

**The Corporation of the Village of Cumberland**  
**Proposed 2026 - 2030 Financial Plan**  
**Based On BC Assessment Revised Roll - April 2025**

**Proposed Property Tax Impact on Average Residential Single Family Household**

	<b>Proposed 2026</b>	<b>2025</b>	<b>Change</b>	<b>%</b>
Total taxes payable	\$ 4,427	\$ 4,196	\$ 231	5.5%
Home owner grant	(770)	(770)	-	0.0%
Net property tax	\$ 3,657	\$ 3,426	\$ 231	6.7%
Frontage parcel tax (median lot size)	400	386	14	3.6%
Parcel Charge per lot for water supply debt	68	45	23	51.3%
Property taxes	\$ 4,125	\$ 3,857	\$ 268	6.9%
Average Utility Fees	1,190	1,149	41	3.5%
<b>Total</b>	<b>\$ 5,315</b>	<b>\$ 5,006</b>	<b>\$ 309</b>	<b>6.2%</b>

**Proposed Property Tax Impact on Average Family Strata Home (i.e. Condos)**

	<b>Proposed 2026</b>	<b>2025</b>	<b>Change</b>	<b>%</b>
Total taxes payable	\$ 3,249	\$ 3,080	\$ 169	5.5%
Home owner grant	(770)	(770)	-	0.0%
Net property tax	\$ 2,479	\$ 2,310	\$ 169	7.3%
Frontage parcel tax (median lot size)	334	322	12	3.6%
Parcel Charge per lot for water supply debt	68	45	23	51.3%
Property taxes	\$ 2,881	\$ 2,677	\$ 204	7.6%
Average Utility Fees	1,052	1,021	31	3.0%
<b>Total</b>	<b>\$ 3,933</b>	<b>\$ 3,698</b>	<b>\$ 235</b>	<b>6.3%</b>

**Proposed Property Tax Impact on Median Assessment - Class 6 (business other)**

**(50% of folios with assessments greater than the median and 50% of folios with assessments lower than median)**

	<b>Proposed 2026</b>	<b>2025</b>	<b>Change</b>	<b>%</b>
Total taxes payable	\$ 9,935	\$ 9,423	\$ 512	5.4%
Frontage parcel tax (median lot size)	334	322	12	3.6%
Parcel Charge per lot for water supply debt	68	45	23	51.3%
Property taxes	\$ 10,337	\$ 9,790	\$ 547	5.6%
Average Utility Fees	1,237	1,113	124	11.2%
<b>Total</b>	<b>\$ 11,574</b>	<b>\$ 10,903</b>	<b>\$ 671</b>	<b>6.2%</b>

*\* The assessment roll for 2026 is not available - the proposed tax revenue increase has been applied to the 2025 taxes payable. Once the assessment roll for 2026 is available this increase may change based on assessment changes.*

*\*\* Unknown taxes collected for other taxing authorities are estimated to increase by 7% at this time*