

TOWN OF AURORA
 CLAWBACK RATES AND MUNICIPAL LEVY CHANGE
 1998 TO 2004
 June 20, 2016



1998 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	11.1217	88.8783	1.797%	N/A	N/A
Industrial	11.1217	88.8783	1.923%	N/A	N/A
Multi-residential	92.4440	7.5560	1.891%	N/A	N/A

1999 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	31.1087	68.8913	0.456%	N/A	N/A
Industrial	31.1087	68.8913	-1.249%	N/A	N/A
Multi-residential	96.0635	3.9365	0.136%	N/A	N/A

2000 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	47.6399	52.3601	0.893%	N/A	N/A
Industrial	47.6399	52.3601	-0.661%	N/A	N/A
Multi-residential	97.0518	2.9482	1.906%	N/A	N/A

2001 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	18.8448	81.1552	1.5565%	N/A	N/A
Industrial	48.8920	51.1080	1.4974%	N/A	N/A
Multi-residential	12.2295	87.7705	4.7963%	N/A	N/A

2002 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	7.6442	92.3558	1.4074%	N/A	N/A
Industrial	0.9323	99.0672	1.3548%	N/A	N/A
Multi-residential	98.5529	1.4471	3.2325%	N/A	N/A

2003 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	0.6582	99.3418	2.0919%	N/A	N/A
Industrial	-	100.0000	3.5074%	N/A	N/A
Multi-residential	98.4818	1.5182	4.2038%	N/A	N/A

2004 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	15.9733%	84.0267%	1.8995%	N/A	N/A
Industrial	18.4447%	81.5553%	1.9278%	N/A	N/A
Multi-residential	0.0000%	100.0000%	3.8436%	N/A	N/A

TOWN OF AURORA



2005 CLAWBACK RATES AND MUNICIPAL LEVY CHANGE

2005 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	26.4114	73.5886	2.3160%	N/A	N/A
Industrial	18.8714	81.1286	2.3498%	N/A	N/A
Multi-residential	0.9483	99.0517	4.5983%	N/A	N/A

2005 CAPPING AND THRESHOLD PARAMETERS USED

	MULTI-RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	\$ 250	\$ 250	\$ 250
CVA Tax Threshold - Decreases	\$ 250	\$ 250	\$ 250

TOWN OF AURORA



2006 CLAWBACK RATES AND MUNICIPAL LEVY CHANGE

2006 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	30.7600	69.2400	1.9923%	N/A	N/A
Industrial	38.1000	61.9000	2.0223%	N/A	N/A
Multi-residential	57.2900	42.7100	3.8511%	N/A	N/A

2006 CAPPING AND THRESHOLD PARAMETERS USED

	MULTI-RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	\$ 250	\$ 250	\$ 250
CVA Tax Threshold - Decreasers	\$ 250	\$ 250	\$ 250

TOWN OF AURORA



2007 CLAWBACK RATES AND MUNICIPAL LEVY CHANGE

2007 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	25.8032	74.1968	1.7573%	N/A	N/A
Industrial	27.7327	72.2673	1.7831%	N/A	N/A
Multi-residential	69.5994	30.4006	3.3361%	N/A	N/A

2007 CAPPING AND THRESHOLD PARAMETERS USED

	MULTI-RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	5.00%	5.00%	5.00%
CVA Tax Threshold - Increasers	\$ 250	\$ 250	\$ 250
CVA Tax Threshold - Decreasers	\$ 250	\$ 250	\$ 250

TOWN OF AUORA



2008 CLAWBACK RATES AND MUNICIPAL LEVY CHANGE

2008 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	35.7362	64.2638	1.8022%	N/A	N/A
Industrial	30.5935	69.4065	1.8291%	N/A	N/A
Multi-residential	55.1660	44.8340	3.3693%	N/A	N/A

2008 CAPPING AND THRESHOLD PARAMETERS USED

	MULTI-RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	5.00%	5.00%	5.00%
CVA Tax Threshold - Increasers	\$ 250	\$ 250	\$ 250
CVA Tax Threshold - Decreasers	\$ 250	\$ 250	\$ 250

2008 LEVEL NEW CONSTRUCTION/NEW TO CLASS

100%

TOWN OF AURORA



2009 CLAWBACK RATES AND MUNICIPAL LEVY CHANGE

2009 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	20.3770	79.9623	0.8693%	N/A	N/A
Industrial	23.0607	76.9393	0.8772%	N/A	N/A
Multi-residential	87.0756	12.9244	1.5778%	N/A	N/A

2009 CAPPING AND THRESHOLD PARAMETERS USED

	MULTI-RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	\$ 250	\$ 250	\$ 250
CVA Tax Threshold - Decreasers	\$ 250	\$ 250	\$ 250
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes
Exclude Properties that go from capped to clawed back	Yes	Yes	Yes
Exclude Properties that go from clawed back to capped	Yes	Yes	Yes

2009 LEVEL NEW CONSTRUCTION/NEW TO CLASS

100%

TOWN OF AURORA



2010 CLAWBACK RATES AND MUNICIPAL LEVY CHANGE

2010 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	33.6769	66.3231	0.4845%	N/A	N/A
Industrial	22.2560	77.7440	0.4891%	N/A	N/A
Multi-residential	100.0000	-	0.8712%	N/A	N/A

2010 CAPPING AND THRESHOLD PARAMETERS USED

	MULTI-RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	\$ 250	\$ 250	\$ 250
CVA Tax Threshold - Decreasers	\$ 250	\$ 250	\$ 250
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes
Exclude Properties that go from capped to clawed back	Yes	Yes	Yes
Exclude Properties that go from clawed back to capped	Yes	Yes	Yes

2010 LEVEL NEW CONSTRUCTION/NEW TO CLASS

100%

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2011 CLAWBACK RATES AND MUNICIPAL LEVY CHANGE

2011 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	41.5122	58.4878	1.0920%	N/A	N/A
Industrial	30.4213	69.5787	1.1037%	N/A	N/A
Multi-residential	100.0000	-	1.9616%	N/A	N/A

2011 CAPPING AND THRESHOLD PARAMETERS USED

	MULTI-RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	\$ 250	\$ 250	\$ 250
CVA Tax Threshold - Decreases	\$ 250	\$ 250	\$ 250
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes
Exclude Properties that go from capped to clawed back	Yes	Yes	Yes
Exclude Properties that go from clawed back to capped	Yes	Yes	Yes

2011 LEVEL NEW CONSTRUCTION/NEW TO CLASS

100%

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2012 CLAWBACK RATES AND MUNICIPAL LEVY CHANGE

2012 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	36.1957	63.8043	1.2851%	N/A	N/A
Industrial	31.1989	68.8011	1.2994%	N/A	N/A
Multi-residential	100.0000	-	2.2899%	N/A	N/A

2012 CAPPING AND THRESHOLD PARAMETERS USED

	MULTI-RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	\$ 250	\$ 250	\$ 250
CVA Tax Threshold - Decreases	\$ 250	\$ 250	\$ 250
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes
Exclude Properties that go from capped to clawed back	Yes	Yes	Yes
Exclude Properties that go from clawed back to capped	Yes	Yes	Yes

2012 LEVEL NEW CONSTRUCTION/NEW TO CLASS

100%

TOWN OF AURORA



2013 CLAWBACK RATES AND MUNICIPAL LEVY CHANGE

2013 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	50.3343	49.6657	1.1205%	N/A	N/A
Industrial	37.2841	62.7159	1.1329%	N/A	N/A
Multi-residential	100.0000	-	1.9975%	N/A	N/A

2013 CAPPING AND THRESHOLD PARAMETERS USED

	MULTI-RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	\$ 250	\$ 250	\$ 250
CVA Tax Threshold - Decreasers	\$ 250	\$ 250	\$ 250
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes
Exclude Properties that go from capped to clawed back	Yes	Yes	Yes
Exclude Properties that go from clawed back to capped	Yes	Yes	Yes

2013 LEVEL NEW CONSTRUCTION/NEW TO CLASS

100%

TOWN OF AURORA



2014 CLAWBACK RATES AND MUNICIPAL LEVY CHANGE

2014 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	51.7250	48.2750	1.1005%	N/A	N/A
Industrial	49.3969	50.6031	1.1105%	N/A	N/A
Multi-residential	100.0000	-	1.9605%	N/A	N/A

2014 CAPPING AND THRESHOLD PARAMETERS USED

	MULTI-RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	\$ 250	\$ 250	\$ 250
CVA Tax Threshold - Decreasers	\$ 250	\$ 250	\$ 250
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes
Exclude Properties that go from capped to clawed back	Yes	Yes	Yes
Exclude Properties that go from clawed back to capped	Yes	Yes	Yes

2014 LEVEL NEW CONSTRUCTION/NEW TO CLASS

100%

TOWN OF AURORA



2015 CLAWBACK RATES AND MUNICIPAL LEVY CHANGE

2015 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	54.3588	45.6412	1.4939%	N/A	N/A
Industrial	45.8264	54.1736	1.4989%	N/A	N/A
Multi-residential	100.0000	-	2.6565%	N/A	N/A

2015 CAPPING AND THRESHOLD PARAMETERS USED

	MULTI-RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	\$ 250	\$ 250	\$ 250
CVA Tax Threshold - Decreases	\$ 250	\$ 250	\$ 250
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes
Exclude Properties that go from capped to clawed back	Yes	Yes	Yes
Exclude Properties that go from clawed back to capped	Yes	Yes	Yes

2015 LEVEL NEW CONSTRUCTION/NEW TO CLASS

100%

TOWN OF AURORA



2016 CLAWBACK RATES AND MUNICIPAL LEVY CHANGE

2016 FACTORS	DECREASE RETAINED BY TAXPAYER IF PROPERTY IS DUE A DECREASE (% SHARE)	PERCENTAGE CLAWBACK I.E. PERCENTAGE OF DECREASE TAXPAYER MUST PAY BACK	MUNICIPAL LEVY CHANGE I.E. INCREASE DUE TO MUNICIPAL TAX CHANGE	EDUCATION REDUCTION FACTOR	SCHOOL TAX REDUCTION FACTOR
Commercial	73.9722%	26.0278%	2.2236%	N/A	N/A
Industrial	60.4895%	39.5105%	2.0520%	N/A	N/A
Multi-residential	100.0000%	0.0000%	1.9212%	N/A	N/A

2016 CAPPING AND THRESHOLD PARAMETERS USED

	MULTI-RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Annualized Tax Limit	0.00%	10.00%	10.00%
Prior Year CVA Tax Limit	0.00%	10.00%	10.00%
CVA Tax Threshold - Increasers	\$ -	\$ 500	\$ 500
CVA Tax Threshold - Decreasers	\$ -	\$ 500	\$ 500
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes
Exclude Properties that go from capped to clawed back	Yes	Yes	Yes
Exclude Properties that go from clawed back to capped	Yes	Yes	Yes

2016 LEVEL NEW CONSTRUCTION/NEW TO CLASS

100%	100%
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