



# VILLAGE OF BELCARRA

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## COMPARE YOUR 1998 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, Hospitals, 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 which are as follows:

<b>1998 General Purpose Tax Rate + Debt</b>			<b>Water &amp; Sewer</b>
<b>(Per \$100,000 Assessed Value)</b>			
City of Port Coquitlam	\$ 472	+ \$ 0 <sup>1</sup>	\$ 401 <sup>2</sup>
City of Port Moody	\$ 405	+ \$ 5 <sup>1</sup>	\$ 338 <sup>2</sup>
City of Coquitlam	\$ 322	+ \$ 28 <sup>1</sup>	\$ 390 <sup>2</sup>
Village of Anmore	\$ 168	+ \$ 350 <sup>3</sup>	\$ 195 (User Fee) <sup>3</sup>
Electoral Area (Indian Arm)	\$ 202 <sup>4</sup>	+ \$ 0	-----
Village of Belcarra	\$ 220	+ \$ 210 <sup>5</sup>	-----

**Note 1:** The debt charges for the Tri-Cities are also on a per \$100,000 assessed value basis.

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

**Note 3:** Anmore's water system (not part of the GVRD) has four "segments" with respective annual per parcel debt levies of \$189, \$195, \$350, and \$598. The debt levy paid by each property owner depends on the specified area in which they are located. The per parcel user fee is a flat rate per household.

**Note 4:** The electoral area (Indian Arm) tax rate is composed of the provincial levy of \$102 per \$100,000 assessed value plus the GVRD levy of \$100 per \$100,000 assessed value.

**Note 5:** Natural Gas per parcel levy for those properties that opted not to pay the commuted capital cost.

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

	<b>Rate Per</b>	<b>Percent</b>
	<b>\$100,000</b>	<b>Of Total</b>
School District No.43	\$ 337.98	52.13%
Belcarra Municipal Levy	\$ 220.00	33.93%
GVRD (SVFD)	\$ 47.74	7.36%
GVRD (Hospitals)	\$ 19.85	3.06%
GVRD (General)	\$ 10.77	1.66%
BC Assessment Authority	\$ 12.02	1.86%
Municipal Finance Authority	\$ 0.03	0.00%
<b>TOTAL =</b>	<b>\$ 648.39</b>	<b>100%</b>

As can be seen, Belcarra's General Purpose Municipal Tax Levy is the second lowest of the six taxing jurisdictions within School District No.43, and accounts for only 34% of the total property taxes in Belcarra.

**RALPH DREW  
MAYOR**

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## 1998 PROPERTY TAXES

