

RM of Ste. Anne 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

\$84,500.00
<u>+ \$320,000.00</u>
\$404,500.00

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 Institutional	10% of assessed value
			65% of assessed value

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

\$404,500.00
<u>x 45%</u>
\$182,025.00

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 have 2 mill rates.

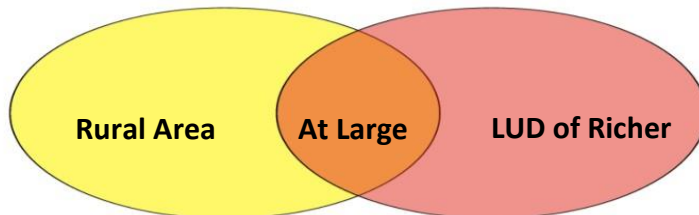
What is a Mill Rate?

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)
3. LUD of Richer – For ratepayers who reside **within** the boundaries of the LUD of Richer (8.009 mills). (not shown on this example).

At Large
\$182,025.00
<u>x 4.328</u>
\$787,804.20
<u>÷ 1,000</u>
\$787.80
LUD of Richer
\$182,025.00
<u>x 4.944</u>
\$899,931.60
<u>÷ 1,000</u>
\$899.93
Combined
\$787.80
<u>+ 899.93</u>
\$1,687.73



6 Net Municipal Taxes

This is the sum of all the municipal taxes.

\$787.80
<u>+ \$899.93</u>
\$1,687.73

SCHOOL TAXES (PINK SECTION)

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

7 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.

$$\begin{array}{r} \$182,025.00 \\ \times \quad 12.044 \\ \hline \$2,192,309.10 \\ \div \quad 1,000 \\ \hline \$2,192.31 \end{array}$$

8 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).

9 Net School Taxes

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

$$\begin{array}{r} \$2,192.31 \\ - \quad \$350.00 \\ \hline \$1,842.31 \end{array}$$

10 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.

11 Balance Owing

The balance owing by October 15, 2023.

$$\begin{array}{r} \$787.80 \\ \$899.93 \\ + \quad 2,192.31 \\ \hline \$3,880.04 \\ - \quad \$350.00 \\ \hline \$3,530.04 \end{array}$$



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
STE. ANNE, MB R5H 1R1

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

ASSESSMENT

Title or Deed	Tax Status	Assessment			Class	Portion %	Portioned Assessment
		Land	Building	Total			
12345678	Taxable	84,500	320,000	404,500	Residential 1	45.00	182,025

MUNICIPAL TAXES	GENERAL MUNICIPAL		Assessment	Mill Rate	Taxes Owing
		GENERAL MUNICIPAL AT LARGE Rural Area		182,025 182,025	4.328 4.944
SCHOOL TAXES	By-Law		End Year	Levy	
	NET MUNICIPAL TAXES →				1,687.73
	SCHOOL DIVISION		Inquiries :		
	Seine River	Residential	182,025	12.044	2,192.31
	MANITOBA EDUCATION PROPERTY TAX CREDIT ADVANCE				-350.00
	NET SCHOOL DIVISION LEVY				1,842.31
	PROVINCIAL EDUCATION SUPPORT LEVY		Inquiries : 204-945-6910		
	NET SCHOOL TAXES →				1,842.31
	CURRENT TAXES				3,530.04
	BALANCE OWING →				3,530.04

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 3,530.04

AMOUNT PAID

REAL PROPERTY

John Smith
Box 1
STE. ANNE, MB R5H 1R1

DUE DATE : Oct 15, 2023