

THE CORPORATION OF THE CITY OF SAULT STE. MARIE  
2025 TAX RATE SCENARIOS

Appendix A

2025 Levy Increase	3.68%
Less: 2024 Municipal Revenue Change from Assessment Growth	1.00%
Other Adjustments	-0.02%
<b>Tax increase</b>	<b>2.66%</b>

Class	2024		Starting Ratios					Alternate Ratio: Decrease to Commercial - Provincial Threshold 1.98					Alternate Ratio: Residential levy increase 3.44% with a decrease to Commercial to Provincial Threshold 1.98% and a decrease to Industrial to 5.5%				
	Tax Ratios	% of tax	Municipal	Chg from 2024 after growth	Tax Ratio	Change from 2024 ratio	% of tax	Municipal	Chg from 2024 after growth	Tax Ratio	Change from 2024 ratio	% of tax	Municipal	Chg from 2024 after growth	Tax Ratio	Change from 2024 ratio	% of tax
<b>Taxable</b>																	
Residential	1.000000	65.3%	95,131,306	2.84%	1.000000	0.000	65.2%	95,100,408	2.81%	1.000000	0.000	65.1%	95,690,776	3.44%	1.000000	0.000	65.5%
New Multi-residential	1.082000	0.002	833,395	3.07%	1.082000	0.000	0.6%	833,136	3.04%	1.082000	0.000	0.6%	838,311	3.68%	1.082000	0.000	0.6%
Multi-residential	1.082000	5.5%	7,911,583	3.07%	1.082000	0.000	5.4%	7,909,128	3.04%	1.082000	0.000	5.4%	7,958,249	3.68%	1.082000	0.000	5.5%
Com. Occupied	1.973194	16.1%	23,236,806	2.27%	1.937893	-0.035	15.9%	23,259,856	2.37%	1.928025	-0.045	15.9%	23,404,296	3.01%	1.928025	-0.045	16.0%
Com. Exc. Land	1.973194	0.1%	133,952	2.15%	1.356525	-0.617	0.1%	134,088	2.26%	1.349618	-0.624	0.1%	134,921	2.89%	1.349618	-0.624	0.1%
Com. On-Farm Bus. 1	1.973194	0.0%	746	0.00%	1.937893	-0.035	0.0%	747	0.00%	1.928025	-0.045	0.0%	751	0.00%	1.928025	-0.045	0.0%
Shopping Occ.	2.094675	3.5%	5,199,172	2.32%	2.057201	-0.037	3.6%	5,204,269	2.42%	2.046725	-0.048	3.6%	5,236,592	3.06%	2.046725	-0.048	3.6%
Shopping Exc.	1.466273	0.0%	0	0.00%	1.440041	-0.026	0.0%	0	0.00%	1.432708	-0.034	0.0%	0	0.00%	1.432708	-0.034	0.0%
Office Occupied	2.743080	0.5%	974,948	2.32%	2.694005	-0.049	0.7%	975,903	2.42%	2.680286	-0.063	0.7%	981,964	3.06%	2.680286	-0.063	0.7%
Office Exc. Land	1.920156	0.0%	0	0.00%	1.885804	-0.034	0.0%	0	0.00%	1.876200	-0.044	0.0%	0	0.00%	1.876200	-0.044	0.0%
Parking/Vac. Land	1.458839	0.4%	574,788	2.29%	1.432740	-0.026	0.4%	575,354	2.40%	1.425444	-0.033	0.4%	578,928	3.03%	1.425444	-0.033	0.4%
Ind. Occupied	4.243835	2.1%	2,920,391	1.95%	4.167911	-0.076	2.0%	2,921,431	1.98%	4.167911	-0.076	2.0%	2,697,344	-5.84%	3.824401	-0.419	1.8%
Ind. Exc. Land	2.758493	0.0%	34,219	1.70%	2.709142	-0.049	0.0%	34,231	1.73%	2.709142	-0.049	0.0%	31,605	-6.07%	2.485861	-0.273	0.0%
Ind. Vac. Land	2.758493	0.2%	251,614	2.27%	2.709142	-0.049	0.2%	251,707	2.30%	2.709142	-0.049	0.2%	232,401	-5.54%	2.485861	-0.273	0.2%
Large Ind. Occ.	7.537165	5.3%	7,701,782	2.32%	7.402322	-0.135	5.3%	7,704,622	2.36%	7.402321	-0.135	5.3%	7,113,678	-5.49%	6.792239	-0.745	4.9%
Large Ind. Exc.	4.899157	0.0%	19,769	2.32%	4.811509	-0.088	0.0%	19,776	2.36%	4.811509	-0.088	0.0%	18,260	-5.49%	4.414955	-0.484	0.0%
Aggregate Extraction	1.973194	0.0%	138,115	-15.77%	3.453236	1.480	0.1%	138,163	-15.74%	3.453236	1.480	0.1%	139,023	-15.22%	3.453236	1.480	0.1%
Landfills	1.884024	0.0%	0	0.00%	1.884024	0.000	0.0%	0	0.00%	1.884024	0.000	0.0%	0	0.00%	1.884024	0.000	0.0%
Pipelines	2.093910	0.6%	909,780	1.41%	2.093910	0.000	0.6%	909,406	1.37%	2.093910	0.000	0.6%	915,033	2.00%	2.093910	0.000	0.6%
Farm	0.250000	0.0%	9,647	1.95%	0.250000	0.000	0.0%	9,643	1.91%	0.250000	0.000	0.0%	9,703	2.54%	0.250000	0.000	0.0%
Managed Forests	0.250000	0.0%	10,944	1.51%	0.250000	0.000	0.0%	10,940	1.47%	0.250000	0.000	0.0%	11,008	2.10%	0.250000	0.000	0.0%
<b>Total Taxable</b>			<b>145,992,956</b>	<b>2.66%</b>				<b>145,992,809</b>	<b>2.66%</b>				<b>145,992,841</b>	<b>2.66%</b>			
<b>Median/Typical Property</b>	<b>2025 CVA</b>	<b>% CVA change *</b>	<b>\$ Tax Change</b>	<b>% Tax Change</b>				<b>\$ Tax Change</b>	<b>% Tax Change</b>				<b>\$ Tax Change</b>	<b>% Tax Change</b>			
Single Family Dwelling	197,000	0.00%	\$99.03	2.81%			\$98.00	3.04%				\$118.63	3.68%				
Apartment Building	1,556,000	0.00%	\$846.40	2.83%			\$837.60	3.04%				\$1,013.89	3.68%				
Small Office Building	317,000	0.00%	\$233.59	1.82%			\$243.67	2.42%				\$307.67	3.06%				
Small Retail Commercial Property	209,000	0.00%	\$154.00	1.82%			\$160.64	2.42%				\$202.84	3.06%				
Standard Industrial Property	647,000	0.00%	\$1,025.33	2.06%			\$1,042.00	2.36%				(\$2,425.07)	-5.47%				

\*Reassessment scheduled for 2021 was postponed by Province, no confirmation on date of reassessment.

The median or typical property in each group represents a property with an assessed value at or near the midpoint or median for the group and a per cent change in assessment for the year at or near the median for the group.

Excludes Capping and Education taxes