

MUNICIPALITY OF THAMES CENTRE

SCHEDULES RELATED TO BY-LAW 38-2025

CALCULATION OF LOCAL TAX RATES FOR 2025

SCHEDULE 1: 2025 Current Value Assessment (CVA) & Weighted Assessment (WA)

		1	2	3	4
General Taxation Assessment					1 x 2 x (100% -3)
<u>Residential</u>		CVA	Ratio*	Discount*	WA*
Residential	RT	1,917,196,586	1.00000	0%	1,917,196,586
School Taxes Only	RD	0	0.00000	0%	0
Awaiting Development	R1	0	1.00000	35%	0
<u>Multi-Residential</u>	MT	6,901,000	1.76970	0%	12,212,700
<u>Commercial</u>					
Small Scale on Farm Bus 2	C0	28,100	1.14490	0%	32,172
Small Scale on Farm Bus 1	C7	88,900	1.14490	0%	101,782
Full Rate	CT	128,810,784	1.14490	0%	147,475,467
Excess Land	CU	2,520,600	1.14490	30%	2,020,084
Vacant Land	CX	1,478,800	1.14490	30%	1,185,155
Shopping Centre	ST	1,270,868	1.14490	0%	1,455,017
Shopping Centre-Excess	SU	45,800	1.14490	30%	36,705
<u>Industrial</u>					
Small Scale on Farm Bus 2	I0	100,000	1.74510	0%	174,510
Small Scale on Farm Bus 1	I7	100,000	1.74510	0%	174,510
Full Rate	IT	36,708,962	1.74510	0%	64,060,810
Excess Land	IU	416,500	1.74510	35%	472,442
Vacant Land	IX	2,383,800	1.74510	35%	2,703,980
Large Industrial	LT	19,695,000	1.74510	0%	34,369,745
Other	IH	182,900	1.74510	0%	319,179
Aggregate Extraction	VT	14,162,200	1.41999	0%	20,110,182
<u>Pipeline</u>	PT	47,455,000	1.05550	0%	50,088,753
<u>Farmland</u>	FT	1,182,868,100	0.25000	0%	295,717,025
<u>Managed Forest</u>	TT	3,648,100	0.25000	0%	912,025
Payment in Lieu Assessment					
<u>Residential</u>	RP	0	1.00000	0%	0
<u>Commercial</u>					
Full Rate	CF	2,943,900	1.14490	0%	0
Municipal Taxes Only	CG	220,000	1.14490	0%	0
Vacant Land	CZ	0	1.14490	30%	0
<u>Landfill</u>	HF	271,100	1.10000	0%	0
Exempt Assessment	E	97,804,700	0.00000	0%	0
		<u>3,467,301,700</u>			<u>2,550,818,827</u>

Notes

*Ratios are provided by Middlesex County

*Discounts are provided by Middlesex County

*Weighted assessment is simply a device to calculate the residential tax rate

SCHEDULE 2: Budget Requirements

2025 Budget	12,345,401
Weighted Assessment	2,550,818,827
Residential Tax Rate	<u>0.00483978</u>

SCHEDULE 3: Calculation & Verification of Local Tax Rates

General Taxation Assessment

<u>Residential</u>		CVA*	Rate*	Levy
Residential	RT	1,917,196,586	0.00483978	9,278,808.98
School Taxes Only	RD	0	0.00000000	-
Res/FAD	R1	0	0.00314586	-
<u>Multi-Residential</u>	MT	6,901,000	0.00856496	59,106.78
<u>Commercial</u>				
Small Scale on Farm Bus 2	C0	28,100	0.00554106	155.70
Small Scale on Farm Bus 1	C7	88,900	0.00554106	492.60
Full Rate	CT	128,810,784	0.00554106	713,748.76
Excess Land	CU	2,520,600	0.00387874	9,776.76
Vacant Land	CX	1,478,800	0.00387874	5,735.89
Shopping Centre	ST	1,270,868	0.00554106	7,041.96
Shopping Centre-Excess	SU	45,800	0.00387874	177.65
<u>Industrial</u>				
Small Scale on Farm Bus 2	I0	100,000	0.00844590	844.59
Small Scale on Farm Bus 1	I7	100,000	0.00844590	844.59
Full Rate	IT	36,708,962	0.00844590	310,040.20
Excess Land	IU	416,500	0.00548983	2,286.52
Vacant Land	IX	2,383,800	0.00548983	13,086.67
Large Industrial-Full Rate	LT	19,695,000	0.00844590	166,341.99
Other	IH	182,900	0.00844590	1,544.76
Aggregate Extraction	VT	14,162,200	0.00687244	97,328.85
<u>Pipeline</u>	PT	47,455,000	0.00510839	242,418.52
<u>Farmland</u>	FT	1,182,868,100	0.00120994	1,431,205.23
<u>Managed Forest</u>	TT	3,648,100	0.00120994	4,414.00

Payment in Lieu Assessment

<u>Residential</u>	RP	0	0.00483978	-
<u>Commercial</u>				
Full Rate	CF	2,943,900	0.00554106	-
Municipal Taxes Only	CG	220,000	0.00554106	-
Vacant Land	CZ	0	0.00387874	-
<u>Landfill</u>	HF	271,100	0.00532376	-
Exempt Assessment	E	97,804,700	0.00000000	-

3,467,301,700

12,345,401.00

Notes

*CVA is returned by the Municipal Property Assessment Corporation

*Rates are calculated as Ratio x Discount x Residential Tax Rate

The small difference between budget and final levy is due to rounding; tax rates only go to 8 decimal places.

SCHEDULE 4 - Total Combined Tax Rates

General Taxation Assessment

<u>Residential</u>		Thames Centre	Middlesex*	Education*	Total - 2025
Residential	RT	0.00483978	0.00462281	0.00153000	0.01099259
School Taxes Only	RD	0.00000000	0.00000000	0.00153000	0.00153000
Res/FAD	R1	0.00314586	0.00300483	0.00099450	0.00714519
<u>Multi-Residential</u>	MT	0.00856496	0.00818099	0.00153000	0.01827595
<u>Commercial</u>					
Small Scale on Farm Bus 2	C0	0.00554106	0.00529266	0.00220000	0.01303372
Small Scale on Farm Bus 1	C7	0.00554106	0.00529266	0.00220000	0.01303372
Full Rate	CT	0.00554106	0.00529266	0.00880000	0.01963372
Excess Land	CU	0.00387874	0.00370486	0.00880000	0.01638360
Vacant Land	CX	0.00387874	0.00370486	0.00880000	0.01638360
Shopping Centre	ST	0.00554106	0.00529266	0.00880000	0.01963372
Shopping Centre-Excess	SU	0.00387874	0.00370486	0.00880000	0.01638360
<u>Industrial</u>					
Small Scale on Farm Bus 2	I0	0.00844590	0.00806727	0.00220000	0.01871317
Small Scale on Farm Bus 1	I7	0.00844590	0.00806727	0.00220000	0.01871317
Full Rate	IT	0.00844590	0.00806727	0.00880000	0.02531317
Excess Land	IU	0.00548983	0.00524372	0.00880000	0.01953355
Vacant Land	IX	0.00548983	0.00524372	0.00880000	0.01953355
Large Industrial-Full Rate	LT	0.00844590	0.00806727	0.00880000	0.02531317
Other	IH	0.00844590	0.00806727	0.01250000	0.02901317
Aggregate Extraction	VT	0.00687244	0.00656439	0.00511000	0.01854683
<u>Pipeline</u>	PT	0.00510839	0.00487938	0.00880000	0.01878777
<u>Farmland</u>	FT	0.00120994	0.00115570	0.00038250	0.00274814
<u>Managed Forest</u>	TT	0.00120994	0.00115570	0.00038250	0.00274814

Payment in Lieu Assessment

<u>Residential</u>	RP	0.00483978	0.00462281	0.00153000	0.01099259
<u>Commercial</u>					
Full Rate	CF	0.00554106	0.00529266	0.01220720	0.02304092
Municipal Taxes Only	CG	0.00554106	0.00529266	0.00000000	0.01083372
Vacant Land	CZ	0.00387874	0.00370486	0.00000000	0.00758360
<u>Landfill</u>	HF	0.00532376	0.00508509	0.00980000	0.02020885
Exempt Assessment	E	0.00000000	0.00000000	0.00000000	0.00000000

Notes

*Education rates are provided by the Minister of Finance, Ontario

*Middlesex rates are provided by the County of Middlesex By-Law #7329

SCHEDULE 5 - Levies by Type and Tax Class

General Taxation Assessment

<u>Residential</u>		CVA	Thames Centre	Middlesex	Education	Total - 2025
Residential	RT	1,917,196,586	9,278,808.98	8,862,835.55	2,933,310.78	21,074,955.31
School Taxes Only	RD	0	0.00	0.00	0.00	0.00
Res/FAD	R1	0	0.00	0.00	0.00	0.00
<u>Multi-Residential</u>	MT	6,901,000	59,106.78	56,456.99	10,558.53	126,122.30
<u>Commercial</u>						
Small Scale on Farm Bus 2	C0	28,100	155.70	148.72	61.82	366.25
Small Scale on Farm Bus 1	C7	88,900	492.60	470.52	195.58	1,158.70
Full Rate	CT	128,810,784	713,748.76	681,751.06	1,133,534.90	2,529,034.72
Excess Land	CU	2,520,600	9,776.76	9,338.47	22,181.28	41,296.51
Vacant Land	CX	1,478,800	5,735.89	5,478.74	13,013.44	24,228.07
Shopping Centre	ST	1,270,868	7,041.96	6,726.27	11,183.64	24,951.87
Shopping Centre-Excess	SU	45,800	177.65	169.68	403.04	750.37
<u>Industrial</u>						
Small Scale on Farm Bus 2	I0	100,000	844.59	806.73	220.00	1,871.32
Small Scale on Farm Bus 1	I7	100,000	844.59	806.73	220.00	1,871.32
Full Rate	IT	36,708,962	310,040.20	296,140.95	323,038.87	929,220.02
Excess Land	IU	416,500	2,286.52	2,184.01	3,665.20	8,135.73
Vacant Land	IX	2,383,800	13,086.67	12,499.99	20,977.44	46,564.10
Large Industrial-Full Rate	LT	19,695,000	166,341.99	158,884.80	173,316.00	498,542.79
Other	IH	182,900	1,544.76	1,475.50	2,286.25	5,306.51
Aggregate Extraction	VT	14,162,200	97,328.85	92,966.20	72,368.84	262,663.89
<u>Pipeline</u>	PT	47,455,000	242,418.52	231,550.79	417,604.00	891,573.31
<u>Farmland</u>	FT	1,182,868,100	1,431,205.23	1,367,043.62	452,447.05	3,250,695.90
<u>Managed Forest</u>	TT	3,648,100	4,414.00	4,216.12	1,395.40	10,025.52

3,366,062,000	12,345,401.00	11,791,951.43	5,591,982.05	29,729,334.48
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Payment in Lieu Assessment

<u>Residential</u>	RP	0	0.00	0.00	0.00	0.00
<u>Commercial</u>						
Full Rate	CF	2,943,900	16,312.34	15,581.05	35,936.78	67,830.17
Municipal Taxes Only	CG	220,000	1,219.03	1,164.38	0.00	2,383.41
Vacant Land	CZ	0	0.00	0.00	0.00	0.00
<u>Landfill</u>	HF	271,100	1,443.27	1,378.57	2,656.78	5,478.62

Exempt Assessment

97,804,700	0.00	0.00	0.00	0.00
3,467,301,700	12,364,375.64	11,810,075.43	5,630,575.60	29,805,026.68