

Report 2025-74 Appendix A - 2025 Property Tax Rates

City of Port Colborne General 2025 Tax Rates

Property Class	RTC Code	2025 Current Value Assessment	Tax Ratio	Discount Factor
Residential	RT	1,751,307,356	1.000000	1.000
Multi-Residential	MT	39,371,000	1.970000	1.000
New Multi-Residential	NT	2,351,000	1.000000	1.000
Commercial	CT	132,264,418	1.734900	1.000
Excess Land	CU	501,900	1.734900	1.000
Vacant Land	CX	2,413,100	1.734900	1.000
Commercial Other	GT	317,500	1.734900	1.000
Commercial Other	ST	11,949,227	1.734900	1.000
Industrial	IT	33,762,600	2.630000	1.000
Excess Land	IU	645,900	2.630000	1.000
Vacant Land	IX	5,534,600	2.630000	1.000
Large Industrial	LT	40,960,290	2.630000	1.000
Excess Land	LU	2,261,035	2.630000	1.000
Pipelines	PT	10,843,000	1.702100	1.000
Farmlands	FT	57,390,474	0.250000	1.000
Aggregate Extraction	VT	6,786,000	2.140048	1.000
Managed Forests	TT	993,600	0.250000	1.000
		<u>2,099,653,000</u>		

Payments-In-Lieu

Property Class	RTC Code	2025 Current Value Assessment	Tax Ratio	Discount Factor
Residential - Full	RF	1,108,000	1.000000	1.00
Residential - Gen	RG	312,400	1.000000	1.00
Commercial - Full	CF	10,421,600	1.734900	1.00
Commercial - Gen	CG	500,000	1.734900	1.00
Industrial - Hydro	IH	110,000	2.630000	1.00
		<u>12,452,000</u>		

Report 2025-74 Appendix A - 2025 Property Tax Rates

City of Port Colborne
General 2025 Tax Rates (Continued)

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential	RT	0.01141417	0.00728438	0.00092938	0.00049356	0.00153000	0.02165149
Multi-Residential	MT	0.02248591	0.01435023	0.00183088	0.00097231	0.00153000	0.04116933
New Multi-Residential	NT	0.01141417	0.00728438	0.00092938	0.00049356	0.00153000	0.02165149
Commercial	CT	0.01980244	0.01263767	0.00161238	0.00085628	0.00880000	0.04370877
Excess Land	CU	0.01980244	0.01263767	0.00161238	0.00085628	0.00880000	0.04370877
Vacant Land	CX	0.01980244	0.01263767	0.00161238	0.00085628	0.00880000	0.04370877
Commercial Other	GT	0.01980244	0.01263767	0.00161238	0.00085628	0.00880000	0.04370877
Commercial Other	ST	0.01980244	0.01263767	0.00161238	0.00085628	0.00880000	0.04370877
Industrial	IT	0.03001927	0.01915792	0.00244427	0.00129806	0.00880000	0.06171952
Excess Land	IU	0.03001927	0.01915792	0.00244427	0.00129806	0.00880000	0.06171952
Vacant Land	IX	0.03001927	0.01915792	0.00244427	0.00129806	0.00880000	0.06171952
Large Industrial	LT	0.03001927	0.01915792	0.00244427	0.00129806	0.00880000	0.06171952
Excess Land	LU	0.03001927	0.01915792	0.00244427	0.00129806	0.00880000	0.06171952
Pipelines	PT	0.01942806	0.01239874	0.00158190	0.00084009	0.00880000	0.04304879
Farmlands	FT	0.00285354	0.00182110	0.00023235	0.00012339	0.00038250	0.00541288
Aggregate Extraction	VT	0.02442687	0.01558892	0.00198892	0.00105624	0.00511000	0.04817095
Managed Forests	TT	0.00285354	0.00182110	0.00023235	0.00012339	0.00038250	0.00541288

Payments-In-Lieu

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential - Full	RF	0.01141417	0.00728438	0.00092938	0.00049356	0.00153000	0.02165149
Residential - Gen	RG	0.01141417	0.00728438	0.00092938	0.00049356	-	0.02012149
Commercial - Full	CF	0.01980244	0.01263767	0.00161238	0.00085628	0.00980000	0.04470877
Commercial - Gen	CG	0.01980244	0.01263767	0.00161238	0.00085628	-	0.03490877
Industrial - Hydro	IH	0.03001927	0.01915792	0.00244427	0.00129806	0.01250000	0.06541952

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**City of Port Colborne
General 2025 Tax Rates (Continued)**

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential	RT	19,989,720	12,757,188	1,627,630	864,375	2,679,500	37,918,414
Multi-Residential	MT	885,293	564,983	72,084	38,281	60,238	1,620,878
New Multi-Residential	NT	26,835	17,126	2,185	1,160	3,597	50,903
Commercial	CT	2,619,158	1,671,514	213,261	113,255	1,163,927	5,781,115
Excess Land	CU	9,939	6,343	809	430	4,417	21,937
Vacant Land	CX	47,785	30,496	3,891	2,066	21,235	105,474
Commercial Other	GT	6,287	4,012	512	272	2,794	13,878
Commercial Other	ST	236,624	151,010	19,267	10,232	105,153	522,286
Industrial	IT	1,013,529	646,821	82,525	43,826	297,111	2,083,811
Excess Land	IU	19,389	12,374	1,579	838	5,684	39,865
Vacant Land	IX	166,145	106,031	13,528	7,184	48,704	341,593
Large Industrial	LT	1,229,598	784,714	100,118	53,169	360,451	2,528,049
Excess Land	LU	67,875	43,317	5,527	2,935	19,897	139,550
Pipelines	PT	210,658	134,440	17,153	9,109	95,418	466,778
Farmlands	FT	163,766	104,514	13,335	7,081	21,952	310,648
Aggregate Extraction	VT	165,761	105,786	13,497	7,168	34,676	326,888
Managed Forests	TT	2,835	1,809	231	123	380	5,378
		26,861,197	17,142,479	2,187,129	1,161,505	4,925,135	52,277,444

Payments-In-Lieu

Property Class	RTC Code	Tax Rates					Total
		City	Region	Region: Waste Mgmt	Region: Transit	Education	
Residential - Full	RF	12,647	8,071	1,030	547	1,695	23,990
Residential - Gen	RG	3,566	2,276	290	154	-	6,286
Commercial - Full	CF	206,373	131,705	16,804	8,924	102,132	465,937
Commercial - Gen	CG	9,901	6,319	806	428	-	17,454
Industrial - Hydro	IH	3,302	2,107	269	143	1,375	7,196
		235,789	150,478	19,199	10,196	105,202	520,863