



BC ASSESSMENT

Getting to know BC Assessment

Local Government Leadership Academy Leadership Forum

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February 7, 2020

Topics

1. About BC Assessment
2. Valuation & classification
3. Collaboration
4. Communication
5. 2020 assessment roll summary

Getting to Know BC Assessment – LGLA



About BC Assessment

Creation of BC Assessment

- 1974 non-partisan commission tasked with examining property assessment & taxation
- Recommended creation of a province-wide assessment authority
- Operates independent of taxing function & provincial politics
- Since enactment of *Assessment Authority Act* & *Assessment Act* in 1974, BCA has provided uniform, fair, & independent property assessments to the people of BC



British Columbia
Assessment Authority

Our product – the assessment roll



- Annual list of property values provides stable, predictable base for real property taxation in B.C.
- Identifies ownership, value, classification & exemptions for each property
- Represents over 2 million properties with total value of \$1.94 trillion
- Provides the base for local governments & taxing authorities to raise approximately \$8 billion annually in property taxes for schools & important local services

BC Assessment regions



Valuation & classification

How we value different properties



Residential



Commercial

- Market value as of July 1st
 - Residential
 - Commercial

Market value: Most probable price a property should bring in a competitive market under all conditions requisite to a fair sale, the buyer & seller, each acting prudently, knowledgeably, & assuming the price is not affected by undue stimulus.

- Legislated (regulated values)

Highest & best use (H&BU)

- Foundation of market value is H&BU, which is the reasonable probable use of a property that is:



Physically
possible



Legally
permissible



Financially
feasible



Maximally
productive

How we classify properties

Class	Title
1	Residential
2	Utilities
3	Supportive housing
4	Major industry
5	Light industry
6	Business other
7	Managed forest land
8	Recreational/non profit
9	Farm land



Collaboration

Collaborating to achieve our mandates

- By sharing information & working together BC Assessment & Taxing Authorities can:
 - ✓ Ensure fair & equitable property assessments
 - ✓ Maintain stable & predictable assessment & tax rolls
 - ✓ Optimize property tax revenue levied & collected by taxing authorities
 - ✓ Increase citizen awareness of property assessment & taxation



Information impacting property assessments

Local Government Info Impacting Property Assessments	
Building permits	Permissive tax exemptions
Building plans	Revitalization exemptions
Land use control amendments	Mailing address changes
Development applications & approvals	Occupiers/lessees of your properties
Preliminary & final subdivision approvals	Situs (civic address) assignments
Extensions of service infrastructure	

- Any other information suggestive of a change in use of a property, or an error in a property assessment

How to get involved

- Standard building permit report program
- Submit electronic building plans
- Add BC Assessment to consultation notifications
- Submit address changes via BC Assessment's [Change of Address Notification e-Form](#)
- Notify your local BC Assessment office of changes in occupied properties



Get involved!

Communication

Communication value proposition

- Original proposition = here's the \$ value
- Today's proposition = here's the \$ value PLUS:
 - Public information to verify assessments
 - “No surprises” for property owners & taxing authorities
 - Taxing authorities have more information about the Roll in advance



Communication process

- Historic process:
 - Produce annual assessments
 - Communicate about them in January
 - Then, defend the assessments
- Modern process:
 - Year-round communication
 - Extensive taxing authority outreach
 - Published assessment techniques
 - Resolve disputes where possible



Property assessment communication campaign

- Goal - Raise awareness of:
 - *Purpose & significance of property assessment*
 - *Processes BCA follows*
 - *Value we provide*
- Purpose:

To effectively engage with all of our audiences, by creating a communications plan that aligns with our strategic priorities



Property assessment communication campaign

- Objectives:
 - *Raise awareness with our audiences regarding who we are, what we do, & what value we provide*
 - *Expand upon our no surprises approach to communications, ensuring customers & stakeholders are well informed*
 - *Reduce number of inquiries, through increased public awareness*
 - *Promote BCA's website as one-stop shop for self-serve property assessment information, trends & tools*

PACC sample key messages – 2020 Roll trends

- *Based on what was happening in the real estate market as of July 1, 2019, many 2020 property assessments are experiencing moderate changes & even some declines compared to previous years.*
- *For 2020 assessments, we are seeing a returning to a balanced, stable market with relatively modest decreases to increases as the ripple effect of a softening market continues to expand from the Lower Mainland out across the province.*

Sample news coverage

Williams Lake sees a modest increase in assessed property values this year

Northern BC's total assessments increased from over \$65.4 billion to over \$69.4 billion

[PATRICK DAVIES](#) / Jan. 4, 2020 11:30 a.m. / [LOCAL NEWS](#) / [NEWS](#)

TIMES COLONIST  **MENU**

Greater Victoria home values mostly dip slightly or stay same in latest assessment

Andrew Duffy / Times Colonist
JANUARY 2, 2020 09:01 AM



VANCOUVER³**courier**  **MENU**
Canada's #1 Community Newspaper Site

Home » Real Estate

Upcoming B.C. Assessment values to 'reflect moderating market'

Residential sector — especially in Lower Mainland — to see lower valuations, but commercial and industrial real estate values hold firm

[Joannah Connolly](#) / Glacier Media Real Estate
DECEMBER 10, 2019 09:33 AM



Assessment reveals stable West Kootenay housing market

Averaged home values in Trail went up five per cent, according to BC Assessment

[SHERI REGNIER](#) / Jan. 7, 2020 7:00 a.m. / [LOCAL NEWS](#) / [NEWS](#)



PACC sample key messages – assessment & taxes

- *Your annual property assessment is about determining how property taxes are distributed between taxpayers. Assessments are not about setting the level of taxation, including increases.*
- *If your property value is higher/lower/the same as the community's average assessment change, your property taxes may increase/decrease/not change, but any changes are still dependent upon your local government's budget needs.*

Sample news coverage

BC Assessments only one factor in determining tax increases: City of Campbell River

While the municipal tax increase is set at 2.9 per cent, your mileage may vary

MIKE DAVIES / Jan. 6, 2020 1:30 p.m. / [LOCAL NEWS](#) / [NEWS](#)



Assessed home values jump by 20 per cent in Terrace

Average home value now \$373,000

ROD LINK / Jan. 8, 2020 7:00 a.m. / [LOCAL NEWS](#) / [NEWS](#)

An individual property's new assessed value does not necessarily mean a corresponding hike in taxation. If the property's increase is over the average jump within its property classification, taxes could go up but if the assessment is below the average, taxes could go

British Columbia down.

5 things to know about this year's B.C. property assessments

Find out how much the median single-family home in your municipality went up (or down) in value last year

Justin McElroy · CBC News · Posted: Jan 03, 2020 3:00 AM PT | Last Updated: January 3

How will it affect my property taxes?

It's important to remember that your property tax bill for 2020 has very little to do with how much your home's value has gone up or down and more to do with a [municipality's individual budget](#) — and what's happened to the home next door to you.

EDITORIAL: Understanding what assessments mean


Budgets are determined by considering the amount of money a municipal government will need

Jan. 13, 2020 3:00 p.m. / [COLUMNISTS](#) / [EDITORIALS](#) / [OPINION](#)



Each year Sooke Municipal Hall staff will get calls from homeowners who mistakenly assume that if their assessed value has increased so will their taxes.

Mediums for communication


[Search services and products](#)
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[Assessment search](#)
[Services & products](#)
[Property information & trends](#)
[About us](#)
[Contact us](#)


Last year we assessed over

2 million properties


across British Columbia

Find your property assessment


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Understanding the assessment process




Your assessment notice & property taxes



Change address & property information



Appeals



Interactive property trends map

[View other services & products](#)

The screenshot displays the BC Assessment website. At the top, there is a navigation bar with the BC Assessment logo and a list of links: Home, About, Privacy, Contact, and About Us. Below the navigation bar, a large banner features the text "LET US INTRODUCE OURSELVES." in large, bold, green and blue letters. To the right of the banner, there is a list of links: "What is BC Assessment?", "Assessment Information", "Assessment Services", "Assessment Tools", "Assessment Results", "Assessment Reports", "Assessment Data", "Assessment Research", "Assessment Policy", "Assessment Legislation", "Assessment Regulations", "Assessment Standards", "Assessment Guidelines", "Assessment Procedures", "Assessment Processes", "Assessment Practices", "Assessment Principles", "Assessment Values", "Assessment Ethics", "Assessment Integrity", "Assessment Security", "Assessment Confidentiality", "Assessment Transparency", "Assessment Accountability", "Assessment Responsibility", "Assessment Sustainability", "Assessment Resilience", "Assessment Adaptability", "Assessment Inclusivity", "Assessment Diversity", "Assessment Equity", "Assessment Accessibility", "Assessment Affordability", "Assessment Feasibility", "Assessment Viability", "Assessment Desirability", "Assessment Attractiveness", "Assessment Competitiveness", "Assessment Productivity", "Assessment Efficiency", "Assessment Effectiveness", "Assessment Impact", "Assessment Contribution", "Assessment Benefit", "Assessment Value", "Assessment Return", "Assessment Yield", "Assessment Output", "Assessment Performance", "Assessment Quality", "Assessment Quantity", "Assessment Frequency", "Assessment Duration", "Assessment Timing", "Assessment Location", "Assessment Context", "Assessment Environment", "Assessment Situation", "Assessment Circumstance", "Assessment Condition", "Assessment State", "Assessment Status", "Assessment Position", "Assessment Place", "Assessment Point", "Assessment Spot", "Assessment Area", "Assessment Zone", "Assessment Region", "Assessment Territory", "Assessment Domain", "Assessment Field", "Assessment Sector", "Assessment Industry", "Assessment Market", "Assessment Economy", "Assessment Society", "Assessment Culture", "Assessment Community", "Assessment Population", "Assessment Demographics", "Assessment Characteristics", "Assessment Features", "Assessment Attributes", "Assessment Qualities", "Assessment Traits", "Assessment Characteristics", "Assessment Features", "Assessment Attributes", "Assessment Qualities", "Assessment Traits".

Below the banner, there is a section titled "2023 Assessment Information" with a grid of four resources:

- 1. ASSESSMENT INFORMATION** (PDF, 1.4 MB) - Downloaded 10/10/2023. This document provides information about the 2023 assessment process, including the assessment cycle, assessment tools, and assessment results.
- 2. ASSESSMENT INFORMATION** (PDF, 1.4 MB) - Downloaded 10/10/2023. This document provides information about the 2023 assessment process, including the assessment cycle, assessment tools, and assessment results.
- 3. ASSESSMENT INFORMATION** (PDF, 1.4 MB) - Downloaded 10/10/2023. This document provides information about the 2023 assessment process, including the assessment cycle, assessment tools, and assessment results.
- 4. ASSESSMENT INFORMATION** (PDF, 1.4 MB) - Downloaded 10/10/2023. This document provides information about the 2023 assessment process, including the assessment cycle, assessment tools, and assessment results.

[illegible]

News

Thompson Okanagan 2020 Property Assessments In the Mail

January 2, 2020



In the next few days, owners of more than 280,000 properties throughout the Thompson Okanagan can expect to receive their 2020 assessment notices, which reflect market value as of July 1, 2019.

Lower Mainland 2020 Property Assessments in the Mail

January 2, 2020



In the next few days, owners of more than 1,040,000 properties throughout the Lower Mainland can expect to receive their 2020 assessment notices which reflect market value as of July 1, 2019.

BC ASSESSMENT

Getting to Know BC Assessment – LGLA

Media

Media Contact
Media Release
Media Kit

Contact Us

At BC Assessment, our ongoing continuous improvement includes our customers. The best way for you to connect with us is to use our [online customer form](#) or to contact us at 1-866-valueBC (1-866-825-8322).

We also understand that there may be times when you want to visit one of our offices. BC Assessment has area offices located throughout the province to provide convenient access for property owners to obtain assessment information.

Toll-free
1-866-825-8322

Fax
1-855-995-6209

Outside North America
604-739-8588
(Note: Long distance charges may apply.)

Contact form
If you have a question or feedback for us, you can connect with us by filling out an online form.
[Go to online form](#)

Specific inquiries

 [Print this page](#)

Locate Us

- Lower Mainland Region
- Kootenay Columbia Region
- Northern BC Region
- Thompson Okanagan Region
- Vancouver Island Region
- Head Office

Media
Media Contact
Media Releases
Media Kit





Market value and property assessment



How is market value determined?

When establishing the market value for a particular property, BC Assessment considers each property's unique characteristics. These are the same characteristics that a home purchaser would consider, including size, layout, shape, age, finish, quality, number of carports, garages, sun decks and condition of buildings. Services in the area, location, views and neighbourhood may also influence a property's market value. Also taken into account are recent sales of properties with similar characteristics. In the case of vacant land, newly constructed housing and substantially renovated housing, the sale price includes net Goods and Services tax.

Appraisers may enter a home to conduct property inspections, ensuring that the description and condition of a property is accurately reflected on the Property Assessment Notice. BC Assessment appraisers analyze all real estate sales in their area and develop common units of comparison and corresponding values. They review similarities and differences between properties to arrive at a uniform assessed value for a particular property.

Why are assessments based on market value?

Market value assessment is widely considered to be the fairest system for distributing the property tax burden.

In any tax area, properties of equal value contribute the same tax, while higher-value properties contribute more than those with lower values. Both assessors and taxpayers can readily check assessments by comparing recent sales and assessments of similar properties in the neighbourhood.

Why is there a difference between my property's value on the assessment notice, the bank mortgage appraisal, or a real estate assessment?

The real estate market is the single biggest influence on market values. Market forces vary from year to year and from property to property. The market value on an assessment notice may differ from that shown on a bank mortgage appraisal or a real estate appraisal because BC Assessment's appraisal reflects the value as of July 1 of the

Authorization to Receive
Confidential Property Information

BC Assessment - Key Dates

How to Complete the General
Application for Farm Classification

Market Value and Property
Assessment

Non-British Columbian Property
Owners

Property Classes and Exemptions

Real Estate Appraisal and Property
Assessment

Using BC Online

When You Move



Understanding the assessment process



BC Assessment is responsible for assessing over 2 million properties in British Columbia as of July 1 each year.

The assessment process in British Columbia is governed by the *Assessment Act of British Columbia*. The Assessment Act is legislation that provides rules and processes for BC Assessment to follow when creating and delivering property assessments.

The Assessment Process (Three Steps)

1. Information collection

Information is collected and analyzed by BC Assessment appraisers for all properties in British Columbia. (Most often this information collection occurs when properties are created/constructed, but can also occur at other times like when properties are renovated.)

2. Information analysis

Property sales are analyzed by BC Assessment appraisers to understand the property market as at July 1st of each year. This new market information is used to set the new assessments.

Didn't find what you're looking for?
More information is available for:

New home buyers

Moving

Assessment policy

Strata properties

Real estate appraisal

Private residence on crown,
municipal or exempt land

Key Dates

FAQs

Assessment Search application

BC Assessment Authority
Hi, bcacustomer.services

Return to homepage

BC ASSESSMENT

Dashboard Assessment Search Data Advice Reports Other tools Support

Civic address 6610 EVEREST DR NANAIMO

6610 EVEREST DR NANAIMO
Area-Jurisdiction-Roll: 04-250-07671.147

Total Value \$508,000

Land	\$243,000
Buildings	\$265,000

Favourite Compare View details

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BC Transit, TransLink | Bureau of Land Management, Esri, HERE

BC Assessment Authority
Hi, bcacustomer.services

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BC ASSESSMENT

Dashboard Assessment Search Data Advice Reports Other tools Support

Find your property assessment

Civic address Enter address

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6610 EVEREST DR NANAIMO V9T 6H6
Area-Jurisdiction-Roll: 04-250-07671.147

Favourite Compare Print

Total value \$508,000
2020 assessment as of July 1, 2019

Land	\$243,000
Buildings	\$265,000
Previous year value	\$506,000
Land	\$255,000
Buildings	\$251,000

Questions about this property assessment? Visit our [Property assessment FAQ](#) or [Contact us](#) if you have questions.

Visit our [BC Assessment interactive market trends maps](#) for assessed value changes in your area, and our [Property tax](#) page to learn what your assessment value change means for your property taxes.

Find out more about [BC Assessment's Data Services](#)

Property value history

2020	0%	\$608,000
2019	+13%	\$506,000
2018	+16%	\$447,000
2017	+9%	\$384,000
2016	+9%	\$351,000

Property value and City of Nanaimo jurisdiction change


Assessed value Property % change Jurisdiction any % change

Assessment Search – neighbouring & sample sold properties

Map

Neighbouring properties

Sample sold properties




6614 EVEREST DR NANAIMO
Area-Jurisdiction-Roll: 04-250-07671.146

Total value	\$521,000
Land	\$243,000
Building	\$278,000

Favourite

Compare

View details




6611 EVEREST DR NANAIMO
Area-Jurisdiction-Roll: 04-250-07671.215

Total value	\$490,000
Land	\$243,000
Building	\$247,000

Favourite

Compare

View details



6615 EVEREST DR NANAIMO
Area-Jurisdiction-Roll: 04-250-07671.214

Total value	\$549,000
Land	\$243,000
Building	\$306,000

Favourite

Compare

View details


Map

Neighbouring properties

Sample sold properties

Sample sold properties are provided for information and as examples only. In assessing a particular property, BC Assessment takes into consideration many factors, and sample sold properties are not necessarily the same that BC Assessment would use as "comparable", for example in an appeal. Sale prices on sample sold properties may need to be time adjusted to reflect changing market conditions between the sales date and the BC Assessment valuation date of July 1. For more information, visit our FAQ.

Please note that sales that have occurred within the last 60 days may not have been verified by BC Assessment.




5160 KAITLYNS WAY NANAIMO
Area-Jurisdiction-Roll: 04-250-07359.189

Sale price	\$525,000
Sale date	Sep 18, 2019
Assessment value	\$498,000

Favourite

Compare

View details




6011 JOSEPH PL NANAIMO
Area-Jurisdiction-Roll: 04-250-07671.101

Sale price	\$600,000
Sale date	Sep 16, 2019
Assessment value	\$567,000

Favourite

Compare

View details



6015 JOSEPH PL NANAIMO
Area-Jurisdiction-Roll: 04-250-07671.102

Sale price	\$657,400
Sale date	Jul 10, 2019
Assessment value	\$609,000

Favourite

Compare

View details

Relationship between assessment & taxation

	Your Property's Value Change	Property Tax Impact
1.	 LOWER than Average Change for Property Class	Taxes Likely * DECREASE
2.	 SIMILAR to the Average Change for Property Class	Taxes Likely * DO NOT CHANGE
3.	 HIGHER than Average Change for Property Class	Taxes Likely INCREASE

*The diagram above and the scenarios below assume that there are no changes in the distribution of budget funding between property classes for your taxing jurisdiction and/or any other taxing agency.



Highest and best use infographics

Our communities are changing.



Local Government

When a local government introduces a new community or development plan, it provides a long-term vision for land use.



Rezoning

The plan may permit rezoning to encourage redevelopment of under used property.



Redevelopment

For example, new plans may support redevelopment of two-storey commercial buildings downtown into 20 storey mixed residential and commercial towers.



Market Demand

If market demand for new towers is high, smaller buildings often sell quickly and for high prices based on their redevelopment potential, not their current use.



Assessment

BC Assessment assesses properties at market value as of July 1 each year.

Visit [bcassessment.ca](https://bcasessment.ca) to learn more.

OUR COMMUNITIES ARE CHANGING

Important considerations for market value when a property is rezoned:

This neighbourhood is growing rapidly. Market demand is strong for higher density, mixed commercial-residential developments.



Given the high demand, several neighbouring properties were sold (at an increased market value) and rezoned to allow high density, mixed-use development.



The city has recently adopted a new official community plan that allows high-density mixed commercial-residential development in the area to a maximum of 20-stories.



The new owners of the sold property chose to demolish the existing buildings and redevelop the property with a high density mixed-use development as permitted by zoning.

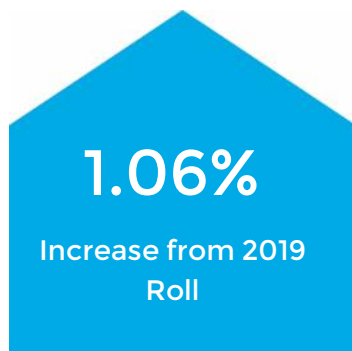


What are the results of our communications?

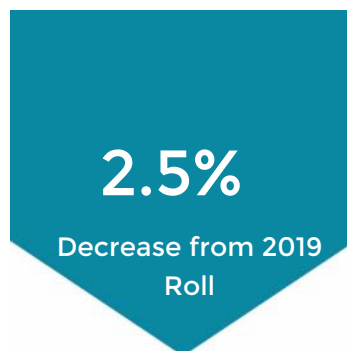
- **Web Activity:**
 - 134,454 website users on January 2nd
 - 1,269,052 users in January, up nearly 4x from 2016
- **Inquiries:**
 - Down 26% in January
 - Calls handled: 94%
 - Average call wait time: 22 seconds
 - Appeals down 27%
- **Conclusion? Investment in communications is validated:**
 - More complete, self-serve information has driven website usage
 - Provided effective inquiry & customer call options
 - Roll Acceptance service standard maintained

2020 assessment roll summary

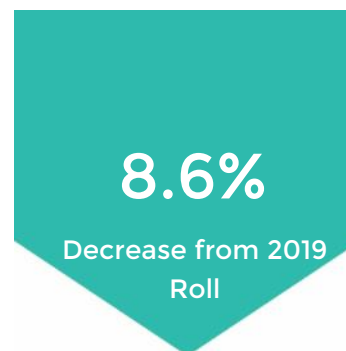
2020 completed assessment roll highlights



Total properties
2,091,135

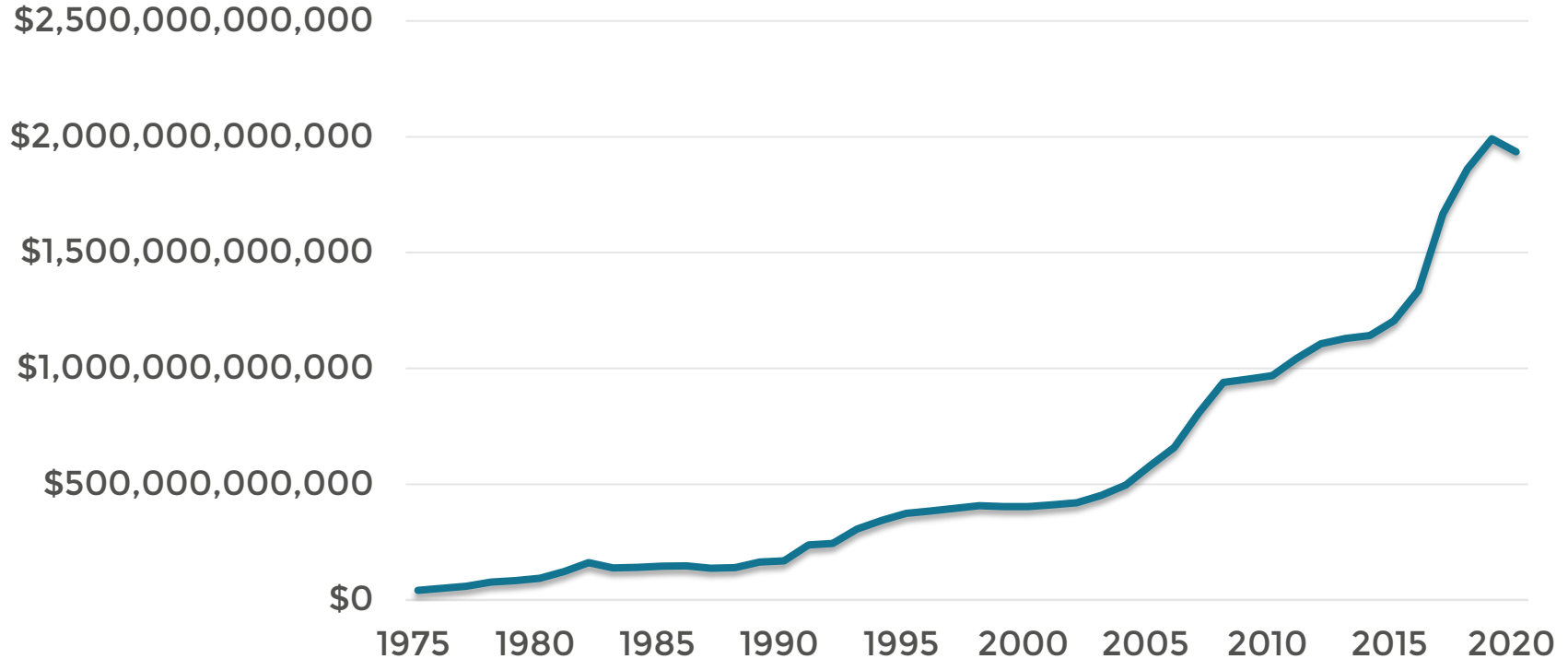


Total value
\$1.94 trillion

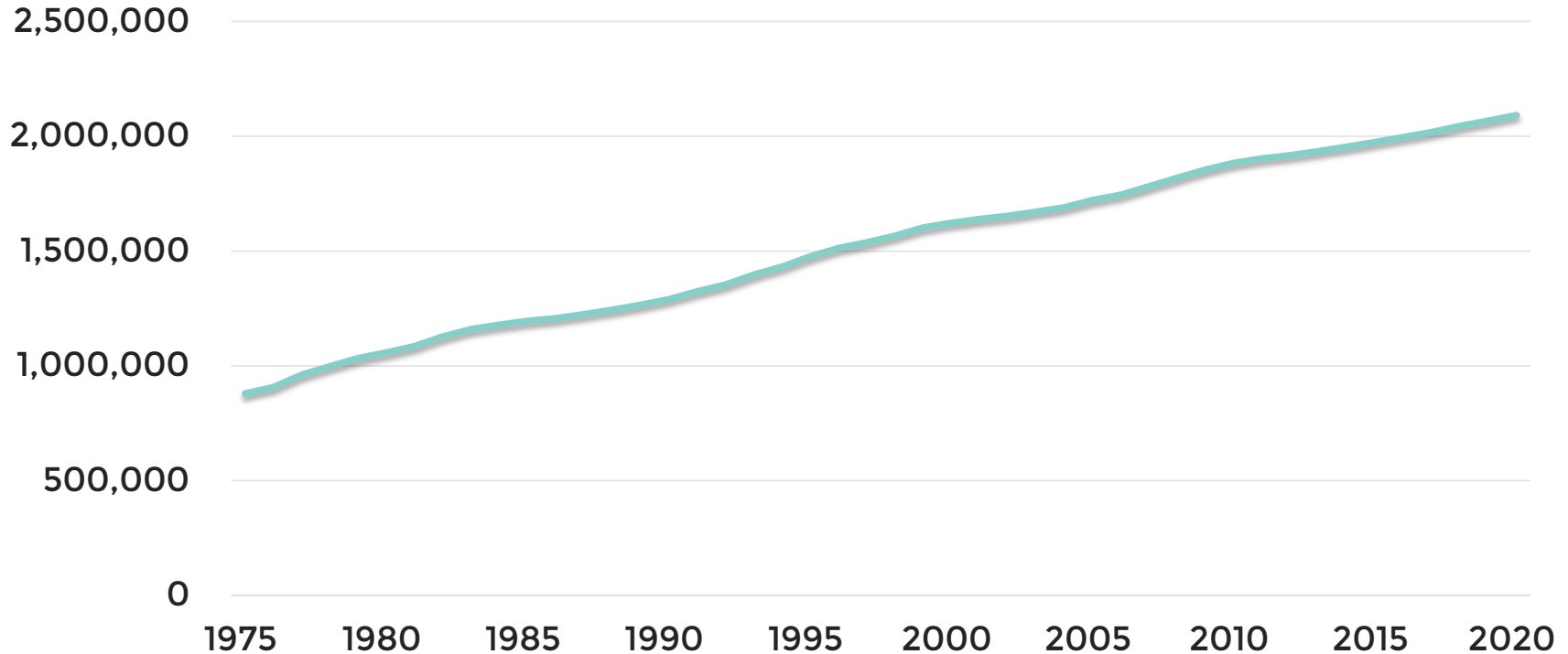


Total non-market change
\$27.1 billion

Total actual value growth – 1975 to 2020 Roll

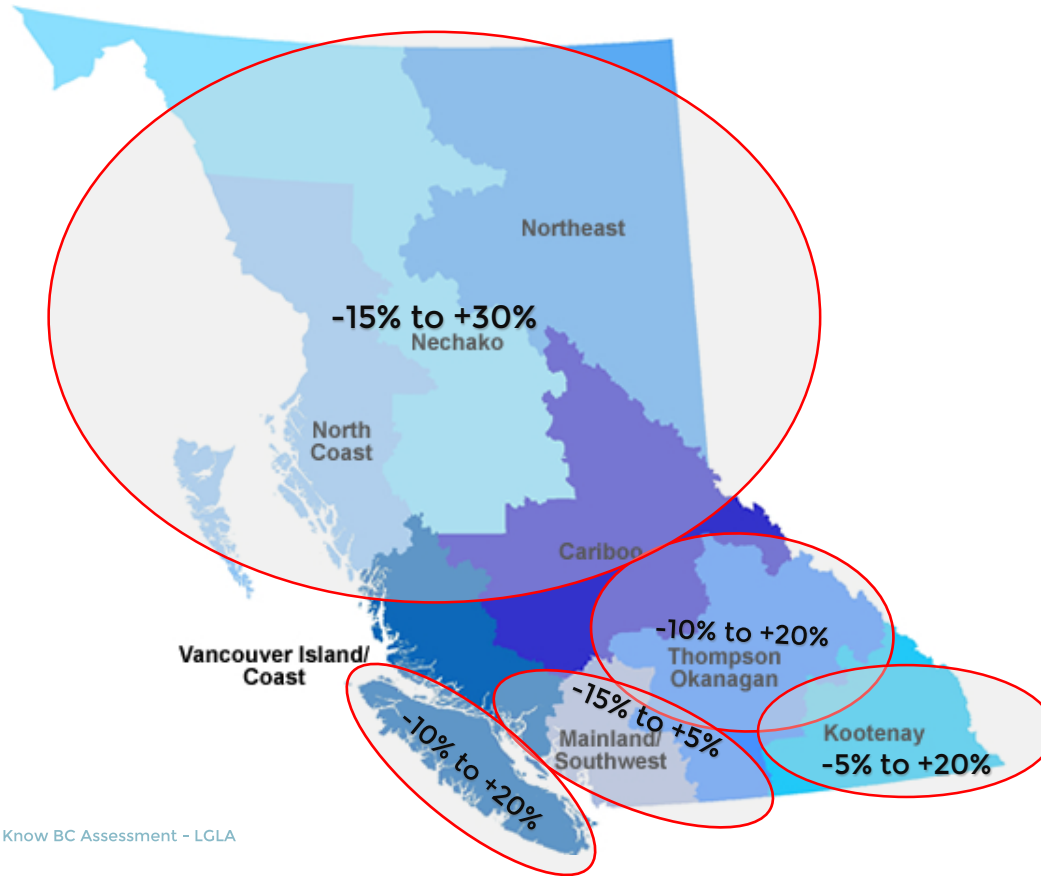


Folio growth - 1975 to 2020 Roll



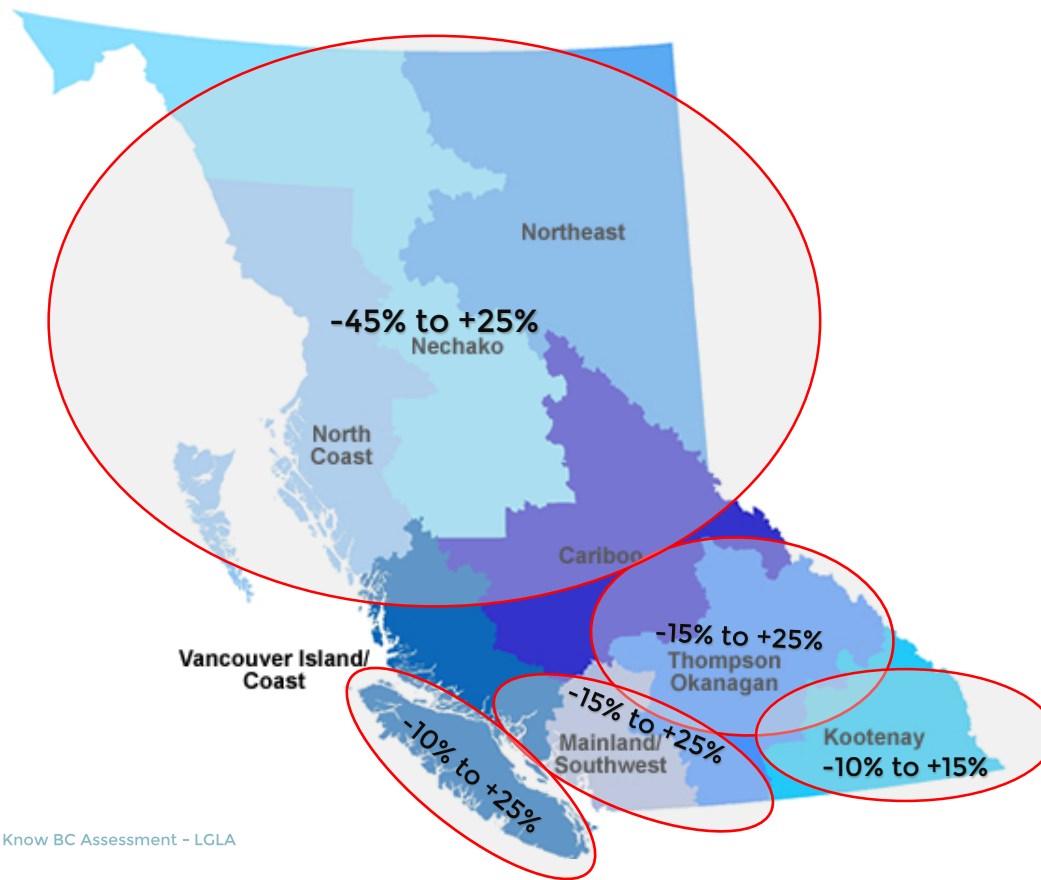
Provincial Overview

Single Family & Strata Residential
Typical Market Increases July 2018 to July 2019



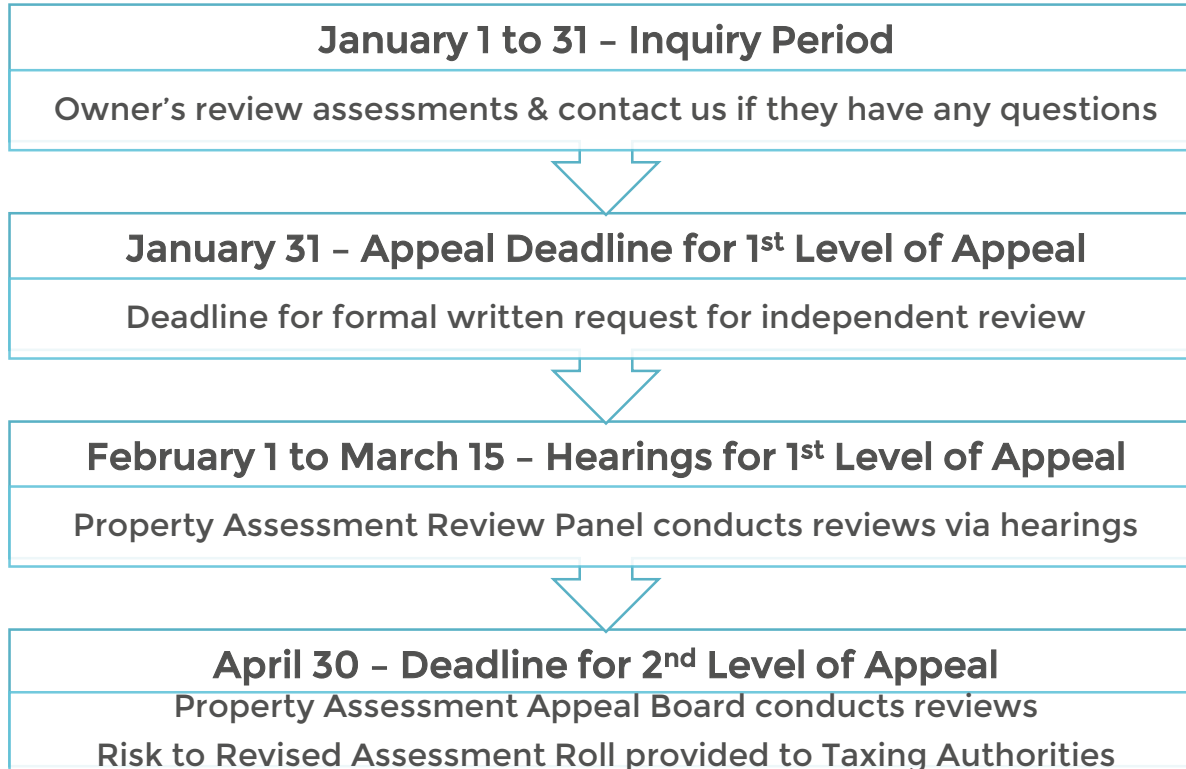
Provincial Overview

Commercial & Industrial
Typical Market Increases July 2018 to July 2019

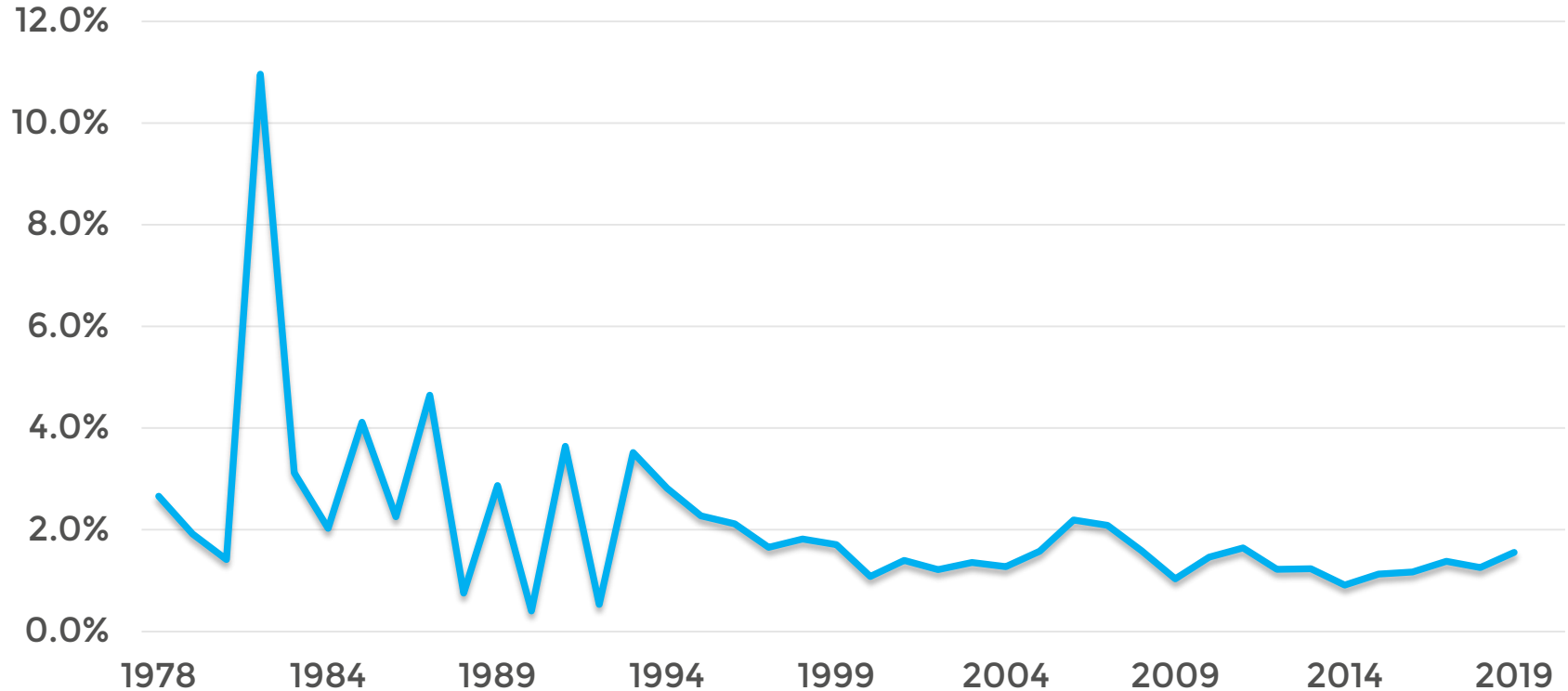


Appeal process

Appeal process



Percentage of folios appealed – 1978 to 2019 Roll



Change in value: 1982 to 2019 Completed to Revised Roll

