

The City of Winnipeg School and Municipal Tax Statement

THE CITY OF WINNIPEG YYYY SCHOOL AND MUNICIPAL TAXES

STATEMENT DATE: MAY DD, YYYY
Property Address Information :
 123 ANYWHERE AVE
 JOHN AND JANE DOE

ROLL NUMBER: 12345678900

Title No. 1234567890
 Mortgage No
 Part of Lot Lot Block Plan Parish
 12 3 456 78 ST JA

Assessment Information				
STATUS CODE	CLASS	PORTION %	ASSESSED VALUE	PORTIONED VALUE
Taxable	Residential 1	45.0	287,000	129,150

School Taxes	SCHOOL DIVISION NAME (Inquiries: 204-###-####) (129,150 x #.#####)	\$1,844.91
	MANITOBA EDUCATION PROPERTY TAX CREDIT ADVANCE*	-700.00
	NET SCHOOL DIVISION LEVY	\$1,144.91
	NET SCHOOL TAXES →	\$1,144.91

Municipal Taxes	MUNICIPAL TAXES (Inquiries: 311 or toll free 1-877-311-4974) (129,150 x #.#####)	\$1,815.33
	STREET RENEWAL - Frontage Levy	513.75
	Local Improvement(s) Term	
	WATERMAIN YYYY - YYYY	210.98
	WASTEWATER SEWER YYYY - YYYY	154.22
	ORNAMENTAL STREET LIGHTING YYYY - YYYY	151.53
	LAND DRAINAGE SEWER - LATERALS YYYY - YYYY	72.86
	25' x 6" CONCRETE STREET PAVEMENT YYYY - YYYY	645.92

TOTAL MUNICIPAL TAXES →	\$3,564.59
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TOTAL TAXES DUE		\$4,709.54
School Taxes	\$1,844.91	
Municipal Taxes	3,564.59	
Total Current Taxes	\$5,409.50	
Provincial Credit(s)	-700.00	
Arrears	0.04	
TOTAL TAXES DUE	\$4,709.54	

NET PROPERTY TAXES	\$4,709.50
Arrears (INCLUDES PENALTIES TO APRIL DD, YYYY)	0.04

BALANCE OWING →	\$4,709.54
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IMPORTANT MESSAGES - Visit our website at: www.winnipegassessment.com
 *If you do not reside at this residence you may be ineligible for Manitoba Education Property Tax Credit Advance. Phone 204-###-#### for eligibility rules.
 If you are interested in enrolling in the Tax Instalment Payment Plan, contact 311 or toll free 1-877-311-4974.
 Payments made after April DD, YYYY will not be reflected on this Tax Bill.

Local Improvement Levy

Local Improvement	Term Years	Rate/Levy per frontage foot per term year
Asphalt surface roadways	10	27.80
Boulevards	3	13.50
Concrete sidewalk	5	12.65
Concrete street pavement	10	44.23
Granular surface lanes	3	12.49
Lane lighting	3	3.57
Lane oiling	1	17.10
Asphalt lane pavement	10	8.40
Ornamental lights—lane	3	10.71
Ornamental lights—street	3	14.28
Road oiling	1	16.00
Wastewater sewers	20	10.00
Water mains	10	12.26

Property Tax Calculations

Portioned Assessment

$$\text{Portioned value} = \text{assessed value} \times \text{tax rate}$$

N.B.: The assessed value is the combined value of the land and the building (property).

Total School Taxes

$$\text{School taxes} = \frac{\text{portioned assessment}}{1000} \times \text{school division mill rate}$$

Total Municipal Taxes

$$\text{Municipal taxes} = \left(\frac{\text{portioned assessment}}{1000} \times \text{municipal mill rate} \right) + (\text{frontage} \times \text{improvement rate})$$

N.B.: There can be several improvements.

Total Net Property Taxes

$$\text{Net property taxes} = \text{school taxes} + \text{municipal taxes} - \text{provincial tax credit(s)}$$