

LUD of Richer Tax Statement Explanation - Tax Bill 101

HEADER

1 Real Property Information

Describes the Lot-Block-Plan and/or Section-Township-Range or “Legal Description” of your property. It will also list the Frontage of the property or Area, and number of Dwellings, if any.

2 Title or Deed

Identifies the Title Number of the property registered with Winnipeg Land Titles Office.

3 Assessment

Land | Building | Total

Is the market value that has been assessed for your property by the Provincial Assessment Office. www.manitoba.ca/myproperty

	\$50,000.00
+	<u>\$360,000.00</u>
	\$410,000.00

4 Class & Portioned Assessment

The Class determines the percentage of the total assessed value upon which taxes will be imposed.

The final amount is then called the portioned assessment value.

Class	Portioned Assessment	Class	Portioned Assessment
Residential 1	45% of assessed value	Railway	25% of assessed value
Farm	26% of assessed value	Pipeline	50% of assessed value
Other (Commercial)	65% of assessed value	Designated Rec	10% of assessed value
		Institutional	65% of assessed value

The example provided is for Residential 1 Class which has been portioned at 45% of the total assessed value.

	\$410,000.00
x	45%
	<u>\$184,500.00</u>

MUNICIPAL TAXES (BLUE SECTION)

5 General Municipal

In the RM of Ste. Anne, there are 3 possible mill rates under the General Municipal section. Each property will only have 2 mill rates.

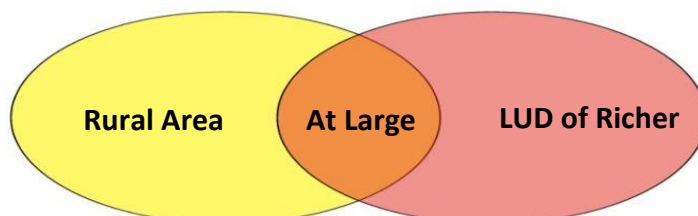
What is a Mill Rate?

Mill is derived from Latin, meaning thousandth.

To calculate taxes: Portioned assessment value multiplied by the mill rate, and then divided by 1,000.

1. General Municipal At Large – All ratepayers pay this mill rate (4.328 mills)
2. Rural Area – For ratepayers **outside** of the LUD of Richer (4.944 mills) (not shown on this example).
3. LUD of Richer – For ratepayers who reside **within** the boundaries of the LUD of Richer (8.009 mills).

At Large	\$184,500.00
x	4.328
	<u>\$798,516</u>
	<u>÷ 1,000</u>
	\$798.52
LUD of Richer	\$184,500.00
x	8.009
	<u>\$1,477,660.55</u>
	<u>÷ 1,000</u>
	\$1,477.66
Combined	\$798.52
+	<u>1,477.66</u>
	\$2,276.18



6 Additional Levies

The By-Law number listed references the levy attached to your roll number and the year the levy will end or renew.

The example shown is for Garbage Collection.

	\$2,276.18
+	<u>100.00</u>
	\$2,376.18

7 Net Municipal Taxes

This is the sum of all the municipal taxes.

\$798.52
\$1,477.66
<u>+ \$100.00</u>
\$2,376.18

SCHOOL TAXES (PINK SECTION)

The RM collects these taxes for the school divisions and must forward all the school taxes to each division.

8 School Division

The example shows the mill rate for the Seine River School Division. It is the same formula for municipal taxes based on the mill rate.

\$184,500.00
x 12.044
\$2,222,118.00
<u>÷ 1,000</u>
\$2,222.12

9 Manitoba Education Property Tax Credit Advance

The province has reduced the Manitoba Education Property Tax Credit Advance (EPTCA) to a maximum of \$350 in 2023.

The EPTCA advance applies to principal residences only.

Farm property must apply for a school tax rebate through Manitoba Agricultural Services Corporation (MASC).

10 Net School Taxes

The school division taxes less the Manitoba Education Property Tax Credit Advance provides the Net School Taxes.

\$2,222.12
<u>- \$350.00</u>
\$1,872.12

11 Arrears/Credits

Any arrears or credits are noted in the box on the bottom of the tax statement. They are added or deducted to the current balance owing.

12 Balance Owing

The balance owing by October 15, 2023.

\$798.52
\$1,477.66
\$100.00
<u>+ \$2,222.12</u>
\$4,598.30
<u>- \$350.00</u>
\$4,248.30



2023 PROPERTY TAX BILL

RM OF STE. ANNE

PO BOX 6 GRP 50 RR 1 STE ANNE MB R5H 1R1

Phone : 204-422-5929

Fax : 204-422-9723

Website : www.rmofsteanne.com E-mail : finance@rmofsteanne.com

MUNICIPALITY # 175

ROLL NUMBER 123456.000

New TAX due date, October 15, 2023

John Smith
Box 1
Richer, MB R0E 1S0

REAL PROPERTY INFORMATION				
Lot/Section	Blk/Twp	Plan/Range	Frontage/Area	Dwelling Units
1 2 34567			1.00 A	1
Civic Address : 1 Dawson Road				

ASSESSMENT	Title or Deed	Tax Status	Assessment			Class	Portion %	Portioned Assessment
			Land	Building	Total			
	12345678	Taxable	50,000	360,000	410,000	Residential 1	45.00	184,500

	GENERAL MUNICIPAL	Assessment	Mill Rate	Taxes Owning
MUNICIPAL TAXES	GENERAL MUNICIPAL AT LARGE LUD - RICHER	184,500	4.328	798.52
	By-Law 09-2016 GARBAGE COLLECTION	End Year 2026 Levy 100.00		100.00
	NET MUNICIPAL TAXES			2,376.18
SCHOOL TAXES	SCHOOL DIVISION Seine River	Residential 184,500	12.044	2,222.12
	MANITOBA EDUCATION PROPERTY TAX CREDIT ADVANCE			-350.00
	NET SCHOOL DIVISION LEVY			1,872.12
	PROVINCIAL EDUCATION SUPPORT LEVY	Inquiries : 204-945-6910		
	NET SCHOOL TAXES			1,872.12
	CURRENT TAXES			4,248.30
	BALANCE OWING			4,248.30

Important Messages:

DUE DATE : Oct 15, 2023

The Manitoba government is continuing to phase out school taxes in 2023 with provincial School Tax Rebate cheques. To learn more, call 1-866-626-4862 or visit manitoba.ca. **Manitoba Farmland School Tax Rebate:** For complete details on the program including how to access an application form, visit: www.masc.mb.ca/fstr; email: fstr@masc.mb.ca, or call: 431-815-6163.

DETACH AND RETURN WITH PAYMENT TO : PO BOX 6 GRP 50 RR 1 STE ANNE MB R5H 1R1

175

ROLL NUMBER
123456.000

ARREARS/CREDITS
0.00

BALANCE OWING
4,248.37

AMOUNT PAID

REAL PROPERTY

John Smith
Box 1
Richer, MB R0E 1S0

DUE DATE : Oct 15, 2023