

## UNDERSTANDING YOUR TAX BILL

11 Birch Lake Road  
Massey, ON P0P 1P0  
Canada  
Phone: (705) 865-2646  
Fax: (705) 865-2736

JOHN SMITH  
JANE DOE  
PO BOX 123  
WEBBWOOD, ON P0P 2G0

## 2023 FINAL

Billing Date: Aug 17, 2023

**Roll Number**

52-18-000-010-XXX00-0000

Mortgage Ref:

Mortgage Company:

Legal Description:  
PT LOT 7 CON 6 PCL 20111

Owner(s):  
JOHN SMITH

JANE DOE

57563-1439

08880-5701

Civic Address: 123 YOUNG ST

ASSESSMENT			MUNICIPAL			EDUCATION			
Class	Value	Lower-Tier Levies	Tax Rate	Amount	Upper-Tier Levies	Tax Rate	Amount	Tax Rate	Amount
RTS	86,000	MUN RT	0.013976160	1,201.95				0.001530000	131.58
Municipal Levy							1,201.95	Education	131.58
INSTALLMENTS			SPECIAL CHARGES/CREDITS			SUMMARY			
First:	Sep 29, 2023	\$857.67	INTERIM 50% CAP		(822.66)	Tax Levy Sub-Total (Municipal + Education)		1,333.53	
Second:			SEWER USER FEES		346.80	Special Charges/Credits		346.80	
PAY PROMPTLY TO AVOID PENALTY. RETURN BILL INTACT IF RECEIPT IS REQUIRED, OTHERWISE RETURN STUB ONLY.  1.2500% OF UNPAID TAXES WILL BE ADDED AS PENALTY ON THE FIRST DAY OF DEFAULT AND/OR ON THE FIRST DAY OF EACH CALENDAR MONTH THEREAFTER.			FINAL 50% CAP REVERSAL		822.66	(2023) Tax Cap Adjustment		0.00	
			F		FINAL (2023) Taxes		1,680.33		
					Less Interim Billing		822.66		
					Past Due/Credit (As of Aug 17, 2023)		0.00		
			Sub Total		346.80	Total Amount Due		\$857.67	
Explanation of Tax Changes - 2022 to 2023			Explanation of Property Tax Calculations - 2023 Taxation Year						
Property Class(es): R			CommercialIndustrialMulti-Residential						
Final 2022 Levies		Final 2023 Levies		Property Class(es):					
\$1,298.52		\$1,333.53		2023 CVA Taxes					
Total Year Over Year Change: \$35.01			2022 Annualized Taxes *						
Final 2022 Levies		\$1,298.52		2023 Tax Cap Amount					
*2022 Annualized Taxes		\$1,298.52		2023 Provincial Education Levy Change					
2023 Local Municipal Levy Change		\$35.01		2023 Municipal Levy Change					
2023 Upper-Tier Municipal Levy Change				2023 Adjusted Taxes **					
2023 Provincial Education Levy Change				J					
2023 Tax Change Due to Reassessment		\$0.00							
** Final 2023 Levies		\$1,333.53							
COMMENTS									
PAYMENT IS DUE BY SEPTEMBER 29, 2023. Payments received after August 17, 2023 are not reflected in the balance due. Thank you!									

\*\* Final Levy amount applies only to the property or portion(s) of property referred to in this notice and may not include some special charges and credit amounts.

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## Payable at most chartered banks and financial institutions

11 Birch Lake Road  
Massey, ON P0P 1P0  
Canada

JOHN SMITH  
JANE DOE  
PO BOX 123  
WEBBWOOD, ON P0P 2G0

Owner(s): JOHN SMITH  
JANE DOE  
Roll Number: 52-18-000-010-XXX00-0000

Roll Number: 52-18-000-010-XXX00-0000

Amount: \$857.67

Past Due/Credit:	\$0.00
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Total Due:	<b>\$857.67</b>
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Total Due: \$857.07

Due Date: **Sep 29, 2023**

## **UNDERSTANDING YOUR TAX BILL**

### **A – Property identification**

This section contains identification information such as municipal tax roll number, mailing address, legal description of your property and your PIN number to enroll in eBilling.

### **B - Tax class**

This section lists the classification(s) of your property (i.e., residential, farm, commercial ) and educational support.

### **C - Value**

This shows the current value of your property, as assessed by the Municipal Property Assessment Corporation.

### **D - Municipal levy**

The municipal tax is set by Council. To determine the amount of municipal tax you pay, multiply the tax rate by the assessed “value” for your property.

### **E - Education tax**

The education tax is set by the provincial government. To determine the amount of education tax you pay, multiply the education tax rate by the assessed “value” of your property.

### **F- Special charges and credits**

This section lists charges that are specific to your property. Special charges may include sewer and municipal drain maintenance.

### **G -Summary**

This section lists the subtotals of your tax levy (municipal and education), tax cap and any credits or special charges.

### **H - Payment stubs**

You need to submit payment stubs along with your payment, when you pay by mail, in person or at a financial institution.

### **I - Schedule 2**

Schedule 2 pertains to Residential, Farm, Managed Forest or Pipeline property classes. It shows the year over year change in taxes levied, from 2022 to 2023, comprised strictly of the actual taxes, excluding any special charges or credits. It is further broken down by the municipal levy change, education levy change and by any tax change due to reassessments.

### **J - Schedule 3**

Schedule 3 pertains to Commercial, Industrial and Multi-Residential property classes. It shows the 2023 tax levied amount and the 2023 adjusted tax levied amount due to the provincial capping program. The Township of Sables-Spanish Rivers is no longer in capping.