

**Estimated 2025 Requisition For Typical Residential Property by Municipality**

Municipality	2024 Final CVA (Note 1)	2024 Final WM Tax Rate	2024 Final WM Taxes	2025 Draft CVA (Note 1)	2025 Draft WM Tax Rate (Note 2)	Estimated 2025 WM Taxes	Annual Increase/ (Decrease) (\$)	Annual Increase/ (Decrease) (%)	Net Monthly Increase/ (Decrease) (\$)
Fort Erie	234,434	0.00073584	\$ 172.51	234,434	0.00073023	\$ 171.19	\$ (1.32)	-0.8%	\$ (0.11)
Grimsby	449,251	0.00045422	\$ 204.06	449,251	0.00046057	\$ 206.91	\$ 2.85	1.4%	\$ 0.24
Lincoln	403,747	0.00049480	\$ 199.77	403,747	0.00049658	\$ 200.49	\$ 0.72	0.4%	\$ 0.06
Niagara Falls	283,758	0.00058209	\$ 165.17	283,758	0.00059003	\$ 167.43	\$ 2.25	1.4%	\$ 0.19
Niagara-on-the-Lake (Note 3)									
Pelham	400,278	0.00050702	\$ 202.95	400,278	0.00050763	\$ 203.19	\$ 0.24	0.1%	\$ 0.02
Port Colborne	200,914	0.00095517	\$ 191.91	200,914	0.00094025	\$ 188.91	\$ (3.00)	-1.6%	\$ (0.25)
St. Catharines	273,999	0.00073812	\$ 202.24	273,999	0.00073196	\$ 200.56	\$ (1.69)	-0.8%	\$ (0.14)
Thorold	279,950	0.00063876	\$ 178.82	279,950	0.00063349	\$ 177.35	\$ (1.48)	-0.8%	\$ (0.12)
Wainfleet	318,887	0.00061294	\$ 195.46	318,887	0.00061218	\$ 195.22	\$ (0.24)	-0.1%	\$ (0.02)
Welland	229,501	0.00082338	\$ 188.97	229,501	0.00081686	\$ 187.47	\$ (1.50)	-0.8%	\$ (0.12)
West Lincoln	385,958	0.00049959	\$ 192.82	385,958	0.00049849	\$ 192.40	\$ (0.42)	-0.2%	\$ (0.04)

Notes

Note 1 - 2024 and 2025 average CVA for typical household based on average value from 2024 tax policy study.

Note 2 - 2025 draft WM rates based on 2024 tax policy (except discount factors), 2025 draft requisition amounts and 2024 estimated returned roll assessment values.

Note 3 - NOTL charge to residents based on fixed household amount as calculated by NOTL and therefore not included in this analysis.