

**Tax Ratios for the City of Thunder Bay
1998 to 2026**

	Residential	New Multi- Residential	Multi- Residential	Commercial	Shopping Centre	Office Building	Parking/ Vac Land	Industrial	Large Industrial (No Band)	Aggregate Extraction	Landfill	Pipelines	Farmland	Managed Forests
1998	1.000000		2.903900	2.445000	2.213600	2.582300	1.493900	3.230100	3.471800			2.198400	0.250000	0.250000
1999	1.000000		2.903900	2.445000	2.213600	2.582300	1.493900	3.230100	3.471800			2.198400	0.250000	0.250000
2000	1.000000		2.903900	2.445000	2.213600	2.582300	1.493900	3.230100	3.471800			2.198400	0.250000	0.250000
2001	1.000000		2.538500	2.445000	2.213600	2.582300	1.493900	3.230100	3.471800			2.152000	0.250000	0.250000
2002	1.000000		2.538500	2.394081	2.167501	2.528523	1.462789	3.162832	3.399498			2.152000	0.250000	0.250000
2003	1.000000		2.538500	2.020900	1.829700	2.134400	1.234800	2.475700	2.660900			2.152000	0.250000	0.250000
2004	1.000000		2.740000	2.020900	1.829700	2.134400	1.234800	2.382400	2.681200			2.152000	0.250000	0.250000
2005	1.000000		2.740000	1.980000	1.866300	2.091700	1.259500	2.430000	2.627500			2.152000	0.250000	0.250000
2006	1.000000		2.740000	1.952709				2.430000	2.627500			2.152000	0.250000	0.250000
2007	1.000000		2.740000	1.952709				2.430000	2.627500			2.152000	0.250000	0.250000
2008	1.000000		2.740000	1.952709				2.430000	2.627500			2.152000	0.250000	0.250000
2009	1.000000		2.740000	1.952709				2.430000	2.627500			2.152000	0.250000	0.250000
2010	1.000000		2.740000	1.952709				2.430000	2.465000			2.152000	0.250000	0.250000
2011	1.000000		2.740000	1.952709				2.430000	2.465000			2.152000	0.250000	0.250000
2012	1.000000		2.740000	1.952709				2.430000	2.465000			2.152000	0.250000	0.250000
2013	1.000000		2.708571	1.980000				2.559283	2.596145			2.271603	0.250000	0.250000
2014	1.000000	1.000000	2.685576	1.980000				2.540000	3.230648			2.388795	0.250000	0.250000
2015	1.000000	1.000000	2.649522	2.045366				2.503555	3.325639			2.502278	0.250000	0.250000
2016	1.000000	1.000000	2.631000	2.067700				2.445300	3.376233			2.612379	0.250000	0.250000
2017	1.000000	1.000000	2.566505	2.144417				2.488302	3.368219		2.453732	2.691541	0.250000	0.250000
2018	1.000000	1.000000	2.422438	2.137932				2.441050	3.304256		2.583329	2.768387	0.250000	0.250000
2019	1.000000	1.000000	2.285000	2.115246				2.415148	3.170000		2.583329	2.768387	0.250000	0.250000
2020	1.000000	1.000000	2.142500	2.108740				2.407719	2.975329		2.583329	2.768387	0.250000	0.250000
2021	1.000000	1.000000	2.000000	2.076437				2.370836	2.881955		2.583329	2.768387	0.250000	0.250000
2022	1.000000	1.000000	2.000000	2.042037				2.370836	2.850000		2.583329	2.768387	0.250000	0.250000
2023	1.000000	1.000000	1.990000	1.980000				2.370836	2.730000		2.583329	2.768387	0.250000	0.250000
2024	1.000000	1.000000	1.990000	1.980000				2.370836	2.730000		2.583329	2.768387	0.250000	0.250000
2025	1.000000	1.000000	1.990000	1.980000				2.370836	2.730000	1.929164	2.583329	2.768387	0.250000	0.250000
2026 (Recommended)	1.000000	1.000000	1.990000	1.980000				2.370836	2.610000	1.929164	2.583329	2.768387	0.250000	0.250000

Notes:

In 2006 City Council stopped using the optional commercial property classes (shopping centre, office building, and parking/vac Land).

In 2014 City Council created the optional new multi-residential property class and confirmed a tax ratio of 1.0 for the class.

In 2017 the Province created a new property class for landfills.

In 2024 the Province created a new property class effective 2025, comprised of the industrial portion of properties used for Aggregate Extraction