

**THE CORPORATION OF THE CITY OF THUNDER BAY
TAX RATES 2000 - 2023**

2000	Residential/Farm		Multi-residential	Commercial	Shopping Centre			Office Building		Parking/Vac. Land		Industrial			Large Industrial		Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Occupied	Excess Land	Occupied	Excess Land	Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Occupied	Occupied	Occupied	
Education	0.00414000		0.00414000	0.02842821	0.01989975	0.02573770	0.01801639	0.03002461	0.02101723	0.01736969	0.03513279		0.02283631	0.02283631	0.03776169	0.02454510	0.02552200	0.00103500	0.00103500
General	0.00966943		0.02807907	0.02364176	0.01654923	0.02140426	0.01498298	0.02496938	0.01747856	0.01444517	0.03123324		0.02030160	0.02030160	0.03357034	0.02182072	0.02125728	0.00241736	0.00241736
Garbage	0.00030759		0.00089321	0.00075206	0.00052644	0.00068088	0.00047662	0.00079429	0.00055600	0.00045951	0.00099355		0.00064580	0.00064580	0.00106789	0.00069413	0.00067621	0.00007690	0.00007690
Public Transportation	0.00078383		0.00227616	0.00191646	0.00134152	0.00173508	0.00121456	0.00202408	0.00141686	0.00117096	0.00253185		0.00164570	0.00164570	0.00272130	0.00176884	0.00172317	0.00019596	0.00019596
Sewage & Drainage	0.00012377		0.00035942	0.00030262	0.00021184	0.00027398	0.00019179	0.00031962	0.00022373	0.00018490	0.00039980		0.00025987	0.00025987	0.00042972	0.00027931	0.00027210	0.00003094	0.00003094
Street Lighting	0.00011656		0.00033847	0.00028498	0.00019949	0.00025801	0.00018061	0.00030098	0.00021069	0.00017412	0.00037649		0.00024472	0.00024472	0.00040466	0.00026303	0.00025624	0.00002914	0.00002914
Total Full Service 2000	0.01514118		0.03608633	0.05532609	0.03872827	0.05008991	0.03506295	0.05843296	0.04090307	0.03380435	0.07066772		0.04593400	0.04593400	0.07595560	0.04937113	0.04970700	0.00378530	0.00378530

Rate Increase/decrease 1999 - 2000	-0.03%		-0.04%	-0.02%	-0.02%	-0.02%	-0.02%	-0.02%	-0.02%	-0.02%	-1.15%		-1.15%	-1.15%	-1.15%	-1.15%	-0.02%	-0.03%	-0.03%
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2001	Residential/Farm		Multi-residential	Commercial	Shopping Centre			Office Building		Parking/Vac. Land		Industrial			Large Industrial		Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Occupied	Excess Land	Occupied	Excess Land	Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Occupied	Occupied	Occupied	
Education	0.0037300		0.0037300	0.0277273	0.0194091	0.0251031	0.0175722	0.0292843	0.0204990	0.0169414	0.0341834		0.0222192	0.0222192	0.0367412	0.0238818	0.0243420	0.0009325	0.0009325
General	0.0102434		0.0260028	0.0245021	0.0171515	0.0221832	0.0155283	0.0258781	0.0181147	0.0149709	0.0323699		0.0210404	0.0210404	0.0347920	0.0226148	0.0220437	0.0025608	0.0025608
Hospital	0.0004184		0.0010622	0.0010231	0.0007162	0.0009263	0.0006484	0.0010806	0.0007564	0.0006251	0.0013516		0.0008786	0.0008786	0.0014528	0.0009443	0.0009005	0.0001046	0.0001046
Garbage	0.0002792		0.0007087	0.0006826	0.0004778	0.0006180	0.0004326	0.0007209	0.0005046	0.0004171	0.0009018		0.0005861	0.0005861	0.0009692	0.0006300	0.0006008	0.0000698	0.0000698
PubTrans	0.0010336		0.0026238	0.0025272	0.0017690	0.0022880	0.0016016	0.0026691	0.0018684	0.0015441	0.0033387		0.0021701	0.0021701	0.0035885	0.0023325	0.0022243	0.0002584	0.0002584
SewDrain	0.0003163		0.0008030	0.0007734	0.0005414	0.0007002	0.0004901	0.0008168	0.0005718	0.0004726	0.0010217		0.0006641	0.0006641	0.0010982	0.0007138	0.0006807	0.0000791	0.0000791
Street Lighting	0.0001645		0.0004176	0.0004022	0.0002816	0.0003642	0.0002549	0.0004248	0.0002974	0.0002458	0.0005314		0.0003454	0.0003454	0.0005712	0.0003713	0.0003540	0.0000411	0.0000411
Total Full Service 2001	0.01618542		0.03534808	0.05763791	0.04034654	0.05218294	0.03652806	0.06087460	0.04261221	0.03521688	0.07369844		0.04790397	0.04790397	0.07921308	0.05148851	0.05114603	0.00404635	0.00404635

Rate Increase/decrease 2000 - 2001	6.90%		-2.05%	4.18%	4.18%	4.18%	4.18%	4.18%	4.18%	4.18%	4.29%		4.29%	4.29%	4.29%	4.29%	2.90%	6.90%	6.90%
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2002	Residential/Farm		Multi-residential	Commercial	Shopping Centre			Office Building		Parking/Vac. Land		Industrial			Large Industrial		Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Occupied	Excess Land	Occupied	Excess Land	Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Occupied	Occupied	Occupied	
Education	0.0037300		0.0037300	0.0274862	0.0192404	0.0248849	0.0174194	0.0290297	0.0203208	0.0167941	0.0311032		0.0202171	0.0202171	0.0334306	0.0217299	0.0243420	0.0009325	0.0009325
General	0.0104516		0.0265315	0.0245178	0.0171625	0.0221974	0.0155382	0.0258946	0.0181262	0.0149804	0.0323906		0.0210539	0.0210539	0.0348143	0.0226293	0.0224919	0.0026129	0.0026129
Hospital	0.0004208		0.0010682	0.0010074	0.0007052	0.0009121	0.0006385	0.0010640	0.0007448	0.0006155	0.0013309		0.0008651	0.0008651	0.0014305	0.0009298	0.0009056	0.0001052	0.0001052
Garbage	0.0003860		0.0009799	0.0009242	0.0006469	0.0008367	0.0005857	0.0009761	0.0006833	0.0005647	0.0012210		0.0007936	0.0007936	0.0013123	0.0008530	0.0008307	0.0000965	0.0000965
PubTrans	0.0010300		0.0026148	0.0024660	0.0017262	0.0022326	0.0015628	0.0026045	0.0018231	0.0015067	0.0032578		0.0021176	0.0021176	0.0035016	0.0022761	0.0022166	0.0002575	0.0002575
SewDrain	0.0002938		0.0007459	0.0007034	0.0004924	0.0006369	0.0004458	0.0007429	0.0005201	0.0004298	0.0009293		0.0006041	0.0006041	0.0009989	0.0006493	0.0006323	0.0000735	0.0000735
Street Lighting	0.0002307		0.0005856	0.0005523	0.0003866	0.0005000	0.0003500	0.0005833	0.0004083	0.0003374	0.0007296		0.0004742	0.0004742	0.0007842	0.0005097	0.0004964	0.0000577	0.0000577
Total Full Service 2002	0.01654299		0.03625578	0.05765735	0.04036013	0.05220053	0.03654038	0.06089513	0.04262657	0.03522875	0.07096240		0.04612556	0.04612556	0.07627233	0.04957701	0.05191551	0.00413576	0.00413576

Rate Increase/decrease 2001 - 2002	2.21%		2.57%	0.03%	0.03%	0.03%	0.03%	0.03%	0.03%	0.03%	-3.71%		-3.71%	-3.71%	-3.71%	-3.71%	1.50%	2.21%	2.21%
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THE CORPORATION OF THE CITY OF THUNDER BAY
TAX RATES 2000 - 2023

2003	Residential/Farm		Multi-residential	Commercial	Shopping Centre		Office Building		Parking/Vac. Land	Industrial			Large Industrial		Pipelines	Farmlands	Managed Forests			
	Occupied		Occupied	Occupied	Excess Land	Occupied	Excess Land	Occupied	Excess Land	Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Occupied	Occupied			
Education	0.0033500		0.0033500	0.0273988	0.0191791	0.0248057	0.0173640	0.0289374	0.0202562	0.0167407	0.0306060			0.0198939	0.0198939	0.0328961	0.0213825	0.0237448	0.0008375	0.0008375
General	0.0113940		0.0289236	0.0230265	0.0161186	0.0208472	0.0145930	0.0243196	0.0170237	0.0140692	0.0282076			0.0183349	0.0183349	0.0303183	0.0197069	0.0245198	0.0028485	0.0028485
Hospital	0.0004528		0.0011494	0.0009151	0.0006405	0.0008285	0.0005799	0.0009665	0.0006765	0.0005591	0.0011210			0.0007286	0.0007286	0.0012049	0.0007832	0.0009744	0.0001132	0.0001132
Garbage	0.0004012		0.0010183	0.0008107	0.0005675	0.0007340	0.0005138	0.0008562	0.0005994	0.0004953	0.0009931			0.0006455	0.0006455	0.0010674	0.0006938	0.0008633	0.0001003	0.0001003
PubTrans	0.0013174		0.0033442	0.0026624	0.0018637	0.0024104	0.0016873	0.0028119	0.0019683	0.0016267	0.0032615			0.0021200	0.0021200	0.0035055	0.0022786	0.0028351	0.0003294	0.0003294
SewDrain	0.0003357		0.0008523	0.0006785	0.0004750	0.0006143	0.0004300	0.0007166	0.0005016	0.0004146	0.0008312			0.0005403	0.0005403	0.0008934	0.0005807	0.0007225	0.0000839	0.0000839
Street Lighting	0.0002324		0.0005899	0.0004697	0.0003288	0.0004252	0.0002976	0.0004960	0.0003472	0.0002870	0.0005753			0.0003740	0.0003740	0.0006184	0.0004019	0.0005001	0.0000581	0.0000581
Full Service Rate 2003	0.01748348		0.03922784	0.05596165	0.03917315	0.05066532	0.03546573	0.05910422	0.04137295	0.03419269	0.06559569			0.04263720	0.04263720	0.07050403	0.04582762	0.05416008	0.00437087	0.00437087

Rate Increase/decrease 2002 - 2003	5.69%		8.20%	-2.94%	-2.94%	-2.94%	-2.94%	-2.94%	-2.94%	-2.94%	-7.56%			-7.56%	-7.56%	-7.56%	-7.56%	4.32%	5.68%	5.68%
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2004	Residential/Farm		Multi-residential	Commercial	Shopping Centre		Office Building		Parking/Vac. Land	Industrial			Large Industrial		Pipelines	Farmlands	Managed Forests			
	Occupied		Occupied	Occupied	Excess Land	Occupied	Excess Land	Occupied	Excess Land	Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Occupied	Occupied			
Education	0.0029600		0.0029600	0.0266099	0.0186265	0.0240923	0.0168646	0.0281044	0.0196731	0.0162590	0.0326287			0.0212092	0.0212092	0.0367210	0.0238689	0.0242804	0.0007400	0.0007400
General	0.0130070		0.0356392	0.0262859	0.0184001	0.0237989	0.0166592	0.0277622	0.0194335	0.0160611	0.0309879			0.0201421	0.0201421	0.0348744	0.0226684	0.0279911	0.0032518	0.0032518
Hospital	0.0004521		0.0012388	0.0009137	0.0006396	0.0008272	0.0005791	0.0009650	0.0006755	0.0005583	0.0010771			0.0007001	0.0007001	0.0012122	0.0007879	0.0009730	0.0001130	0.0001130
Garbage	0.0004234		0.0011601	0.0008557	0.0005990	0.0007747	0.0005423	0.0009037	0.0006326	0.0005228	0.0010087			0.0006557	0.0006557	0.0011352	0.0007379	0.0009112	0.0001059	0.0001059
PubTrans	0.0012173		0.0033354	0.0024601	0.0017221	0.0022273	0.0015591	0.0025982	0.0018188	0.0015031	0.0029001			0.0018851	0.0018851	0.0032639	0.0021215	0.0026197	0.0003043	0.0003043
SewDrain	0.0002950		0.0008083	0.0005961	0.0004173	0.0005397	0.0003778	0.0006296	0.0004407	0.0003643	0.0007028			0.0004568	0.0004568	0.0007909	0.0005141	0.0006348	0.0000737	0.0000737
Street Lighting	0.0002594		0.0007108	0.0005243	0.0003670	0.0004747	0.0003323	0.0005537	0.0003876	0.0003203	0.0006180			0.0004017	0.0004017	0.0006955	0.0004521	0.0005583	0.0000649	0.0000649
Full Service Rate 2004	0.01861426		0.04585266	0.05824559	0.04077151	0.05273489	0.03691443	0.06151684	0.04306178	0.03558892	0.06992343			0.04545078	0.04545078	0.07869321	0.05115087	0.05796833	0.00465356	0.00465356

Rate Increase/decrease 2003 - 2004	6.47%		16.89%	4.08%	4.08%	4.08%	4.08%	4.08%	4.08%	4.08%	6.60%			6.60%	6.60%	11.62%	11.62%	7.03%	6.47%	6.47%
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2005	Residential/Farm		Multi-residential	Commercial	Shopping Centre		Office Building		Parking/Vac. Land	Industrial			Large Industrial		Pipelines	Farmlands	Managed Forests			
	Occupied		Occupied	Occupied	Excess Land	Occupied	Excess Land	Occupied	Excess Land	Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Occupied	Occupied			
Education	0.0029600		0.0029600	0.0264175	0.0184922	0.0249005	0.0174303	0.0279078	0.0195355	0.0168044	0.0337499			0.0219374	0.0219374	0.0364930	0.0237204	0.0242804	0.0007400	0.0007400
General	0.0139852		0.0383195	0.0276907	0.0193835	0.0261006	0.0182704	0.0292529	0.0204770	0.0176144	0.0339840			0.0220896	0.0220896	0.0367461	0.0238850	0.0300962	0.0034963	0.0034963
Hospital	0.0004546		0.0012457	0.0009002	0.0006301	0.0008485	0.0005940	0.0009510	0.0006657	0.0005726	0.0011048			0.0007181	0.0007181	0.0011946	0.0007765	0.0009784	0.0001137	0.0001137
Garbage	0.0004683		0.0012831	0.0009272	0.0006490	0.0008740	0.0006118	0.0009795	0.0006857	0.0005898	0.0011379			0.0007397	0.0007397	0.0012304	0.0007998	0.0010078	0.0001171	0.0001171
PubTrans	0.0010949		0.0030001	0.0021679	0.0015176	0.0020434	0.0014304	0.0022902	0.0016032	0.0013790	0.0026606			0.0017294	0.0017294	0.0028769	0.0018700	0.0023563	0.0002737	0.0002737
SewDrain	0.0002201		0.0006030	0.0004358	0.0003050	0.0004107	0.0002875	0.0004603	0.0003222	0.0002722	0.0005348			0.0003476	0.0003476	0.0005783	0.0003759	0.0004736	0.0000550	0.0000550
Street Lighting	0.0003053		0.0008366	0.0006046	0.0004232	0.0005699	0.0003989	0.0006387	0.0004471	0.0003846	0.0007420			0.0004823	0.0004823	0.0008023	0.0005215	0.0006571	0.0000763	0.0000763
Full Service Rate 2005	0.01948848		0.04824804	0.05914386	0.04140070	0.05574757	0.03902330	0.06248041	0.04373629	0.03762207	0.07391411			0.04804417	0.04804417	0.07992153	0.05194900	0.05984966	0.00487212	0.00487212

Rate Increase/decrease 2004 - 2005	4.70%		5.22%	1.54%	1.54%	5.71%	5.71%	1.57%	1.57%	5.71%	5.71%			5.71%	5.71%	1.56%	1.56%	3.25%	4.70%	4.70%
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THE CORPORATION OF THE CITY OF THUNDER BAY
TAX RATES 2000 - 2023

2006	Residential/Farm		Multi-residential	Commercial			Industrial			Large Industrial			Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Excess Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land		Occupied	Occupied	Occupied
Education	0.0026400		0.0026400	0.0257510	0.0180257	0.0180257	0.0333526	0.0216792	0.0216792	0.0360634	0.0234412		0.0240568	0.0006600	0.0006600
General	0.0135785		0.0372052	0.0265149	0.0185605	0.0185605	0.0329959	0.0214473	0.0214473	0.0360703	0.0230008		0.0292210	0.0033946	0.0033946
Hospital	0.0004270		0.0011700	0.0008338	0.0005837	0.0005837	0.0010376	0.0006744	0.0006744	0.0007293	0.0009189		0.0009189	0.0001067	0.0001067
Garbage	0.0003500		0.0009590	0.0006835	0.0004784	0.0004784	0.0008505	0.0005528	0.0005528	0.0009196	0.0005978		0.0007532	0.0000875	0.0000875
PubTrans	0.0010354		0.0028369	0.0020217	0.0014152	0.0014152	0.0025159	0.0016353	0.0016353	0.0027204	0.0017683		0.0022281	0.0002588	0.0002588
SewDrain	0.0002701		0.0007401	0.0005275	0.0003692	0.0003692	0.0006564	0.0004267	0.0004267	0.0007097	0.0004613		0.0005813	0.0000675	0.0000675
Street Lighting	0.0001504		0.0004122	0.0002937	0.0002056	0.0002056	0.0003655	0.0002376	0.0002376	0.0003953	0.0002569		0.0003237	0.0000376	0.0000376
Full Service Rate 2006	0.01845144		0.04596335	0.05662609	0.03963826	0.03963826	0.07177441	0.04665336	0.04665336	0.07760792	0.05044515		0.05808298	0.00461286	0.00461286

Rate Increase/decrease 2005 - 2006	-5.32%		-4.74%	-4.26%	-4.26%	-4.26%	-2.89%	-2.89%	-2.89%	-2.89%	-2.89%		-2.95%	-5.32%	-5.32%
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2007	Residential/ Farm		Multi-residential	Commercial			Industrial			Large Industrial			Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land		Occupied	Occupied	Occupied
Education	0.0026400		0.0026400	0.0257510	0.0180257	0.0180257	0.0333767	0.0216948	0.0216948	0.0360894	0.0234581		0.0240568	0.0006600	0.0006600
General	0.0138009		0.0378144	0.0269491	0.0188644	0.0188644	0.0335361	0.0217985	0.0217985	0.0362618	0.0235702		0.0296995	0.0034502	0.0034502
Hospital	0.0004244		0.0011629	0.0008288	0.0005801	0.0005801	0.0010313	0.0006704	0.0006704	0.0011152	0.0007249		0.0009133	0.0001061	0.0001061
Garbage	0.0003957		0.0010843	0.0007727	0.0005409	0.0005409	0.0009616	0.0006250	0.0006250	0.0010398	0.0006758		0.0008516	0.0000989	0.0000989
PubTrans	0.0012451		0.0034114	0.0024312	0.0017019	0.0017019	0.0030255	0.0019666	0.0019666	0.0032714	0.0021264		0.0026794	0.0003113	0.0003113
SewDrain	0.0000542		0.0001486	0.0001059	0.0000741	0.0000741	0.0001318	0.0000857	0.0000857	0.0001425	0.0000926		0.0001167	0.0000136	0.0000136
Street Lighting	0.0002320		0.0006356	0.0004530	0.0003171	0.0003171	0.0005637	0.0003664	0.0003664	0.0006095	0.0003962		0.0004992	0.0000580	0.0000580
Full Service Rate 2007	0.01879228		0.04689725	0.05729165	0.04010416	0.04010416	0.07262670	0.04720736	0.04720736	0.07852949	0.05104418		0.05881647	0.00469807	0.00469807

Rate Increase/decrease 2006 - 2007	1.85%		2.03%	1.18%	1.18%	1.18%	1.19%	1.19%	1.19%	1.19%	1.19%		1.26%	1.85%	1.85%
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2008	Residential/ Farm		Multi-residential	Commercial			Industrial			Large Industrial			Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land		Occupied	Occupied	Occupied
Education	0.0026400		0.0026400	0.0235000	0.0164500	0.0164500	0.0258141	0.0167792	0.0167792	0.0279122	0.0181429		0.0238956	0.0006600	0.0006600
General	0.0141947		0.0388936	0.0277182	0.0194027	0.0194027	0.0344932	0.0224206	0.0224206	0.0372967	0.0242428		0.0305471	0.0035487	0.0035487
Hospital	0.0004262		0.0011678	0.0008322	0.0005826	0.0005826	0.0010356	0.0006732	0.0006732	0.0011198	0.0007279		0.0009172	0.0001065	0.0001065
Garbage	0.0003849		0.0010545	0.0007515	0.0005261	0.0005261	0.0009352	0.0006079	0.0006079	0.0010112	0.0006573		0.0008282	0.0000962	0.0000962
PubTrans	0.0012347		0.0033832	0.0024111	0.0016878	0.0016878	0.0030004	0.0019503	0.0019503	0.0032443	0.0021088		0.0026572	0.0003087	0.0003087
SewDrain	0.0002059		0.0005640	0.0004020	0.0002814	0.0002814	0.0005002	0.0003251	0.0003251	0.0005409	0.0003516		0.0004430	0.0000515	0.0000515
Street Lighting	0.0002382		0.0006526	0.0004651	0.0003256	0.0003256	0.0005788	0.0003762	0.0003762	0.0006258	0.0004068		0.0005126	0.0000596	0.0000596
Full Service Rate 2008	0.01932457		0.04835573	0.05608012	0.03925607	0.03925607	0.06635764	0.04313246	0.04313246	0.07175089	0.04663808		0.05980081	0.00483115	0.00483115

Rate Increase/decrease 2007 - 2008	2.83%		3.11%	-2.11%	-2.11%	-2.11%	-8.63%	-8.63%	-8.63%	-8.63%	-8.63%		1.67%	2.83%	2.83%
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THE CORPORATION OF THE CITY OF THUNDER BAY
TAX RATES 2000 - 2023

2009	Residential/ Farm		Multi-residential	Commercial			Industrial			Large Industrial				Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land			Occupied	Occupied	Occupied
Education	0.0025200		0.0025200	0.0200000	0.0140000	0.0140000	0.0225000	0.0146250	0.0146250	0.0225000	0.0146250			0.0225000	0.0006300	0.0006300
General	0.0148420		0.0406672	0.0289822	0.0202875	0.0202875	0.0360662	0.0234430	0.0234430	0.0389975	0.0253484			0.0319401	0.0037105	0.0037105
Hospital	0.0004246		0.0011634	0.0008291	0.0005804	0.0005804	0.0010318	0.0006707	0.0006707	0.0011157	0.0007252			0.0009138	0.0001062	0.0001062
Garbage	0.0004316		0.0011827	0.0008429	0.0005900	0.0005900	0.0010489	0.0006818	0.0006818	0.0011341	0.0007372			0.0009289	0.0001079	0.0001079
PubTrans	0.0012765		0.0034976	0.0024926	0.0017448	0.0017448	0.0031019	0.0020162	0.0020162	0.0033540	0.0021801			0.0027470	0.0003191	0.0003191
SewDrain	0.0000923		0.0002528	0.0001802	0.0001261	0.0001261	0.0002242	0.0001457	0.0001457	0.0002424	0.0001576			0.0001986	0.0000231	0.0000231
Street Lighting	0.0002206		0.0006043	0.0004307	0.0003015	0.0003015	0.0005360	0.0003484	0.0003484	0.0005795	0.0003767			0.0004746	0.0000551	0.0000551
Full Service Rate 2009	0.01980760		0.04988804	0.05375766	0.03763036	0.03763036	0.06450888	0.04193077	0.04193077	0.06792318	0.04415007			0.05970292	0.00495190	0.00495190

Rate Increase/decrease 2008 - 2009	2.50%		3.17%	-4.14%	-4.14%	-4.14%	-2.79%	-2.79%	-2.79%	-5.33%	-5.33%			-0.16%	2.50%	2.50%
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2010	Residential/ Farm		Multi-residential	Commercial			Industrial			Large Industrial				Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land			Occupied	Occupied	Occupied
Education	0.0024100		0.0024100	0.0143000	0.0100100	0.0100100	0.0143000	0.0092950	0.0092950	0.0143000	0.0092950			0.0143000	0.0006025	0.0006025
General	0.0149977		0.0410936	0.0292861	0.0205002	0.0205002	0.0364443	0.0236888	0.0236888	0.0369692	0.0240300			0.0322750	0.0037494	0.0037494
Hospital	0.0004147		0.0011363	0.0008098	0.0005669	0.0005669	0.0010078	0.0006550	0.0006550	0.0010223	0.0006645			0.0008925	0.0001037	0.0001037
Garbage	0.0004123		0.0011296	0.0008050	0.0005635	0.0005635	0.0010018	0.0006512	0.0006512	0.0010162	0.0006605			0.0008872	0.0001031	0.0001031
PubTrans	0.0011260		0.0030853	0.0021988	0.0015392	0.0015392	0.0027363	0.0017786	0.0017786	0.0027757	0.0018042			0.0024232	0.0002815	0.0002815
SewDrain	0.0001277		0.0003500	0.0002494	0.0001746	0.0001746	0.0003104	0.0002018	0.0002018	0.0003149	0.0002047			0.0002749	0.0000319	0.0000319
Street Lighting	0.0002937		0.0008049	0.0005736	0.0004015	0.0004015	0.0007138	0.0004640	0.0004640	0.0007241	0.0004707			0.0006321	0.0000734	0.0000734
Full Service Rate 2010	0.01978214		0.05000966	0.04822273	0.03375590	0.03375590	0.05651429	0.03673428	0.03673428	0.05712232	0.03712951			0.05168484	0.00494555	0.00494555

Rate Increase/decrease 2009 - 2010	-0.13%		0.24%	-10.30%	-10.30%	-10.30%	-12.39%	-12.39%	-12.39%	-0.1590158	-0.1590158			-13.43%	-0.13%	-0.13%
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2011	Residential/ Farm		Multi-residential	Commercial			Industrial			Large Industrial				Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land			Occupied	Occupied	Occupied
Education	0.00231000		0.00231000	0.01330000	0.00931000	0.00931000	0.01330000	0.00864500	0.00864500	0.01330000	0.00864500			0.01330000	0.00057750	0.00057750
General	0.01498305		0.04105356	0.02925754	0.02048028	0.02048028	0.03640881	0.02366573	0.02366573	0.03693322	0.02400659			0.03224352	0.00374576	0.00374576
Garbage	0.00049982		0.00136951	0.00097600	0.00068320	0.00068320	0.00121456	0.00078946	0.00078946	0.00123206	0.00080084			0.00107561	0.00012496	0.00012496
PubTrans	0.00123524		0.00338456	0.00241206	0.00168844	0.00168844	0.00300163	0.00195106	0.00195106	0.00304487	0.00197917			0.00265824	0.00030881	0.00030881
SewDrain	0.00031820		0.00087187	0.00062135	0.00043494	0.00043494	0.00077323	0.00050260	0.00050260	0.00078436	0.00050983			0.00068477	0.00007955	0.00007955
Street Lighting	0.00038482		0.00105441	0.00075144	0.00052601	0.00052601	0.00093511	0.00060782	0.00060782	0.00094858	0.00061658			0.00082813	0.00009621	0.00009621
Full Service Rate 2011	0.01973113		0.05004391	0.04731839	0.03312287	0.03312287	0.05563334	0.03616167	0.03616167	0.05624309	0.03655801			0.05079027	0.00493279	0.00493279

Rate Increase/decrease 2010 - 2011	-0.26%		0.07%	-1.88%	-1.88%	-1.88%	-1.56%	-1.56%	-1.56%	-1.54%	-1.54%			-1.73%	-0.26%	-0.26%
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THE CORPORATION OF THE CITY OF THUNDER BAY
TAX RATES 2000 - 2023

2012	Residential/ Farm		Multi-residential	Commercial			Industrial			Large Industrial					Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land				Occupied	Occupied	Occupied
Education	0.00221000		0.00221000	0.01260000	0.00882000	0.00882000	0.01260000	0.00819000	0.00819000	0.01260000	0.00819000				0.01260000	0.00055250	0.00055250
General	0.01530135		0.04192570	0.02987909	0.02091536	0.02091536	0.03718228	0.02416849	0.02416849	0.03771783	0.02451659				0.03292851	0.00382534	0.00382534
Garbage	0.00043156		0.00118246	0.00084270	0.00058989	0.00058989	0.00104868	0.00068164	0.00068164	0.00106379	0.00069146				0.00092871	0.00010789	0.00010789
PubTrans	0.00127426		0.00349147	0.00248825	0.00174178	0.00174178	0.00309645	0.00201269	0.00201269	0.00314104	0.00204168				0.00274220	0.00031856	0.00031856
SewDrain	0.00013288		0.00036408	0.00025947	0.00018163	0.00018163	0.00032289	0.00020988	0.00020988	0.00032754	0.00021290				0.00028595	0.00003322	0.00003322
Street Lighting	0.00044711		0.00122508	0.00087308	0.00061115	0.00061115	0.00108648	0.00070621	0.00070621	0.00110213	0.00071638				0.00096218	0.00011178	0.00011178
Full Service Rate 2012	0.01979716		0.05039879	0.04694259	0.03285981	0.03285981	0.05533678	0.03596891	0.03596891	0.05595233	0.03636901				0.05044755	0.00494929	0.00494929

Rate Increase/decrease 2011 - 2012	0.33%		0.71%	-0.79%	-0.79%	-0.79%	-0.53%	-0.53%	-0.53%	-0.52%	-0.52%				-0.67%	0.33%	0.33%
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2013	Residential/ Farm		Multi-residential	Commercial			Industrial			Large Industrial					Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land				Occupied	Occupied	Occupied
Education	0.00212000		0.00212000	0.01260000	0.00882000	0.00882000	0.01260000	0.00819000	0.00819000	0.01260000	0.00819000				0.01260000	0.00053000	0.00053000
General	0.01459079		0.03952018	0.02888976	0.02022283	0.02022283	0.03734195	0.02427227	0.02427227	0.03787980	0.02462187				0.03314448	0.00364770	0.00364770
Garbage	0.00052635		0.00142567	0.00104218	0.00072953	0.00072953	0.00134709	0.00087561	0.00087561	0.00136649	0.00088822				0.00119567	0.00013159	0.00013159
PubTrans	0.00118776		0.00321714	0.00235177	0.00164624	0.00164624	0.00303982	0.00197589	0.00197589	0.00308361	0.00200434				0.00269813	0.00029694	0.00029694
SewDrain	0.00025863		0.00070051	0.00051208	0.00035846	0.00035846	0.00066190	0.00043023	0.00043023	0.00067143	0.00043643				0.00058750	0.00006466	0.00006466
Street Lighting	0.00033274		0.00090124	0.00065882	0.00046117	0.00046117	0.00085156	0.00055352	0.00055352	0.00086383	0.00056149				0.00075584	0.00008318	0.00008318
Full Service Rate 2013	0.01901627		0.04788474	0.04605461	0.03223823	0.03223823	0.05584232	0.03629752	0.03629752	0.05646516	0.03670235				0.05098162	0.00475407	0.00475407

Rate Increase/decrease 2012 - 2013	-3.94%		-4.99%	-1.89%	-1.89%	-1.89%	0.91%	0.91%	0.91%	0.92%	0.92%				1.06%	-3.94%	-3.94%
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2014	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial			
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band
Education	0.00203000	0.00203000	0.00203000	0.01220000	0.00854000	0.00854000	0.01220000	0.00793000	0.00793000	0.01039047	0.02078094	0.00675381	0.01350761
General	0.01400543	0.01400543	0.03761265	0.02773075	0.01941153	0.01941153	0.03530538	0.02294850	0.02294850	0.03826867	0.07653736	0.02487464	0.04974928
Garbage	0.00050467	0.00050467	0.00135533	0.00099925	0.00069947	0.00069947	0.00128186	0.00083321	0.00083321	0.00138945	0.00277890	0.00090314	0.00180629
PubTrans	0.00114068	0.00114068	0.00306338	0.00225855	0.00158098	0.00158098	0.00289733	0.00188326	0.00188326	0.00314052	0.00628103	0.00204134	0.00408267
SewDrain	0.00024621	0.00024621	0.00066122	0.00048750	0.00034125	0.00034125	0.00062537	0.00040649	0.00040649	0.00079541	0.00159081	0.00051701	0.00103403
Street Lighting	0.00031925	0.00031925	0.00085737	0.00063211	0.00044248	0.00044248	0.00081090	0.00052709	0.00052709	0.00087895	0.00175790	0.00057132	0.00114264
Full Service Rate 2014	0.01824624	0.01824624	0.04557995	0.04430816	0.03101571	0.03101571	0.05312084	0.03452855	0.03452855	0.05486347	0.10972694	0.03566126	0.07132252

Pipelines	Farmlands	Managed Forests
Occupied	Occupied	Occupied
0.01220000	0.00050750	0.00050750
0.03345610	0.00350136	0.00350136
0.00120555	0.00012617	0.00012617
0.00272485	0.00028517	0.00028517
0.00058815	0.00006155	0.00006155
0.00076262	0.00007981	0.00007981
0.05093727	0.00456156	0.00456156

Rate Increase/decrease Education	-4.25%		-4.25%	-3.17%	-3.17%	-3.17%	-3.17%	-3.17%	-3.17%	-3.17%	-3.17%	-17.54%	-17.54%
Rate Increase/decrease 2013 - 2014	-4.05%		-4.81%	-3.79%	-3.79%	-3.79%	-4.87%	-4.87%	-4.87%	-2.84%	-2.84%	-2.84%	-2.84%

	-3.17%	-4.25%	-4.25%
	-0.09%	-4.05%	-4.05%

THE CORPORATION OF THE CITY OF THUNDER BAY
TAX RATES 2000 - 2023

2015	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial			
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band
Education	0.00195000	0.00195000	0.00195000	0.01190000	0.00833000	0.00833000	0.01190000	0.00773500	0.00773500	0.01013595	0.01583742	0.00658837	0.01029432
General	0.01373490	0.01373490	0.03639093	0.02755904	0.01929132	0.01929132	0.03373263	0.02192621	0.02192621	0.03816890	0.05963890	0.02480978	0.03876528
Garbage	0.00024126	0.00024126	0.00063921	0.00049346	0.00034542	0.00034542	0.00060400	0.00039260	0.00039260	0.00068343	0.00106786	0.00044423	0.00069411
PubTrans	0.00121399	0.00121399	0.00321650	0.00248305	0.00173814	0.00173814	0.00303929	0.00197554	0.00197554	0.00343900	0.00537343	0.00223535	0.00349273
SewDrain	0.00040504	0.00040504	0.00107316	0.00082846	0.00057992	0.00057992	0.00101404	0.00065913	0.00065913	0.00134702	0.00210471	0.00087556	0.00136806
Street Lighting	0.00029956	0.00029956	0.00079368	0.00061270	0.00042889	0.00042889	0.00074995	0.00048747	0.00048747	0.00084858	0.00132591	0.00055158	0.00086184
Full Service Rate 2015	0.01784475	0.01784475	0.040460348	0.04387671	0.03071369	0.03071369	0.05103991	0.03317595	0.03317595	0.05462288	0.08534823	0.03550487	0.05547634
Rate Increase/decrease Education	-3.94%	-3.94%	-3.94%	-2.46%	-2.46%	-2.46%	-2.46%	-2.46%	-2.46%	-2.45%	-23.79%	-2.45%	-23.79%
Rate Increase/decrease 2014 - 2015	-2.20%	-2.20%	-3.33%	-0.97%	-0.97%	-0.97%	-3.92%	-3.92%	-3.92%	-0.44%	-22.22%	-0.44%	-22.22%

Pipelines	Farmlands	Managed Forests
Occupied	Occupied	Occupied
0.01190000	0.00048750	0.00048750
0.03436855	0.00343373	0.00343373
0.00060369	0.00006031	0.00006031
0.00303774	0.00030350	0.00030350
0.00101352	0.00010126	0.00010126
0.00074957	0.00007489	0.00007489
0.05167307	0.00446119	0.00446119
-2.46%	-3.94%	-3.94%
1.44%	-2.20%	-2.20%

2016	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial			
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band
Education	0.00188000	0.00188000	0.00188000	0.01180000	0.00826000	0.00826000	0.01180000	0.00826000	0.00826000	0.01005605	0.01571258	0.00703923	0.01099880
General	0.01354413	0.01354413	0.03563460	0.02740025	0.01918018	0.01918018	0.03240405	0.02268283	0.02268283	0.03813017	0.05957838	0.02669112	0.04170487
Garbage	0.00031335	0.00031335	0.00082443	0.00064792	0.00045354	0.00045354	0.00076624	0.00053637	0.00053637	0.00090164	0.00140882	0.00063115	0.00098617
PubTrans	0.00101888	0.00101888	0.00268068	0.00210674	0.00147472	0.00147472	0.00249147	0.00174403	0.00174403	0.00293174	0.00458085	0.00205222	0.00320659
SewDrain	0.00005715	0.00005715	0.00015037	0.00011818	0.00008272	0.00008272	0.00013976	0.00009783	0.00009783	0.00019297	0.00030151	0.00013508	0.00021106
Street Lighting	0.00038460	0.00038460	0.00101187	0.00079523	0.00055666	0.00055666	0.00094045	0.00065832	0.00065832	0.00110664	0.00172912	0.00077465	0.00121039
Full Service Rate 2016	0.01719811	0.01719811	0.04218195	0.04286832	0.03000782	0.03000782	0.04854197	0.03397938	0.03397938	0.05331921	0.08331126	0.03732345	0.05831788
Rate Increase/decrease Education	-3.59%	-3.59%	-3.59%	-0.84%	-0.84%	-0.84%	-0.84%	6.79%	6.79%	-0.79%	-0.79%	6.84%	6.84%
Rate Increase/decrease 2015 - 2016	-3.62%	-3.62%	-4.27%	-2.30%	-2.30%	-2.30%	-4.89%	2.42%	2.42%	-2.39%	-2.39%	5.12%	5.12%

Pipelines	Farmlands	Managed Forests
Occupied	Occupied	Occupied
0.01180000	0.00047000	0.00047000
0.03538241	0.00338603	0.00338603
0.00081859	0.00007834	0.00007834
0.00266171	0.00025472	0.00025472
0.00014931	0.00001429	0.00001429
0.00100471	0.00009615	0.00009615
0.05181673	0.00429953	0.00429953
-0.84%	-3.59%	-3.59%
0.28%	-3.62%	-3.62%

2017	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial				Landfill	Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band	Occupied	Occupied	Occupied	Occupied
Education	0.00179000	0.00179000	0.00179000	0.01140000	0.00798000	0.00798000	0.01140000	0.00798000	0.00798000	0.01000021	0.01470619	0.00700014	0.01029433				
General	0.01333479	0.01333479	0.03304737	0.02810387	0.01967272	0.01967272	0.03261069	0.02282748	0.02282748	0.03872450	0.05694780	0.02710715	0.03986346				
Garbage	0.00034609	0.00034609	0.00088824	0.00074216	0.00051951	0.00051951	0.00086118	0.00060282	0.00060282	0.00102263	0.00150387	0.00071584	0.00105271				
PubTrans	0.00099100	0.00099100	0.00254341	0.00212512	0.00148758	0.00148758	0.00246591	0.00172613	0.00172613	0.00292822	0.00430620	0.00204975	0.00301434				
SewDrain	0.00002185	0.00002185	0.00005608	0.00004686	0.00003280	0.00003280	0.00005437	0.00003806	0.00003806	0.00007360	0.00010824	0.00005152	0.00007576				
Street Lighting	0.00035772	0.00035772	0.00091809	0.00076710	0.00053697	0.00053697	0.00089012	0.00062308	0.00062308	0.00105699	0.00155440	0.00073990	0.00108808				
Full Service Rate 2017	0.01684145	0.01684145	0.03924319	0.04318511	0.03022958	0.03022958	0.04828227	0.03379757	0.03379757	0.05380615	0.07912670	0.03766430	0.05538868				
Rate Increase/decrease Education	-4.79%	-4.79%	-4.79%	-3.39%	-3.39%	-3.39%	-3.39%	-3.39%	-3.39%	-0.56%	-6.40%	-0.56%	-6.40%				
Rate Increase/decrease 2016 - 2017	-2.07%	-2.07%	-6.97%	0.74%	0.74%	0.74%	-0.54%	-0.54%	-0.54%	0.91%	-5.02%	0.91%	-5.02%				

Landfill	Pipelines	Farmlands	Managed Forests
Occupied	Occupied	Occupied	Occupied
0.01140000	0.01140000	0.00044750	0.00044750
0.03272000	0.03589114	0.00333370	0.00333370
0.00084921	0.00093152	0.00008652	0.00008652
0.00243165	0.00266732	0.00024775	0.00024775
0.00005361	0.00005581	0.00000546	0.00000546
0.00087775	0.00096282	0.00008943	0.00008943
0.04833222	0.05191161	0.00421036	0.00421036
-3.39%	-4.79%	-4.79%	-4.79%
0.18%	-2.07%	-2.07%	-2.07%

THE CORPORATION OF THE CITY OF THUNDER BAY
TAX RATES 2000 - 2023

2018	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial				Landfill	Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band	Occupied	Occupied	Occupied	Occupied
Education	0.00170000	0.00170000	0.00170000	0.01090000	0.00763000	0.00763000	0.01090000	0.00763000	0.00763000	0.00973528	0.01333600	0.00681469	0.00933520	0.01090000	0.01090000	0.00042500	0.00042500
General	0.01294045	0.01294045	0.03068219	0.02737224	0.01916056	0.01916056	0.03125310	0.02187718	0.02187718	0.03778626	0.05176200	0.02645038	0.03623340	0.03342944	0.03582417	0.00323512	0.00323512
Garbage	0.00038913	0.00038913	0.00094264	0.00083193	0.00058235	0.00058235	0.00094989	0.00066492	0.00066492	0.00114845	0.00157323	0.00080392	0.00110126	0.00100525	0.00107726	0.00009728	0.00009728
PubTrans	0.00096586	0.00096586	0.00233974	0.00206494	0.00144546	0.00144546	0.00235771	0.00165040	0.00165040	0.00285057	0.00390489	0.00199540	0.00273342	0.00249513	0.00267387	0.00024147	0.00024147
SewDrain	0.00008369	0.00008369	0.00020273	0.00017892	0.00012525	0.00012525	0.00020429	0.00014300	0.00014300	0.00027653	0.00037881	0.00019357	0.00026517	0.00021620	0.00023169	0.00002092	0.00002092
Street Lighting	0.00029470	0.00029470	0.00071389	0.00063005	0.00044103	0.00044103	0.00071938	0.00050356	0.00050356	0.00086975	0.00119144	0.00060883	0.00083401	0.00076131	0.00081584	0.00007368	0.00007368
Full Service Rate 2018	0.01637383	0.01637383	0.03658119	0.04197808	0.02938465	0.02938465	0.04638437	0.03246906	0.03246906	0.05266685	0.07214637	0.03686679	0.05050245	0.04880733	0.05152283	0.00409347	0.00409347
Rate Increase/decrease Education	-5.03%	-5.03%	-5.03%	-4.39%	-4.39%	-4.39%	-4.39%	-4.39%	-4.39%	-2.65%	-9.32%	-2.65%	-9.32%	-4.39%	-4.39%	-5.03%	-5.03%
Rate Increase/decrease 2017 - 2018	-2.78%	-2.78%	-6.78%	-2.80%	-2.80%	-2.80%	-3.93%	-3.93%	-3.93%	-2.12%	-8.82%	-2.12%	-8.82%	0.98%	-0.75%	-2.78%	-2.78%

2019	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial				Landfill	Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band	Occupied	Occupied	Occupied	Occupied
Education	0.00161000	0.00161000	0.00161000	0.01030000	0.00875500	0.00875500	0.01030000	0.00875500	0.00875500	0.00947810	0.01170135	0.00805638	0.00994615	0.01030000	0.01030000	0.00040250	0.00040250
General	0.01246043	0.01246043	0.02829694	0.02627581	0.01839307	0.01839307	0.03000122	0.02100086	0.02100086	0.03623372	0.04473299	0.02536360	0.03131310	0.03218939	0.03449530	0.00311511	0.00311511
Garbage	0.00044972	0.00044972	0.00102761	0.00095127	0.00066589	0.00066589	0.00108614	0.00076030	0.00076030	0.00131177	0.00161948	0.00091824	0.00113363	0.00116177	0.00124500	0.00011243	0.00011243
PubTrans	0.00096548	0.00096548	0.00220612	0.00204223	0.00142956	0.00142956	0.00233178	0.00163224	0.00163224	0.00281618	0.00347677	0.00197133	0.00243374	0.00249415	0.00267282	0.00024137	0.00024137
SewDrain	0.00020220	0.00020220	0.00046203	0.00042770	0.00029939	0.00029939	0.00048834	0.00034184	0.00034184	0.00064097	0.00079132	0.00044868	0.00055392	0.00052235	0.00055977	0.00005055	0.00005055
Street Lighting	0.00029701	0.00029701	0.00067867	0.00062825	0.00043977	0.00043977	0.00071732	0.00050213	0.00050213	0.00086634	0.00106955	0.00060644	0.00074869	0.00076727	0.00082224	0.00007425	0.00007425
Full Service Rate 2019	0.01598484	0.01598484	0.03428137	0.04062526	0.02998268	0.02998268	0.04492480	0.03299237	0.03299237	0.05134708	0.06339146	0.03736467	0.04612923	0.04743493	0.05009513	0.00399621	0.00399621
Rate Increase/decrease Education	-5.29%	-5.29%	-5.29%	-5.50%	14.74%	14.74%	-5.50%	14.74%	14.74%	-2.64%	-12.26%	18.22%	6.54%	-5.50%	-5.50%	-5.29%	-5.29%
Rate Increase/decrease 2018 - 2019	-2.38%	-2.38%	-6.29%	-3.22%	2.04%	2.04%	-3.15%	1.61%	1.61%	-2.51%	-12.13%	1.35%	-8.66%	-2.81%	-2.77%	-2.38%	-2.38%
Rate Increase/decrease from 2009-2019	-19.30%		-31.28%	-24.43%	-20.32%	-20.32%	-30.36%	-21.32%	-21.32%	-24.40%				-16.09%	-19.30%	-19.30%	

2020	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial				Landfill	Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band	Occupied	Occupied	Occupied	Occupied
Education	0.00153000	0.00153000	0.00153000	0.00980000	0.00980000	0.00980000	0.00980000	0.00980000	0.00980000	0.00937056	0.01041173	0.00937056	0.01041173	0.00980000	0.00980000	0.00038250	0.00038250
General	0.01233581	0.01233581	0.02561974	0.02561453	0.02177235	0.02177235	0.02924618	0.02485925	0.02485925	0.03455677	0.03839640	0.02937326	0.03263695	0.03186745	0.03415029	0.00308396	0.00308396
Garbage	0.00046317	0.00046317	0.00099234	0.00097671	0.00083020	0.00083020	0.00111518	0.00094791	0.00094791	0.00131768	0.00146409	0.00112003	0.00124447	0.00119652	0.00128223	0.00011579	0.00011579
PubTrans	0.00089042	0.00089042	0.00190772	0.00187766	0.00159601	0.00159601	0.00214388	0.00182230	0.00182230	0.00253317	0.00281463	0.00215319	0.00239244	0.00230025	0.00246503	0.00022261	0.00022261
SewDrain	0.00011632	0.00011632	0.00024922	0.00024529	0.00020850	0.00020850	0.00028007	0.00023806	0.00023806	0.00034609	0.00038454	0.00029418	0.00032686	0.00030049	0.00032202	0.00002908	0.00002908
Street Lighting	0.00029054	0.00029054	0.00062248	0.00061267	0.00052077	0.00052077	0.00069954	0.00059461	0.00059461	0.00082656	0.00091840	0.00070258	0.00078064	0.00075056	0.00080433	0.00007264	0.00007264
Full Service Rate 2020	0.01562626	0.01562626	0.03092150	0.03912686	0.03472783	0.03472783	0.04328485	0.03826213	0.03826213	0.04895083	0.05438979	0.04301380	0.04779309	0.04621527	0.04882390	0.00390658	0.00390658
Rate Increase/decrease Education	-4.97%	-4.97%	-4.97%	-4.85%	11.94%	11.94%	-4.85%	11.94%	11.94%	-1.13%	-11.02%	16.31%	4.68%	-4.85%	-4.85%	-4.97%	-4.97%
Rate Increase/decrease 2019-2020	-2.24%	-2.24%	-9.80%	-3.69%	15.83%	15.83%	-3.65%	15.97%	15.97%	-4.67%	-14.20%	15.12%	3.61%	-2.57%	-2.54%	-2.24%	-2.24%
Rate Increase/decrease from 2010-2020	-21.01%		-38.17%	-18.86%	2.88%	2.88%	-23.41%	4.16%	4.16%	-14.31%				-5.54%	-21.01%	-21.01%	

THE CORPORATION OF THE CITY OF THUNDER BAY
TAX RATES 2000 - 2023

2021	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial				Landfill	Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied - Low Band	Occupied - High Band	Excess Land - Low Band	Excess Land - High Band	Occupied	Occupied	Occupied	Occupied
Education	0.00153000	0.00153000	0.00153000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00866992	0.00903116	0.00866992	0.00903116	0.00880000	0.00880000	0.00038250	0.00038250
General	0.01277627	0.01277627	0.02555254	0.02608962	0.02608962	0.02608962	0.03029044	0.03029044	0.03029044	0.03630777	0.03782059	0.03630777	0.03782059	0.03300530	0.03536966	0.00319407	0.00319407
Garbage	0.00054420	0.00054420	0.00108840	0.00113000	0.00113000	0.00113000	0.00129021	0.00129021	0.00129021	0.00154651	0.00161095	0.00154651	0.00161095	0.00140585	0.00150656	0.00013605	0.00013605
PubTrans	0.00076075	0.00076075	0.00152150	0.00157965	0.00157965	0.00157965	0.00180361	0.00180361	0.00180361	0.00216191	0.00225199	0.00216191	0.00225199	0.00196527	0.00210605	0.00019019	0.00019019
SewDrain	0.00003147	0.00003147	0.00006294	0.00006535	0.00006535	0.00006535	0.00007461	0.00007461	0.00007461	0.00009070	0.00009448	0.00009070	0.00009448	0.00008130	0.00008712	0.00000787	0.00000787
Street Lighting	0.00026811	0.00026811	0.00053622	0.00055671	0.00055671	0.00055671	0.00063564	0.00063564	0.00063564	0.00076192	0.00079366	0.00076192	0.00079366	0.00069262	0.00074223	0.00006703	0.00006703
Full Service Rate 2021	0.01591080	0.01591080	0.03029160	0.03822133	0.03822133	0.03822133	0.04289451	0.04289451	0.04289451	0.04953873	0.05160283	0.04953873	0.05160283	0.04595034	0.04861162	0.00397771	0.00397771
Rate Increase/decrease Education	0.00%	0.00%	0.00%	-10.20%	-10.20%	-10.20%	-10.20%	-10.20%	-10.20%	-7.48%	-13.26%	-7.48%	-13.26%	-10.20%	-10.20%	0.00%	0.00%
Rate Increase/decrease 2020-2021	1.82%	1.82%	-2.04%	-2.31%	10.06%	10.06%	-0.90%	12.11%	12.11%	1.20%	-5.12%	15.17%	7.97%	-0.57%	-0.43%	1.82%	1.82%
Rate Increase/decrease from 2011-2021	-19.36%		-39.47%	-19.23%	15.39%	15.39%	-22.90%	18.62%	18.62%	-11.92%				-4.29%	-19.36%	-19.36%	

2022	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial		Landfill	Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Occupied	Occupied	Occupied	Occupied
Education	0.00153000	0.00153000	0.00153000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00038250	0.00038250
General	0.01322317	0.01322317	0.02644634	0.02654783	0.02654783	0.02654783	0.03134997	0.03134997	0.03134997	0.03768604	0.03768604	0.03415980	0.03660685	0.00330580	0.00330580
Garbage	0.00055725	0.00055725	0.00111450	0.00113793	0.00113793	0.00113793	0.00132115	0.00132115	0.00132115	0.00158816	0.00158816	0.00143956	0.00154268	0.00013931	0.00013931
PubTrans	0.00079480	0.00079480	0.00158960	0.00162301	0.00162301	0.00162301	0.00188434	0.00188434	0.00188434	0.00226518	0.00226518	0.00205323	0.00220031	0.00019870	0.00019870
SewDrain	0.00009155	0.00009155	0.00018310	0.00018695	0.00018695	0.00018695	0.00021705	0.00021705	0.00021705	0.00026092	0.00026092	0.00023650	0.00025345	0.00002289	0.00002289
Street Lighting	0.00014427	0.00014427	0.00028854	0.00029460	0.00029460	0.00029460	0.00034204	0.00034204	0.00034204	0.00041117	0.00041117	0.00037270	0.00039940	0.00003607	0.00003607
Full Service Rate 2022	0.01634104	0.01634104	0.03115208	0.03859032	0.03859032	0.03859032	0.04391455	0.04391455	0.04391455	0.05101147	0.05101147	0.04706179	0.04980269	0.00408527	0.00408527
Rate Increase/decrease Education	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.50%	-2.56%	0.00%	0.00%	0.00%	0.00%
Rate Increase/decrease 2021-2022	2.70%	2.70%	2.84%	0.97%	0.97%	0.97%	2.38%	2.38%	2.38%	2.97%	-1.15%	2.42%	2.45%	2.70%	2.70%
Rate Increase/decrease from 2012-2022	-17.46%		-38.19%	-17.79%	17.44%	17.44%	-20.64%	22.09%	22.09%	-8.83%	40.26%			-1.28%	-17.46%

2023	Residential/ Farm	New Multi-residential	Multi-residential	Commercial			Industrial			Large Industrial		Landfill	Pipelines	Farmlands	Managed Forests
	Occupied		Occupied	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Vacant Land	Occupied	Excess Land	Occupied	Occupied	Occupied	Occupied
Education	0.00153000	0.00153000	0.00153000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00880000	0.00038250	0.00038250
General	0.01352547	0.01352547	0.02691569	0.02678043	0.02678043	0.02678043	0.03206667	0.03206667	0.03206667	0.03692453	0.03692453	0.03494074	0.03744374	0.00338137	0.00338137
Garbage	0.00072476	0.00072476	0.00144227	0.00143502	0.00143502	0.00143502	0.00171829	0.00171829	0.00171829	0.00197859	0.00197859	0.00187229	0.00200642	0.00018119	0.00018119
PubTrans	0.00096138	0.00096138	0.00191315	0.00190353	0.00190353	0.00190353	0.00227927	0.00227927	0.00227927	0.00262457	0.00262457	0.00248356	0.00266147	0.00024035	0.00024035
SewDrain	0.00012444	0.00012444	0.00024764	0.00024639	0.00024639	0.00024639	0.00029503	0.00029503	0.00029503	0.00033972	0.00033972	0.00032147	0.00034450	0.00003111	0.00003111
Street Lighting	0.00022316	0.00022316	0.00044409	0.00044186	0.00044186	0.00044186	0.00052908	0.00052908	0.00052908	0.00060923	0.00060923	0.00057650	0.00061779	0.00005579	0.00005579
Full Service Rate 2023	0.01708921	0.01708921	0.03249284	0.03960723	0.03960723	0.03960723	0.04568834	0.04568834	0.04568834	0.05127664	0.05127664	0.04899456	0.05187392	0.00427231	0.00427231
Rate Increase/decrease Education	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Rate Increase/decrease 2022-2023	4.58%	4.58%	4.30%	2.64%	2.64%	2.64%	4.04%	4.04%	4.04%	0.52%	0.52%	4.11%	4.16%	4.58%	4.58%
Rate Increase/decrease from 2013-2023	-10.13%		-32.14%	-14.00%	22.86%	22.86%	-18.18%	25.87%	25.87%	-9.19%	39.71%			1.75%	-10.13%