



**BC ASSESSMENT**

# City of Vancouver 2016 Assessment Roll

Jason Grant  
Regional Assessor

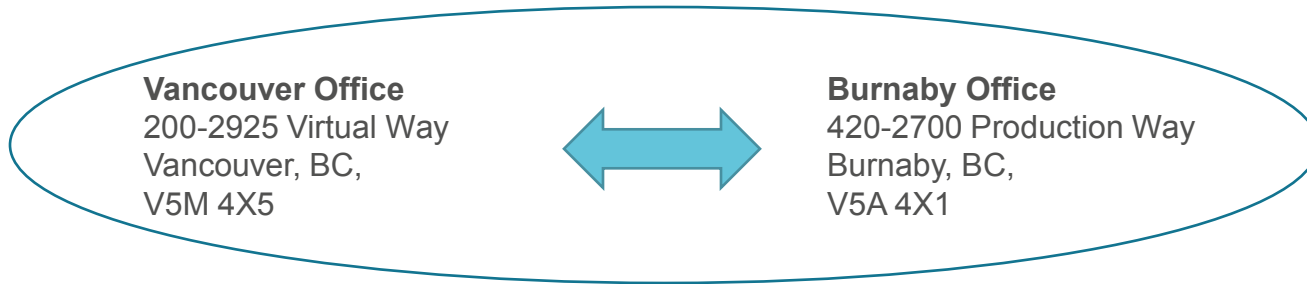
Christina Randle  
Deputy Assessor

Greater Vancouver Region

February 3, 2016



# Greater Vancouver Region



- Responsible for assessments in:
  - Vancouver, University Endowment Lands, Burnaby, Coquitlam, Port Coquitlam, Port Moody, Belcarra, Anmore, New Westminister, North Vancouver (City & District), West Vancouver, Bowen Island, Lions Bay, Squamish, Whistler, Pemberton, Gibsons, Sechelt and Sechelt Indian Government District.
- Presentation focuses on Vancouver Office
- City of Vancouver itself contains almost 200,000 properties

## Jason Grant

## Assessor

Christina Randle

Deputy Assessor

Grant McDonald

Deputy Assessor

Paul Borgo

Deputy Assessor

Ed Shum

Deputy Assessor

Preet Basra

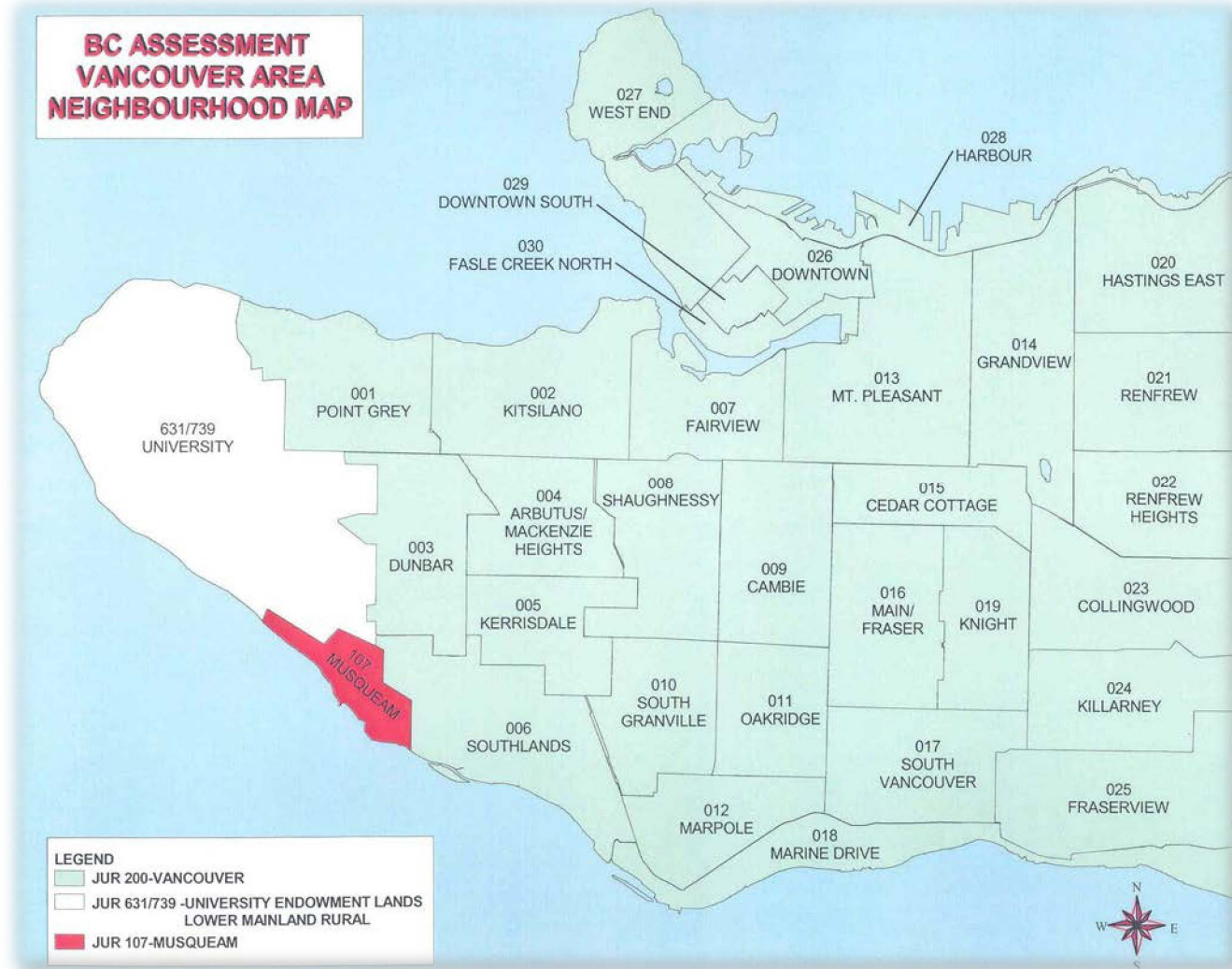
Deputy Assessor

# 2016 Change in Market Movement Roll Map





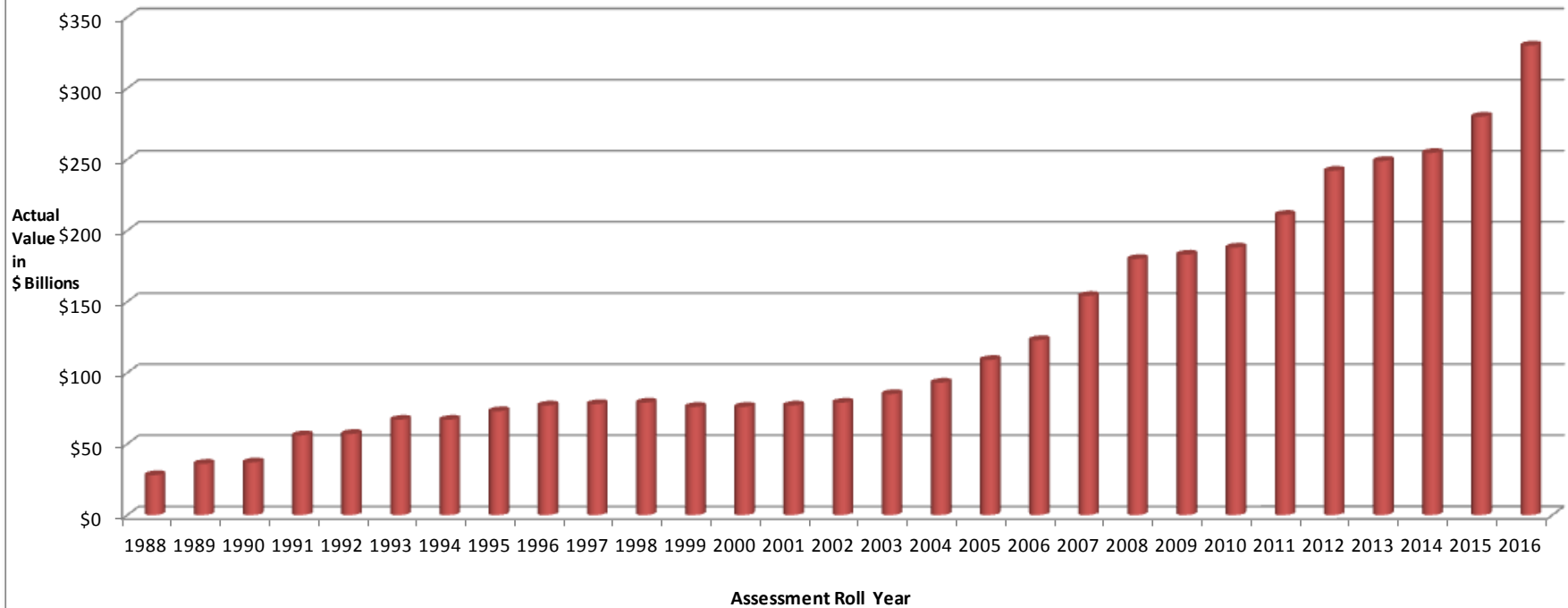
# Vancouver Area Neighbourhood Map





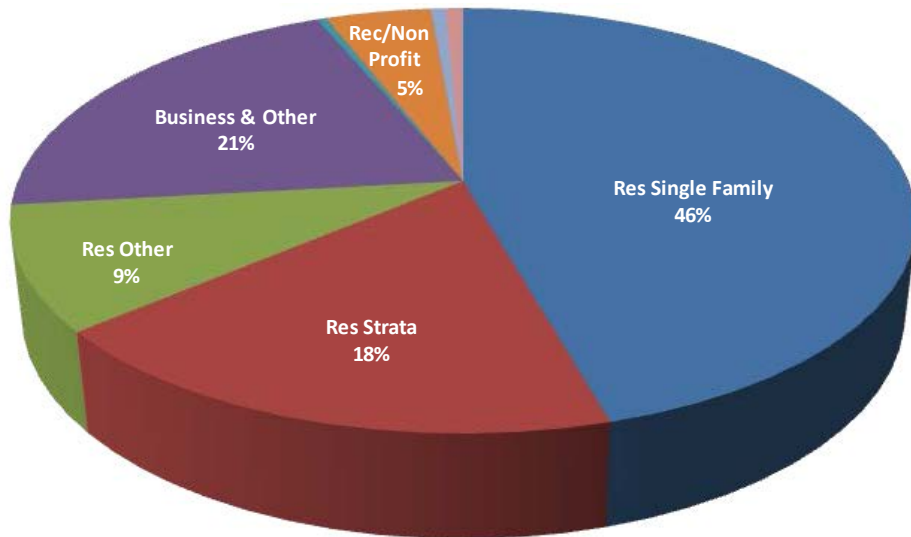
# 2016 Total Roll Value

## Total Roll Value - City of Vancouver





# Distribution of Roll Value by Property Category



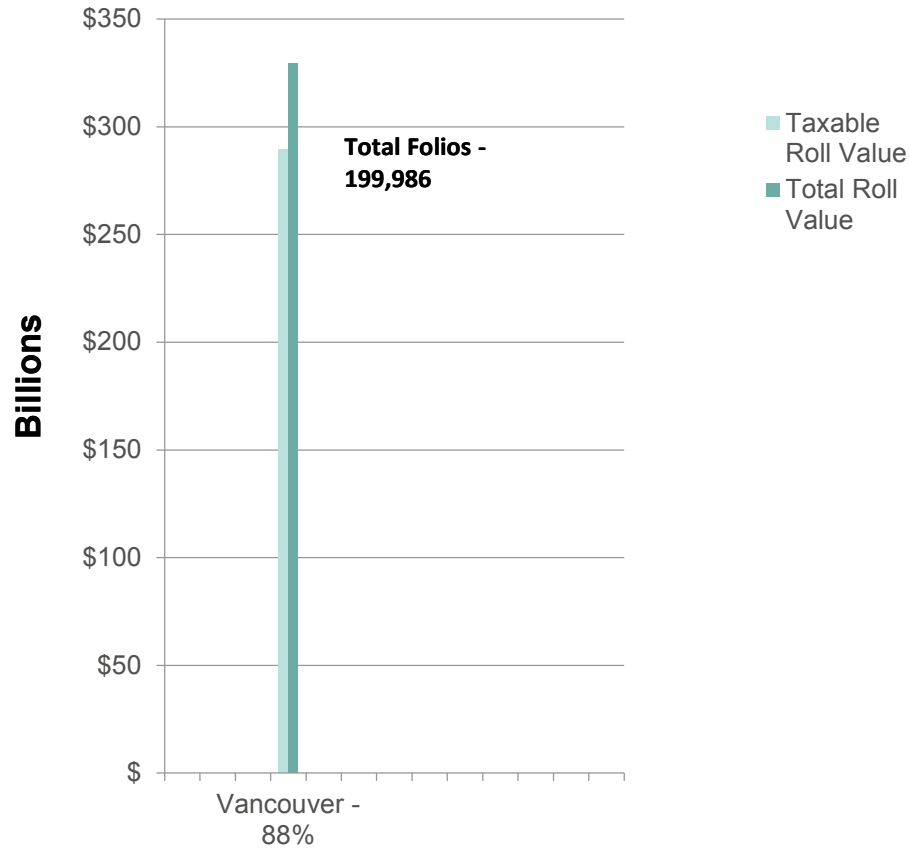
- Residential Single Family
- Residential Strata
- Residential Other
- Business and Other
- Light Industry
- Rec/Non Profit
- Utilities
- Other

## Total Roll Value - \$329.5B

- Class 01 - Residential (\$243.4B)  
→73% of Total Roll Value
- Class 06 - Business and Other (\$67.6B)  
→21% of Total Roll Value
- Class 08 - Recreation/Non-profit (\$14.9B)  
→5% of Total Roll Value
- Class 02 - Utilities (\$2.1B)  
→0.6% of Total Roll Value



# Total Roll Value vs Taxable Roll Value (Net of Exemptions)

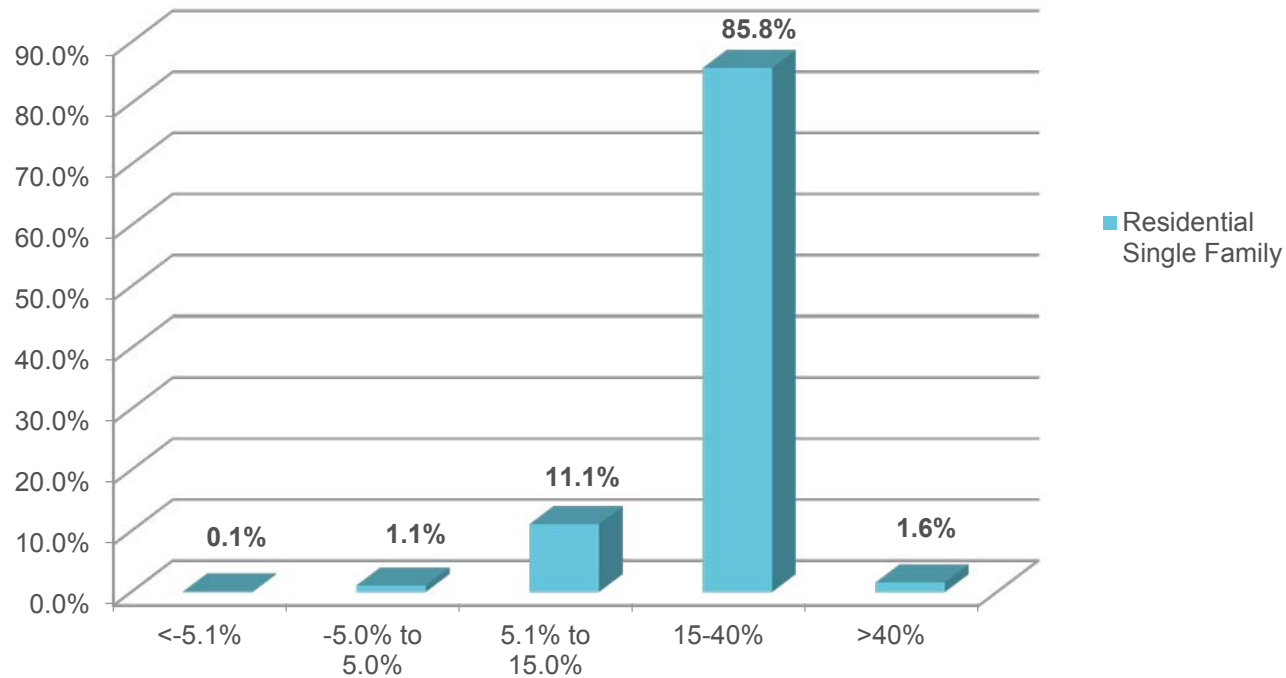


	Total Value	Exemptions	Net Taxable
Residential	\$243,371,933,833	-\$3,351,264,538	\$240,020,669,295
Commercial	\$86,124,910,229	-\$36,739,582,293	\$49,385,327,936
<b>Total</b>	<b>\$329,496,844,062</b>	<b>-\$40,090,846,831</b>	<b>\$289,405,997,231</b>



# Distribution of Value Change

## Residential Single Family (81,030 Folios)



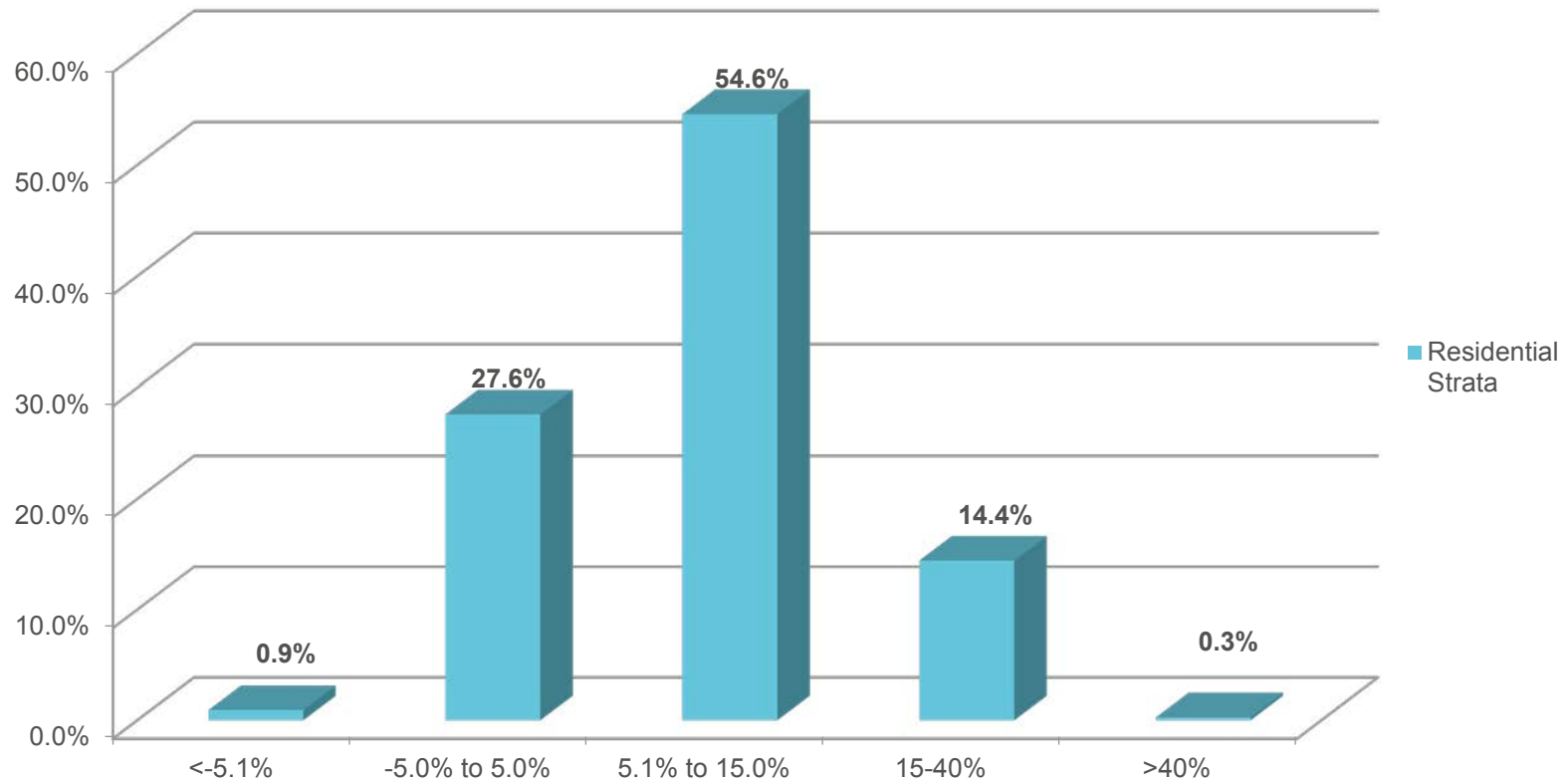
### ■ Residential Single Family vs. Residential Strata folios

	2016 Total Folios	2009 Total Folios
Residential Single Family	81,030	80,613
Residential Strata	96,784	78,756



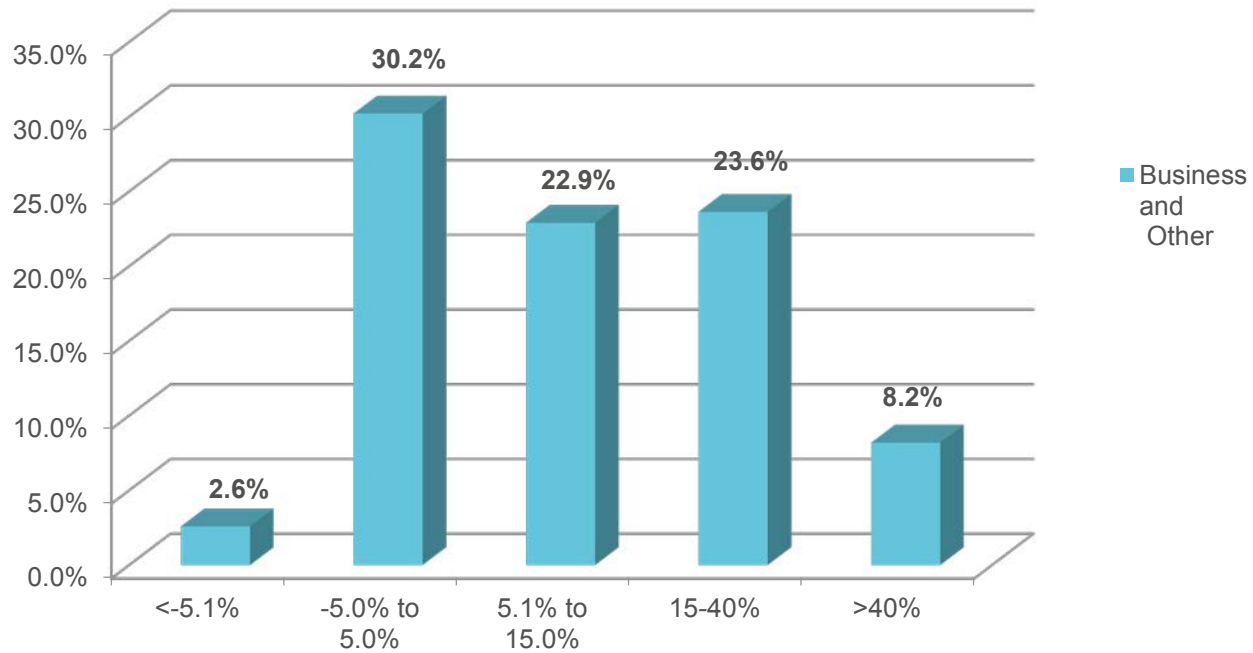
# Distribution of Value Change

## Residential Strata (96,784 Folios)



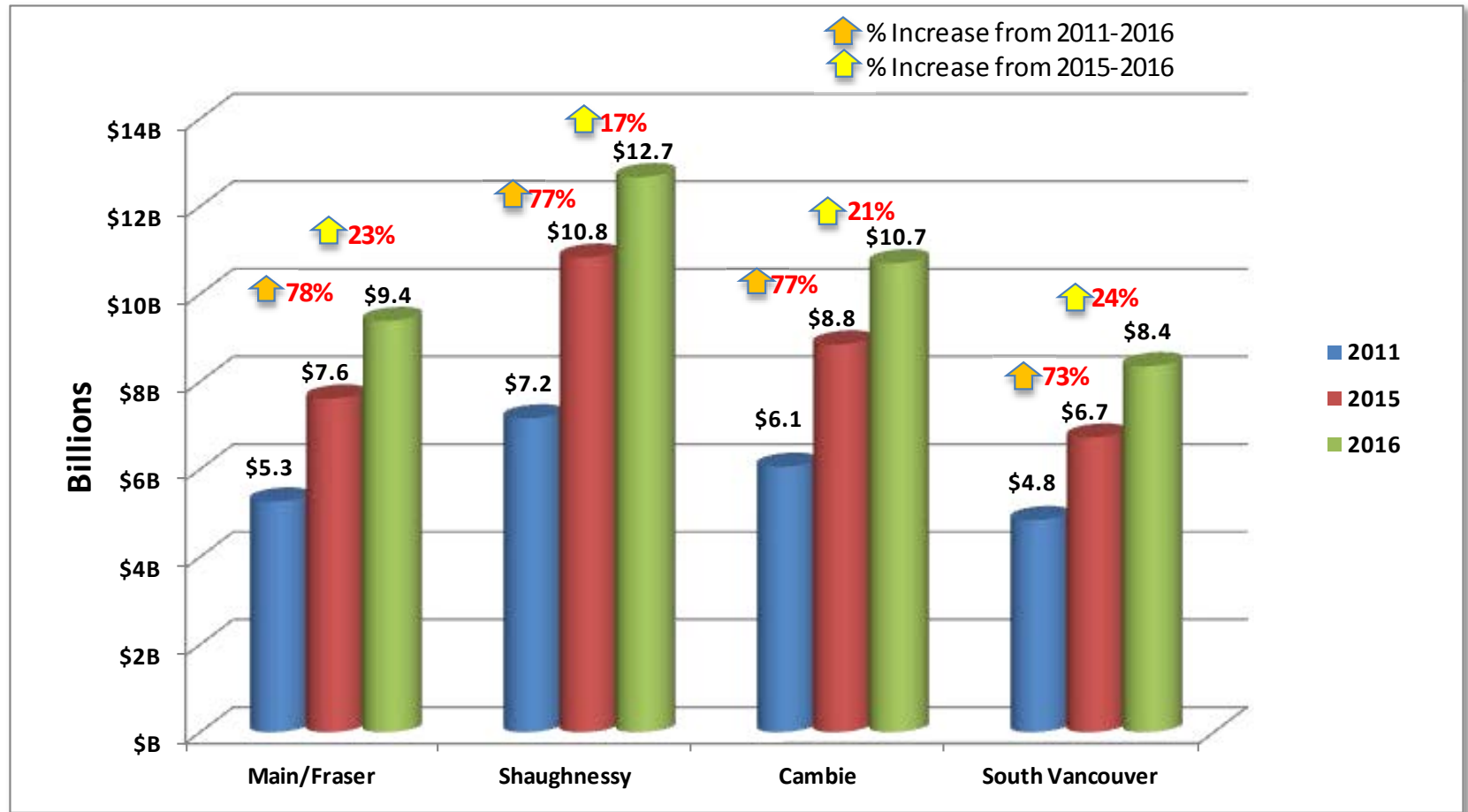
# Distribution of Value Change

## Business and Other (14,403 Folios)



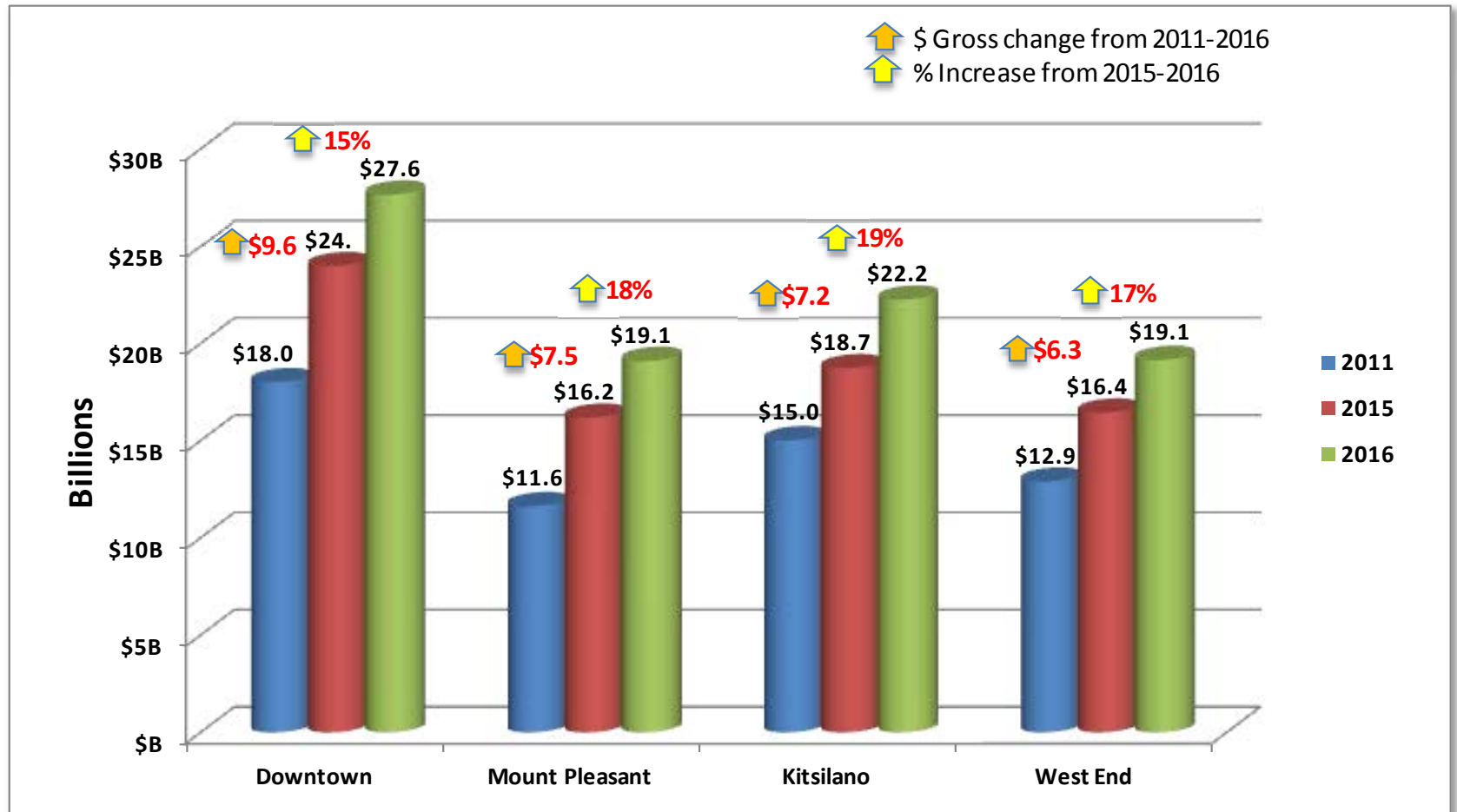


# Top Neighbourhoods - % Increase in Total Roll Value Since 2011





# Top Neighbourhoods – Largest \$ Total Roll Value Since 2011





# NMC and Market Movement

## Property Type NMC and Market Movement

Property Type	% Chg Due to NMC	% Chg Due to Market	Total % Chg
Res Single Family	0.7%	20.6%	21.0%
Res Strata	2.4%	9.7%	12.1%
Light Industry	0.3%	19.3%	19.6%
Business and Other	1.4%	15.9%	17.3%
Total	1.6%	16.7%	18.3%

## Top 5 Neighbourhood NMC – All Classes

Neighbourhood	% Chg Due to NMC	Total % Chg
Marine Drive	11.7%	21.6%
Marpole	4.0%	22.8%
Downtown	4.0%	16.0%
Mount Pleasant	3.3%	18.8%
Cambie	2.4%	21.2%

## Top 5 Neigh Market Movement – All Classes

Neighbourhood	% Chg Due to Market	Total % Chg
Renfrew Heights	25.6%	26.2%
South Vancouver	23.9%	24.5%
Knight	22.7%	23.4%
Main/Fraser	22.6%	23.3%
Hastings East	22.5%	23.2%



# 2016 Class 06 Market Hot Spots

Area	Zoning	% Increase for 2016	# Properties
Mount Pleasant	IC2	65%	35
Mount Pleasant – including Main Street and W Broadway (Broadway to 33 <sup>rd</sup> )	C3A, C2C, C2	40%	325
Mount Pleasant	M1	32%	70
Mount Pleasant	I2, M2, MC1, MC2	25-65%	250
Kitsilano	C2, C2B, C2C1, C2C, C3A	35 - 65%	305
Point Grey	C2	25%	60
Dunbar	C2	30%	50
Kerrisdale	C2	25-30%	80
Fairview Business District (Cambie-Oak)	C3A	25-50%	35
Fairview (not including South Granville)	C2B, C2C, C3A, FCCDD	20-50%	250
Marpole	C2	65%	40
Marpole (Granville & Oak)	C1	65-85%	23
Downtown	DDL, M, N, G, HA3	25%	30
Downtown	DDC3	47%	33
Downtown – Victory Square	DDC2	47%	40
Downtown – West End	C5A	75-100%	25



# BCAssessment.ca and e-ValueBC Portal

- Public to access property information
- **e-ValueBC** portal to compare assessments, retrieve sales data, check inventory
- Info about Assessment process, our policies, products and services, local office info
- Links to update contact info or change mailing address

Last year we provided

# 2,228,407

property owners with fair and equitable assessments

Compare your property value at e-valueBC



## BC ASSESSMENT SERVICES & PRODUCTS



Understanding the assessment process



Your Assessment notice



Find area office counter services



Appeals

See more services & products

## Search for property information in BC

View details on a single property, compare neighbouring properties and sales information.

Go to e-valueBC

### MARKET TRENDS



**B.C. Property Assessments by Region**  
January 6, 2016

A video tour across B.C. to learn about 2016 assessment highlights, fun facts and top valued properties.

See more articles

### NEWS


**Greater Vancouver 2016 Assessment Information News Release**

January 4, 2016  
In the next few days, property owners can expect to receive their 2016 assessment notices which reflect market value as of July 1, 2015.

See more news

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Vancouver home sales over \$1 million increased 46% in 2015: ow/y/WMhlp 185

### ABOUT US

BC Assessment produces independent, uniform and efficient property assessments on an annual basis for all property owners in the province.

Learn more



## BCA in the Media

- Early Notification Letters sent early December
- Early press campaign in beginning of December into January
- Assessor Jason Grant extensively involved in press this year





# Addenda

- 2016 Press Release and Media Backgrounder
- Updates to Statutes, Regulations, and Case Law in 2015

# Questions