

City of Belleville
2026 Tax Rates Guideline Review

Council Guideline Review - Residential Taxpayer Impact - Excluding Fire Master Plan impact

No Assessment Change - Tax Supported Budget \$ 148,075,300

2026 Operating Budget Council Guideline:

That the 2026 Draft Operating Budget be presented with overall residential property tax rate increases not to exceed 5%, excluding any tax rate increases generated from the 2025 Fire Master Plan phase-in approved by Council;

Assessment	2026	2025	Properties		Guideline under 5%
	\$ 250,000	\$ 250,000	19,515		

2026 Residential Property Tax				
2026 Taxes	2025 Taxes	2026 vs. 2025		
		\$	%	
Belleville Urban				
Municipal	\$ 4,703.85	\$ 4,446.99	\$ 256.86	5.78%
Education	\$ 382.50	\$ 382.50	-	0.00%
Total	5,086.35	4,829.49	256.86	5.32%
per month	\$ 423.86	\$ 402.46	\$ 21.41	
per day	\$ 13.94	\$ 13.23	\$ 0.70	
Cannifton Urban Fire				
Municipal	\$ 4,492.79	\$ 4,248.58	\$ 244.21	5.75%
Education	\$ 382.50	\$ 382.50	-	0.00%
Total	4,875.29	4,631.08	244.21	5.27%
per month	\$ 406.27	\$ 385.92	\$ 20.35	
per day	\$ 13.36	\$ 12.69	\$ 0.67	
Cannifton Rural Fire				
Municipal	\$ 4,127.88	\$ 3,862.32	\$ 265.56	6.88%
Education	\$ 382.50	\$ 382.50	-	0.00%
Total	4,510.38	4,244.82	265.56	6.26%
per month	\$ 375.87	\$ 353.74	\$ 22.13	
per day	\$ 12.36	\$ 11.63	\$ 0.73	
Rural				
Municipal	\$ 3,364.39	\$ 3,191.10	\$ 173.29	5.43%
Education	\$ 382.50	\$ 382.50	-	0.00%
Total	3,746.89	3,573.60	173.29	4.85%
per month	\$ 312.24	\$ 297.80	\$ 14.44	
per day	\$ 10.27	\$ 9.79	\$ 0.47	
Cannifton Rural to Urban				
Municipal	\$ 4,221.52	\$ 3,909.06	\$ 312.46	7.99%
Education	\$ 382.50	\$ 382.50	-	0.00%
Total	4,604.02	4,291.56	312.46	7.28%
per month	\$ 383.67	\$ 357.63	\$ 26.04	
per day	\$ 12.61	\$ 11.76	\$ 0.86	

ORIGINAL FMP (No Growth)				
2026 Taxes	2025 Taxes	2026 vs. 2025		
		\$	%	
\$ 4,434.62	\$ 4,446.99	\$ (12.37)	-0.28%	
382.50	382.50	-	0.00%	
4,817.12	4,829.49	(12.37)	-0.26%	
\$ 401.43	\$ 402.46	\$ (1.03)		
\$ 13.20	\$ 13.23	\$ (0.03)		
\$ 4,236.20	\$ 4,248.58	\$ (12.38)	-0.29%	
382.50	382.50	-	0.00%	
4,618.70	4,631.08	(12.38)	-0.27%	
\$ 384.89	\$ 385.92	\$ (1.03)		
\$ 12.65	\$ 12.69	\$ (0.03)		
\$ 3,888.09	\$ 3,862.32	\$ 25.77	0.67%	
382.50	382.50	-	0.00%	
4,270.59	4,244.82	25.77	0.61%	
\$ 355.88	\$ 353.74	\$ 2.15		
\$ 11.70	\$ 11.63	\$ 0.07		
\$ 3,216.88	\$ 3,191.10	\$ 25.78	0.81%	
382.50	382.50	-	0.00%	
3,599.38	3,573.60	25.78	0.72%	
\$ 299.95	\$ 297.80	\$ 2.15		
\$ 9.86	\$ 9.79	\$ 0.07		
\$ 3,981.55	\$ 3,909.06	\$ 72.49	1.85%	
382.50	382.50	-	0.00%	
4,364.05	4,291.56	72.49	1.69%	
\$ 363.67	\$ 357.63	\$ 6.04		
\$ 11.96	\$ 11.76	\$ 0.20		

Guideline Review - Residential less 2025 FMP				
2026 Taxes	2026 Taxes	Res vs FMP		
		\$	%	
\$ 4,703.85	\$ 4,434.62	\$ 269.23	6.05%	
382.50	382.50	-	0.00%	
5,086.35	4,817.12	269.23	5.57%	
\$ 423.86	\$ 401.43	\$ 22.44		
\$ 13.94	\$ 13.20	\$ 0.74		
\$ 4,492.79	\$ 4,236.20	\$ 256.59	6.04%	
382.50	382.50	-	0.00%	
4,875.29	4,618.70	256.59	5.54%	
\$ 406.27	\$ 384.89	\$ 21.38		
\$ 13.36	\$ 12.65	\$ 0.70		
\$ 4,127.88	\$ 3,888.09	\$ 239.79	6.21%	
382.50	382.50	-	0.00%	
4,510.38	4,270.59	239.79	5.65%	
\$ 375.87	\$ 355.88	\$ 19.98		
\$ 12.36	\$ 11.70	\$ 0.66		
\$ 3,364.39	\$ 3,216.88	\$ 147.51	4.62%	
382.50	382.50	-	0.00%	
3,746.89	3,599.38	147.51	4.13%	
\$ 312.24	\$ 299.95	\$ 12.29		
\$ 10.27	\$ 9.86	\$ 0.40		
\$ 4,221.52	\$ 3,981.55	239.97	6.14%	
382.50	382.50	-	0.00%	
4,604.02	4,364.05	239.97	5.59%	
\$ 383.67	\$ 363.67	\$ 20.00		
\$ 12.61	\$ 11.96	\$ 0.66		