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Month	Total CPI		Percentage change over the pas			
				Preferred measures of core inflation		
		(seas. adj.)	Total CPI	CPI-trim (seas. adj.)	CPI-median (seas. adj.)	CPI-common
CANSIM	v41690973	v41690914	v41690973	v108785715	v108785714	v108785713 v
2021-06	141.4	140.7	3.1	2.6	2.4	1.7
2021-05	141.0	140.5	3.6	2.6	2.3	1.8
2021-04	140.3	140.0	3.4	2.3	2.2	1.7
2021-03	139.6	139.2	2.2	2.1	2.0	1.5
2021-02	138.9	139.0	1.1	1.9	2.0	1.3
2021-01	138.2	138.8	1.0	1.9	2.0	1.3
2020-12	137.4	138.2	0.7	1.8	2.0	1.3
2020-11	137.7	138.1	1.0	1.9	2.1	1.5
2020-10	137.5	137.6	0.7	1.9	2.1	1.5
2020-09	136.9	137.1	0.5	1.8	2.0	1.4
2020-08	137.0	136.9	0.1	1.7	2.0	1.4
2020-07	137.2	136.7	0.1	1.7	1.9	1.3
2020-06	137.2	136.7	0.7	1.7	1.9	1.4
2020-05	136.1	135.7	-0.4	1.5	1.9	1.4
2020-04	135.7	135.6	-0.2	1.7	2.0	1.5
2020-03	136.6	136.2	0.9	1.7	1.8	1.6
2020-02	137.4	137.5	2.2	1.9	1.9	1.7
2020-01	136.8	137.3	2.4	2.0	1.9	1.8
2019-12	136.4	137.3	2.2	1.9	1.9	1.9
2019-11	136.4	136.8	2.2	2.0	1.9	1.9
2019-10	136.6	136.7	1.9	2.0	1.8	1.8
2019-09	136.2	136.3	1.9	2.0	1.8	1.8
2019-08	136.8	136.4	1.9	2.0	1.7	1.8
2019-07	137.0	136.4	2.0	2.0	1.7	1.8
2019-06	136.3	135.9	2.0	2.0	1.8	1.8
2019-05	136.6	136.0	2.4	2.2	1.9	1.8
2019-04	136.0	135.6	2.0	2.0	1.8	1.7
2019-03	135.4	135.2	1.9	2.2	1.9	1.8
2019-02	134.5	134.7	1.5	1.9	1.8	1.8
2019-01	133.6	134.3	1.4	1.9	1.8	1.8

MUNICIPAL PROPERTY ASSESSMENT CORPORATION

Town of Cobourg

New Assessment Forecast Report

Q2 2021

(As of June 30, 2021)

Town of Cobourg	Forecasted Work Unit Range in 2021[1] (a – a1)		Estimated Value per Work Unit[2] (b)	New Assessment Forecast Range[3] (a1*b=c1)	
	85%[4] (a)	100% (a1)		85% (c)	100% (c1)
New House	68	80	$269,000	$18,292,000	$21,520,000
Residential Additions	5	6	$65,000	$331,000	$390,000
Other[5]	9	11	$53,000	$495,000	$583,000
Residential Condominiums	63	75	$321,000	$20,515,000	$24,136,000
M-Plan Registrations[8]	15	18	$91,000	$1,399,000	$1,646,000
Total Residential				**$41,032,000**	**$48,275,000**
Properties Owned by the Province of Ontario or the Government of Canada[6]					
New Building	6	8	$488,000	$3,318,000	$3,904,000
Addition	1	2	$174,000	$295,000	$348,000
Total Commercial and Industrial[7]				**$3,613,000**	**$4,252,000**
Total New Assessment Forecast Range				**$44,645,000**	**$52,527,000**

2021 TOTAL ASSESSMENT = $2,855,313,064 1.55% ↑ 1.82% ↑

[1] New construction activity that is expected to lead to new assessment in 2021. Numbers have been rounded for ease of use.

[2] Value based on average supplementary or omitted assessments from 2017 to 2021 including local area adjustments, where applicable.

[3] Forecast range reflects an estimate of new assessment that may be processed in 2021. MPAC's service level commitment is to capture at least 85% of the total value of supplementary or omitted assessment within one year of occupancy. Despite our best efforts, new assessment may not be processed because of changing market conditions, delayed permit information, construction delays and limited access to properties. Numbers have been rounded for ease of use.

[4] Numbers have been rounded for ease of use (0.85 * c1=c).

[5] Other includes all other sources of new assessment. Examples include, but are not limited to, garages, swimming pools, and home renovations.

[6] Sufficient information is not available.

[7] Business properties are complex and require more time and specialized resources to assess. Limited access to building plans and/or properties may prevent MPAC from processing 85% of new assessment.

[8] The available new assessment resulting from M-Plans registered prior to December 15, 2020 and not reflected on the Assessment Roll for 2021 taxation.

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