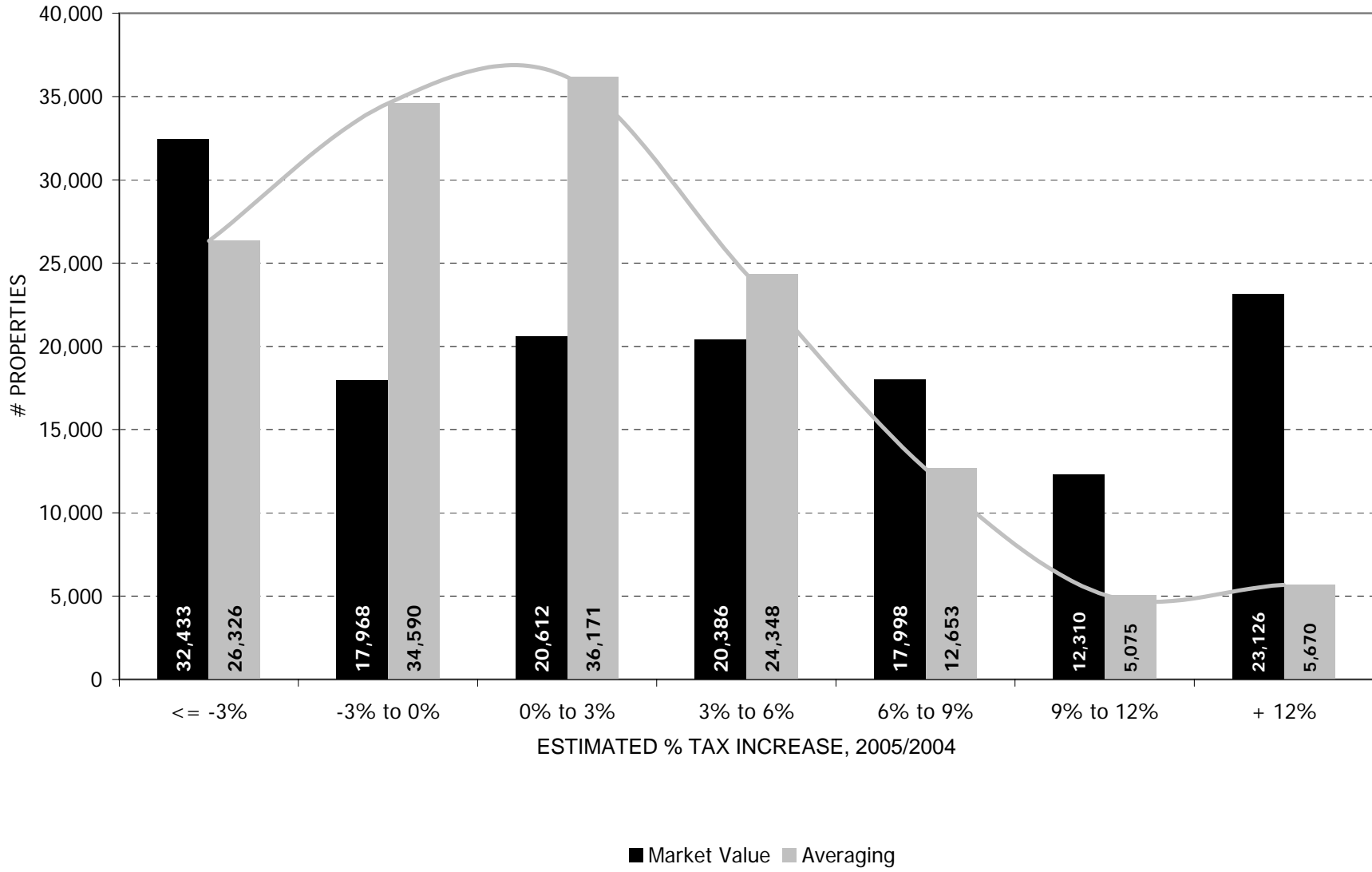


**Distribution of Estimated Changes in 2005 Property Taxes
With and Without Averaging
CLASS 1 RESIDENTIAL
General Purposes Taxes Only**



n = 144,833
 ASSUMES 0% COUNCIL DIRECTED TAX INCREASE
 ANALYSIS DOES NOT INCLUDE UTILITY CHARGES
 SAMPLE SCREENED FOR VACANT PROPERTIES, AND PROPERTIES NOT ELIGIBLE FOR AVERAGING

**CHANGE IN GENERAL PURPOSE PROPERTY TAXES BY NEIGHBOURHOOD
WITH AND WITHOUT AVERAGING, 2005 VERSUS 2004
CLASS 1 RESIDENTIAL**

NEIGHBOURHOOD (SEE BCAA MAP)	TOTAL # PROP	MARKET VALUE RATE = \$2.44703					AVERAGING RATE = \$2.69972					BENEFIT OF AVERAGING CHG +6% CATEGORY
		AVG CHG IN TAXES	<= 0%	0% - 3%	3% - 6%	+ 6%	AVG CHG IN TAXES	<= 0%	0% - 3%	3% - 6%	+ 6%	
001 - POINT GREY	3,892	0.9%	1,532	845	649	866	-0.6%	2,365	1,124	240	163	(703)
002 - KITSILANO	12,262	3.7%	4,466	2,260	1,458	4,078	1.5%	4,807	3,422	2,391	1,642	(2,436)
003 - DUNBAR	4,460	2.0%	1,592	1,151	1,069	648	0.5%	2,551	1,193	356	360	(288)
004 - ARBUTUS	3,551	-1.9%	2,552	402	259	338	-1.4%	2,522	467	289	273	(65)
005 - KERRISDALE	3,698	0.2%	1,919	641	460	678	0.5%	2,140	735	410	413	(265)
006 - SOUTHLANDS	1,957	-4.6%	1,416	233	71	237	-2.6%	1,608	214	77	58	(179)
007 - FAIRVIEW	9,509	9.6%	2,136	805	1,010	5,558	4.8%	1,724	1,860	2,312	3,613	(1,945)
008 - SHAUGHNESSEY	2,355	-1.9%	1,502	203	290	360	-0.1%	1,371	481	253	250	(110)
009 - CAMBIE	3,742	0.0%	2,002	595	515	630	-0.8%	2,472	650	239	381	(249)
010 - SOUTH GRANVILLE	2,542	-1.3%	1,493	333	322	394	-0.6%	1,631	421	211	279	(115)
011 - OAKRIDGE	2,139	-6.0%	1,921	48	114	56	-3.3%	1,892	144	72	31	(25)
012 - MARPOLE	4,228	-1.6%	2,597	765	392	474	-1.3%	3,017	835	226	150	(324)
013 - MT PLEASANT	7,059	8.8%	1,499	620	973	3,967	4.6%	1,752	1,563	1,250	2,494	(1,473)
014 - GRANDVIEW	8,149	5.9%	2,713	1,031	978	3,427	3.8%	2,926	1,986	1,090	2,147	(1,280)
015 - CEDAR COTTAGE	3,763	9.1%	525	450	479	2,309	3.8%	897	1,246	551	1,069	(1,240)
016 - MAIN/FRASER	5,516	10.9%	448	412	677	3,979	4.5%	745	1,885	1,304	1,582	(2,397)
017 - SOUTH VANCOUVER	5,708	5.4%	835	1,084	1,094	2,695	2.4%	1,312	2,303	1,503	590	(2,105)
018 - MARINE DRIVE	1,525	3.9%	445	189	212	679	1.9%	510	297	589	129	(550)
019 - KNIGHT	4,720	-1.9%	2,786	1,262	552	120	-2.2%	3,918	607	121	74	(46)
020 - HASTINGS EAST	4,870	5.6%	1,284	483	548	2,555	0.0%	2,262	1,647	311	650	(1,905)
021 - RENFREW	3,550	1.8%	1,276	733	1,006	535	-1.2%	2,776	702	47	25	(510)
022 - RENFREW HEIGHTS	4,325	2.1%	1,683	643	602	1,397	-1.5%	2,526	1,466	291	42	(1,355)
023 - COLLINGWOOD	8,019	1.3%	3,066	1,658	1,163	2,132	-0.7%	4,114	2,646	1,042	217	(1,915)
024 - KILLARNEY	4,819	0.5%	2,167	738	845	1,069	-3.1%	3,567	1,088	75	89	(980)
025 - FRASERVIEW	4,215	3.7%	1,362	709	407	1,737	0.9%	1,622	1,288	885	420	(1,317)
026 - DOWNTOWN	4,953	6.6%	895	306	713	3,039	3.9%	753	782	1,744	1,674	(1,365)
027 - WEST END	7,518	4.2%	2,008	972	1,772	2,766	2.4%	1,625	2,782	2,071	1,040	(1,726)
028 - HARBOUR	610	4.6%	183	209	34	184	2.1%	97	299	190	24	(160)
29-DOWNTOWN SOUTH	5,998	8.3%	1,208	562	840	3,388	4.8%	759	1,528	1,792	1,919	(1,469)
30-FALSE CREEK NORTH	5,181	5.5%	890	270	882	3,139	3.7%	655	510	2,416	1,600	(1,539)
TOTALS	144,833		50,401	20,612	20,386	53,434		60,916	36,171	24,348	23,398	(30,036)
			35%	14%	14%	37%		42%	25%	17%	16%	

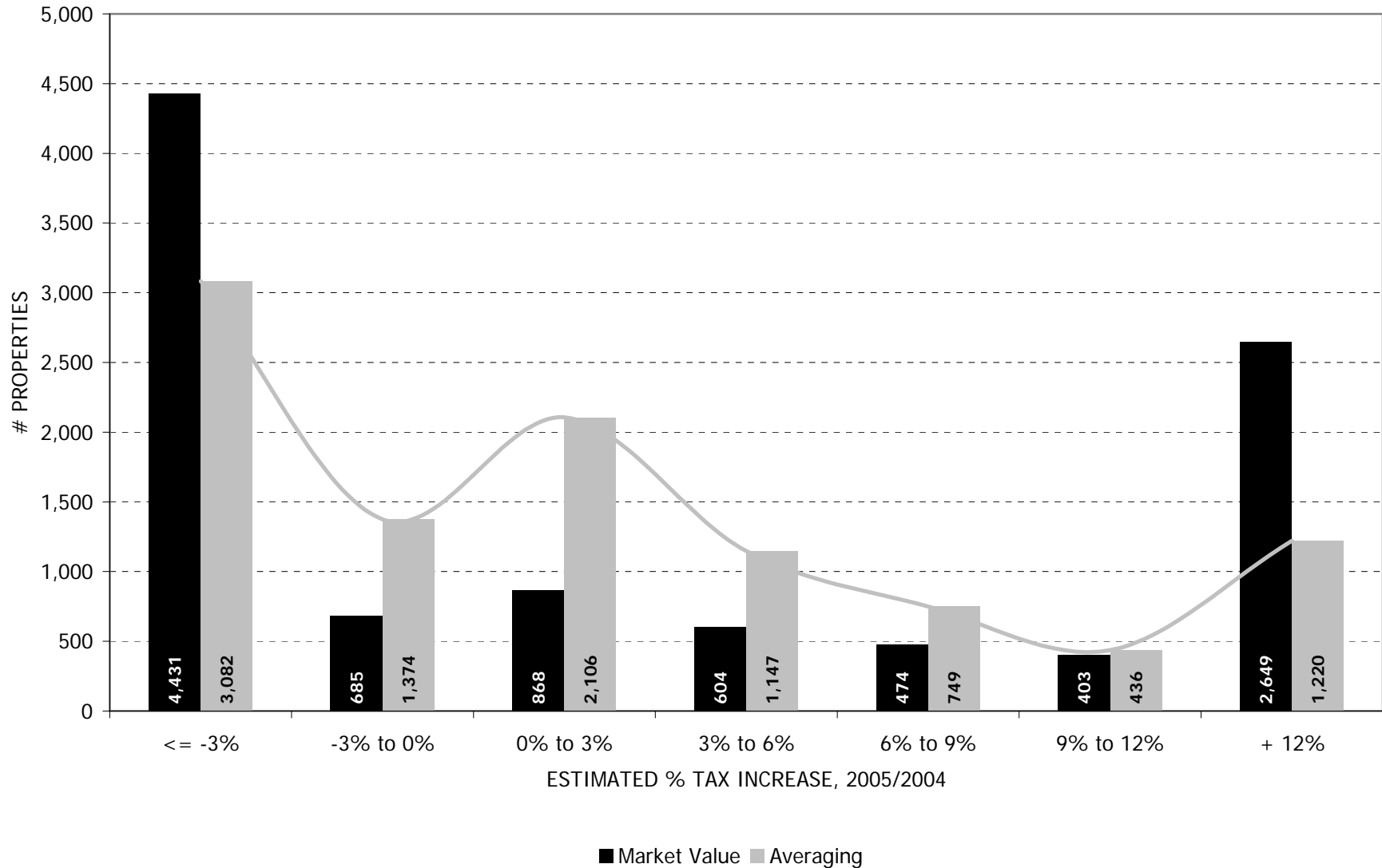
ASSUMES 0% COUNCIL DIRECTED TAX INCREASE
ANALYSIS DOES NOT INCLUDE UTILITY CHARGES
SAMPLE SCREENED FOR VACANT PROPERTIES, AND PROPERTIES NOT ELIGIBLE FOR AVERAGING

**CHANGE IN GENERAL PURPOSE PROPERTY TAXES FOR AVERAGE PROPERTY PER NEIGHBOURHOOD
WITH AND WITHOUT AVERAGING, 2005 VERSUS 2004
CLASS 1 RESIDENTIAL**

NEIGHBOURHOOD (SEE BCAA MAP)	TAXABLE VALUES			GENERAL TAXES			\$ CHANGE IN TAXES 2005 Estimated vs 2004 Actuals		% CHANGE IN TAXES 2005 Estimated vs 2004 Actuals	
	2004 Market	2005 Market	2005 Averaged	2004 Actuals	2005 Estimated Market	2005 Estimated Averaged	Using 2005 Market	Using 2005 Averaged	Using 2005 Market	Using 2005 Averaged
001 - POINT GREY	\$720,100	\$787,600	\$703,267	\$1,916	\$1,927	\$1,899	\$11	-\$17	0.6%	-0.9%
002 - KITSILANO	\$368,000	\$419,000	\$380,333	\$1,016	\$1,025	\$1,027	\$10	\$11	1.0%	1.1%
003 - DUNBAR	\$607,000	\$710,000	\$625,333	\$1,706	\$1,737	\$1,688	\$31	-\$18	1.8%	-1.1%
004 - ARBUTUS	\$588,600	\$671,700	\$611,033	\$1,674	\$1,644	\$1,650	-\$30	-\$24	-1.8%	-1.4%
005 - KERRISDALE	\$603,200	\$706,500	\$631,833	\$1,675	\$1,729	\$1,706	\$53	\$30	3.2%	1.8%
006 - SOUTHLANDS	\$718,000	\$803,000	\$750,000	\$2,097	\$1,965	\$2,025	-\$132	-\$73	-6.3%	-3.5%
007 - FAIRVIEW	\$259,000	\$283,000	\$265,667	\$703	\$693	\$717	-\$10	\$14	-1.5%	2.1%
008 - SHAUGHNESSEY	\$789,000	\$1,046,000	\$881,333	\$2,416	\$2,560	\$2,379	\$144	-\$36	6.0%	-1.5%
009 - CAMBIE	\$477,000	\$577,000	\$505,000	\$1,373	\$1,412	\$1,363	\$39	-\$9	2.9%	-0.7%
010 - SOUTH GRANVILLE	\$852,000	\$936,000	\$883,667	\$2,527	\$2,290	\$2,386	-\$237	-\$141	-9.4%	-5.6%
011 - OAKRIDGE	\$537,500	\$584,700	\$551,033	\$1,596	\$1,431	\$1,488	-\$165	-\$108	-10.3%	-6.8%
012 - MARPOLE	\$414,300	\$487,200	\$438,200	\$1,191	\$1,192	\$1,183	\$1	-\$8	0.1%	-0.7%
013 - MT PLEASANT	\$201,900	\$248,000	\$217,633	\$567	\$607	\$588	\$40	\$21	7.1%	3.7%
014 - GRANDVIEW	\$293,800	\$326,800	\$294,133	\$843	\$800	\$794	-\$44	-\$49	-5.2%	-5.9%
015 - CEDAR COTTAGE	\$285,000	\$382,000	\$337,000	\$827	\$935	\$910	\$108	\$83	13.1%	10.1%
016 - MAIN/FRASER	\$325,000	\$398,400	\$344,067	\$921	\$975	\$929	\$54	\$8	5.9%	0.9%
017 - SOUTH VANCOUVER	\$347,500	\$409,300	\$360,967	\$939	\$1,002	\$975	\$62	\$35	6.6%	3.7%
018 - MARINE DRIVE	\$187,100	\$231,000	\$206,700	\$547	\$565	\$558	\$18	\$11	3.3%	2.0%
019 - KNIGHT	\$348,400	\$400,500	\$358,167	\$995	\$980	\$967	-\$15	-\$28	-1.5%	-2.8%
020 - HASTINGS EAST	\$311,800	\$373,400	\$317,067	\$859	\$914	\$856	\$55	-\$3	6.4%	-0.3%
021 - RENFREW	\$321,500	\$386,900	\$331,233	\$899	\$947	\$894	\$48	-\$4	5.4%	-0.5%
022 - RENFREW HEIGHTS	\$327,300	\$409,100	\$352,433	\$934	\$1,001	\$951	\$67	\$18	7.2%	1.9%
023 - COLLINGWOOD	\$284,200	\$341,700	\$289,700	\$813	\$836	\$782	\$23	-\$31	2.8%	-3.8%
024 - KILLARNEY	\$368,000	\$454,100	\$389,100	\$1,033	\$1,111	\$1,050	\$78	\$18	7.6%	1.7%
025 - FRASERVIEW	\$359,400	\$438,400	\$373,400	\$989	\$1,073	\$1,008	\$84	\$19	8.5%	1.9%
026 - DOWNTOWN	\$202,900	\$258,000	\$224,233	\$589	\$631	\$605	\$43	\$17	7.2%	2.8%
027 - WEST END	\$208,100	\$248,600	\$226,700	\$590	\$608	\$612	\$18	\$22	3.1%	3.7%
028 - HARBOUR	\$688,000	\$736,000	\$675,000	\$1,791	\$1,801	\$1,822	\$10	\$31	0.5%	1.7%
029 - DOWNTOWN SOUTH	\$180,400	\$226,000	\$196,533	\$503	\$553	\$531	\$50	\$28	9.9%	5.5%
030 - FALSE CREEK NORTH	\$311,000	\$375,000	\$328,233	\$830	\$918	\$886	\$87	\$56	10.5%	6.7%

ASSUMES 0% COUNCIL DIRECTED TAX INCREASE
ANALYSIS DOES NOT INCLUDE UTILITY CHARGES
SAMPLE SCREENED FOR VACANT PROPERTIES, AND PROPERTIES NOT ELIGIBLE FOR AVERAGING

**Distribution of Estimated Changes in 2005 Property Taxes
With and Without Averaging
CLASS 6 BUSINESS
General Purpose Taxes Only**



n = 10,114
 ASSUMES 0% COUNCIL DIRECTED TAX INCREASE
 ANALYSIS DOES NOT INCLUDE UTILITY CHARGES
 SAMPLE SCREENED FOR VACANT PROPERTIES, AND PROPERTIES NOT ELIGIBLE FOR AVERAGING

**CHANGE IN GENERAL PURPOSE PROPERTY TAX BY NEIGHBOURHOOD
WITH AND WITHOUT AVERAGING, 2005 VERSUS 2004
CLASS 6 BUSINESS AND OTHER**

NEIGHBOURHOOD (SEE BCAA MAP)	TOTAL # PROP	MARKET VALUE RATE = \$15.00659					AVERAGING RATE = \$15.88412					BENEFIT OF AVERAGING CHG +6% CATEGORY
		AVG CHG IN TAXES	<= 0%	0% - 3%	3% - 6%	+ 6%	AVG CHG IN TAXES	<= 0%	0% - 3%	3% - 6%	+ 6%	
001 - POINT GREY	154	-5.6%	107	4	6	37	-0.3%	86	13	22	33	(4)
002 - KITSILANO	628	6.9%	191	68	79	290	4.9%	179	86	124	239	(51)
003 - DUNBAR	108	8.4%	29	9	11	59	4.2%	39	20	16	33	(26)
004 - ARBUTUS	33	-4.1%	28	1	2	2	N/A	25	6	2	0	(2)
005 - KERRISDALE	177	4.9%	72	26	15	64	1.2%	69	46	18	44	(20)
006 - SOUTHLANDS	13	-2.7%	9	0	0	4	-2.0%	8	3	1	1	(3)
007 - FAIRVIEW	819	9.1%	352	53	41	373	4.1%	348	105	66	300	(73)
008 - SHAUGHNESSEY	48	-5.8%	38	6	1	3	-1.1%	32	10	2	4	1
009 - CAMBIE	66	8.1%	32	6	5	23	4.0%	30	12	7	17	(6)
010 - SOUTH GRANVILLE	9	-1.8%	6	0	1	2	N/A	6	0	0	3	1
011 - OAKRIDGE	6	4.5%	2	0	0	4	2.2%	1	3	1	1	(3)
012 - MARPOLE	104	-4.7%	74	12	4	14	-1.4%	76	14	2	12	(2)
013 - MT PLEASANT	1,259	0.1%	761	134	109	255	1.9%	553	237	178	291	36
014 - GRANDVIEW	592	-2.2%	356	183	10	43	0.0%	302	188	30	72	29
015 - CEDAR COTTAGE	281	-0.7%	184	23	12	62	0.5%	144	57	19	61	(1)
016 - MAIN/FRASER	223	-9.4%	211	1	1	10	-4.2%	188	17	3	15	5
017 - SOUTH VANCOUVER	111	-0.9%	91	4	3	13	0.0%	81	6	8	16	3
018 - MARINE DRIVE	424	3.8%	136	79	55	154	3.3%	129	78	94	123	(31)
019 - KNIGHT	105	-7.3%	83	7	7	8	-1.3%	68	22	5	10	2
020 - HASTINGS EAST	122	-3.6%	94	10	2	16	-2.2%	88	14	5	15	(1)
021 - RENFREW	147	0.9%	73	26	5	43	-0.4%	77	26	20	24	(19)
022 - RENFREW HEIGHTS	37	N/A	35	1	1	0	N/A	36	1	0	0	0
023 - COLLINGWOOD	267	-3.1%	201	10	5	51	-0.2%	186	27	19	35	(16)
024 - KILLARNEY	98	8.0%	44	8	9	37	6.3%	34	9	12	43	6
025 - FRASERVIEW	19	N/A	19	0	0	0	N/A	19	0	0	0	0
026 - DOWNTOWN	2,588	0.8%	1,360	92	123	1,013	0.3%	972	905	385	326	(687)
027 - WEST END	260	16.9%	92	20	26	122	7.4%	78	25	28	129	7
028 - HARBOUR	45	16.9%	24	4	5	12	7.5%	26	8	1	10	(2)
29-DOWNTOWN SOUTH	1,206	13.2%	386	79	63	678	3.9%	554	165	76	411	(267)
30-FALSE CREEK NORTH	165	31.8%	26	2	3	134	17.1%	22	3	3	137	3
TOTALS	10,114		5,116	868	604	3,526		4,456	2,106	1,147	2,405	(1,121)
			51%	9%	6%	35%		44%	21%	11%	24%	

ASSUMES 0% COUNCIL DIRECTED TAX INCREASE
ANALYSIS DOES NOT INCLUDE UTILITY CHARGES
SAMPLE SCREENED FOR VACANT PROPERTIES, AND PROPERTIES NOT ELIGIBLE FOR AVERAGING

**CHANGE IN GENERAL PURPOSE PROPERTY TAXES ON AVERAGE PROPERTY BY NEIGHBOURHOOD
WITH AND WITHOUT AVERAGING, 2005 VERSUS 2004
CLASS 6 BUSINESS AND OTHER**

NEIGHBOURHOOD (SEE BCAA MAP)	TAXABLE VALUES			GENERAL TAXES			\$ CHANGE IN TAXES 2005 Estimated vs 2004 Actuals		% CHANGE IN TAXES 2005 Estimated vs 2004 Actuals	
	2004 Market	2005 Market	2005 Averaged	2004 Actuals	2005 Estimated Market	2005 Estimated Averaged	Using 2005 Market	Using 2005 Averaged	Using 2005 Market	Using 2005 Averaged
001 - POINT GREY	\$329,200	\$345,400	\$351,333	\$5,322	\$5,183	\$5,581	-\$139	\$259	-2.6%	4.9%
002 - KITSILANO	\$456,000	\$590,000	\$500,667	\$7,143	\$8,854	\$7,953	\$1,711	\$810	24.0%	11.3%
003 - DUNBAR	\$350,100	\$376,900	\$352,900	\$5,598	\$5,656	\$5,606	\$58	\$8	1.0%	0.1%
004 - ARBUTUS	\$156,800	\$155,100	\$156,400	\$2,527	\$2,328	\$2,484	-\$199	-\$42	-7.9%	-1.7%
005 - KERRISDALE	\$703,000	\$701,600	\$629,933	\$11,633	\$10,529	\$10,006	-\$1,105	-\$1,627	-9.5%	-14.0%
006 - SOUTHLANDS	\$143,400	\$152,400	\$152,400	\$2,403	\$2,287	\$2,421	-\$116	\$18	-4.8%	0.8%
007 - FAIRVIEW	\$555,000	\$608,000	\$603,000	\$9,131	\$9,124	\$9,578	-\$7	\$447	-0.1%	4.9%
008 - SHAUGHNESSEY	\$238,500	\$238,100	\$244,767	\$3,918	\$3,573	\$3,888	-\$345	-\$30	-8.8%	-0.8%
009 - CAMBIE	\$707,000	\$714,000	\$683,000	\$10,807	\$10,715	\$10,849	-\$92	\$42	-0.9%	0.4%
010 - SOUTH GRANVILLE	\$1,801,000	\$2,115,000	\$2,058,333	\$28,544	\$31,739	\$32,695	\$3,195	\$4,151	11.2%	14.5%
011 - OAKRIDGE	\$3,297,500	\$3,501,500	\$3,131,167	\$47,284	\$52,546	\$49,736	\$5,261	\$2,451	11.1%	5.2%
012 - MARPOLE	\$577,000	\$560,400	\$532,067	\$8,299	\$8,410	\$8,451	\$111	\$152	1.3%	1.8%
013 - MT PLEASANT	\$431,500	\$463,500	\$437,500	\$6,895	\$6,956	\$6,949	\$61	\$55	0.9%	0.8%
014 - GRANDVIEW	\$402,000	\$438,000	\$414,333	\$6,568	\$6,573	\$6,581	\$5	\$14	0.1%	0.2%
015 - CEDAR COTTAGE	\$313,000	\$311,000	\$304,000	\$4,881	\$4,667	\$4,829	-\$214	-\$52	-4.4%	-1.1%
016 - MAIN/FRASER	\$462,300	\$446,100	\$446,100	\$7,746	\$6,694	\$7,086	-\$1,051	-\$660	-13.6%	-8.5%
017 - SOUTH VANCOUVER	\$524,000	\$522,000	\$514,000	\$8,712	\$7,833	\$8,164	-\$879	-\$548	-10.1%	-6.3%
018 - MARINE DRIVE	\$193,100	\$260,000	\$224,400	\$3,193	\$3,902	\$3,564	\$708	\$371	22.2%	11.6%
019 - KNIGHT	\$347,800	\$349,200	\$349,200	\$5,883	\$5,240	\$5,547	-\$643	-\$336	-10.9%	-5.7%
020 - HASTINGS EAST	\$381,200	\$414,300	\$386,967	\$6,387	\$6,217	\$6,147	-\$170	-\$240	-2.7%	-3.8%
021 - RENFREW	\$1,032,000	\$1,121,000	\$1,062,333	\$17,782	\$16,822	\$16,874	-\$960	-\$908	-5.4%	-5.1%
022 - RENFREW HEIGHTS	\$300,300	\$298,600	\$280,267	\$5,031	\$4,481	\$4,452	-\$550	-\$580	-10.9%	-11.5%
023 - COLLINGWOOD	\$307,000	\$334,000	\$328,333	\$4,987	\$5,012	\$5,215	\$25	\$228	0.5%	4.6%
024 - KILLARNEY	\$220,100	\$241,900	\$220,567	\$3,431	\$3,630	\$3,504	\$199	\$73	5.8%	2.1%
025 - FRASERVIEW	\$233,900	\$281,000	\$262,933	\$4,400	\$4,217	\$4,176	-\$183	-\$223	-4.2%	-5.1%
026 - DOWNTOWN	\$90,600	\$113,400	\$95,967	\$1,501	\$1,702	\$1,524	\$201	\$23	13.4%	1.5%
027 - WEST END	\$813,000	\$1,453,000	\$1,053,000	\$13,823	\$21,805	\$16,726	\$7,982	\$2,903	57.7%	21.0%
028 - HARBOUR	\$1,946,000	\$1,946,000	\$1,952,667	\$31,655	\$29,203	\$31,016	-\$2,452	-\$639	-7.7%	-2.0%
029 - DOWNTOWN SOUTH	\$109,600	\$128,800	\$115,067	\$1,725	\$1,933	\$1,828	\$208	\$103	12.1%	6.0%
030 - FALSE CREEK NORTH	\$371,000	\$380,000	\$376,667	\$5,073	\$5,703	\$5,983	\$629	\$910	12.4%	17.9%

ASSUMES 0% COUNCIL DIRECTED TAX INCREASE
ANALYSIS DOES NOT INCLUDE UTILITY CHARGES
SAMPLE SCREENED FOR VACANT PROPERTIES, AND PROPERTIES NOT ELIGIBLE FOR AVERAGING