

Thames Centre 2026 Tax Rates

PER BY-LAW # 21-2026

	Class	Thames Centre	Middlesex	Education	Total - 2026	2025
General Taxation Assessment						
<i>Residential</i>						
Residential	RT	0.512658%	0.480170%	0.153000%	1.145828%	1.099259%
School Taxes Only	RD	0.000000%	0.000000%	0.153000%	0.153000%	0.153000%
Residential/FAD	R1	0.333228%	0.312111%	0.099450%	0.744789%	0.714519%
<i>Multi-Residential</i>	MT	0.907252%	0.849757%	0.153000%	1.910009%	1.827595%
<i>Commercial</i>						
Small Scale on Farm Business 2	C0	0.586943%	0.549747%	0.220000%	1.356689%	1.303372%
Small Scale on Farm Business 1	C7	0.586943%	0.549747%	0.220000%	1.356689%	1.303372%
Full Rate	CT	0.586943%	0.549747%	0.880000%	2.016689%	1.963372%
Excess Land	CU	0.410860%	0.384823%	0.880000%	1.675682%	1.638360%
Vacant Land	CX	0.410860%	0.384823%	0.880000%	1.675682%	1.638360%
Shopping Centre	ST	0.586943%	0.549747%	0.880000%	2.016689%	1.963372%
Shopping Centre-(Excess)	SU	0.410860%	0.384823%	0.880000%	1.675682%	1.638360%
<i>Industrial</i>						
Small Scale on Farm Business 2	I0	0.894640%	0.837945%	0.220000%	1.952585%	1.871317%
Small Scale on Farm Business 1	I7	0.894640%	0.837945%	0.220000%	1.952585%	1.871317%
Full Rate	IT	0.894640%	0.837945%	0.880000%	2.612585%	2.531317%
Excess Land	IU	0.581516%	0.544664%	0.880000%	2.006179%	1.953355%
Vacant Land	IX	0.581516%	0.544664%	0.880000%	2.006179%	1.953355%
Large Industrial - Full Rate	LT	0.894640%	0.837945%	0.880000%	2.612585%	2.531317%
Other	IH	0.894640%	0.837945%	1.250000%	2.982585%	2.901317%
Aggregate Extraction	VT	0.727970%	0.681841%	0.511000%	1.920811%	1.854683%
<i>Pipeline</i>	PT	0.541111%	0.506819%	0.880000%	1.927931%	1.878777%
<i>Farmland</i>	FT	0.128165%	0.120043%	0.038250%	0.286456%	0.274814%
<i>Managed Forest</i>	TT	0.128165%	0.120043%	0.038250%	0.286456%	0.274814%
Payment in Lieu Assessment						
<i>Residential</i>	RP	0.512658%	0.480170%	0.153000%	1.145828%	1.099259%
<i>Commercial</i>						
Full Rate	CF	0.586943%	0.549747%	1.220720%	2.357409%	2.304092%
Municipal Taxes Only	CG	0.586943%	0.549747%	0.000000%	1.136689%	1.083372%
Vacant Land	CZ	0.410860%	0.384823%	0.000000%	0.795682%	0.758360%
Landfill	HF	0.563924%	0.528187%	0.980000%	2.072111%	2.020885%
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