



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: February 5, 2007
Author: Liz Jones
Phone No.: 604.871.6169
RTS No.: 06529
VanRIMS No.: 05-4200-10
Meeting Date: February 15, 2007

TO: Standing Committee on City Services and Budgets
FROM: General Manager of Corporate Services / Director of Finance
SUBJECT: 2007 Land Assessment Averaging

RECOMMENDATION

- A. *THAT Council instruct the Director of Legal Services, in consultation with the Director of Finance to prepare a bylaw to authorize continuation of the three-year land assessment averaging program in 2007 for the purpose of calculating property taxes for Residential (Class 01) and Business/Other (Class 06) properties.*
- AND FURTHER THAT the bylaw be submitted to Council for consideration on March 15, 2007.*
- B. *THAT the Director of Finance be authorized to place advertisements advising the public that Council is considering enacting a land assessment averaging bylaw and inviting input at City Services & Budgets Committee on March 15, 2007.*
- C. *THAT, should Council approve the continuation of the land assessment averaging program on March 15, 2007, the Director of Finance be authorized to make appropriate arrangements with the BC Assessment Authority for the production of an averaged 2007 taxation roll, at an approximate cost of \$20,000; source of funding to be the 2007 Operating Budget.*

COUNCIL POLICY

Since 1993, Council has used three-year averaged land values in the calculation of property taxes for residential and business class properties, as a means of mitigating the impacts on property taxes of large year-over-year changes in land values.

PURPOSE

The purpose of this report is to seek Council instruction to prepare a bylaw authorizing continuation of the three-year land assessment averaging program as the method for calculating property taxes for Class 1 (Residential) and Class 6 (Business and Other) in 2007.

Approval of the recommendations in this report does not authorize continuation of the averaging methodology in 2007. These recommendations put in motion a process that will meet the requirements of the *Vancouver Charter* to advise the public that averaging is being considered by Council, of the impacts that averaging will have on sample properties in the City, and of the opportunity to make their views known prior to a Council decision to proceed. As noted in the recommendations, the bylaw would be considered following input from the public at City Services and Budgets Committee on March 15, 2007.

BACKGROUND

In each year since 1989, Council has chosen to intervene in the market value assessment system in order to mitigate the impacts of shifts in taxation within the business (Class 06) and residential (Class 01) property classes resulting from uneven assessment changes on properties within these classes. These interventions are summarized in Appendix A.

In 1992, the provincial government enacted legislation which establishes three-year land value assessment averaging as one of two options for mitigating the impact that large year over year increases in assessments can have on the calculation of property taxes. Land value assessment averaging allows Council to average the land value component of a property assessment over the current year and the two previous years for the purposes of calculating current taxes. Improvement values used in this calculation are always current year values.

The Vancouver Charter also gives Council the ability to use land value phasing as an alternative to land value averaging in calculating property taxes. Land value phasing allows Council to phase in increases in land value over a two year period as a means of mitigating large increases in taxes. As with averaging, improvement values used in this calculation are always current year values. The phasing option has never shown to be as effective as averaging for mitigating changes in property taxes and Council discontinued consideration of this option several years ago.

DISCUSSION

1. Rationale and Methodology

The primary reason for utilizing land value averaging is to smooth the impact of year-over-year changes in assessed values when calculating taxes on individual properties. It is particularly effective where there are large increases (or decreases) in values of individual properties, since the effect is to phase-in the impact that these changes have on property taxes. Land averaging is revenue-neutral to the City, which means that the same total tax levy is collected from each property class, with or without averaging.

The following table compares the calculation of property taxes under the pure market value approach and under the averaged value approach.

**Calculation of Property Taxes Based on
 Market Value and on Land Value Averaging Method**

MARKET VALUE OPTION	THREE-YEAR LAND VALUE AVERAGING OPTION
2007 assessed land value	Average of 2005, 2006 & 2007 assessed
+ <u>2007 assessed improvement value</u>	+ <u>2007 assessed improvement value</u>
= 2007 taxable value (market)	= 2007 taxable value (averaged)
x <u>tax rate (market)</u>	x <u>tax rate (averaged)</u>
= 2007 general taxes	= 2007 general taxes

Under the market value system, taxes are calculated by multiplying the current assessed value of land and improvements by the tax rate for the property class.

The following table demonstrates the general rules about the relationship between year-over-year changes in market value and that of property taxes (prior to any Council-approved increase in the general tax levy). These rules illustrate the way differential value changes within a class cause shifts taxes between properties with smaller percentage changes in value to those with higher percentage changes in value.

**GENERAL RULE RE: YEAR OVER YEAR CHANGE IN
 MARKET VALUE & IMPACT ON PROPERTY TAXES**

<u>INDIVIDUAL PROPERTY'S % CHANGE IN VALUE OVER PRIOR YEAR IS ...</u>	... THEN PROPERTY TAXES WILL ...
... same as the overall % change for property class	➔ remain same as prior year
... lower than the overall % change for property class	➔ be lower than prior year
... higher than the overall % change for property class	➔ be higher than prior year

While the same basic principle applies using three year assessment averaging, there are two differences in the calculation of taxes:

- a) **DIFFERENT LAND VALUE:** With averaging, the taxable value for individual properties is determined by averaging the land value component of the assessment over the current and two prior years and adding this average to the current assessed value of the property improvements.

The impact of this change is that, for properties with increases in land value above the percentage change in land value for the class, averaging dampens the growth in taxable value from year to year, which means that these properties pay less tax than they would have paid without land averaging. Conversely, for properties with decreases in assessed land value over the prior year, averaged taxable values will be higher than unaveraged values and these properties will pay more tax with averaging than they would have without averaging. For a class as a whole, land averaging tends to move values used for calculating taxes closer to the overall change for the class thereby dampening increases and decreases in taxable value. Generally speaking, it is those properties who have the most extreme increases or decreases in land value over the prior year that are most affected by the use of averaged land values in tax calculations.

- b) **DIFFERENT TAX RATE:** Since land averaging is revenue-neutral for the City, the tax rate levied on a property class must be adjusted to ensure that the same amount of tax is collected from a class with averaging as would have been collected without averaging.

As a rule, the impact of this change is that in years when land values are *increasing*, applying averaging to a class will result in a *higher* tax rate than would have otherwise been applied to that class. Conversely, when land values are *decreasing*, applying averaging will result in a *lower* tax rate than would have otherwise been applied.

There are a number of legislative and administrative criteria that apply to the land value averaging program. These criteria are:

- Averaging may be applied to any property class except those valued by special rates (e.g. Class 02, Utilities; Class 04, Major Industry; and Class 09, Farm). As noted, Council has applied assessment averaging to Class 01 Residential and Class 06 Business & Other.
- Council has adopted a series of “filters” that determine whether a property is eligible for averaging. For example, properties that are vacant or have a change of use are not eligible in the current year. The modelling reported in this report uses a similar set of criteria as provided in the Averaging Bylaw.
- If Council adopts the averaging program, the levies of all taxing authorities must be averaged, not just municipal taxes, on a revenue-neutral basis. This means that the tax rate derived from averaging will produce the same amount of tax revenue as would be produced using unmodified values. Because averaging affects the values used for calculating the taxes of all taxing authorities, a decision to average a class requires Council to approve resolutions adjusting these rates to ensure revenue neutrality. This introduces one of the down-sides of averaging in that the City must bear any additional costs that arise from assessment appeals on properties that are averaged.
- Taxpayers must be notified that Council is considering the use of land assessment averaging and of the impacts on sample properties at least two weeks in advance of the adoption of the enabling by-law. This notice must be published in two consecutive

issues of a newspaper, showing the resulting taxes on sample properties within the City. Averaging by-laws must be adopted before March 31, 2006.

- Council is required to provide an appeal process for property owners dissatisfied with the application of the bylaw. The bylaw provides for a Court of Revision for appeals that cannot be dealt with administratively. An Averaging Court of Revision has not been necessary to date.

2. Modelling the Impacts of Averaging in 2007

Each year, staff analyzes the impacts of land averaging on Class 1 and Class 6 in Vancouver. This modelling provides Council with an indication of how averaging will effect taxpayers in the current year.

Modelling has been done to compare the impacts on 2007 general taxes using the pure market approach to the averaged value approach for Class 01 (Residential) and Class 06 (Business and Other). In reviewing the results of this modelling, the following should be noted:

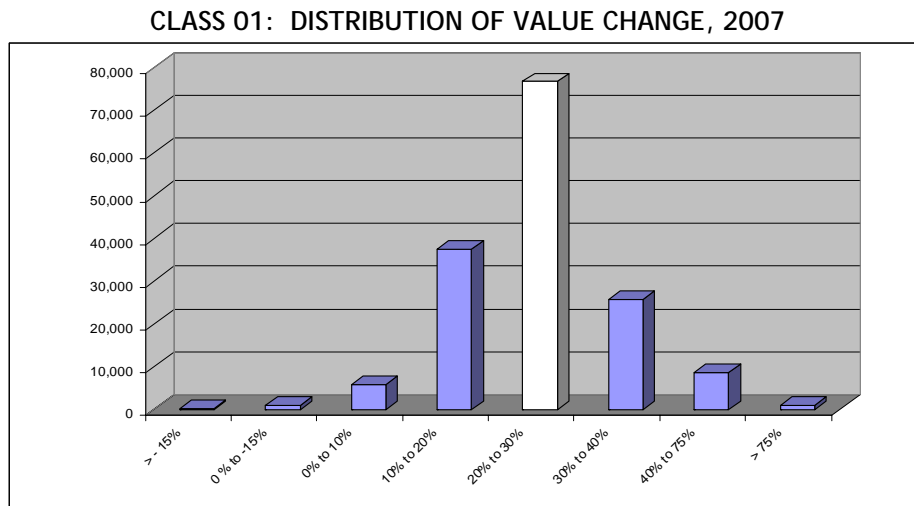
- The modelling utilizes the Completed Roll recently produced by the BC Assessment Authority. These values reflect the best information available at this time and should come close to reflecting the 2007 property values for tax billing purposes that will be reflected on the Revised Roll produced in early April.
- The modelling has been completed for general purposes (municipal) taxes only. While averaging is applied to taxes levied by all taxing authorities, the information required to model these taxes is not available at the time of this report. However, even without this information, the results of the modelling presented in this report present a reasonable indication of the impacts of averaging on Class 1 and Class 6 properties, as the same patterns shown here would apply to the property taxes collected by the City on behalf of other taxing authorities.
- The Assessment Authority uses criteria specified in the City bylaw to determine which properties should be eligible for averaging and produces averaged values at the Revised Roll stage. While the value information used for the modelling is provided by BCAA, our modelling cannot exactly duplicate their averaged roll. So while our modelling uses screens to exclude properties that may not be eligible for land value averaging, including vacant land and reclassifications, it is not possible to duplicate the results that will be achieved based on the averaged roll produced by BCAA. However, the results illustrate the likely impacts the averaging program will have on tax changes in the property classes that are averaged.
- The modelling in this report was conducted based on 2007 starting tax rates for the City of Vancouver, that is prior to any Council approved increase in the tax levy.

The results of the modelling are as follows:

2(i) Class 01: Residential

The Completed Roll indicates an overall increase in value for Class 01 Residential of 26.5%. Approximately 23.9% of this increase is related to changes in market value. The balance is either new construction or class transfers which do not affect either tax rate calculations or the averaging program.

The following graph illustrates the range of value changes for existing properties in the Residential Class. The white bar indicates the properties with value changes close to the overall change for the class.



Approximately 76,600 properties (about half of the Class 1 properties eligible for averaging) have experienced changes in market value close to the change for the class. Of the balance, 44,168 properties had value increases below the change for the class and could expect to see a reduction in property taxes (before a Council directed increase) without averaging. The remaining 35,200 properties had value increased above the change for the class and could expect to see a property tax increase.

The following table summarizes the impacts of averaging on class property values and on tax rates in the residential class:

CLASS 1 RESIDENTIAL - ESTIMATED CHANGE IN TAX RATE DUE TO AVERAGING

SCENARIO	TAXABLE VALUE	TAX RATE (per \$1000 taxable value)	COMMENTS
Assessed Market Value	\$113.4 billion	\$1.9282	<ul style="list-style-type: none"> Market value up 23.9% over 2006 2007 tax rate reduced by 20% from 2006 unaveraged rate (\$2.3879) in order to generate the same total tax levy

Averaged Value (2005, 2006 & 2007)	\$97.7 billion	\$2.2392	<ul style="list-style-type: none"> • 2007 Averaged Roll is 16.1% lower than 2007 Completed Roll • 2007 tax rate 16.1 % higher than the 2007 market value rate in order to generate the same total tax levy
------------------------------------	----------------	----------	--

The results of this modelling for the Residential Class are set out in the following Appendices:

- Appendix B: Distribution of Estimated Changes in 2007 Property Taxes With and Without Averaging - Class 1 Residential
- Appendix C: Change in General Purpose Property Taxes By Neighbourhood With and Without Averaging, 2007 Versus 2006 - Class 1 Residential
- Appendix D: Change in General Purpose Property Taxes For Average Property Per Neighbourhood With and Without Averaging, 2007 Versus 2006 - Class 1 Residential

The following summarizes the significant findings from modelling in the Residential class:

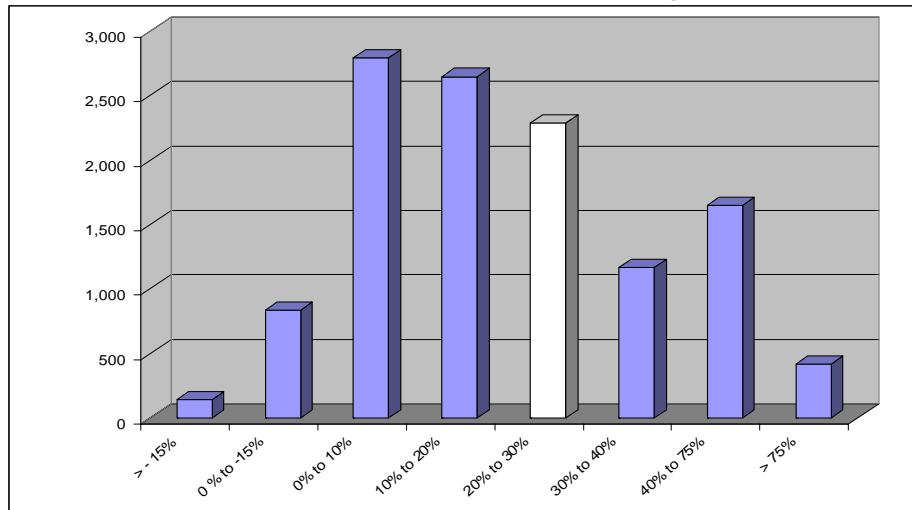
- **AVERAGING BENEFITS A MAJORITY OF RESIDENTIAL PROPERTIES:**
 Approximately two-thirds of residential properties benefit from the application of averaging (100,150 of the 150,400 sample). That is, 2007 property taxes for these properties are lower using averaging than they would otherwise be without averaging. The balance of the properties will experience an increase in taxes using averaging, however, these properties would likely have seen tax reductions without the averaging program.
- **AVERAGING REDUCES THE NUMBER OF PROPERTIES WITH TAX INCREASES:**
 Without averaging, 68,300 properties would pay higher taxes in 2007, compared to 2006. With averaging applied this figure drops to 62,200 properties.
- **AVERAGING REDUCES THE NUMBER OF PROPERTIES WITH VERY LARGE TAX INCREASES:**
 Most notably is that applying the three-year averaging option reduces the number of Class 01 properties with year-over-year tax increases of over 3% (prior to a Council approved increase in the tax levy) by just under 23,400 properties

2(ii) Class 06: Business & Other

The Completed Roll shows an increase in value for Class 06 Business & Other properties of 23.6% over 2006. Of this, approximately 22.2% is related to market value change with the balance being generated by interclass transfers and new construction value.

The following graph illustrates the range of value changes for the Business Class. The white bar indicates the properties with value changes close to the overall change for the Class.

Class 6: Distribution of Value Changes



Value changes in the Business class are not as uniform as in the Residential Class. Approximately 2,300 properties (about 20% of the Class 6 properties eligible for averaging) have experienced changes in market value close to the change for the class. These properties will see only minor changes in property taxes before the averaging program. Of the balance, 6,420 properties (54%) had value increases below the overall change for the class and could expect to see a reduction in property taxes (before a Council directed increase). The remaining 3,230 properties (26%) had value increased above the overall change for the class and could expect to see a property tax increase.

The following table summarizes the impacts of averaging on property values and on tax rates in the business/other class:

CLASS 6 BUSINESS/OTHER - ESTIMATED CHANGE IN TAX RATE DUE TO AVERAGING

SCENARIO	TAXABLE VALUE	TAX RATE (per \$1000 taxable value)	COMMENTS
Assessed Market Value	\$21.2 billion	\$11.6667	<ul style="list-style-type: none"> • Taxable value up 23.6% over 2006 total non-averaged value • 2007 tax rate reduced by 18% from 2006 unaveraged tax rate (\$14.287) in order to generate the same total tax levy
Averaged Value (2005, 2006 & 2007)	\$18.8 billion	\$13.1467	<ul style="list-style-type: none"> • 2007 Averaged Roll is 12.7% lower than 2007 Completed Roll • 2007 tax rate 12.7% higher than the 2007 market value rate in order to generate the same total tax levy

The results of this modelling are set out in the following Appendices:

- Appendix E: Distribution of Estimated Changes in 2007 Property Taxes With and Without Averaging - Class 6 Business and Other
- Appendix F: Change in General Purpose Property Taxes By Neighbourhood With and Without Averaging, 2007 Versus 2006 - Class 6 Business and Other
- Appendix G: Change in General Purpose Property Taxes For Average Property Per Neighbourhood With and Without Averaging, 2007 Versus 2006 - Class 6 Business and Other

The following summarizes the significant findings from modelling in the Business class:

- **APPROXIMATELY HALF THE PROPERTIES BENEFIT FROM AVERAGING:**
The modelling showed that approximately 4,900 of 10,000 properties in Class 06 benefit from averaging, paying lower property tax than they would using non-averaged values.
- **AVERAGING SIGNIFICANTLY REDUCES NUMBER OF PROPERTIES WITH VERY LARGE TAX INCREASES:**
Applying the averaging option reduces the number of Class 6 properties with year-over-year tax increases of 6% or more by almost 1,300 properties.

4. Recommended Option for 2007: Three Year Land Value Assessment Averaging for Class 01 and Class 06.

As noted above, the City has utilized three-year averaging for eighteen years and there exists a strong argument for applying land averaging continually from year to year, on the basis of consistency and equity. Selectively employing land averaging in certain years and not in others could either advantage or disadvantage individual properties, depending on the market circumstances.

The Director of Finance recommends that if Council wishes to provide some mitigation for those properties with the largest increases in property value for the 2007 taxation year, three-year land value averaging be applied to both Class 01 Residential and Class 06 Business & Other.

Recommendation A instructs the Director of Legal Services to prepare a bylaw to implement the averaging program for 2007. Should Council approve this recommendation, the City will advise taxpayers of this action through newspaper advertisements in a local newspaper on two consecutive days at least two weeks in advance of the bylaw being considered. Any input received from taxpayers will be heard at City Services and Budget Committee on March 15, 2007, at which time Council will be required to approve the bylaw if the averaging program is to proceed.

5. Production of the Averaged Roll

The use of averaging requires the development of an averaged assessment roll. Since 1993, the BC Assessment Authority has provided this roll to the City at a cost of approximately

\$20,000. The alternative would be for the City to duplicate the system design and programming work, using its own resources, to produce a similar product. Should Council approve three-year land averaging on March , 2007, Recommendation C authorizes the Director of Finance to contract with the Assessment Authority to produce the 2007 averaged assessment roll with funding provided from the 2007 Operating Budget.

CONCLUSION

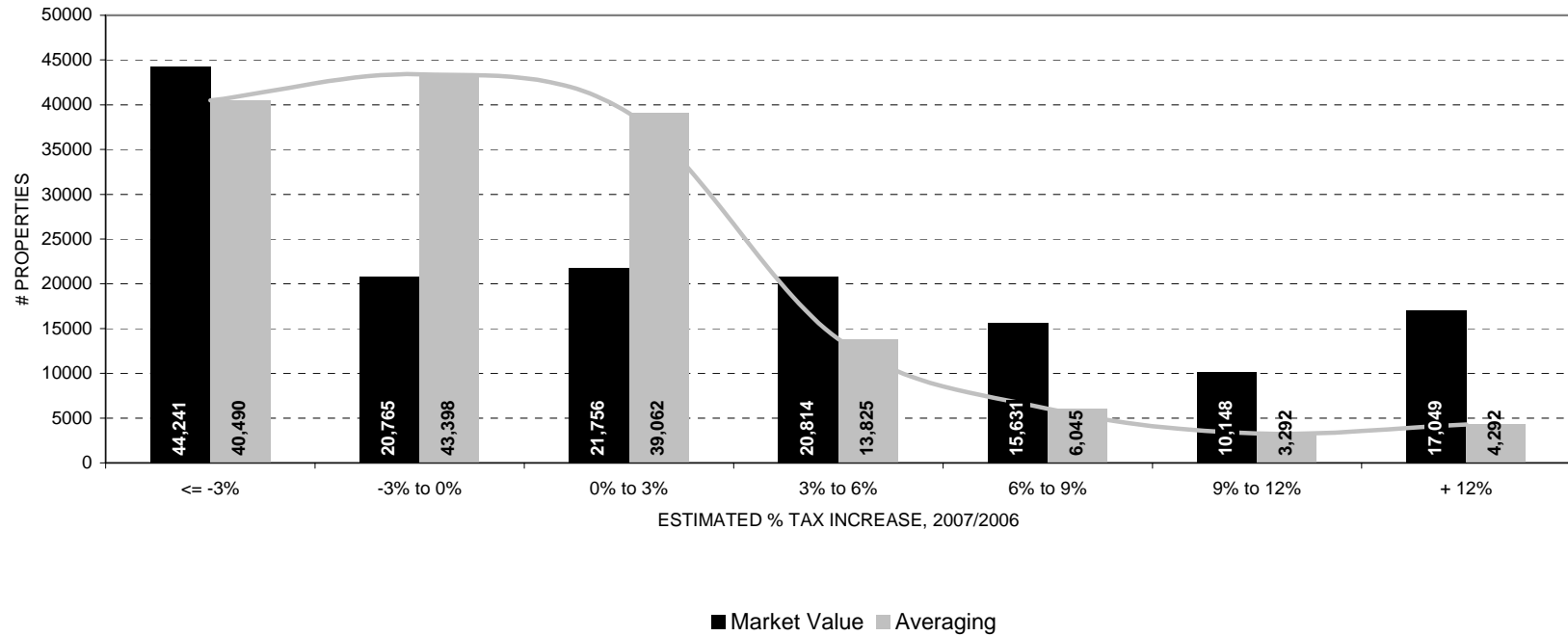
Land value averaging benefits those properties with the highest tax increases in both the residential and business classes. In the current year, land value averaging benefits approximately 67% of the properties in the residential class, and 49% of the properties in the business class. The Director of Finance therefore recommends that three-year land value averaging be used as the basis for 2006 property taxes for Class 01 Residential and Class 06 Business and Other.

* * * * *

SUMMARY OF MAJOR PROPERTY TAXATION POLICY DECISIONS SINCE 1989
CITY OF VANCOUVER

	CLASS 1 RESIDENTIAL	CLASS 6 BUSINESS/OTHER
1989	<ul style="list-style-type: none"> • Capped land value increases at 61% 	<ul style="list-style-type: none"> • Capped tax increases at 40%
1990	<ul style="list-style-type: none"> • No adjustment to taxation methodology 	<ul style="list-style-type: none"> • Capped tax increases at 10.1%
1991	<ul style="list-style-type: none"> • Capped tax increases at 5.5% • No limit on tax credit 	<ul style="list-style-type: none"> • Capped tax increases at 7.5% • \$400,000 limit on tax credit
1992	<ul style="list-style-type: none"> • Capped tax increases at 6.0% • \$5,000 limit on tax credit 	<ul style="list-style-type: none"> • Capped tax increases at 10.0% • \$100,000 limit on tax credit
1993	<ul style="list-style-type: none"> • Implemented three-year land value averaging • Tax increases capped at 25% for select properties 	<ul style="list-style-type: none"> • Implemented three-year land value averaging • Tax increases capped at 25% for select properties
1994	<ul style="list-style-type: none"> • Continued three year land value averaging • Tax increases capped at 10% for select properties • \$500 limit on tax credit 	<ul style="list-style-type: none"> • Continued three year land value averaging • Tax increases capped at 10% for select properties • \$15,000 limit on tax credit
1995	<ul style="list-style-type: none"> • Continued three year land value averaging • No tax capping 	<ul style="list-style-type: none"> • Continued three year land value averaging • Tax increases capped at 15% for select properties under a phasing out methodology • \$10,000 limit on tax credit
1996	<ul style="list-style-type: none"> • Continued three year land value averaging • No tax capping 	<ul style="list-style-type: none"> • Continued three year land value averaging • Tax increases capped at 20% for select properties under a phasing out methodology • \$7,500 limit on tax credit
1997	<ul style="list-style-type: none"> • Continued three year land value averaging • No tax capping 	<ul style="list-style-type: none"> • Continued three year land value averaging • Tax increases capped at 25% for select properties under a phasing out methodology • \$5,000 limit on tax credit • Last year of tax increase capping
1998	<ul style="list-style-type: none"> • Continued three year land value averaging • Implementation of solid waste utility 	<ul style="list-style-type: none"> • Continued three year land value averaging
1999-2006	<ul style="list-style-type: none"> • Continued three year land value averaging 	<ul style="list-style-type: none"> • Continued three year land value averaging

Distribution of Estimated Changes in 2007 Property Taxes
With and Without Averaging
CLASS 1 RESIDENTIAL
General Purposes Taxes Only



n = 150,404
 ASSUMES 0% COUNCIL DIRECTED TAX INCREASE
 ANALYSIS DOES NOT INCLUDE UTILITY CHARGES
 SAMPLE SCREENED FOR VACANT PROPERTIES, AND PROPERTIES NOT ELIGIBLE FOR AVERAGING

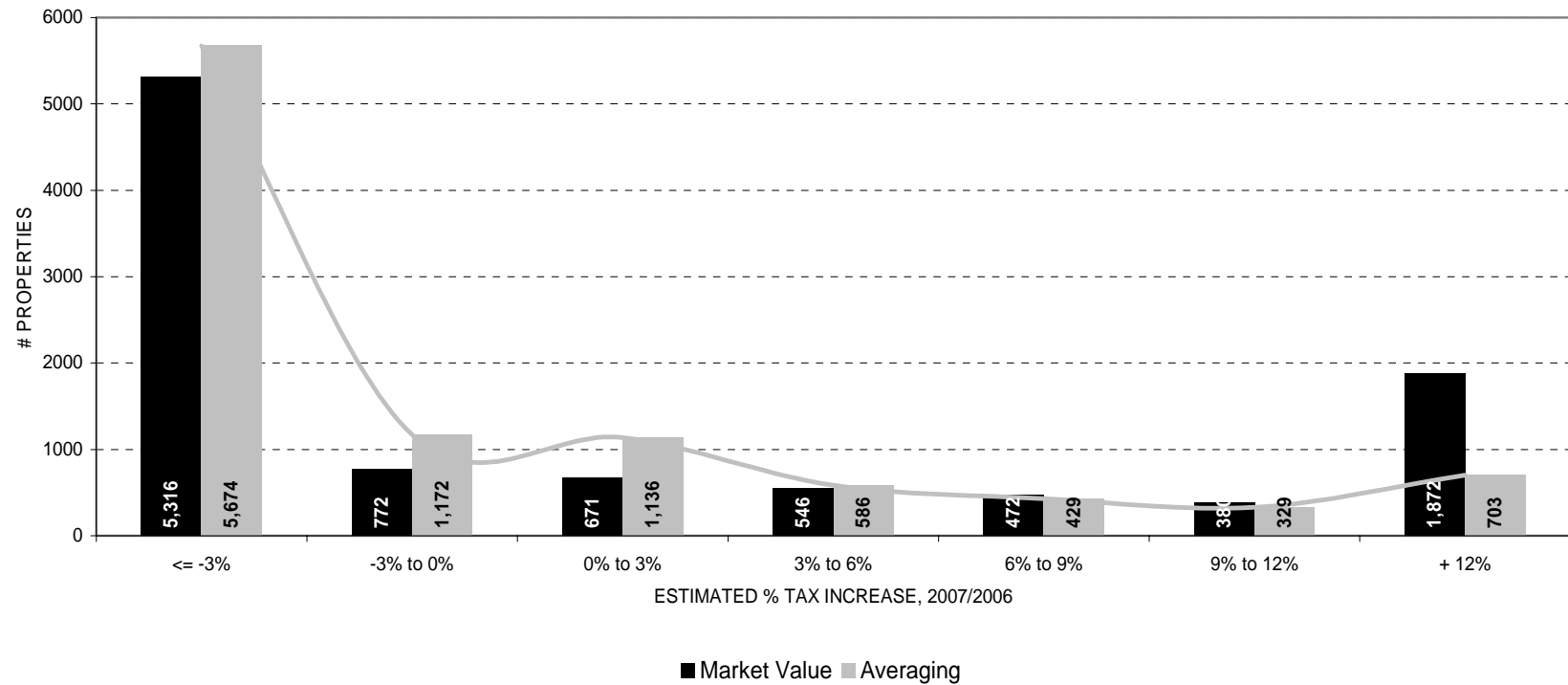
**CHANGE IN GENERAL PURPOSE PROPERTY TAXES BY NEIGHBOURHOOD
WITH AND WITHOUT AVERAGING, 2007 VERSUS 2006
CLASS 1 RESIDENTIAL**

NEIGHBOURHOOD (SEE BCAA MAP)	TOTAL # PROP	MARKET VALUE RATE = \$1.9282					AVERAGING RATE = \$2.2413					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	3,891	5.2%	987	449	698	1,757	0.5%	1,715	1,316	445	415	(1,342)
002 - KITSILANO	12,663	1.4%	5,724	1,981	1,516	3,442	-0.7%	7,722	3,402	950	589	(2,853)
003 - DUNBAR	4,499	4.5%	947	534	835	2,183	0.4%	1,825	2,329	198	147	(2,036)
004 - ARBUTUS	3,750	3.0%	1,401	473	538	1,338	-0.3%	2,022	1,185	413	130	(1,208)
005 - KERRISDALE	3,819	0.6%	1,904	402	421	1,092	-1.4%	2,462	947	263	147	(945)
006 - SOUTHLANDS	1,918	0.6%	1,021	194	200	503	-2.1%	1,350	319	129	120	(383)
007 - FAIRVIEW	9,754	-1.8%	5,650	1,343	869	1,892	-1.3%	5,662	2,480	1,035	577	(1,315)
008 - SHAUGHNESSEY	2,361	-0.1%	1,253	293	356	459	-2.0%	1,770	279	234	78	(381)
009 - CAMBIE	3,818	4.4%	909	566	743	1,600	0.5%	1,655	1,378	588	197	(1,403)
010 - SOUTH GRANVILLE	2,578	-0.5%	1,336	507	365	370	-2.2%	2,056	387	78	57	(313)
011 - OAKRIDGE	2,265	0.0%	1,031	322	372	540	-3.0%	1,694	430	115	26	(514)
012 - MARPOLE	4,408	0.3%	2,249	612	810	737	-1.6%	3,056	934	306	112	(625)
013 - MT PLEASANT	7,185	10.7%	1,660	835	580	4,110	4.7%	2,117	1,179	893	2,996	(1,114)
014 - GRANDVIEW	8,212	10.3%	1,457	835	987	4,933	3.4%	2,305	1,987	1,487	2,433	(2,500)
015 - CEDAR COTTAGE	3,784	7.1%	583	562	682	1,957	2.3%	1,076	1,287	869	552	(1,405)
016 - MAIN/FRASER	5,624	2.3%	2,082	1,020	944	1,578	0.4%	2,639	1,948	703	334	(1,244)
017 - SOUTH VANCOUVER	5,804	1.1%	2,607	1,040	1,025	1,132	-0.7%	3,658	1,690	217	239	(893)
018 - MARINE DRIVE	1,533	0.1%	660	193	494	186	-0.7%	783	618	130	2	(184)
019 - KNIGHT	4,735	0.6%	2,441	775	634	885	-1.4%	3,423	795	264	253	(632)
020 - HASTINGS EAST	4,891	6.1%	1,051	582	722	2,536	2.0%	1,669	1,609	732	881	(1,655)
021 - RENFREW	3,571	0.7%	1,584	415	962	610	-0.9%	2,132	945	261	233	(377)
022 - RENFREW HEIGHTS	4,348	0.1%	2,143	927	929	349	-1.4%	3,249	780	146	173	(176)
023 - COLLINGWOOD	8,330	3.2%	2,851	1,619	1,071	2,789	0.5%	3,549	3,252	850	679	(2,110)
024 - KILLARNEY	4,848	-1.4%	2,808	1,080	517	443	-2.1%	3,912	722	116	98	(345)
025 - FRASERVIEW	4,445	-2.0%	3,072	403	513	457	-2.1%	3,461	604	186	194	(263)
026 - DOWNTOWN	5,304	-1.3%	2,824	957	524	999	-1.3%	3,203	1,402	509	190	(809)
027 - WEST END	7,703	0.3%	3,863	1,124	1,047	1,669	-0.3%	4,205	1,991	711	796	(873)
028 - HARBOUR	1,014	4.0%	354	57	238	365	0.6%	522	196	223	73	(292)
29-DOWNTOWN SOUTH	7,148	1.2%	3,899	927	713	1,609	0.1%	4,208	1,563	622	755	(854)
30-FALSE CREEK NORTH	6,201	-2.6%	4,655	729	509	308	-2.0%	4,788	1,108	152	153	(155)
TOTALS	150,404		65,006	21,756	20,814	42,828		83,888	39,062	13,825	13,629	(29,199)
			43%	14%	14%	28%		56%	26%	9%	9%	

**CHANGE IN GENERAL PURPOSE PROPERTY TAXES FOR AVERAGE PROPERTY PER NEIGHBOURHOOD
WITH AND WITHOUT AVERAGING, 2007 VERSUS 2006
CLASS 1 RESIDENTIAL**

NEIGHBOURHOOD (SEE BCAA MAP)	TAXABLE VALUES			GENERAL TAXES			\$ CHANGE IN TAXES 2007 Estimated vs 2006 Actuals		% CHANGE IN TAXES 2007 Estimated vs 2006 Actuals	
	2006 Market	2007 Market	2007 Averaged	2006 Actuals	2007 Market	2007 Estimated Averaged	Using 2007 Market	Using 2007 Averaged	Using 2007 Market	Using 2007 Averaged
001 - POINT GREY	\$797,700	\$1,132,300	\$929,633	\$1,846	\$2,183	\$2,074	\$337	\$228	18.3%	12.4%
002 - KITSILANO	\$399,000	\$542,000	\$461,000	\$1,063	\$1,045	\$1,029	-\$18	-\$34	-1.7%	-3.2%
003 - DUNBAR	\$790,600	\$1,028,600	\$839,600	\$1,847	\$1,983	\$1,874	\$136	\$27	7.4%	1.4%
004 - ARBUTUS	\$811,400	\$1,023,400	\$824,733	\$1,809	\$1,973	\$1,840	\$164	\$31	9.1%	1.7%
005 - KERRISDALE	\$843,000	\$1,019,000	\$850,000	\$1,932	\$1,965	\$1,897	\$33	-\$35	1.7%	-1.8%
006 - SOUTHLANDS	\$831,900	\$1,142,900	\$935,567	\$2,103	\$2,204	\$2,088	\$101	-\$15	4.8%	-0.7%
007 - FAIRVIEW	\$357,000	\$388,000	\$364,667	\$848	\$748	\$814	-\$100	-\$34	-11.8%	-4.0%
008 - SHAUGHNESSEY	\$1,226,000	\$1,505,000	\$1,294,667	\$3,068	\$2,902	\$2,889	-\$166	-\$179	-5.4%	-5.8%
009 - CAMBIE	\$675,300	\$862,000	\$730,000	\$1,568	\$1,662	\$1,629	\$94	\$61	6.0%	3.9%
010 - SOUTH GRANVILLE	\$977,200	\$1,316,200	\$1,057,533	\$2,300	\$2,538	\$2,360	\$238	\$60	10.3%	2.6%
011 - OAKRIDGE	\$659,100	\$845,100	\$685,433	\$1,492	\$1,630	\$1,529	\$138	\$37	9.2%	2.5%
012 - MARPOLE	\$553,400	\$683,300	\$576,633	\$1,295	\$1,318	\$1,287	\$23	-\$8	1.7%	-0.6%
013 - MT PLEASANT	\$270,400	\$350,400	\$281,733	\$587	\$676	\$629	\$89	\$42	15.1%	7.1%
014 - GRANDVIEW	\$408,000	\$482,000	\$420,000	\$966	\$929	\$937	-\$37	-\$29	-3.8%	-3.0%
015 - CEDAR COTTAGE	\$405,600	\$565,600	\$447,267	\$950	\$1,091	\$998	\$141	\$48	14.8%	5.1%
016 - MAIN/FRASER	\$438,600	\$565,600	\$465,267	\$1,013	\$1,091	\$1,038	\$78	\$25	7.7%	2.5%
017 - SOUTH VANCOUVER	\$460,700	\$572,700	\$479,033	\$1,069	\$1,104	\$1,069	\$35	\$0	3.3%	0.0%
018 - MARINE DRIVE	\$246,800	\$314,000	\$266,333	\$576	\$605	\$594	\$29	\$18	5.1%	3.2%
019 - KNIGHT	\$473,100	\$569,100	\$490,100	\$1,126	\$1,097	\$1,094	-\$29	-\$32	-2.5%	-2.9%
020 - HASTINGS EAST	\$405,000	\$550,400	\$457,067	\$953	\$1,061	\$1,020	\$108	\$67	11.4%	7.0%
021 - RENFREW	\$435,800	\$552,800	\$458,133	\$1,012	\$1,066	\$1,022	\$54	\$10	5.3%	1.0%
022 - RENFREW HEIGHTS	\$465,500	\$575,600	\$487,600	\$1,116	\$1,110	\$1,088	-\$6	-\$28	-0.6%	-2.5%
023 - COLLINGWOOD	\$397,200	\$496,200	\$409,200	\$894	\$957	\$913	\$63	\$19	7.0%	2.1%
024 - KILLARNEY	\$493,400	\$619,400	\$525,733	\$1,185	\$1,194	\$1,173	\$9	-\$12	0.8%	-1.0%
025 - FRASERVIEW	\$482,300	\$581,300	\$494,633	\$1,123	\$1,121	\$1,104	-\$2	-\$19	-0.2%	-1.7%
026 - DOWNTOWN	\$281,000	\$348,000	\$300,000	\$669	\$671	\$669	\$2	\$0	0.3%	0.1%
027 - WEST END	\$294,500	\$354,200	\$299,533	\$657	\$683	\$668	\$26	\$11	4.0%	1.7%
028 - HARBOUR	\$739,000	\$1,063,000	\$830,667	\$1,732	\$2,050	\$1,854	\$318	\$122	18.3%	7.0%
029 - DOWNTOWN SOUTH	\$254,000	\$314,000	\$266,000	\$602	\$605	\$594	\$3	-\$8	0.6%	-1.4%
030 - FALSE CREEK NORTH	\$448,000	\$518,000	\$467,667	\$1,084	\$999	\$1,044	-\$85	-\$40	-7.9%	-3.7%

Distribution of Estimated Changes in 2007 Property Taxes
With and Without Averaging
CLASS 6 BUSINESS
 General Purpose Taxes Only



n = 10,029

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, 2007 VERSUS 2006
CLASS 6 BUSINESS AND OTHER**

NEIGHBOURHOOD (SEE BCAA MAP)	TOTAL # PROP	MARKET VALUE RATE = \$11.6667					AVERAGING RATE = \$13.1466					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	150	-1.7%	88	16	24	22	-5.8%	129	13	3	5	(17)
002 - KITSILANO	624	-4.3%	432	35	33	124	-5.4%	497	63	18	46	(78)
003 - DUNBAR	105	-1.7%	62	18	6	19	-3.2%	84	3	1	17	(2)
004 - ARBUTUS	32	3.5%	12	2	7	11	-0.3%	13	7	9	3	(8)
005 - KERRISDALE	182	-3.1%	125	17	8	32	-2.6%	128	23	10	21	(11)
006 - SOUTHLANDS	11	0.0%	4	1	0	6	2.3%	6	1	1	3	(3)
007 - FAIRVIEW	811	-0.8%	477	49	32	253	-4.4%	582	67	65	97	(156)
008 - SHAUGHNESSEY	47	-12.1%	37	7	2	1	0.0%	46	0	0	1	0
009 - CAMBIE	63	0.0%	56	0	2	5	-8.0%	51	5	1	6	1
010 - SOUTH GRANVILLE	8	0.0%	6	0	0	2	0.0%	6	2	0	0	(2)
011 - OAKRIDGE	4	0.0%	4	0	0	0	0.0%	4	0	0	0	0
012 - MARPOLE	104	-0.3%	56	5	4	39	-4.0%	65	7	11	21	(18)
013 - MT PLEASANT	1,242	4.2%	581	97	79	485	-0.5%	766	140	79	257	(228)
014 - GRANDVIEW	586	-1.4%	389	51	40	106	-4.0%	443	58	25	60	(46)
015 - CEDAR COTTAGE	286	3.3%	136	22	34	94	-0.9%	194	32	7	53	(41)
016 - MAIN/FRASER	238	-4.0%	153	21	22	42	-6.0%	188	22	9	19	(23)
017 - SOUTH VANCOUVER	121	-6.1%	96	6	6	13	-3.7%	91	11	6	13	0
018 - MARINE DRIVE	478	-2.4%	351	28	11	88	-1.6%	309	85	28	56	(32)
019 - KNIGHT	112	-7.1%	86	10	4	12	-8.2%	95	6	5	6	(6)
020 - HASTINGS EAST	116	2.3%	58	9	7	42	1.4%	60	15	10	31	(11)
021 - RENFREW	141	-3.7%	105	15	3	18	-0.7%	99	14	8	20	2
022 - RENFREW HEIGHTS	37	-2.0%	24	3	4	6	0.2%	22	3	3	9	3
023 - COLLINGWOOD	282	-3.0%	198	20	19	45	-4.0%	224	15	17	26	(19)
024 - KILLARNEY	100	-8.7%	89	4	1	6	-6.8%	88	5	1	6	0
025 - FRASERVIEW	18	0.0%	11	1	0	6	0.0%	12	2	0	4	(2)
026 - DOWNTOWN	2,699	-4.2%	1,801	108	92	698	-4.7%	1,974	374	90	261	(437)
027 - WEST END	272	-2.8%	183	23	13	53	-0.7%	155	33	30	54	1
028 - HARBOUR	59	-7.8%	41	1	7	10	-2.8%	41	2	4	12	2
29-DOWNTOWN SOUTH	930	8.8%	339	87	64	440	3.4%	390	100	109	331	(109)
30-FALSE CREEK NORTH	171	0.6%	88	15	22	46	0.0%	84	28	36	23	(23)
TOTALS	10,029		6,088	671	546	2,724		6,846	1,136	586	1,461	(1,263)
			61%	7%	5%	27%		68%	11%	6%	15%	

**CHANGE IN GENERAL PURPOSE PROPERTY TAXES ON AVERAGE PROPERTY BY NEIGHBOURHOOD
WITH AND WITHOUT AVERAGING, 2007 VERSUS 2006
CLASS 6 BUSINESS AND OTHER**

NEIGHBOURHOOD (SEE BCAA MAP)	TAXABLE VALUES			GENERAL TAXES			\$ CHANGE IN TAXES 2007 Estimated vs 2006 Actuals		% CHANGE IN TAXES 2006 Estimated vs 2005 Actuals	
	2006 Market	2007 Market	2007 Averaged	2006 Actuals	2007 Estimated Market	2007 Estimated Averaged	Using 2007 Market	Using 2007 Averaged	Using 2007 Market	Using 2007 Averaged
001 - POINT GREY	\$386,000	\$471,000	\$395,967	\$5,449	\$5,495	\$5,206	\$46	-\$243	0.8%	-4.5%
002 - KITSILANO	\$653,400	\$852,700	\$674,033	\$9,006	\$9,948	\$8,861	\$942	-\$145	10.5%	-1.6%
003 - DUNBAR	\$421,000	\$426,000	\$419,667	\$5,764	\$4,970	\$5,517	-\$794	-\$247	-13.8%	-4.3%
004 - ARBUTUS	\$232,700	\$306,100	\$227,433	\$2,668	\$3,571	\$2,990	\$903	\$322	33.9%	12.1%
005 - KERRISDALE	\$691,500	\$854,700	\$704,700	\$10,086	\$9,972	\$9,264	-\$114	-\$822	-1.1%	-8.1%
006 - SOUTHLANDS	\$382,800	\$500,800	\$407,467	\$5,472	\$5,843	\$5,357	\$371	-\$115	6.8%	-2.1%
007 - FAIRVIEW	\$776,000	\$787,000	\$738,333	\$10,187	\$9,182	\$9,707	-\$1,005	-\$480	-9.9%	-4.7%
008 - SHAUGHNESSEY	\$255,300	\$271,300	\$261,967	\$3,890	\$3,165	\$3,444	-\$725	-\$446	-18.6%	-11.5%
009 - CAMBIE	\$752,600	\$817,000	\$819,667	\$10,160	\$9,532	\$10,776	-\$628	\$616	-6.2%	6.1%
010 - SOUTH GRANVILLE	\$2,139,000	\$2,733,000	\$2,322,000	\$31,966	\$31,885	\$30,526	-\$81	-\$1,440	-0.3%	-4.5%
011 - OAKRIDGE	\$5,043,000	\$6,032,000	\$4,613,000	\$71,380	\$70,373	\$60,645	-\$1,007	-\$10,735	-1.4%	-15.0%
012 - MARPOLE	\$724,000	\$831,200	\$650,200	\$10,683	\$9,697	\$8,548	-\$986	-\$2,135	-9.2%	-20.0%
013 - MT PLEASANT	\$503,000	\$639,000	\$541,333	\$7,178	\$7,455	\$7,117	\$277	-\$61	3.9%	-0.9%
014 - GRANDVIEW	\$513,000	\$599,000	\$532,333	\$7,627	\$6,988	\$6,998	-\$639	-\$629	-8.4%	-8.2%
015 - CEDAR COTTAGE	\$388,300	\$452,900	\$383,567	\$5,970	\$5,284	\$5,043	-\$686	-\$927	-11.5%	-15.5%
016 - MAIN/FRASER	\$526,000	\$627,000	\$528,333	\$7,669	\$7,315	\$6,946	-\$354	-\$723	-4.6%	-9.4%
017 - SOUTH VANCOUVER	\$495,000	\$602,000	\$516,000	\$7,364	\$7,023	\$6,784	-\$341	-\$580	-4.6%	-7.9%
018 - MARINE DRIVE	\$286,500	\$312,800	\$292,500	\$4,037	\$3,649	\$3,845	-\$388	-\$192	-9.6%	-4.7%
019 - KNIGHT	\$425,000	\$492,000	\$445,333	\$6,089	\$5,740	\$5,855	-\$349	-\$234	-5.7%	-3.8%
020 - HASTINGS EAST	\$417,500	\$577,900	\$490,567	\$6,051	\$6,742	\$6,449	\$691	\$398	11.4%	6.6%
021 - RENFREW	\$1,093,600	\$1,371,000	\$1,211,000	\$15,935	\$15,995	\$15,921	\$60	-\$14	0.4%	-0.1%
022 - RENFREW HEIGHTS	\$328,000	\$430,600	\$382,933	\$4,753	\$5,024	\$5,034	\$271	\$281	5.7%	5.9%
023 - COLLINGWOOD	\$345,000	\$424,000	\$368,000	\$5,129	\$4,947	\$4,838	-\$182	-\$291	-3.6%	-5.7%
024 - KILLARNEY	\$269,700	\$292,500	\$275,167	\$4,026	\$3,413	\$3,618	-\$613	-\$408	-15.2%	-10.1%
025 - FRASERVIEW	\$309,400	\$401,300	\$329,300	\$4,790	\$4,682	\$4,329	-\$108	-\$461	-2.3%	-9.6%
026 - DOWNTOWN	\$104,100	\$111,400	\$105,367	\$1,509	\$1,300	\$1,385	-\$209	-\$124	-13.9%	-8.2%
027 - WEST END	\$1,465,400	\$1,536,000	\$1,470,333	\$22,007	\$17,920	\$19,330	-\$4,087	-\$2,677	-18.6%	-12.2%
028 - HARBOUR	\$826,000	\$952,000	\$879,667	\$12,530	\$11,107	\$11,565	-\$1,423	-\$965	-11.4%	-7.7%
029 - DOWNTOWN SOUTH	\$197,200	\$216,700	\$189,033	\$2,288	\$2,528	\$2,485	\$240	\$197	10.5%	8.6%
030 - FALSE CREEK NORTH	\$451,000	\$484,000	\$481,000	\$6,492	\$5,647	\$6,324	-\$845	-\$168	-13.0%	-2.6%