

City of Stratford
Tax Rate Calculation Detail 2024
October 20, 2025

2024 TAX RATE CALCULATION							
	RTC RTQ	2025 Opening CVA Assessment	Tax Ratios	CVA Weighted by Transition Tax Ratios	2024	2025 TAXATION	Total Taxes by Class
Taxable							
Residential/Farm	RT	3,627,042,894	1.000000	3,627,042,894	0.01553956	56,362,650	56,362,650
Residential - Education Only	RD	428,000	0.000000	0	0.00000000	0	
Multi-residential	MT	191,183,600	2.000000	382,367,200	0.03107912	5,941,818	5,941,818
New Multi-Res	NT	50,235,000	1.000000	50,235,000	0.01553956	780,630	780,630
Com. Occupied	CT,DT,ST,XT,YT,ZT	513,639,566	1.975937	1,014,919,423	0.03070519	15,771,401	
Com. Excess Land	CU,SU,XU	4,394,338	1.975937	8,682,935	0.03070519	134,929	
Com. Vac. Land	CX	4,437,200	1.975937	8,767,628	0.03070519	136,245	
Resort Condo's	OT	0		0	0.00000000	0	
Com. Parking Lot	GT	34,000	1.975937	67,182	0.03070519	1,044	16,043,619
Ind. Occupied	IT,KT,LT,JT	142,468,884	2.542033	362,160,605	0.03950207	5,627,816	
Ind. Excess Land	IU,JU,KU,LU	4,087,849	2.542033	10,391,447	0.03950207	161,479	
Ind. Vacant Land	IX	5,296,900	2.542033	13,464,895	0.03950207	209,239	5,998,533
Pipelines	PT	9,945,000	1.509000	15,007,005	0.02344920	233,202	233,202
Landfills	HF	2,227,292	1.965003	4,376,635	0.03053528	68,011	68,011
Farmlands	FT	22,096,461	0.250000	5,524,115	0.00388489	85,842	
Farmland waiting development	R1	0	0.250000	0	0.00388489	0	85,842
Managed Forests	TT	0	0.250000	0	0.00388489	0	0
Total Taxable		4,577,516,984		5,503,006,964		85,514,306	85,514,306
Payment in Lieu							
Residential/Farm - full	RF, RH	103,000	1.000000	103,000	0.01553956	1,601	
Residential/Farm - General	RG	0	1.000000	0	0.01553956	0	
Residential/Fm full Prov Ten	RP	0	1.000000	0	0.01553956	0	1,601
Farm - PIL Full	FF, FP	0	0.250000	0	0.00388489	0	0
Multi-residential	MF	0	2.000000	0	0.03107912	0	
Multi-residential - Prov tenant		0		0	0.00000000	0	0
Com. Occupied - full	CH,CF,CP	10,965,808	1.975937	21,667,746	0.03070519	336,707	
Com. Occupied - General	CF, CG	4,331,300	1.975937	8,558,376	0.03070519	132,993	
Com. Excess Land	CV	0	1.975937	0	0.03070519	0	
Com. Vac. Land	CJ,CY,CZ	225,500	1.975937	445,574	0.03070519	6,924	
Com Parking Lot	GF	0	1.975937	0	0.03070519	0	476,625
Ind. Occupied Full	IH,IF	1,172,000	2.542033	2,979,263	0.03950207	46,296	
Ind. Excess Land	IV,IK	0	2.542033	0	0.03950207	0	
Ind Vacant Land	IJ,IY	0	2.542033	0	0.03950207	0	46,296
Total PIL		16,797,608		33,753,958		0	524,522
Taxable & PIL Assess.		4,594,314,592		5,536,760,922		0	86,038,828
Exempt Assessment		268,110,136					
Total Municipal Assessment		4,862,424,728					

Agrees to MPAC Check **4,862,424,728**

Municipal Rates Only	
2024 Budget	80,090,376
2025 Budget requirements	5,948,452
2025 Ending Taxation	86,038,828

Municipal Residential Tax Rate	Levy	86,038,828	
	Weighted Assess	5,536,760,922	0.01553956

**2024 / 2025
Revenue
Neutral
Residential
Tax Rate**

0.01440515