

2022 Estimated taxes

Assumptions

In determining the estimated taxes, it is assumed that there will be an increase in the mill rate reflecting major events such as the pandemic, fires and floods. An approximate 5% increase over last year should be sufficient. Hence The estimated mill rate for provincial rural tax is 0.50000 and school and local tax is 4.22273. The exemption of \$738500 will be applied to land tax.

Estimation of 2022 Taxes

Land Tax

Tax Type	Assessed Value	Mill Rate	Tax Due
Rural	3888000	0.50000	1944.00
Edu/RCMP/Local	3149500	4.22273	13299.49
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	Total Land Tax		15243.49

Improvement Tax

Tax Type	Assessed Value	Mill Rate	Tax Due
Rural	3195000	0.50000	1597.50
Edu/RCMP/Local	3195000	4.22273	13491.62
	Total Improvement Tax		15089.12

Total Tax Payable	30332.61
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Land Tax per Share

Land Tax	# of Shares	Tax/Share
15243.49	58	262.82

Improvement Tax per Lot

In estimating the improvement tax per lot, the following was taken into consideration:

- 1) Improvement tax estimated using a ratio established from values provided by BC Assessment, Mar 2021.
- 2) Value of improvements for the park models on Lots 4 and 21 is an average of the other 3
- 3) For sheds missed by BC Assessment (Lots 2, 9 & 13). Value decreased by same % as sheds on 10,15 & 20
- 4) The value of the shed on Lot M3 is considered to be the same as in 2021 plus the decrease noted below.
- 5) Value of improvements for Lot N split as follows: 1/3 for the Barn, 2/3 for the Boat Shed.

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Lot#	Shares	Land Tax	Assessed Value Improvements	Ratio	Improvement Tax	Total Tax Due
A	2	525.64	253587	0.10287	1552.20	2077.84
B	2	525.64	138040	0.056	844.94	1370.58
C	2	525.64	164463	0.06672	1006.67	1532.31
D	2	525.64	39024	0.01583	238.86	764.50
E	2	525.64	52079	0.02113	318.77	844.41
F	2	525.64	131566	0.05337	805.31	1330.95
G	2	525.64	43530	0.01766	266.45	792.09
H&I (Duplex)	4	1051.28	96084	0.03898	588.13	1639.41
J (House)	2	525.64	316484	0.12838	1937.19	2462.83
K	2	525.64	107965	0.0438	660.85	1186.49
L (Log Cabin)	2	525.64	349400	0.14174	2138.66	2664.30
M1	1	262.82	0	0	0.00	262.82
M2	1	262.82	0	0	0.00	262.82
M3	1	262.82	2320	0.00094	14.20	277.02
N (Barn)	2	525.64	42191	0.01711	258.25	783.89
N (Boat Shed)	3	788.46	84383	0.03423	516.51	1304.97
O	1	262.82	0	0	0.00	262.82
1	1	262.82	0	0	0.00	262.82
2	1	262.82	3840	0.00156	23.50	286.32
3	1	262.82	98820	0.04009	604.87	867.69
4	1	262.82	103247	0.04188	631.97	894.79
5	1	262.82	0	0	0.00	262.82
6	1	262.82	0	0	0.00	262.82
7	1	262.82	0	0	0.00	262.82
8	1	262.82	0	0	0.00	262.82
9	1	262.82	3581	0.00145	21.92	284.74
10	1	262.82	6662	0.0027	40.78	303.60
11	1	262.82	15419	0.00625	94.38	357.20
12	1	262.82	2471	0.001	15.12	277.94
13	1	262.82	7786	0.00316	47.66	310.48
14	1	262.82	6764	0.00274	41.40	304.22
15	1	262.82	5267	0.00214	32.24	295.06
16	1	262.82	106584	0.04324	652.40	915.22
17	1	262.82	25127	0.01019	153.80	416.62
18	1	262.82	26032	0.01056	159.34	422.16
19	1	262.82	0	0	0.00	262.82
20	1	262.82	5820	0.00236	35.62	298.44
21	1	262.82	103247	0.04188	631.97	894.79
22	1	262.82	104337	0.04232	638.64	901.46
23	1	262.82	19035	0.00772	116.51	379.33
24	1	262.82	0	0	0.00	262.82
25	1	262.82	0	0	0.00	262.82
Totals	58	15243.56	2465155	1	15089.12	30332.68

2022 Estimated taxes

In finalizing the 2021 taxes, there was an improvement tax credit. The credit has been applied to the 2022 tax estimate. The estimated tax is due by **June 15, 2020.**

Note: This estimate does not include annual assessment or other charges.

Lot#	Shares	Est Tax	Imp Tax Credit	Tax Due
A	2	2077.84	83.88	1993.96
B	2	1370.58	39.18	1331.40
C	2	1532.31	49.41	1482.90
D	2	764.50	0.88	763.62
E	2	844.41	5.93	838.48
F	2	1330.95	36.62	1294.33
G	2	792.09	2.62	789.47
H&I (Duplex)	4	1639.41	8.73	1630.68
J (House)	2	2462.83	108.22	2354.61
K	2	1186.49	27.55	1158.94
L (Log Cabin)	2	2664.30	120.96	2543.34
M1	1	262.82	-7.11	269.93
M2	1	262.82	-7.11	269.93
M3	1	277.02	-6.21	283.23
N (Barn)	2	783.89	2.10	781.79
N (Boat Shed)	3	1304.97	11.32	1293.65
O	1	262.82	-7.11	269.93
1	1	262.82	-7.11	269.93
2	1	286.82	-5.62	292.44
3	1	867.69	31.12	836.57
4	1	894.79	32.83	861.96
5	1	262.82	-7.11	269.93
6	1	262.82	-7.11	269.93
7	1	262.82	-7.11	269.93
8	1	262.82	-7.11	269.93
9	1	284.74	-5.72	290.46
10	1	303.60	-4.53	308.13
11	1	357.20	-1.15	358.35
12	1	277.94	-6.15	284.09
13	1	310.48	-4.10	314.58
14	1	304.22	-4.49	308.71
15	1	295.06	-5.08	300.14
16	1	915.22	34.12	881.10
17	1	416.62	2.61	414.01
18	1	422.16	2.96	419.20
19	1	262.82	-7.11	269.93
20	1	298.44	-486.00	784.44
21	1	894.79	32.83	861.96
22	1	901.46	33.25	868.21
23	1	379.33	0.25	379.08
24	1	262.82	-7.11	269.93
25	1	262.82	-7.11	269.93