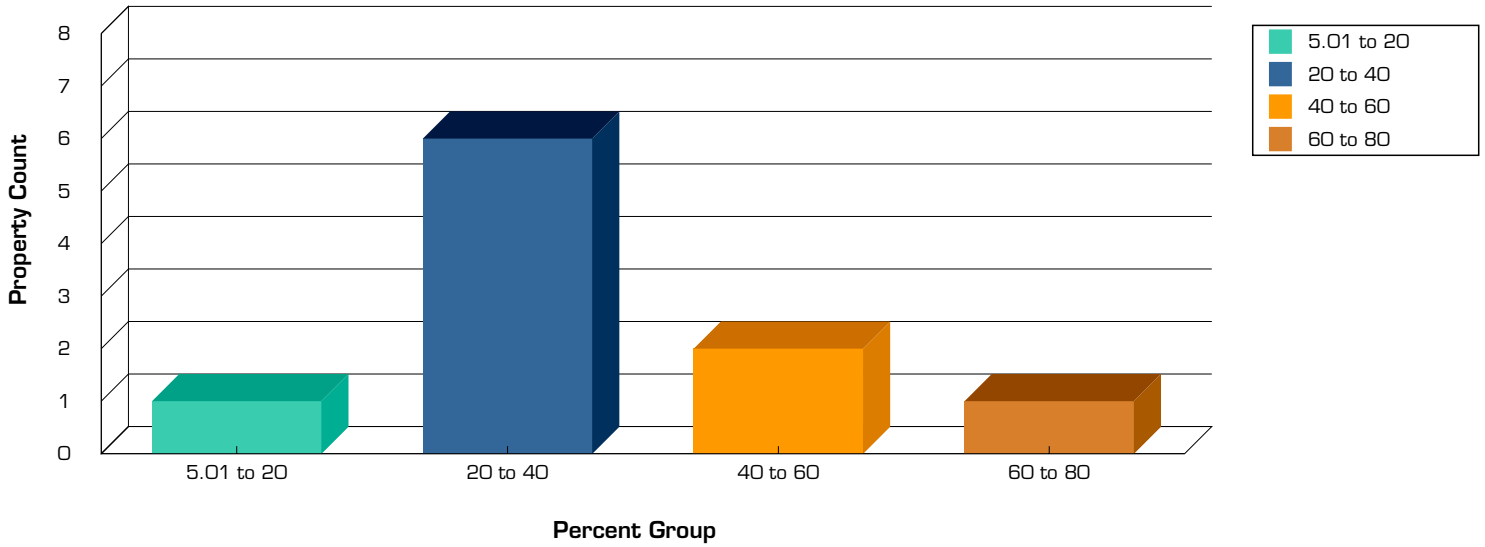
Farm

Property Code/Description	Property Count	2008 Value Estimate	2012 Value Estimate	Change in Value Estimate	% Change in Value Estimate
200 Farm property without any buildings/structures	81	1,186,800	1,778,800	592,000	49.88
201 Farm with residence - with or without secondary structures; no farm outbuildings	8	749,000	1,029,000	280,000	37.38
210 Farm without residence - with secondary structures; with farm outbuildings	8	232,100	290,700	58,600	25.25
211 Farm with residence - with or without secondary structures; with farm outbuildings	51	4,685,500	6,177,000	1,491,500	31.83
221 Farm with residence - with commercial/industrial operation	1	75,000	121,000	46,000	61.33
231 Intensive farm operation - with residence	1	188,000	206,000	18,000	9.57
240 Managed forest property, vacant land not on water	4	43,900	64,600	20,700	47.15
244 Managed forest property, residence not on water	1	141,000	174,000	33,000	23.40
261 Land owned by a non-farmer improved with a non-farm residence with a portion being farmed	18	1,623,500	2,229,000	605,500	37.30
262 Land owned by a farmer improved with a non-farm residence with a portion being farmed	6	548,500	760,000	211,500	38.56
Total	179	9,473,300	12,830,100	3,356,800	35.43

Total Assessed Value by Property Code

Farm

Property Count by % Change in Value Estimate For Farm



Total Assessed Value by Property Code

Industrial

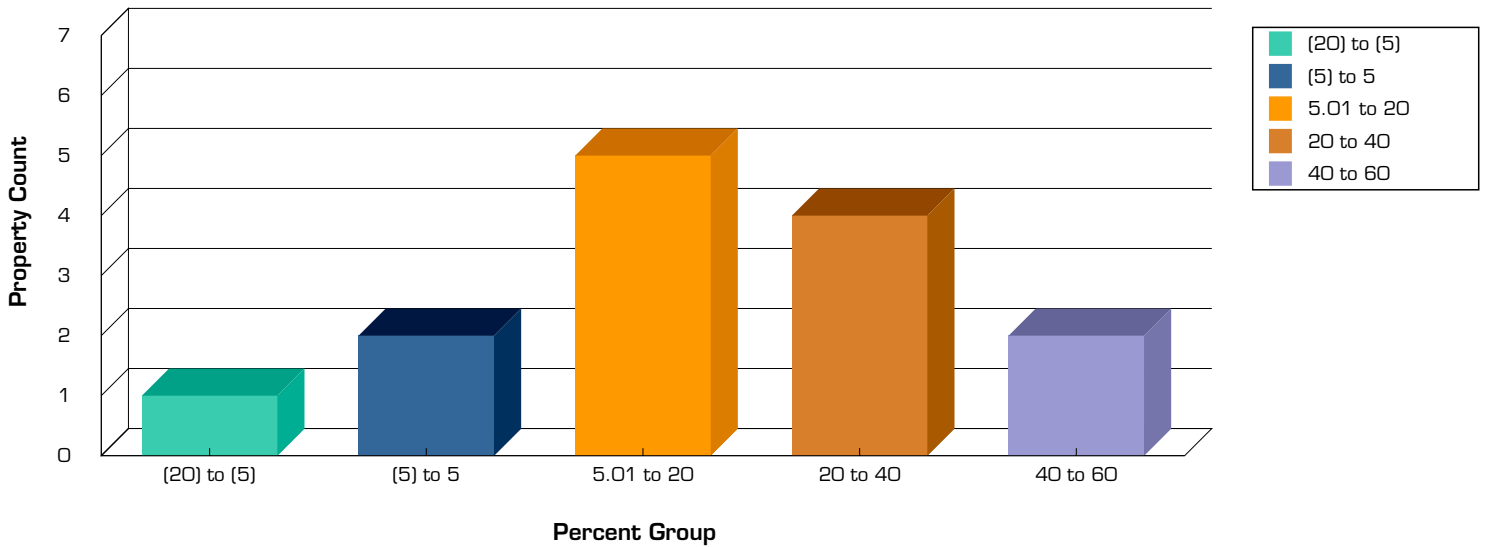
Property Code/Description	Property Count	2008 Value Estimate	2012 Value Estimate	Change in Value Estimate	% Change in Value Estimate
106 Vacant industrial land	18	544,500	783,400	238,900	43.88
510 Heavy manufacturing (non-automotive)	2	4,325,000	6,048,000	1,723,000	39.84
512 Cement/asphalt manufacturing plant	1	60,000	84,000	24,000	40.00
520 Standard industrial properties not specifically identified by other industrial Property Codes	2	466,000	573,000	107,000	22.96
530 Warehousing	4	1,489,000	1,894,000	405,000	27.20
531 Mini-warehousing	1	593,000	539,000	-54,000	-9.11
540 Other industrial (all other types not specifically defined)	8	3,269,000	3,463,500	194,500	5.95
560 MEU Transformer Station	1	7,700	8,100	400	5.19
563 Private Hydraulic Generating Station	1	16,584,000	19,071,000	2,487,000	15.00
565 Private Generating Station (Fossil Fuels and Cogen)	1	1,476,000	1,661,000	185,000	12.53
588 Pipelines - transmission, distribution, field & gathering and all other types including distribution connections	6	17,199,000	18,106,000	907,000	5.27
590 Water treatment/filtration/water towers/pumping station	2	636,000	842,000	206,000	32.39
593 Gravel pit, quarry, sand pit	5	265,100	272,400	7,300	2.75
598 Railway buildings and lands described as assessable in the Assessment Act	6	4,212,500	4,409,500	197,000	4.68

Total	58	51,126,800	57,754,900	6,628,100	12.96
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Total Assessed Value by Property Code

Industrial

Property Count by % Change in Value Estimate For Industrial



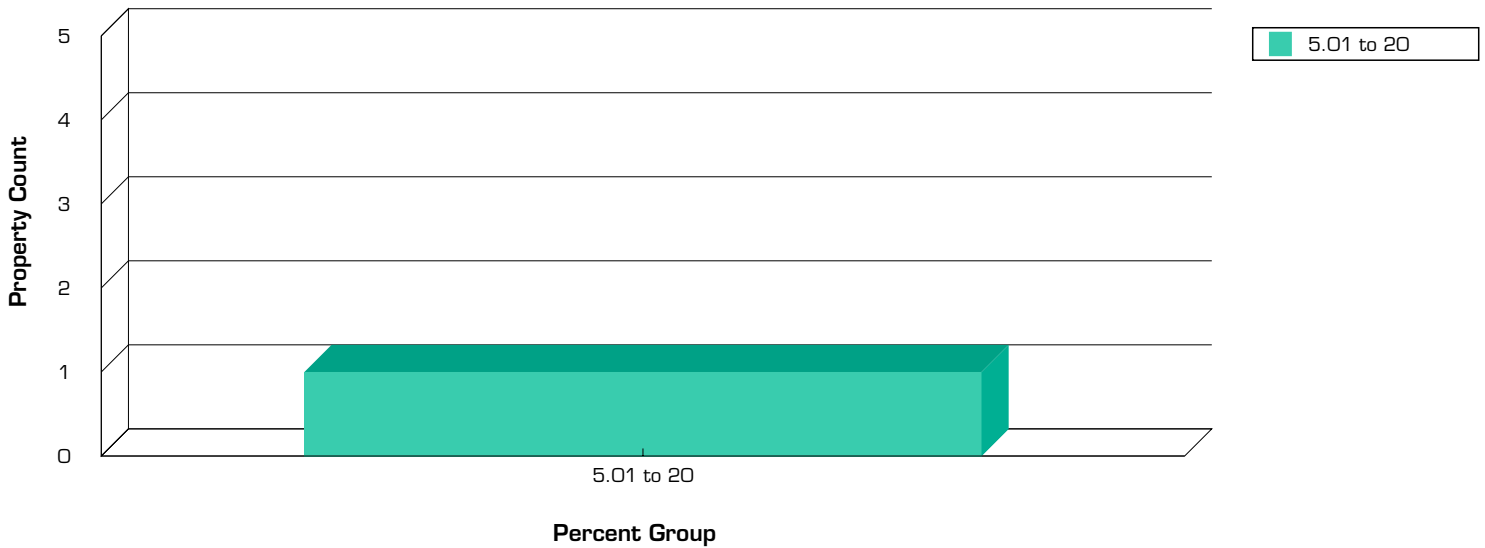
Total Assessed Value by Property Code

Multi-Residential

Property Code/Description	Property Count	2008 Value Estimate	2012 Value Estimate	Change in Value Estimate	% Change in Value Estimate
340 Multi-residential, with 7 or more self-contained units (excludes row-housing)	10	4,200,000	4,516,000	316,000	7.52

Total	10	4,200,000	4,516,000	316,000	7.52
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Property Count by % Change in Value Estimate For Multi-Residential



Total Assessed Value by Property Code

Residential

Property Code/Description	Property Count	2008 Value Estimate	2012 Value Estimate	Change in Value Estimate	% Change in Value Estimate
100 Vacant residential land not on water	484	8,955,400	12,825,800	3,870,400	43.22
101 Second tier vacant lot	1	33,000	83,000	50,000	151.52
103 Municipal park (excludes Provincial parks, Federal parks, campgrounds)	1	98,000	125,000	27,000	27.55
110 Vacant residential/recreational land on water	22	579,500	633,600	54,100	9.34
120 Water lot (entirely under water)	2	3,400	4,500	1,100	32.35
130 Non-buildable land (walkways, buffer/berm, storm water management pond, etc.)	3	3,900	7,200	3,300	84.62
301 Single-family detached (not on water)	1,422	149,433,900	202,272,300	52,838,400	35.36
302 More than one structure used for residential purposes with at least one of the structures occupied permanently	16	1,532,500	2,113,000	580,500	37.88
303 Residence with a commercial/industrial unit	19	2,410,100	3,556,500	1,146,400	47.57
304 Residence with a commercial/industrial use building	14	1,897,500	2,643,000	745,500	39.29
311 Semi-detached residential	4	526,000	633,000	107,000	20.34
313 Single family detached on water	24	3,112,500	4,293,000	1,180,500	37.93
314 Clergy Residence	1	111,000	180,000	69,000	62.16
322 Semi-detached with both units under one ownership	78	7,911,500	11,677,000	3,765,500	47.60
332 Duplex	44	3,227,500	3,436,500	209,000	6.48
333 Residential property with three self-contained units	20	2,334,000	2,811,000	477,000	20.44
334 Residential property with four self-contained units	15	1,483,000	1,839,000	356,000	24.01
335 Residential property with five self-contained units	3	331,000	333,000	2,000	0.60
336 Residential property with six self-contained units	4	515,000	627,000	112,000	21.75
350 Row housing, with three to six units under single ownership	1	275,000	375,000	100,000	36.36



Total Assessed Value by Property Code

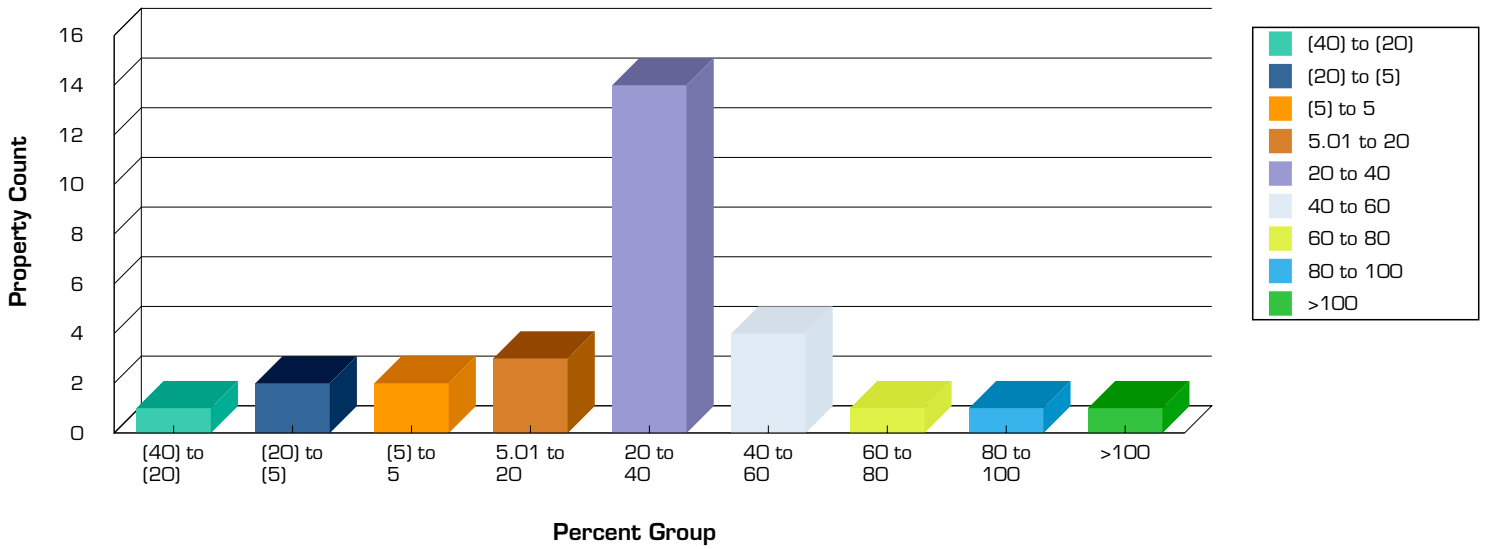
Residential

Property Code/Description	Property Count	2008 Value Estimate	2012 Value Estimate	Change in Value Estimate	% Change in Value Estimate
360 Rooming or boarding house	1	277,000	387,000	110,000	39.71
381 Mobile home	11	348,600	396,900	48,300	13.86
383 Bed and breakfast establishment	1	113,000	179,000	66,000	58.41
391 Seasonal/recreational dwelling - first tier on water	78	5,690,900	7,318,800	1,627,900	28.61
392 Seasonal/recreational dwelling - second tier on water	2	144,000	125,600	-18,400	-12.78
395 Seasonal/recreational dwelling - not located on water	59	1,809,800	1,505,100	-304,700	-16.84
605 School (elementary or secondary, including private)	4	7,108,000	9,228,300	2,120,300	29.83
700 Place of worship - with a clergy residence	2	902,000	655,000	-247,000	-27.38
701 Place of worship - without a clergy residence	7	732,000	727,000	-5,000	-0.68
Total	2,343	201,899,000	270,991,100	69,092,100	34.22

Total Assessed Value by Property Code

Residential

Property Count by % Change in Value Estimate For Residential



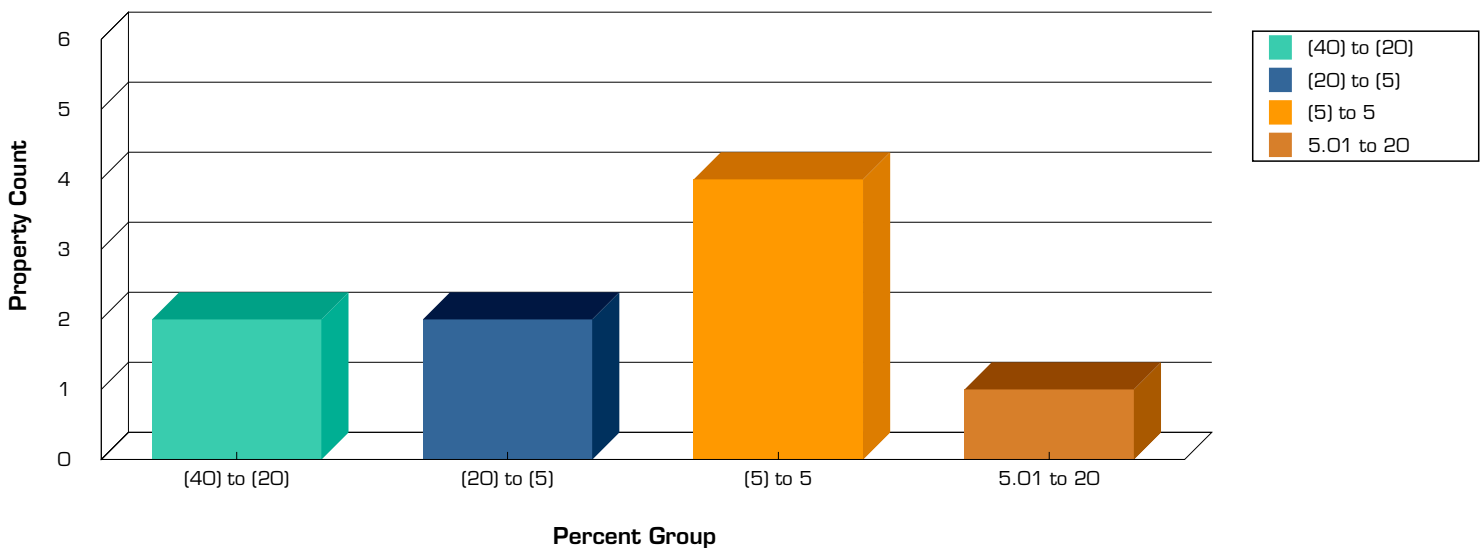
Total Assessed Value by Property Code

Special/Exempt

Property Code/Description	Property Count	2008 Value Estimate	2012 Value Estimate	Change in Value Estimate	% Change in Value Estimate
382 Mobile home park	2	3,446,000	3,446,000	0	0.00
610 Other educational institution (e.g. schools for the blind, deaf, special education, training)	1	474,000	417,000	-57,000	-12.03
611 Other institutional residence	1	169,000	127,000	-42,000	-24.85
621 Hospital, private or public	1	6,470,000	6,793,000	323,000	4.99
702 Cemetery	6	77,400	67,200	-10,200	-13.18
731 Library and/or literary institutions	1	4,600	4,800	200	4.35
739 Local government airport	1	1,082,000	1,037,000	-45,000	-4.16
810 Fire Hall	2	217,000	170,000	-47,000	-21.66
812 Ambulance Station	1	169,000	180,000	11,000	6.51

Total	16	12,109,000	12,242,000	133,000	1.10
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Property Count by % Change in Value Estimate For Special/Exempt



Total Assessed Value by Property Code

Summary

Property Code Category	2008 Value Estimate	2012 Value Estimate	Change in Value Estimate	% Change in Value Estimate
Commercial	46,289,500	49,520,100	3,230,600	6.98
Farm	9,473,300	12,830,100	3,356,800	35.43
Industrial	51,126,800	57,754,900	6,628,100	12.96
Multi-Residential	4,200,000	4,516,000	316,000	7.52
Residential	201,899,000	270,991,100	69,092,100	34.22
Special/Exempt	12,109,000	12,242,000	133,000	1.10
Total	325,097,600	407,854,200	82,756,600	25.46