



**BC ASSESSMENT**

# West Coast – Vancouver Island 2016 Assessment Roll Information

2016 Roll Highlights, Market Trends, & What's New at BC Assessment

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# Topics

- BC Assessment Introduction
- 2016 Assessment Roll Highlights



# BC Assessment Introduction



# History of BC Assessment

- Established in 1974 under the *Assessment Authority Act* in response to the need for a fair, independent organization that valued all property in the province
- A provincial Crown corporation, independent of taxing authorities



# Corporate structure

**6**

geographic regions

**15**

field offices across the province

**1**

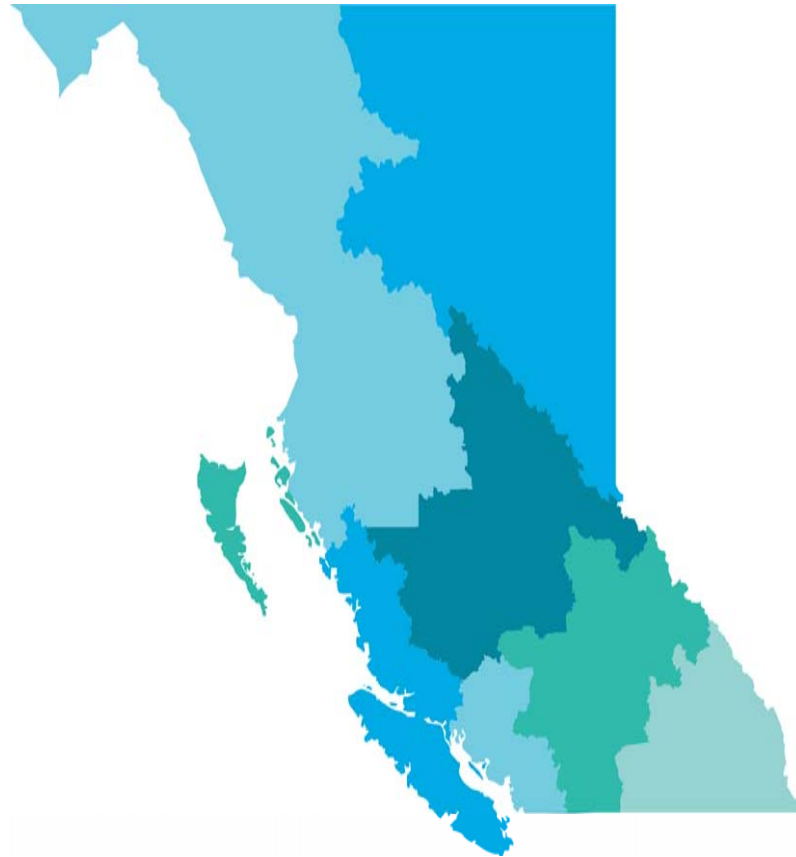
head office in Victoria

**648**

permanent employees approximately

**345+**

appraisers



# Our commitment to British Columbia

## Vision

- We are trusted to value B.C.

## Mission

- To create uniform assessments which are relied upon to build sustainable communities throughout B.C.

## Values

- Customer Satisfaction
- Accountability
- Balance
- Coaching
- Continuous Improvement

# Our service commitment

Open  
& Transparent

Fair  
& Accurate

Timely  
& Accessible

Knowledgeable  
& Respectful

Innovative  
& Collaborative

## Our product

- Annual list of property values provides stable, predictable base for real property taxation in B.C.
- Represents over 1.97 million properties with total value of \$1.2 trillion
- Identifies ownership, value, classification and exemptions for each property
- Provides stable base for local governments and taxing authorities to raise over \$6.8 billion annually in property taxes for schools and important local services

## The Assessment Roll



# Our commitment to British Columbia



Property  
owners

Local governments  
/ First Nations

Provincial  
government

- Residential
- Non-residential
  - Market
  - Non-market

# Key dates

December 31	Assessment rolls and totals produced, notices mailed
January 31	Property Assessment Review Panel request for review deadline
February 1 to March 15	Property Assessment Review Panels
April 30	Property Assessment Appeal Board
July 1	Valuation Date
October 31	Physical Condition
November 30	Land Titles
December 31	Liability for taxation

# How we value different properties

- Market value as of July 1<sup>st</sup>
  - Residential
  - Commercial
- Legislated (regulated values)



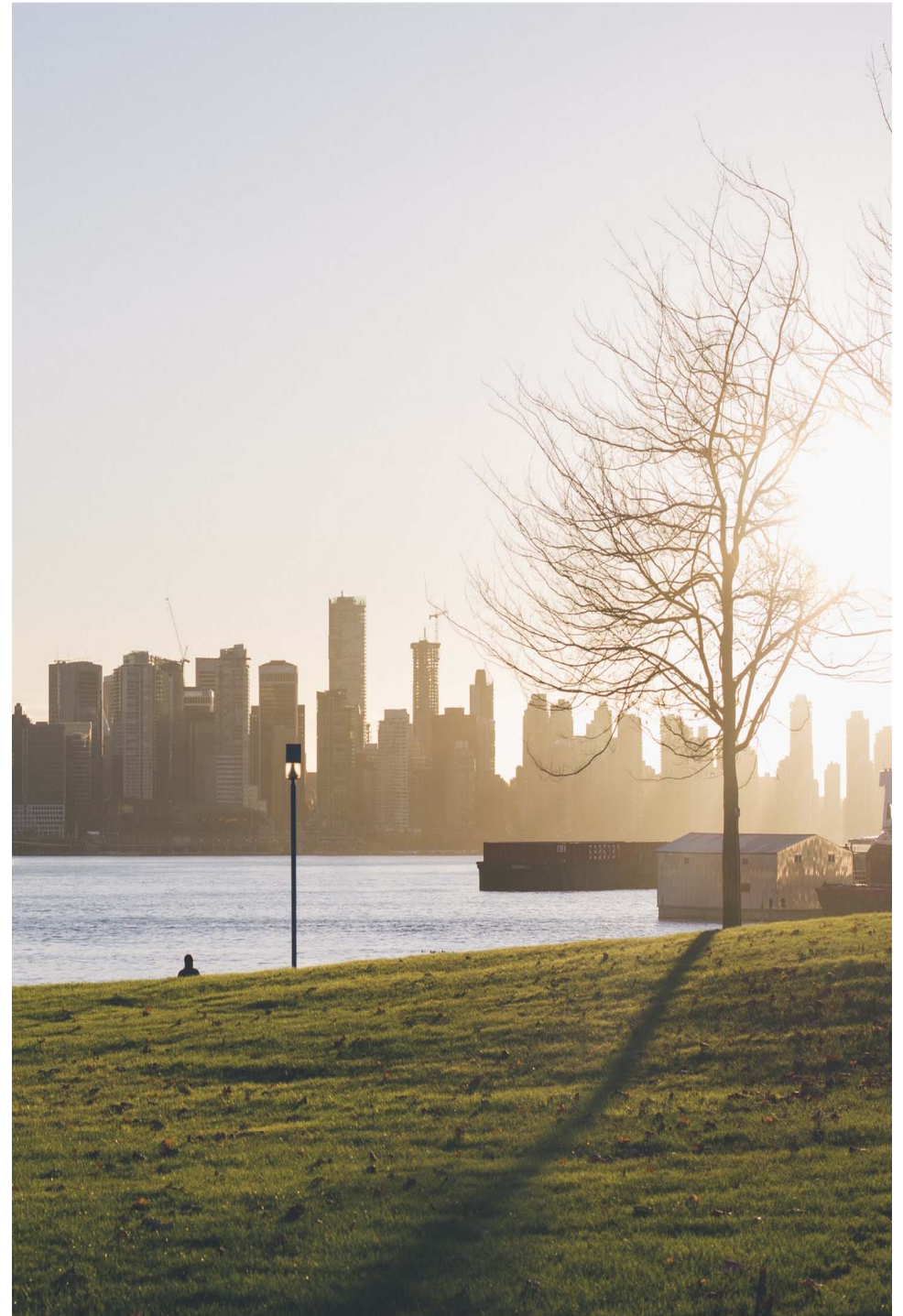
Residential



Commercial

# 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



# How we apply exemptions

- An exemption is a release from paying all or a portion of a tax assessed\*
- Common exemptions are:
  - Permissive
  - Statutory

\*set by local taxing authorities



# 2016 Assessment Roll Highlights

West Coast Vancouver Island



# Tofino & Ucluelet

## 2016 Roll Comparison Highlights

	Tofino	Ucluelet
Total Net General Taxable Values	\$748,551,507	\$402,368,303
% Residential Class	78%	80%
% Commercial Class	21%	19%
# SFDs < 2 acres	375	402
# Vacant Parcels < 2 acres	94	312
Residential Improved to Vacant	3.98 to 1	1.28 to 1



# Tofino

## Assessment Change and Typical Assessment

- Assessment Change Range

- Residential                      0% to +20%                      68% of properties
- Commercial                      0% to +10%                      62% of properties

- Typical Assessment

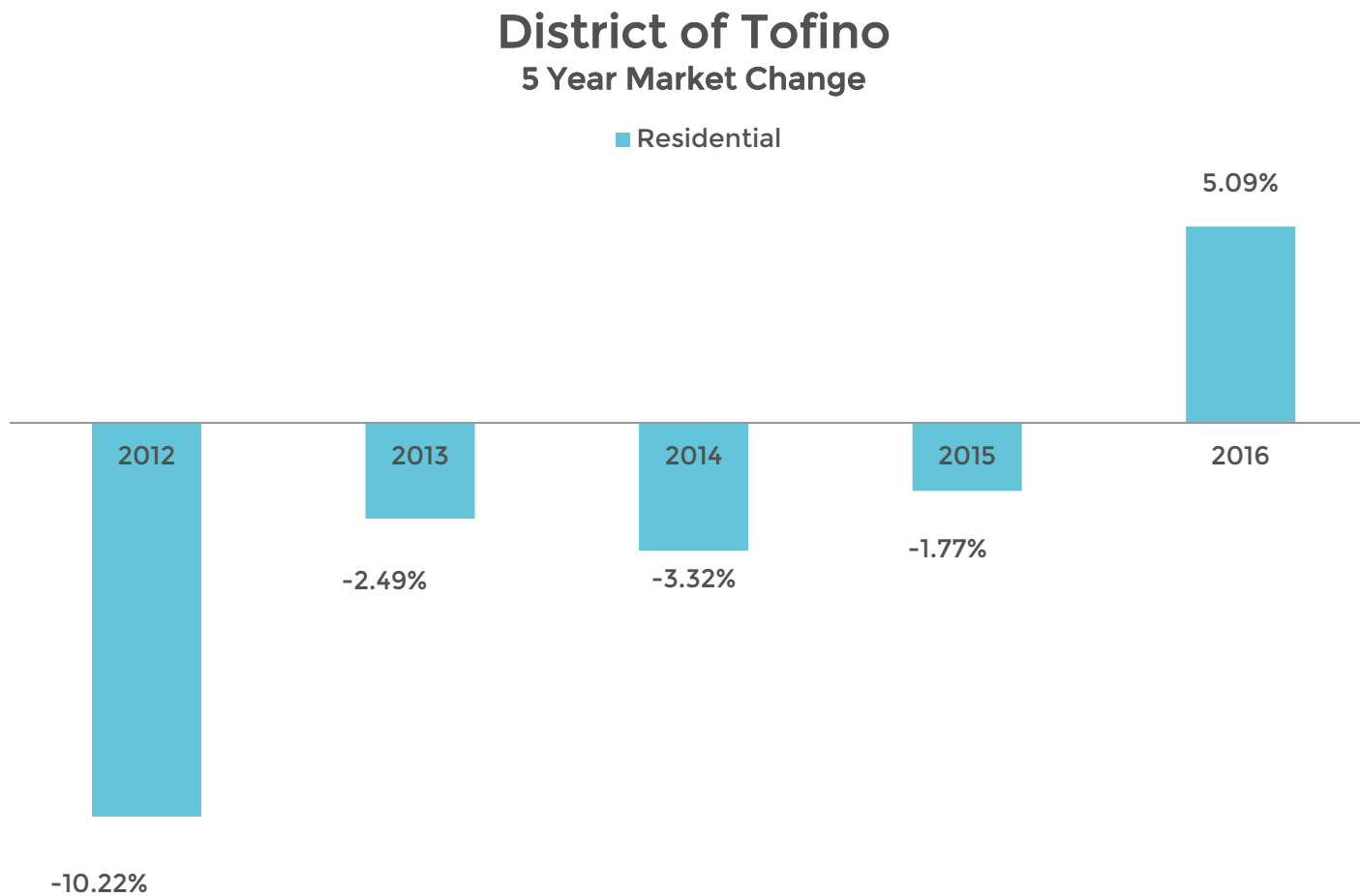
- Single Family Dwellings                      2015 Assessment Roll                      \$463,000                      2016 Assessment Roll                      \$509,400                      +10%





# Tofino

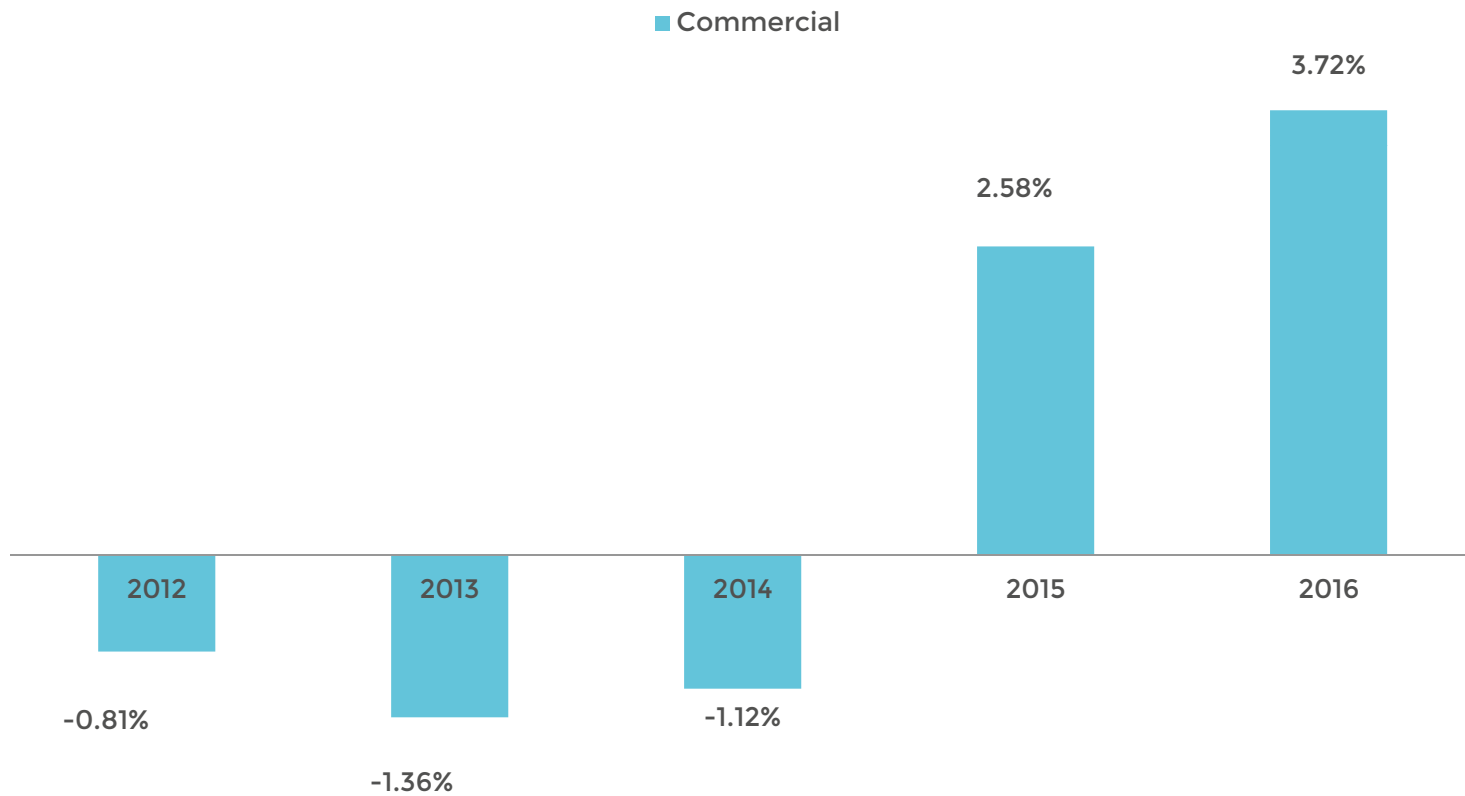
## Residential Market Change - Historical Perspective



# Tofino

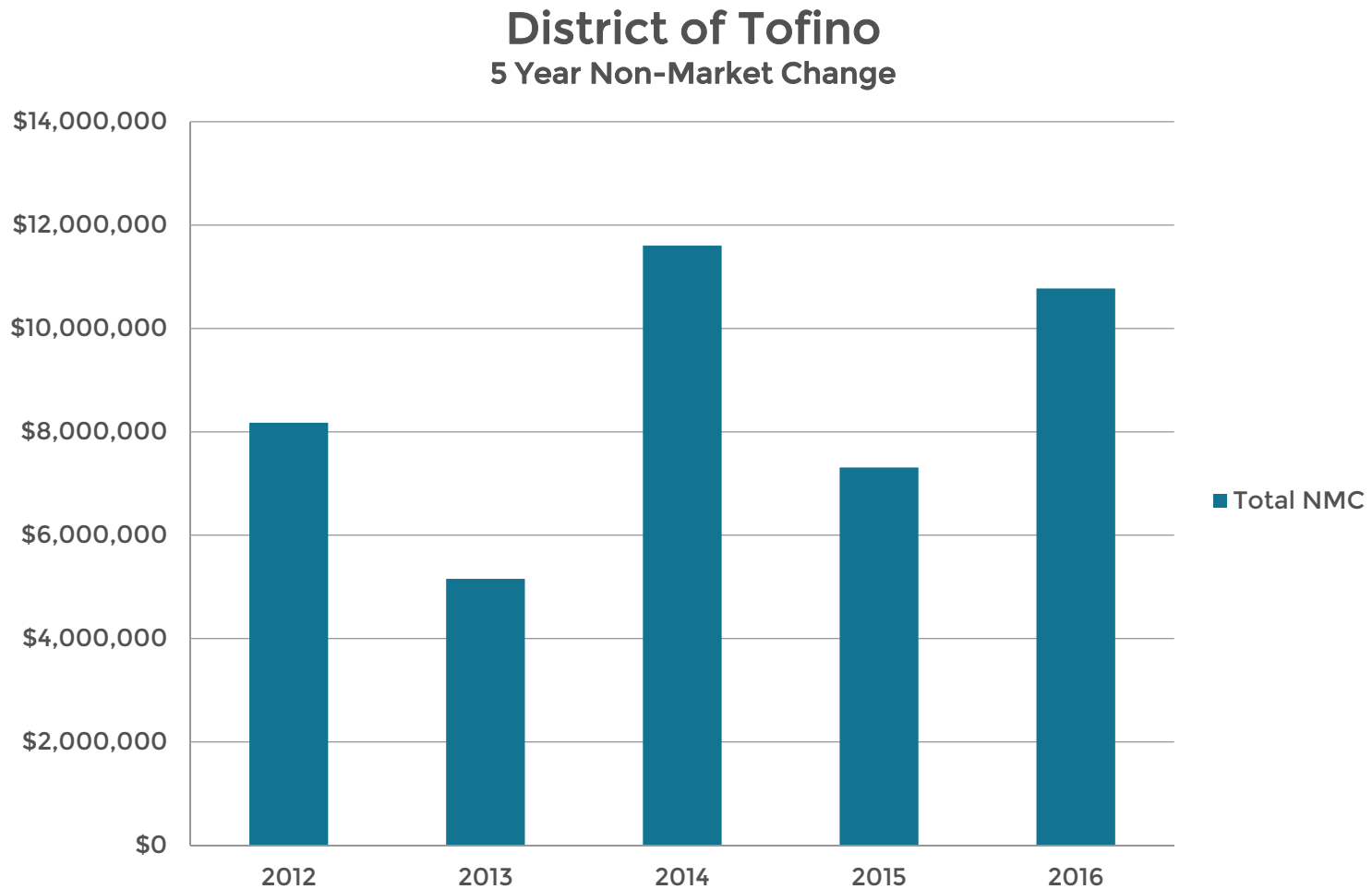
## Commercial Market Change - Historical Perspective

### District of Tofino 5 Year Market Change



# Tofino

## Non-Market Change - Historical Perspective



# Ucluelet

## Assessment Change and Typical Assessment

- Assessment Change Range

- Residential -10% to +15% 60% of properties
- Commercial -5% to +5% 75% of properties

- Typical Assessment

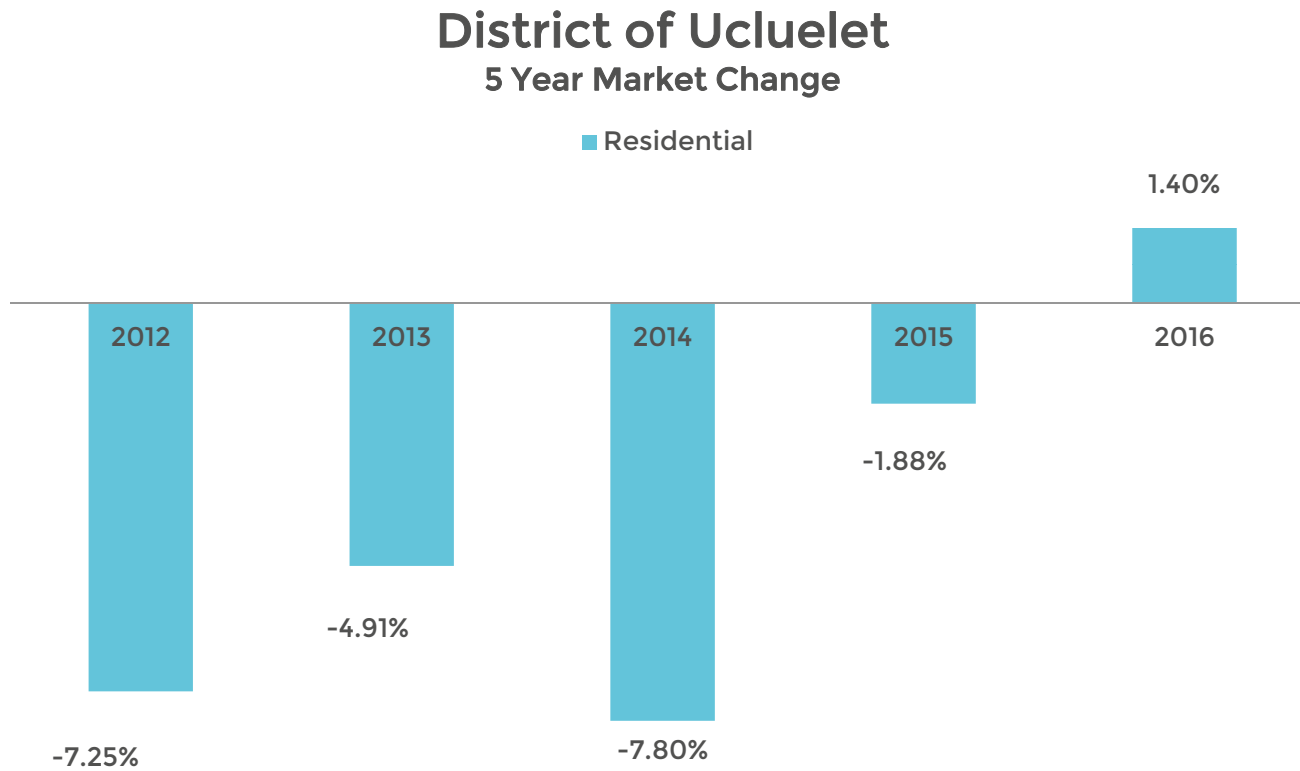
- Single Family Dwellings

2015 Assessment Roll	\$245,000	
2016 Assessment Roll	\$272,000	+11%



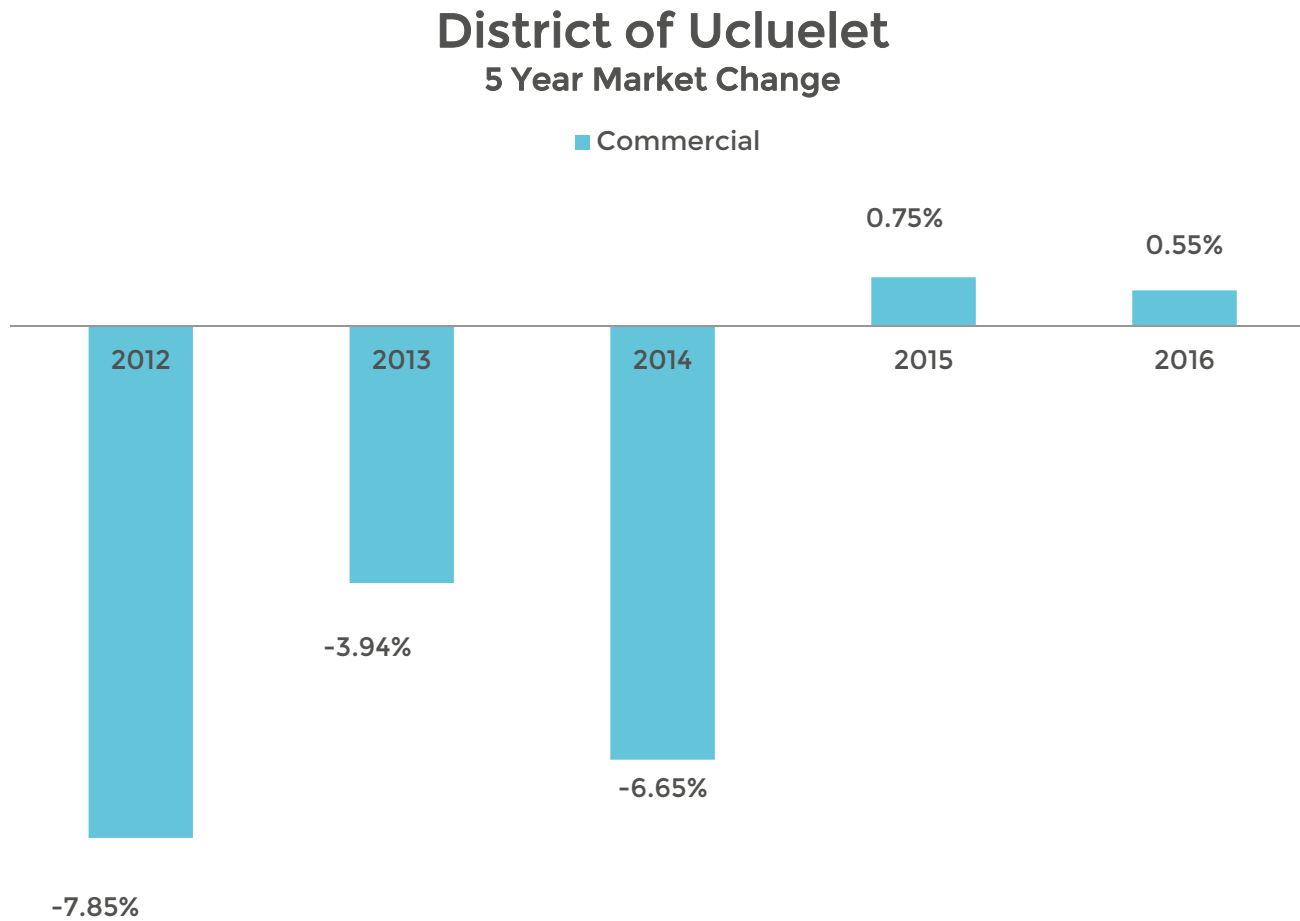
# Ucluelet

## Residential Market Change - Historical Perspective



# Ucluelet

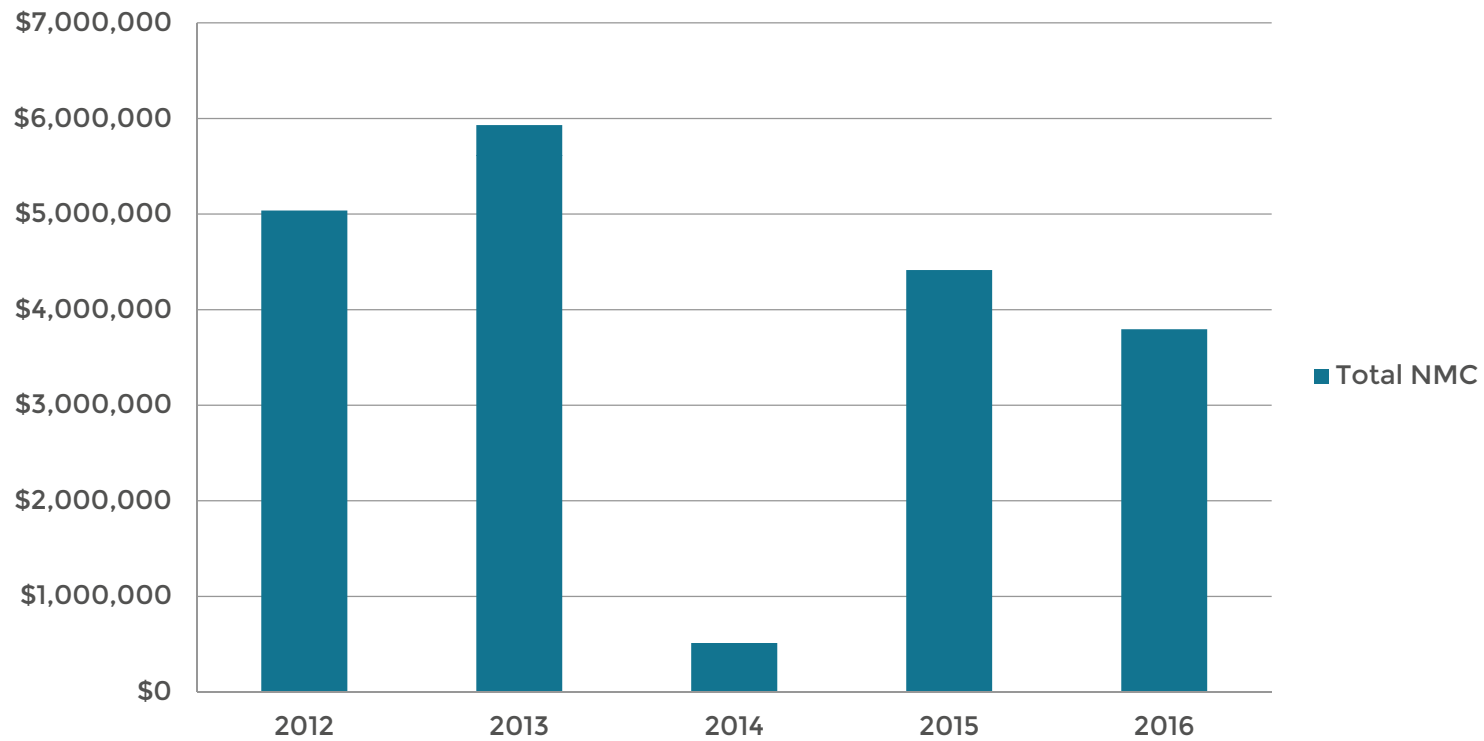
## Commercial Market Change - Historical Perspective



# Ucluelet

## Non-Market Change - Historical Perspective

District of Ucluelet  
5 Year Non-Market Change



# Tofino and Ucluelet Hotels and Motels

- Hotels

- Tofino

- 7 Full Service Hotels

• 2015 Hotel Assessment	\$62,769,030	(\$141,054/room)	
• 2016 Hotel Assessment	\$58,494,231	(\$131,448/room)	-7%

- Ucluelet

- None





# Tofino & Ucluelet Hotels and Motels

- Motels

- Tofino

- 11 Motels

• 2015 Hotel Assessment	\$13,157,219	(\$60,354/room)	
• 2016 Hotel Assessment	\$14,223,400	(\$65,245/room)	+8%

- Ucluelet

- 11 Motels

• 2015 Hotel Assessment	\$9,005,000	(\$38,649/room)	
• 2016 Hotel Assessment	\$9,547,421	(\$40,976/room)	+6%



# Tofino & Ucluelet Strata Accommodation Properties

- Tofino

• Ocean Village	40 units	\$180,000 per unit	+10%
• Pacific Sands	19 units	\$298,000 per unit	+116%
• Cox Bay	40 units	\$354,000 per unit	+3%

- Ucluelet

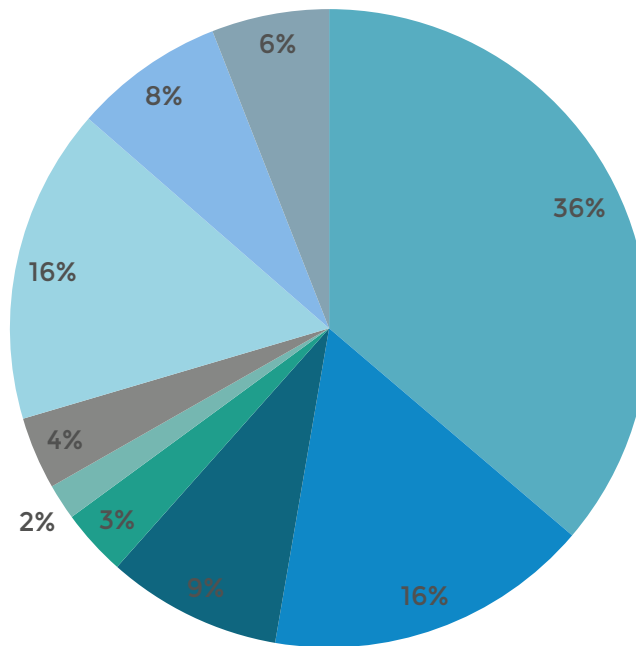
• Terrace Beach	24 units	\$176,000 per unit	+0%
• Black Rock	133 units	\$241,000 per unit	+0%
• Whiskey Landing	15 units	\$162,000 per unit	+10%
• Moorage	14 units	\$268,000 per unit	0%
• Waters Edge	84 units	\$173,000 per unit	0%



# Alberni Clayoquot Regional District 2016 Assessment Roll Proportions

## Alberni Clayoquot Regional District Proportion of 2016 Roll

■ Port Alberni ■ Tofino ■ Ucluelet ■ A ■ B ■ C ■ D ■ E ■ F



# Historical Appeal Volume

## PARP Appeals - Provincial Summary

Roll Year (Completed)	Number of Appeal Letters <sup>1</sup>	Number of Folios Appealed to PARP (does not include non-public appeals <sup>2</sup> )	Percentage of folios Appealed to PARP	Total Actual Value Completed Roll (\$)	Total Actual Value Revised Roll (\$)	% Change in Roll Value
2004	not available	21,533	1.27%	495,918,625,614	495,048,521,270	-0.18%
2005	not available	27,209	1.58%	580,524,435,309	579,830,681,629	-0.12%
2006	12,413	38,388	2.20%	659,822,655,356	657,940,670,264	-0.29%
2007	18,367	36,761	2.06%	807,889,134,984	804,390,386,603	-0.43%
2008	18,241	28,966	1.59%	940,086,075,983	936,981,523,462	-0.33%
2009	7,764	18,978	1.02%	953,294,827,422	953,063,227,402	-0.02%
2010	15,972	27,598	1.47%	969,413,477,386	966,371,609,857	-0.31%
2011	17,081	31,296	1.64%	1,043,127,129,141	1,040,222,633,296	-0.28%
2012	12,823	23,438	1.22%	1,106,710,671,771	1,104,111,737,038	-0.23%
2013	14,119	23,847	1.23%	1,129,026,081,413	1,126,787,808,101	-0.20%
2014	10,350	17,874	0.91%	1,141,848,449,910	1,139,951,152,891	-0.17%
2015	12,249	22,296	1.13%	1,206,152,088,777	1,202,998,214,202	-0.26%

<sup>1</sup>Note that an appeal letter may contain multiple folios under appeal

<sup>2</sup>Public appeals include Owner, Agent, Lessee/occupier, and Third Party Appeals. Non-public appeals are Assessor Appeals, Assessor Recommendations, and PARP ordered changes.



# Additional resources

[www.bccassessment.ca](http://www.bccassessment.ca)

- Answer Book (online tutorial)
- Fact Sheets
- Customer Services, including [e-valueBC](#) (assessment search tool)

The screenshot shows the BC Assessment website homepage. At the top left is the BC Assessment logo, and to its right is a search bar. A navigation menu includes 'Services & products', 'Property information & trends', 'About us', and 'Contact us'. The main banner features a blue background with a city skyline and the text: 'Our property assessments generate over \$7,000,000,000 in revenue for communities to provide benefits for British Columbians'. Below this is a button that says 'Compare your property value at e-valueBC'. The section below is titled 'BC ASSESSMENT SERVICES & PRODUCTS' and contains four icons with corresponding text: 'Understanding the assessment process' (with a flowchart icon), 'Your Assessment notice' (with a document icon), 'Find area office counter services' (with a location pin icon), and 'Appeals' (with a gavel icon).