

# PROPERTY TAX INFORMATION

## 2003 TAX RATES

	Town of LaSalle <small>969-7770</small>	Town of Lakeshore <small>728-2700</small>	City of Windsor <small>255-6241</small>	Town of Tecumseh * <small>735-2184</small>	St. Clair Beach Area*	Sandwich S. Area *	Oldcastle*	Leamington	
								Urban	Rural
<b>Development Charges per square foot for COMMERCIAL</b>									
	\$ -	\$ 0.29	\$ 1.35	\$ 6.70	\$ 6.70	Twin Oaks: \$19.85	\$ 5.34	\$ 0.35	\$ 0.35
<b>Commercial: Full - No Support</b>									
Tax Rate	0.02910910	0.0255351	0.0472173	0.026693	0.027318	0.026975	0.028905		
\$1M assess.	\$ 29,109.10	\$ 25,535.10	\$ 47,217.30	\$ 26,693.00	\$ 27,318.00	\$ 26,975	\$ 28,905		
<b>Commercial: Vacant Unit /Excess Land</b>									
Tax Rate	0.02037587	0.0178749	0.03309021	0.018685	0.019123	0.018882	0.020234		
\$1M assess.	\$ 20,375.87	\$ 17,874.90	\$ 33,090.21	\$ 18,685.00	\$ 19,123.00	\$ 18,882	\$ 20,234		
<b>Commercial: Parking Lt/Vac Land</b>									
Tax Rate	0.01529403	0.0134150	0.02489788	0.014023	0.014351	0.014171	0.015185		
\$1M assess.	\$ 15,294.03	\$ 13,415.00	\$ 24,897.88	\$ 14,023.00	\$ 14,351.00	\$ 14,171	\$ 15,185		
<b>Commercial: Farmland Awaiting Develop.</b>									
Tax Rate		0.0059671		0.006238	0.006384	0.006304	0.006755		
\$1M assess.	\$ -	\$ 5,967.10	\$ -	\$ 6,238.00	\$ 6,384.00	\$ 6,304	\$ 6,755		
<b>Shopping Center - Full</b>									
Tax Rate	0.03171310	0.0278191	0.04853854	0.029081	0.029761	0.029388	0.031491		
\$1M assess.	\$ 31,713.10	\$ 27,819.10	\$ 48,538.54	\$ 29,081.00	\$ 29,761.00	\$ 29,388	\$ 31,491		
<b>Shopping Center - Vacant Unit</b>									
Tax Rate	0.02219847	0.0194735	0.03397656	0.020358	0.02834	0.020573	0.022044		
\$1M assess.	\$ 22,198.47	\$ 19,473.50	\$ 33,976.56	\$ 20,358.00	\$ 28,340.00	\$ 20,573	\$ 22,044		
<b>Development Charges per square foot for INDUSTRIAL</b>									
	Exempt	\$ 0.29	Exempt	\$ 6.70	\$ 6.70	Twin Oaks: \$19.85	\$ 5.34	\$ 0.35	\$ 0.35
<b>Industrial Occupied</b>									
Tax Rate	0.04885574	0.0423657	0.06054962	0.044469	0.045603	0.044981	0.048486	4.808167	4.620916
\$1M assess.	\$ 48,855.74	\$ 42,365.70	\$ 60,549.62	\$ 44,469.00	\$ 45,603.00	\$ 44,981	\$ 48,486	\$ 4,808,167	\$ 4,620,916
<b>Industrial Vacant Units</b>									
Tax Rate	0.03175613	0.0275371	0.04238473	0.028905	0.029642	0.029237	0.031516		
\$1M assess.	\$ 31,756.13	\$ 27,537.10	\$ 42,384.73	\$ 28,905.00	\$ 29,642.00	\$ 29,237	\$ 31,516		
<b>Industrial Vacant Land</b>									
Tax Rate	0.03175613	0.0275371	0.04238473	0.028905	0.029642	0.029237	0.031516		
\$1M assess.	\$ 31,756.13	\$ 27,537.10	\$ 42,384.73	\$ 28,905.00	\$ 29,642.00	\$ 29,237	\$ 31,516		
<b>Large Industrial Occupied</b>									
Tax Rate	0.06755848	0.0585835	0.08628875	0.061493	0.063061	0.062201	0.067047	4.808167	4.620916
\$1M assess.	\$ 67,558.48	\$ 58,583.50	\$ 86,288.75	\$ 61,493.00	\$ 63,061.00	\$ 62,201	\$ 67,047	\$ 4,808,167	\$ 4,620,916
<b>Large Industrial Vacant Units</b>									
Tax Rate	0.04391151	0.0380795	0.06040212	0.039971	0.04099	0.040431	0.043581	4.321709	4.153404
\$1M assess.	\$ 43,911.51	\$ 38,079.50	\$ 60,402.12	\$ 39,971.00	\$ 40,990.00	\$ 40,431	\$ 43,581	\$ 4,321,709	\$ 4,153,404
* Based on \$1,000,000 assessed value									
* Pre-Amalgamated. All pre-amalgamated municipalities to have their own separate mill rates until 2004.									
(Tax Rate multiplied by property's current value assessment determines amount of taxes paid, i.e., assessment of \$1,000,000 x 0.06778877 tax rate = \$67,788 tax)									
NOTE: Difference between Large Industrial and Industrial (per Ben McBride @ Ont. Prop. Assess. @ 254-3171, Ext. 217): Anything larger than 125,000 sq. ft. with one owner, one tenant would be considered Large.									