

City of Greater Sudbury
2025 Tax Rates for all Municipal Purposes (Including Education)

(all figures in the form of %'s)

Property Tax Class	Qualifier	Property Description	General	Fire Rate			Transportation Rate		Education	Sudbury	Valley East	All Other Areas	Unorganized
				Career	Composite	Volunteer	Urban	Commuter					
R,N	T,H	Residential/New Multi-Res	1.304345	0.212734	0.205775	0.123821	0.156262	0.072870	0.153000	1.826341	1.735990	1.654036	1.581166
M	T	Multiple Residential	2.563037	0.418022	0.404347	0.243308	0.307055	0.143190	0.153000	3.441114	3.263574	3.102535	2.959345
C	T,H, U, X	Commercial	2.493908	0.406747	0.393442	0.236746	0.298773	0.139327	0.880000	4.079428	3.906677	3.749981	3.610654
I	T,H, U, X, J	Industrial	4.338948	0.720687	0.697112	0.419474	0.529375	0.246864	0.880000	6.469010	6.162924	5.885286	5.638422
L	T, U	Large Industrial	5.036569	0.836560	0.809193	0.486916	0.614488	0.286556	0.880000	7.367617	7.012318	6.690041	6.403485
V	T	Aggregate Extraction	3.598363	0.597678	0.578126	0.347876	0.439019	0.204729	0.511000	5.146060	4.892218	4.661968	4.457239
P	T	Pipelines	2.842806	0.463652	0.448485	0.269867	0.340571	0.158819	0.880000	4.527029	4.330110	4.151492	3.992673
F	T	Farm	0.260869	0.042547	0.041155	0.024764	0.031252	0.014574	0.038250	0.372918	0.354848	0.338457	0.323883
T	T	Managed Forests	0.326086	0.053183	0.051443	0.030955	0.039066	0.018218	0.038250	0.456585	0.433997	0.413509	0.395291

Fire Area Rate

- Career - this rate is applied to properties in the former City of Sudbury
- Composite - this rate is applied to the properties in the former City of Valley East
- Volunteer - this rate is applied to all other areas of the City of Greater Sudbury

Transportation Rate

- Urban - this rate applies to properties in the former City of Sudbury
- Commuter Rate - this rate applies to all other areas of the City of Greater Sudbury with the exception of the formerly Unorganized areas
- No Rate - applies to formerly Unorganized areas

BIA Rates

Downtown Sudbury

Commercial and Industrial 0.428389

Flour Mill

Commercial and Industrial 0.064830

Sudbury
 Roll Numbers - 010 to 090
2025 Tax Rates for all Municipal Purposes (Including Education)
 (all figures in the form of %'s)

Property Tax Class	Qualifier	Property Description	General	Fire Rate			Transportation Rate		Municipal Total	Education	Sudbury	Municipal %	Education %
				Career	Composite	Volunteer	Urban	Commuter					
R,N	T,H	Residential/New Multi-Res	1.304345	0.212734	0.205775	0.123821	0.156262	0.072870	1.673341	0.153000	1.826341	91.6226%	8.3774%
M	T	Multiple Residential	2.563037	0.418022	0.404347	0.243308	0.307055	0.143190	3.288114	0.153000	3.441114	95.5538%	4.4462%
C	T,H, U, X	Commercial	2.493908	0.406747	0.393442	0.236746	0.298773	0.139327	3.199428	0.880000	4.079428	78.4283%	21.5717%
I	T,H, U, X, J	Industrial	4.338948	0.720687	0.697112	0.419474	0.529375	0.246864	5.589010	0.880000	6.469010	86.3967%	13.6033%
L	T, U	Large Industrial	5.036569	0.836560	0.809193	0.486916	0.614488	0.286556	6.487617	0.880000	7.367617	88.0558%	11.9442%
V	T	Aggregate Extraction	3.598363	0.597678	0.578126	0.347876	0.439019	0.204729	4.635060	0.511000	5.146060	90.0701%	9.9299%
P	T	Pipelines	2.842806	0.463652	0.448485	0.269867	0.340571	0.158819	3.647029	0.880000	4.527029	80.5612%	19.4388%
F	T	Farm	0.260869	0.042547	0.041155	0.024764	0.031252	0.014574	0.334668	0.038250	0.372918	89.7431%	10.2569%
T	T	Managed Forests	0.326086	0.053183	0.051443	0.030955	0.039066	0.018218	0.418335	0.038250	0.456585	91.6226%	8.3774%

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Transportation Rate

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BIA Rates

Downtown Sudbury

Commercial and Industrial

0.428389

Flour Mill

Commercial and Industrial

0.064830

Valley East
 Roll Numbers - 170
2025 Tax Rates for all Municipal Purposes (Including Education)
 (all figures in the form of %'s)

Property Tax Class	Qualifier	Property Description	General	Fire Rate			Transportation Rate		Municipal Total	Education	Valley East	Municipal %	Education %
				Career	Composite	Volunteer	Urban	Commuter					
R,N	T,H	Residential/New Multi-Res	1.304345	0.212734	0.205775	0.123821	0.156262	0.072870	1.582990	0.153000	1.735990	91.1866%	8.8134%
M	T	Multiple Residential	2.563037	0.418022	0.404347	0.243308	0.307055	0.143190	3.110574	0.153000	3.263574	95.3119%	4.6881%
C	T,H, U, X	Commercial	2.493908	0.406747	0.393442	0.236746	0.298773	0.139327	3.026677	0.880000	3.906677	77.4745%	22.5255%
I	T,H, U, X, J	Industrial	4.338948	0.720687	0.697112	0.419474	0.529375	0.246864	5.282924	0.880000	6.162924	85.7211%	14.2789%
L	T, U	Large Industrial	5.036569	0.836560	0.809193	0.486916	0.614488	0.286556	6.132318	0.880000	7.012318	87.4507%	12.5493%
V	T	Aggregate Extraction	3.598363	0.597678	0.578126	0.347876	0.439019	0.204729	4.381218	0.511000	4.892218	89.5548%	10.4452%
P	T	Pipelines	2.842806	0.463652	0.448485	0.269867	0.340571	0.158819	3.450110	0.880000	4.330110	79.6772%	20.3228%
F	T	Farm	0.260869	0.042547	0.041155	0.024764	0.031252	0.014574	0.316598	0.038250	0.354848	89.2207%	10.7793%
T	T	Managed Forests	0.326086	0.053183	0.051443	0.030955	0.039066	0.018218	0.395747	0.038250	0.433997	91.1866%	8.8134%

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Transportation Rate

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No Rate - applies to formerly Unorganized areas

BIA Rates

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Commercial and Industrial

0.428389

Flour Mill

Commercial and Industrial

0.064830

Nickel Centre, Walden, Onaping Falls, Rayside Balfour, Capreol
 Roll Numbers - 100, 110, 120, 130, 140, 150, 160, 180, 190, 210, 220, 230, 240
2025 Tax Rates for all Municipal Purposes (Including Education)

(all figures in the form of %'s)

Property Tax Class	Qualifier	Property Description	General	Fire Rate			Transportation Rate		Municipal Total	Education	Other Areas	Municipal %	Education %
				Career	Composite	Volunteer	Urban	Commuter					
R,N	T,H	Residential/New Multi-Res	1.304345	0.212734	0.205775	0.123821	0.156262	0.072870	1.501036	0.153000	1.654036	90.7499%	9.2501%
M	T	Multiple Residential	2.563037	0.418022	0.404347	0.243308	0.307055	0.143190	2.949535	0.153000	3.102535	95.0685%	4.9315%
C	T,H, U, X	Commercial	2.493908	0.406747	0.393442	0.236746	0.298773	0.139327	2.869981	0.880000	3.749981	76.5332%	23.4668%
I	T,H, U, X, J	Industrial	4.338948	0.720687	0.697112	0.419474	0.529375	0.246864	5.005286	0.880000	5.885286	85.0475%	14.9525%
L	T, U	Large Industrial	5.036569	0.836560	0.809193	0.486916	0.614488	0.286556	5.810041	0.880000	6.690041	86.8461%	13.1539%
V	T	Aggregate Extraction	3.598363	0.597678	0.578126	0.347876	0.439019	0.204729	4.150968	0.511000	4.661968	89.0390%	10.9610%
P	T	Pipelines	2.842806	0.463652	0.448485	0.269867	0.340571	0.158819	3.271492	0.880000	4.151492	78.8028%	21.1972%
F	T	Farm	0.260869	0.042547	0.041155	0.024764	0.031252	0.014574	0.300207	0.038250	0.338457	88.6987%	11.3013%
T	T	Managed Forests	0.326086	0.053183	0.051443	0.030955	0.039066	0.018218	0.375259	0.038250	0.413509	90.7499%	9.2501%

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Downtown Sudbury

Commercial and Industrial

0.428389

Flour Mill

Commercial and Industrial

0.064830

Unorganized
Roll Numbers - 200, 250
2025 Tax Rates for all Municipal Purposes (Including Education)
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Property Tax Class	Qualifier	Property Description	General	Fire Rate			Transportation Rate		Municipal Total	Education	Unorganized	Municipal %	Education %
				Career	Composite	Volunteer	Urban	Commuter					
R,N	T,H	Residential/New Multi-Res	1.304345	0.212734	0.205775	0.123821	0.156262	0.072870	1.428166	0.153000	1.581166	90.3236%	9.6764%
M	T	Multiple Residential	2.563037	0.418022	0.404347	0.243308	0.307055	0.143190	2.806345	0.153000	2.959345	94.8299%	5.1701%
C	T,H, U, X	Commercial	2.493908	0.406747	0.393442	0.236746	0.298773	0.139327	2.730654	0.880000	3.610654	75.6277%	24.3723%
I	T,H, U, X, J	Industrial	4.338948	0.720687	0.697112	0.419474	0.529375	0.246864	4.758422	0.880000	5.638422	84.3928%	15.6072%
L	T, U	Large Industrial	5.036569	0.836560	0.809193	0.486916	0.614488	0.286556	5.523485	0.880000	6.403485	86.2575%	13.7425%
V	T	Aggregate Extraction	3.598363	0.597678	0.578126	0.347876	0.439019	0.204729	3.946239	0.511000	4.457239	88.5355%	11.4645%
P	T	Pipelines	2.842806	0.463652	0.448485	0.269867	0.340571	0.158819	3.112673	0.880000	3.992673	77.9596%	22.0404%
F	T	Farm	0.260869	0.042547	0.041155	0.024764	0.031252	0.014574	0.285633	0.038250	0.323883	88.1902%	11.8098%
T	T	Managed Forests	0.326086	0.053183	0.051443	0.030955	0.039066	0.018218	0.357041	0.038250	0.395291	90.3236%	9.6764%

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