

Thames Centre 2025 Tax Rates

PER BY-LAW # 38-2025

	Class	Thames Centre	Middlesex	Education	Total - 2025	2024
General Taxation Assessment						
<i>Residential</i>						
Residential	RT	0.483978%	0.462281%	0.153000%	1.099259%	1.066303%
School Taxes Only	RD	0.000000%	0.000000%	0.153000%	0.153000%	0.153000%
Residential/FAD	R1	0.314586%	0.300483%	0.099450%	0.714519%	0.693097%
<i>Multi-Residential</i>	MT	0.856496%	0.818099%	0.153000%	1.827595%	1.769272%
<i>Commercial</i>						
Small Scale on Farm Business 2	C0	0.554106%	0.529266%	0.220000%	1.303372%	1.265640%
Small Scale on Farm Business 1	C7	0.554106%	0.529266%	0.220000%	1.303372%	1.265640%
Full Rate	CT	0.554106%	0.529266%	0.880000%	1.963372%	1.925640%
Excess Land	CU	0.387874%	0.370486%	0.880000%	1.638360%	1.611949%
Vacant Land	CX	0.387874%	0.370486%	0.880000%	1.638360%	1.611949%
Shopping Centre	ST	0.554106%	0.529266%	0.880000%	1.963372%	1.925640%
Shopping Centre-(Excess)	SU	0.387874%	0.370486%	0.880000%	1.638360%	1.611949%
<i>Industrial</i>						
Small Scale on Farm Business 2	I0	0.844590%	0.806727%	0.220000%	1.871317%	1.813805%
Small Scale on Farm Business 1	I7	0.844590%	0.806727%	0.220000%	1.871317%	1.813805%
Full Rate	IT	0.844590%	0.806727%	0.880000%	2.531317%	2.473805%
Excess Land	IU	0.548983%	0.524372%	0.880000%	1.953355%	1.915973%
Vacant Land	IX	0.548983%	0.524372%	0.880000%	1.953355%	1.915973%
Large Industrial - Full Rate	LT	0.844590%	0.806727%	0.880000%	2.531317%	2.473805%
Other	IH	0.844590%	0.806727%	1.250000%	2.901317%	2.843805%
Aggregate Extraction	VT	0.687244%	0.656439%	0.511000%	1.854683%	0.000000%
<i>Pipeline</i>	PT	0.510839%	0.487938%	0.880000%	1.878777%	1.843991%
<i>Farmland</i>	FT	0.120994%	0.115570%	0.038250%	0.274814%	0.266576%
<i>Managed Forest</i>	TT	0.120994%	0.115570%	0.038250%	0.274814%	0.266576%
Payment in Lieu Assessment						
<i>Residential</i>	RP	0.483978%	0.462281%	0.153000%	1.099259%	1.066303%
<i>Commercial</i>						
Full Rate	CF	0.554106%	0.529266%	1.220720%	2.304092%	2.266360%
Municipal Taxes Only	CG	0.554106%	0.529266%	0.000000%	1.083372%	1.045640%
Vacant Land	CZ	0.387874%	0.370486%	0.000000%	0.758360%	0.731949%
Landfill	HF	0.532376%	0.508509%	0.980000%	2.020885%	1.984633%
Exempt Assessment						
	E	0.000000%	0.000000%	0.000000%	0.000000%	0.000000%

Notes

Education rates are provided by the Minister of Finance, Ontario

Middlesex rates are set by Middlesex County Council