

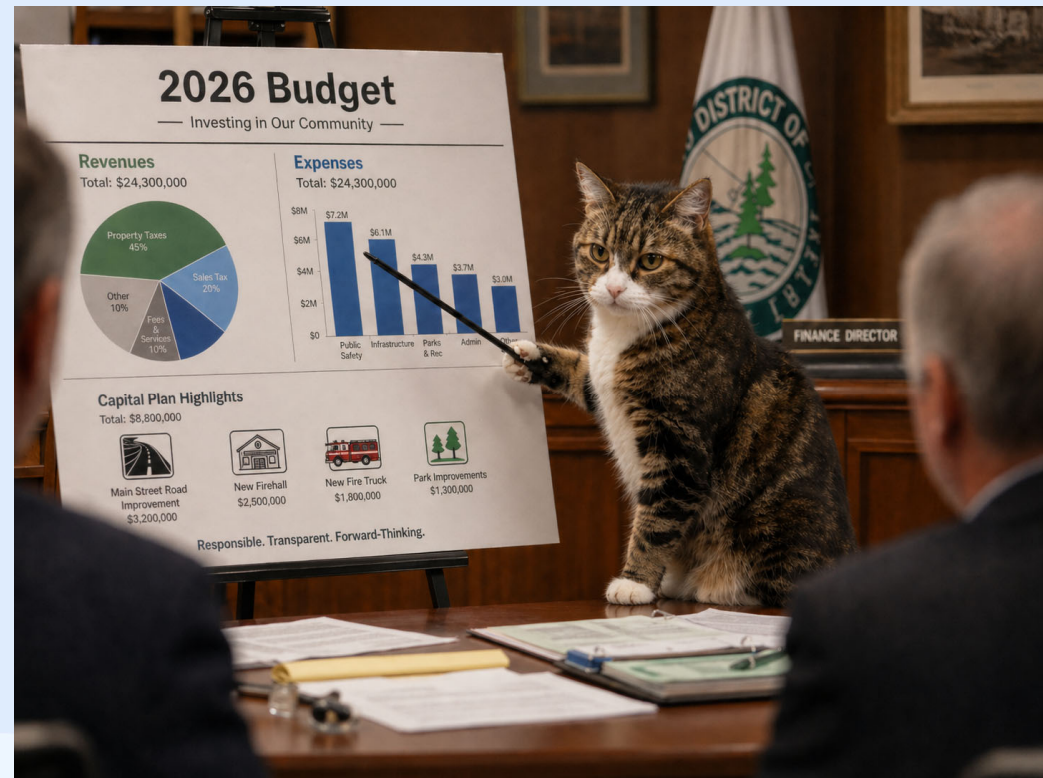
District of Metchosin

2026 Property Tax Breakdown



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2026 PROPERTY TAX STATS

- 1% Tax increase generates \$31,182 vs \$30,000 in 2025
- Average residential increase is 9.92% or \$148.03 – \$12.34/month

1% Tax Increase Cost Per Assessment Class

Property Class	2026	2025
Residential	\$14.93	\$14.43
Light Industrial	\$22.47	\$19.40
Business	\$11.09	\$10.47
Recreation	\$10.89	\$10.87
Farm	\$0.85	\$0.78



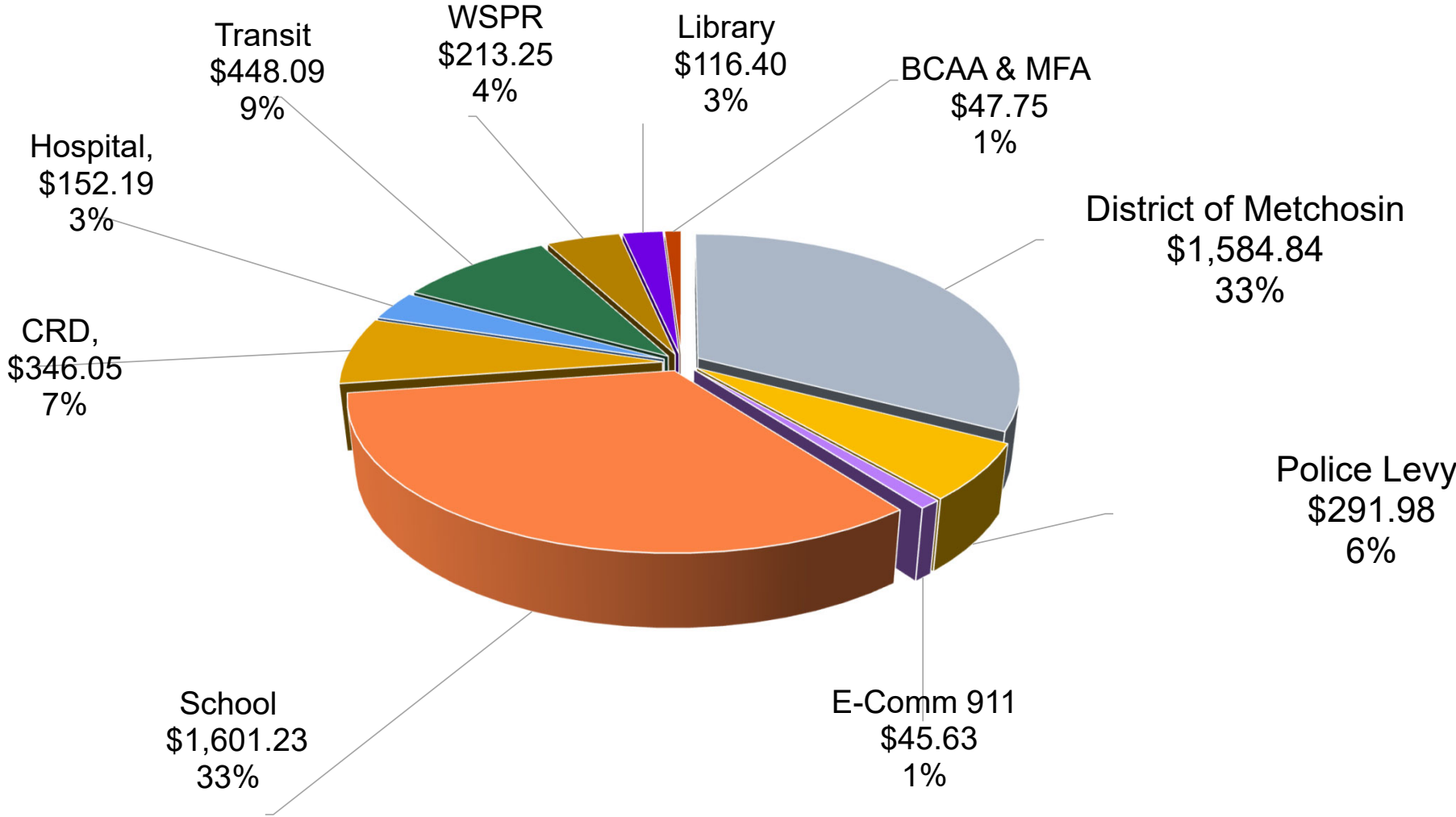
HOW TO CALCULATE YOUR OWN TAXES

CLASS	MILL RATE	ASSESSED VALUE	DIVIDE 1000	TAXES PAYABLE
1 – Residential	3.88797	\$1,246,775	1000	\$4,847.42
2 – Utility	60.07107	\$25,778	1000	\$1,548.51
5 – Light Industrial	19.80481	\$274,386	1000	\$5,434.16
6 – Business/Other	15.54322	\$200,509	1000	\$3,116.56
7 – Managed Forest	20.52424	\$63,340	1000	\$1,300.01
8 – Recreation/Non-Profit	9.3253	\$267,349	1000	\$2,493.11
9 - Farm	24.29279	\$8,270	1000	\$200.90

(MILL RATE X ASSESSED VALUE) / 1000 = TAXES PAYABLE

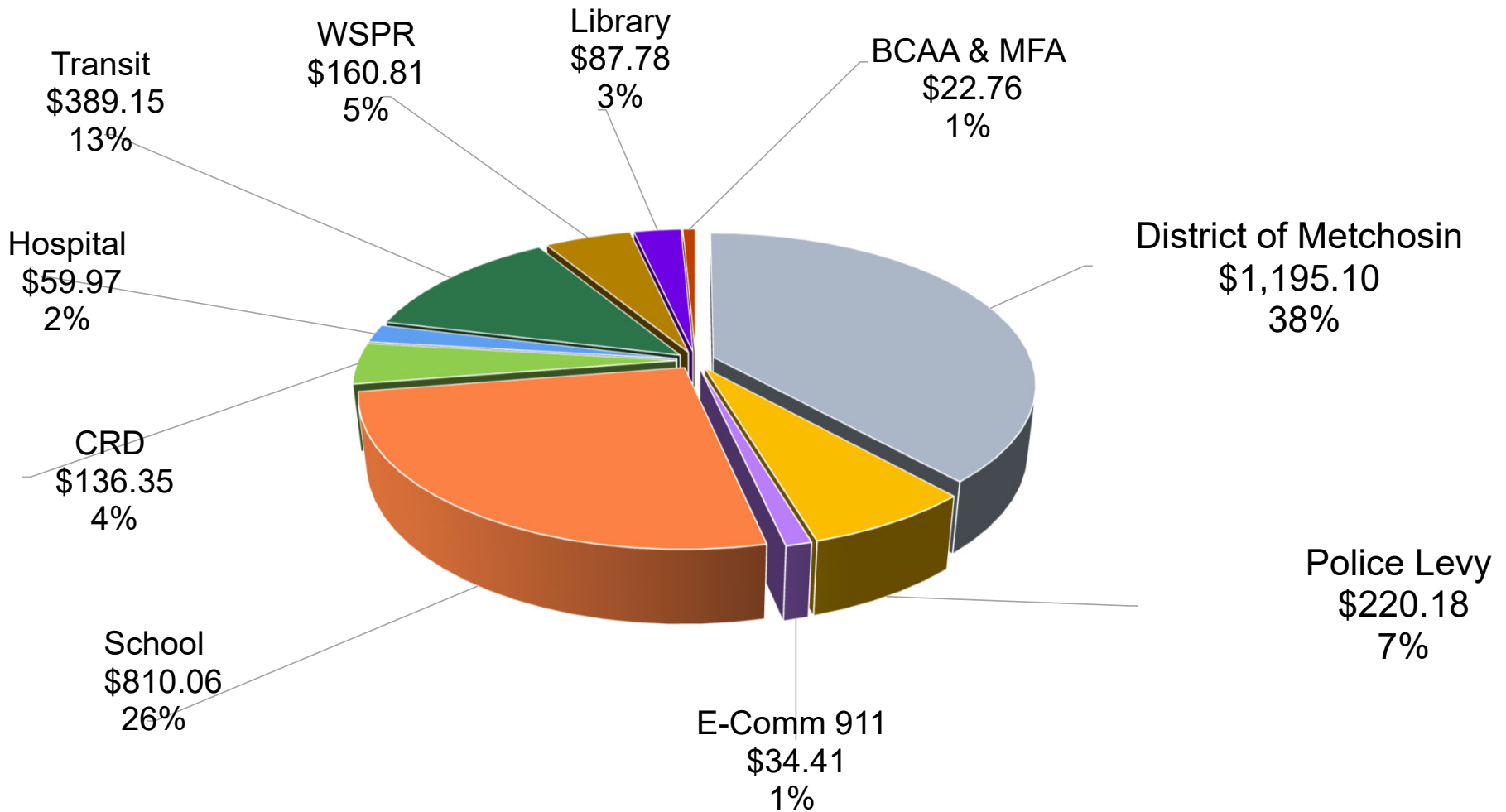
	Average Residential Assessment	All Authorities Property-Value Tax	Change	Percent
Summary	\$ 1,246,775	\$ 4,847.41	\$ 212.42	4.58%
Taxing Authority	Tax Rates	Tax	Change	Percent
District of Metchosin	1.27115	\$ 1,584.84	\$ 92.84	6.22%
Police Levy	0.23419	\$ 291.98	\$ 28.21	10.69%
E-Comm 911	0.03660	\$ 45.63	\$ 26.98	144.66%
School	1.28430	\$ 1,601.23	\$ 60.47	3.92%
CRD	0.27756	\$ 346.05	\$ 11.73	3.51%
Hospital	0.12207	\$ 152.19	\$ (5.74)	(3.63%)
Transit	0.35940	\$ 448.09	\$ 13.12	3.02%
WSPR	0.17104	\$ 213.25	\$ (12.16)	(5.39%)
Library	0.09336	\$ 116.40	\$ (4.83)	(3.98%)
BCAA & MFA	0.03830	\$ 47.75	\$ 1.80	3.92%
Other Taxing Authorities	2.34603	\$ 2,924.96	\$ 64.39	2.25%
Total Residential Property Taxes	3.88797	\$ 4,847.41	\$ 212.42	4.58%

AVERAGE PROPERTY TAX FOR RESIDENTIAL



	Average Business Assessment	All Authorities Property-Value Tax	Change	Percent
Summary	\$ 200,509	\$ 3,116.57	\$ 264.58	9.25%
Taxing Authority	Tax Rates	Tax	Change	Percent
District of Metchosin	5.96031	\$ 1,195.10	\$ 92.84	8.37%
Police Levy	1.09812	\$ 220.18	\$ 24.06	12.27%
E-Comm 911	0.17162	\$ 34.41	\$ 20.55	148.27%
School	4.04000	\$ 810.06	\$ 101.29	14.29%
CRD	0.68002	\$ 136.35	\$ 8.92	7.00%
Hospital	0.29907	\$ 59.97	\$ (0.23)	(0.38%)
Transit	1.94080	\$ 389.15	\$ 23.71	6.49%
WSPR	0.80201	\$ 160.81	\$ (6.78)	(4.05%)
Library	0.43777	\$ 87.78	\$ (2.35)	(2.61%)
BCAA & MFA	0.11350	\$ 22.76	\$ 2.57	12.73%
Other Taxing Authorities	8.31317	\$ 1,666.88	\$ 127.13	8.26%
Total Business Property Taxes	15.54322	\$ 3,116.57	\$ 264.58	9.25%

AVERAGE PROPERTY TAX FOR BUSINESS



Questions?

Call Geoffrey Kreek @ 250-474-3167 or email gkreek@metchosin.ca

