



VILLAGE OF BELCARRA

"Between Forest and Sea"

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COMPARE YOUR 2006 TAXES

Each year when it is time to pay our property taxes, it is enlightening to compare Belcarra's tax rate with those of our neighbours in *School District No.43*. We all pay the same tax rates for Schools, GVTA, GVRD (Parks, Planning, and Solid Waste), the *BC Assessment Authority*, and the *Municipal Finance Authority*. Therefore, the important comparison is the difference between the **General Purpose (Municipal Levy + Debt)** and the **Water & Sewer** residential tax levies that are as follows:

2006 General Purpose Tax Rate (Per \$100,000 Assessed Value)	+ Debt	Annual Cost Water & Sewer
City of Port Coquitlam	\$ 383 ¹	\$ 488 ²
City of Port Moody	\$ 349	\$ 603 ²
City of Coquitlam	\$ 324	\$ 412 ²
Village of Anmore	\$ 122	\$ 100 ⁵ + \$ 300 ⁶
Village of Belcarra	\$ 196	\$ 0

Note 1: The *City of Port Coquitlam* general levy combines a flat rate of \$383 plus \$0.05 per \$1000 of assessed value for transportation works.

Note 2: The GVRD water and sewer tax levy is a flat rate per residential property.

Note 3: The debt charges for the *City of Coquitlam* are combined with the general-purpose levy.

Note 4: Anmore's water system has four "specified areas" with respective annual per parcel debt levies of \$86.79, \$190.80, \$196.43, \$204.44. The debt levy paid by a property owner depends on the "specified area".

Note 5: Anmore has a water levy on assessed property improvements only (not on land) called a water utility levy that is an annual flat rate of \$0.1718 per \$1,000 assessed value (\$17.18 per \$100,000).

Note 6: Anmore homes are on water meters and pay a rate of \$0.86 per cubic meter on all water used.

In addition to the above comparison, it is informative to compare the individual components of our total annual property taxes:

	Rate per \$100,000	Percent of Total
School District No.43	\$ 241.55	45.4%
Belcarra Municipal Levy	\$ 196.00	36.9%
GVTA	\$ 46.88	8.8%
GVRD (SVFD)	\$ 30.97	5.8%
GVRD (General)	\$ 8.04	1.5%
BC Assessment Authority	\$ 8.20	1.5%
Municipal Finance Authority	\$ 0.03	0.0%
TOTAL =	\$ 531.67	100.0%

As can be seen, Belcarra's General Purpose Municipal Tax Levy is the second lowest of the five municipalities within School District No.43, and accounts for only 37% of the total property taxes in Belcarra. As additional information, the basic homeowner grant is \$570, the senior's grant is \$845. The homeowner grant begins to phase-out starting at \$780,000, at \$5 per 1,000 of assessed value. The grant is eliminated on homes assessed at \$894,000 or more.

**RALPH DREW
MAYOR**

2006 Property Tax Distribution

