

## Sale of Land for Tax Arrears By Public Tender

*Municipal Act, 2001*  
Ontario Regulation 181/03  
Municipal Tax Sales Rules

### THE CORPORATION OF THE CITY OF THUNDER BAY

**Take Notice** that tenders are invited for the purchase of the lands described below and will be received until 3:00 p.m. local time on Tuesday, June 24<sup>th</sup>, 2025, at City of Thunder Bay, Revenue Division, 501-34 Cumberland St N., Thunder Bay, Ontario, P7A 4L3.

The tenders will then be opened in public on the same day at 4:45 p.m. local time at the West Arthur Community Centre, 1914 Arthur St West, Thunder Bay, Ontario.

#### Description of lands:

**1. WITHDRAWN**

- 2. City of Thunder Bay, District of Thunder Bay,**  
Roll No. 01.089.10900.0000,  
**310 DEWE AVE**, PIN 62224-0181 (LT),  
PLAN 235 LOT 19  
**According to the last returned assessment roll, the  
assessed value of the land is \$152,000**

**Minimum tender amount: \$19,060.25**

- 3. City of Thunder Bay, District of Thunder Bay,**  
Roll No. 02.099.48186.0000,  
**216 CASCADE CRES**, PIN 62252-0466 (LT),  
PLAN 55M511 LOT 87  
**According to the last returned assessment roll, the  
assessed value of the land is \$299,000**

**Minimum tender amount: \$32,051.04**

- 4. City of Thunder Bay, District of Thunder Bay,**  
Roll No. 02.100.19000.0000,  
**406 GUS WOURI RD**, PIN 62237-0012 (LT),  
SECTION 10 SPT PCL 5976  
**According to the last returned assessment roll, the  
assessed value of the land is \$95,000**

**Minimum tender amount: \$10,683.84**

**5. WITHDRAWN**

**6. WITHDRAWN**

- 7. City of Thunder Bay, District of Thunder Bay,**  
Roll No. 04.112.03100.0000,  
**535 MCTAVISH ST**, PIN 62062-0042 (LT),  
PLAN 54 BLK 50 LOT 38  
**According to the last returned assessment roll, the  
assessed value of the land is \$120,000**

**Minimum tender amount: \$14,748.68**

- 8. City of Thunder Bay, District of Thunder Bay,**  
Roll No. 04.112.03700.0000,  
**521 MCTAVISH ST**, PIN 62062-0036 (LT),  
PLAN 54 BLK 50 LOT 31  
**According to the last returned assessment roll, the  
assessed value of the land is \$73,000**

**Minimum tender amount: \$17,110.60**

- 9. City of Thunder Bay, District of Thunder Bay,**  
Roll No. 04.115.00700.0000,  
**804 MCLAUGHLIN ST**, PIN 62063-0333 (LT),  
PLAN 57 BLK 18 LOT 22  
**According to the last returned assessment roll, the  
assessed value of the land is \$70,000**

**Minimum tender amount: \$13,342.41**

- 10. City of Thunder Bay, District of Thunder Bay,**  
Roll No. 04.115.14400.0000,  
**811 MCPHERSON ST**, PIN 62063-0431 (LT),  
PLAN 288 LOT 70  
**According to the last returned assessment roll, the  
assessed value of the land is \$73,000**

**Minimum tender amount: \$15,139.48**

- 11. City of Thunder Bay, District of Thunder Bay,**  
Roll No. 04.130.11100.0000,  
**1011 DEASE ST**, PIN 62083-0222 (LT),  
PLAN 55 PT BLK OF LAND E OF LOT 5  
**According to the last returned assessment roll, the  
assessed value of the land is \$136,000**

**Minimum tender amount: \$17,176.23**

- 12. City of Thunder Bay, District of Thunder Bay,**  
Roll No. 04.140.01600.0000,  
**208 SIMPSON ST**, PIN 62072-0128 (LT),  
PLAN 54 BLK 2 LOT 4 TO 5  
**According to the last returned assessment roll, the  
assessed value of the land is \$86,000**

**Minimum tender amount: \$195,430.08**

- 13. City of Thunder Bay, District of Thunder Bay,**  
Roll No. 04.146.11600.0000,  
**301 SYNDICATE AVE N**, PIN 62075-0057 (LT),  
PLAN 210 LOT 184  
**According to the last returned assessment roll, the  
assessed value of the land is \$215,000**

**Minimum tender amount: \$38,959.78**

- 14. City of Thunder Bay, District of Thunder Bay,**  
Roll No. 04.181.00900.0000,  
**742 SPRAGUE ST**, PIN 62039-0121 (LT),  
PLAN 226 LOT 42  
**According to the last returned assessment roll, the  
assessed value of the land is \$189,000**

**Minimum tender amount: \$35,523.26**

15. **City of Thunder Bay, District of Thunder Bay,**  
Roll No. 04.188.00600.0000,  
**728 MORTIMER AVE,** PIN 62040-0045 (LT),  
PLAN 503 LOT 35 TO 36  
**According to the last returned assessment roll, the  
assessed value of the land is \$201,000**

**Minimum tender amount: \$26,380.82**

16. **City of Thunder Bay, District of Thunder Bay,**  
Roll No. 04.188.09700.0000,  
**713 SPRAGUE ST,** PIN 62040-0163 (LT),  
PLAN 701 LOT 4  
**According to the last returned assessment roll, the  
assessed value of the land is \$159,000**

**Minimum tender amount: \$16,046.00**

17. **City of Thunder Bay, District of Thunder Bay,**  
Roll No. 04.210.05400.0000,  
**218 MARY ST E,** PIN 62031-0171 (LT),  
TOWN PLOT S/S MARY E PT LOT 34  
**According to the last returned assessment roll, the  
assessed value of the land is \$161,000**

**Minimum tender amount: \$25,895.71**

18. **City of Thunder Bay, District of Thunder Bay,**  
Roll No. 04.217.01600.0000,  
**1317 EDWARD ST S,** 62028-0148 (LT),  
PLAN 70 BLK N LOT 31  
**According to the last returned assessment roll, the  
assessed value of the land is \$157,000**

**Minimum tender amount: \$13,595.82**

19. **WITHDRAWN**

Tenders must be submitted in the prescribed form and must be accompanied by a deposit of at least 20 per cent of the tender amount, which deposit shall be made by way of a certified cheque/bank draft/ money order payable to the municipality.

Except as follows, the municipality makes no representation regarding the title to or any other matters relating to the lands to be sold. Responsibility for ascertaining these matters rests with the potential purchasers. The assessed value, according to the last assessment roll, may or may not be representative of the current market value of the property.

This sale is governed by the *Municipal Act, 2001* and the Municipal Tax Sales Rules made under that Act. The *Municipal Act, 2001* prescribes the rights, privileges and appurtenances that vest and that do not vest in a purchaser under a tax deed. The successful purchaser will be required to pay the amount tendered plus accumulated taxes and any taxes that may be applicable, such as a land transfer tax.

The municipality has no obligation to provide vacant possession to the successful purchaser.

A copy of the prescribed form of tender is available on the website of the Government of Ontario Central Forms Repository under the listing for the Ministry of Municipal Affairs.

For further information regarding this sale and a copy of the prescribed form of tender, visit us on-line at: [www.thunderbay.ca/revenue](http://www.thunderbay.ca/revenue) or contact:

KELLY TEMPELMAN (COLLECTION OFFICER)  
TELEPHONE: (807) 625-2255 EXT 2968

THE CORPORATION OF THE CITY OF THUNDER BAY  
CORPORATE SERVICES  
REVENUE DIVISION  
501-34 CUMBERLAND ST N  
THUNDER BAY, ONTARIO P7A 4L3