



VILLAGE OF BELCARRA

"Between Forest and Sea"

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COMPARE YOUR 2007 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 the *BC Assessment Authority*, GVRD (Parks, Planning, and Solid Waste), GVTA, the *Municipal Finance Authority*, and Schools. Therefore, the important comparison is the difference between the **General Purpose (Municipal Levy + Debt)** and the **Water & Sewer** residential tax levies which are as follows:

2007 General Purpose Tax Rate (Per \$100,000 Assessed Value)	+ Debt	Annual Cost Water & Sewer	
City of Coquitlam	\$278 ¹	+ \$ 0	\$287 ¹ + \$289 ¹
City of Port Coquitlam	\$341	+ \$ 0	\$512 ²
City of Port Moody	\$560	+ \$ 0	\$490 ³
Village of Anmore	\$100	+ \$142 ⁴	\$ 30 ⁵ + \$408 ⁶
Village of Belcarra	\$161	+ \$ 0	\$ 0

Note 1: The debt charges for the *City of Coquitlam* are combined with the general-purpose levy. *City of Coquitlam* combines a flat rate of \$287 for water and \$289 for sewer.

Note 2: The *City of Port Coquitlam* combines a flat rate of \$260 for water and \$251 for sewer.

Note 3: The *City of Port Moody* combines a flat rate of \$265 for water and \$225 for sewer.

Note 4: The *Village of Anmore's* water system has four "specified areas" with respective annual per parcel debt levies of \$50, \$187, \$196, \$134. The debt levy paid by a property owner depends on the "specified area".

Note 5: The *Village of Anmore* imposes a water utility levy on assessed property improvements only (not on land) that is an annual flat rate of \$0.1455 per \$1,000 assessed value (\$14.55 per \$100,000), contributed annually to a reserve fund for future improvements.

Note 6: The *Village of Anmore* homes are on water meters and pay a rate of \$0.93 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:

	<u>Rate per \$100,000</u>	<u>Percent of Total</u>
School District No. 43	\$ 199.49	42.6%
Belcarra Municipal Levy	\$ 161.00	34.4%
GVRD (SVFD)	\$ 41.23	8.8%
GVTA	\$ 36.87	7.9%
Police Tax	\$ 15.37	3.3%
GVRD (General)	\$ 7.06	1.5%
BC Assessment Authority	\$ 6.70	1.4%
Municipal Finance Authority	\$ 0.03	0.1%
TOTAL	<u>\$ 467.75</u>	<u>100.0%</u>

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 34% of the total property taxes in Belcarra. As additional information, the basic homeowner grant is \$570 and the senior's grant is \$845. The homeowner grant begins to phase-out starting at \$950,000, at \$5 per 1,000 of assessed value. The basic grant is eliminated on homes assessed at \$1,064,000 or more.

**RALPH DREW
MAYOR**

2007 Property Tax Distribution

