



VILLAGE OF BELCARRA

"Between Forest and Sea"

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COMPARE YOUR 2011 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, TransLink, the Municipal Finance Authority, and Schools. Therefore, the important comparison is the difference between the Municipal Residential Tax Rate (excluding Police services) and the water, sewer and recycle/refuse user fees, which are as follows:

	Tax Rate Per \$100,000 Assessed Value Municipal Rate	Annual Utility Charges		
		Water	Sewer	Recycle/ Refuse
Port Coquitlam	\$280.83 ⁵	\$368	\$280	\$176.30 ⁴
Port Moody	\$236.00 ⁵	\$347	\$333	\$302
Coquitlam	\$231.06 ⁵	\$384	\$347	\$326
Belcarra	\$147.00	\$0	\$0	\$212.39
Anmore	\$123.00	\$127.98 ¹ + \$448 ²	\$0	\$236 ³

Note 1: The figure shown is the average of the Village of Anmore's three specified area parcel debt levies of \$168.04, \$177.08, \$38.81. The debt levy paid by a property owner depends on the "specified area". The *Village of Anmore* also imposes a water utility levy on assessed property improvements only (not on land) that is an annual tax rate of \$0.1145 per \$1,000 assessed value (\$14.55 per \$100,000), contributed annually to a reserve fund for future improvements.

Note 2: Village of Anmore is on water meters, and the figure shown is an average cost based on a rate of \$1.27 per cubic metre on the volume of water used.

Note 3: Village of Anmore residents must buy tags at a rate of \$3.00 per garbage bag, which equals \$156 per year for one bag per week, in addition to the recycling annual cost of \$90 for single family and \$180 for those with a secondary suite.

Note 4: This rate is based on bi-weekly collection service.

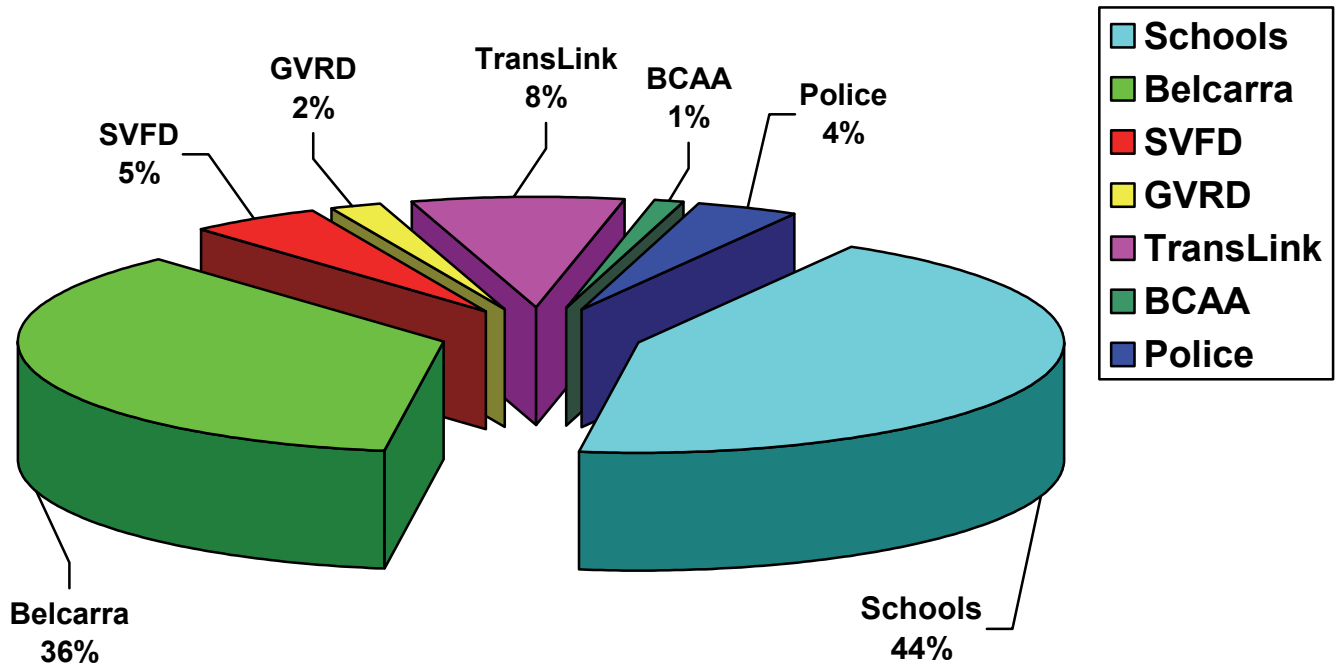
Note 5: This rate excludes police services only.

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	\$ 179.36	44%
Belcarra Municipal Levy	\$ 147.00	36%
TransLink	\$ 33.49	8%
GVRD (SVFD)	\$ 18.77	5%
Police Tax	\$ 16.22	4%
GVRD (General)	\$ 6.28	2%
BC Assessment Authority	\$ 6.21	1%
Municipal Finance Authority	\$ 0.02	0.01%
TOTAL	\$407.35	100%

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 36% of the total property taxes in Belcarra.

2011 Property Tax Distribution



RALPH DREW
MAYOR