



**BC ASSESSMENT**

# City of Vancouver 2017 Assessment Roll

Ed Shum  
Regional Assessor (Acting)

Grant McDonald  
Deputy Assessor

Greater Vancouver Region

January 25th, 2017

# Greater Vancouver Region

**Vancouver Office**  
200-2925 Virtual Way  
Vancouver, BC,  
V5M 4X5



**Burnaby Office**  
420-2700 Production Way  
Burnaby, BC,  
V5A 4X1

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

## Jason Grant

Ed Shum

Grant McDonald

Christina Randle

Paul Borgo

Preet Basra

## Assessor

Deputy Assessor

Deputy Assessor

Deputy Assessor

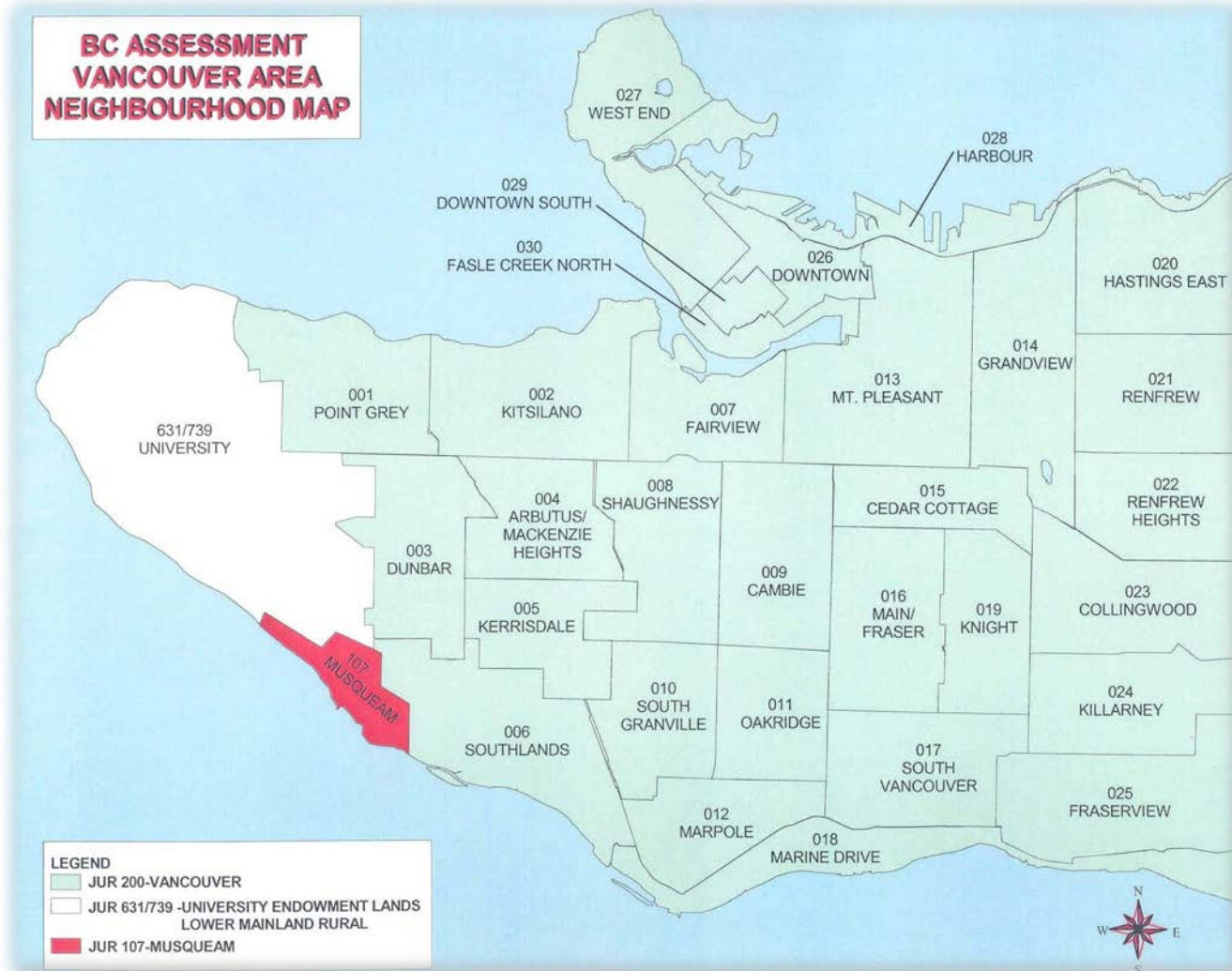
Deputy Assessor

Deputy Assessor

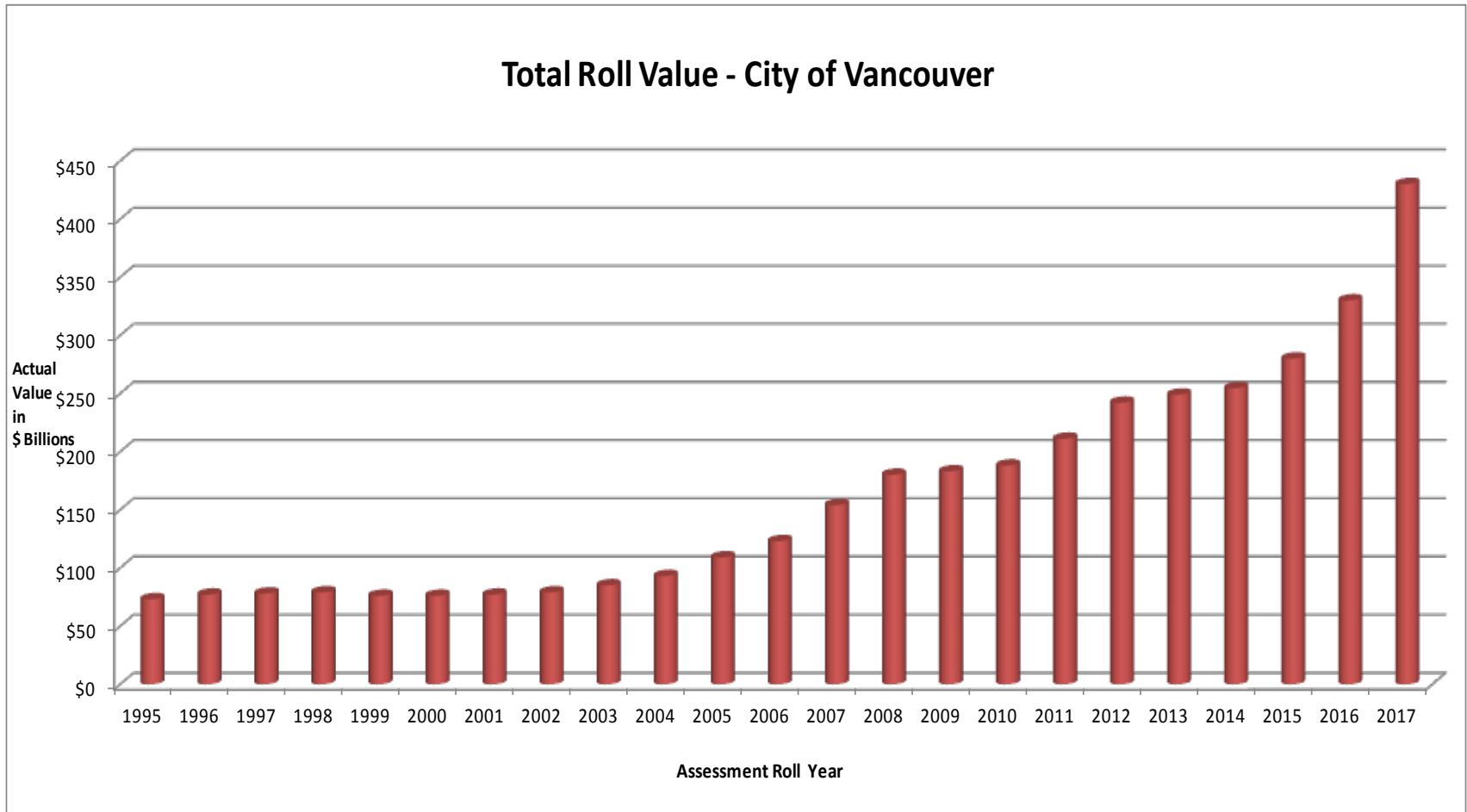
# 2017 Change in Market Movement Roll Map



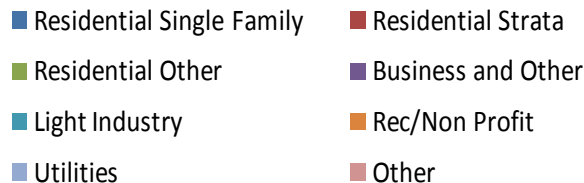
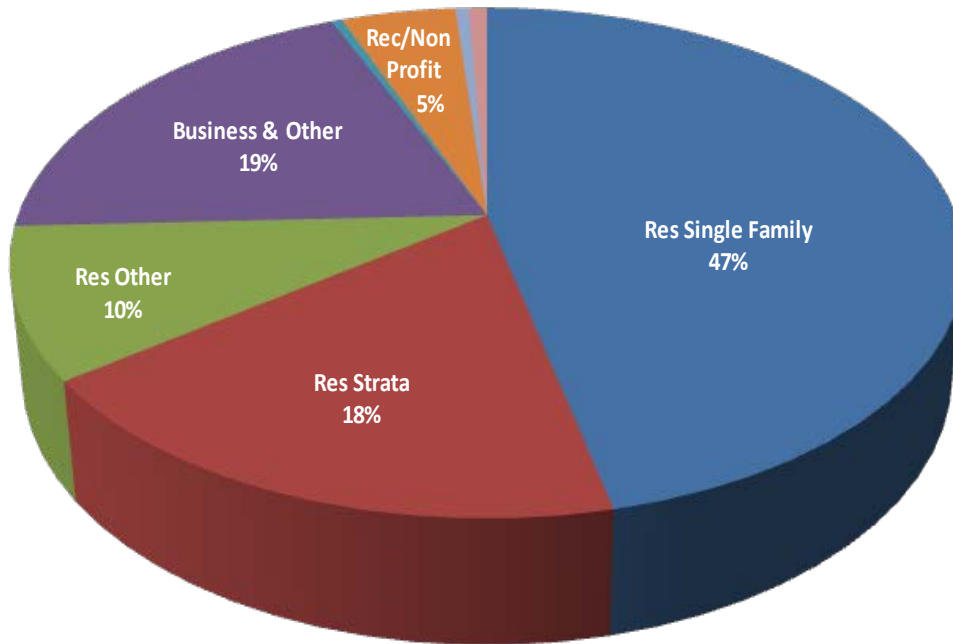
# Vancouver Area Neighbourhood Map



# 2017 Total Roll Value



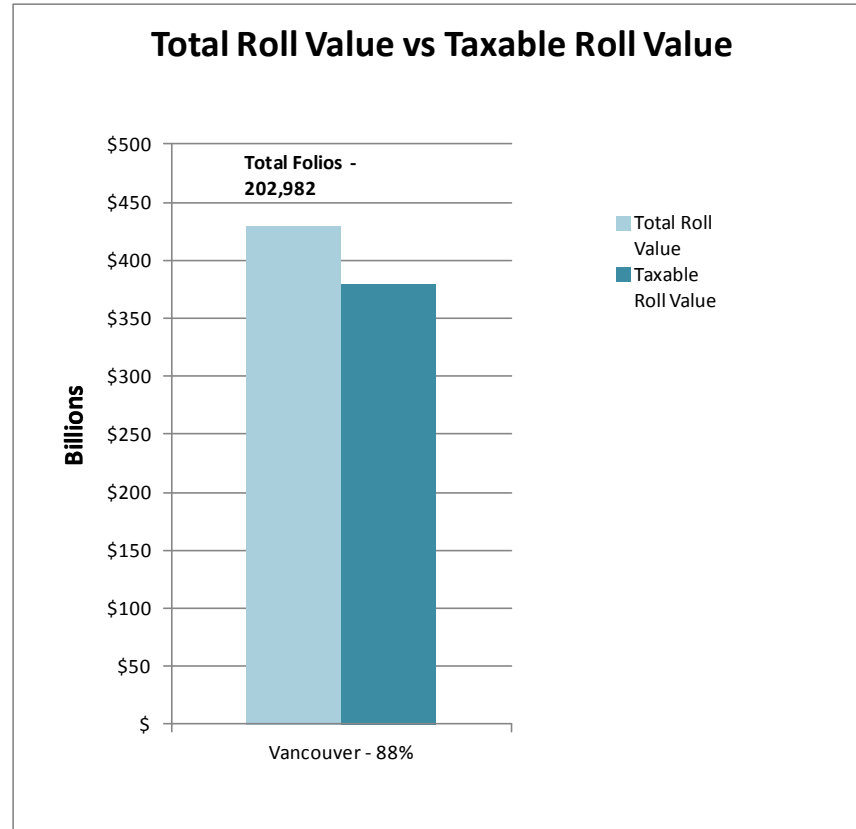
# Distribution of Roll Value by Property Category



**Total Roll Value - \$429.6B**

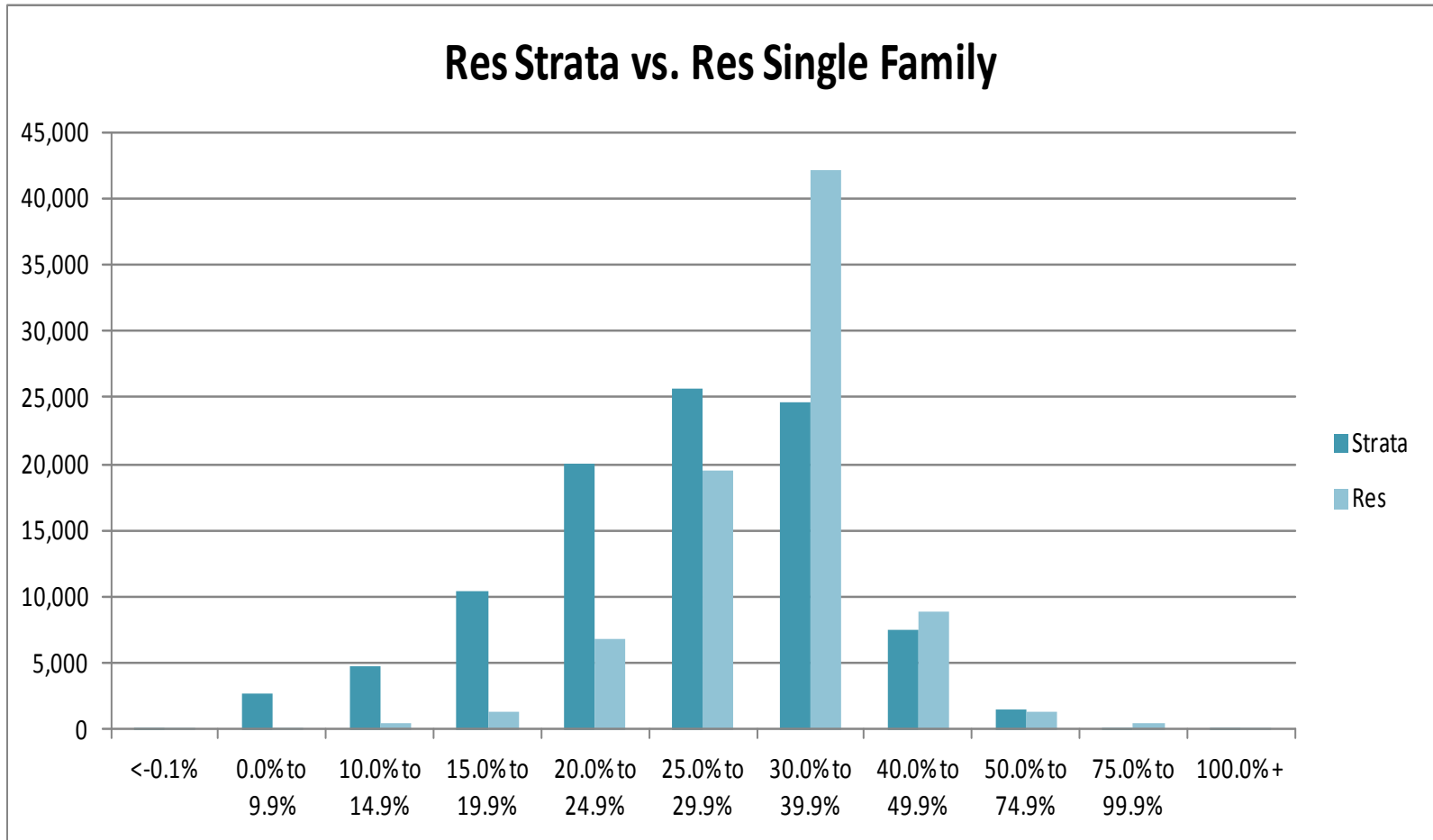
- Class 01 - Residential (\$322.2B)  
→75% of Total Roll Value
- Class 06 - Business and Other (\$83.1B)  
→19% of Total Roll Value
- Class 08 - Recreation/ Non-profit (\$20.0B)  
→5% of Total Roll Value
- Class 02 - Utilities (\$2.3B)  
→0.5% of Total Roll Value

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



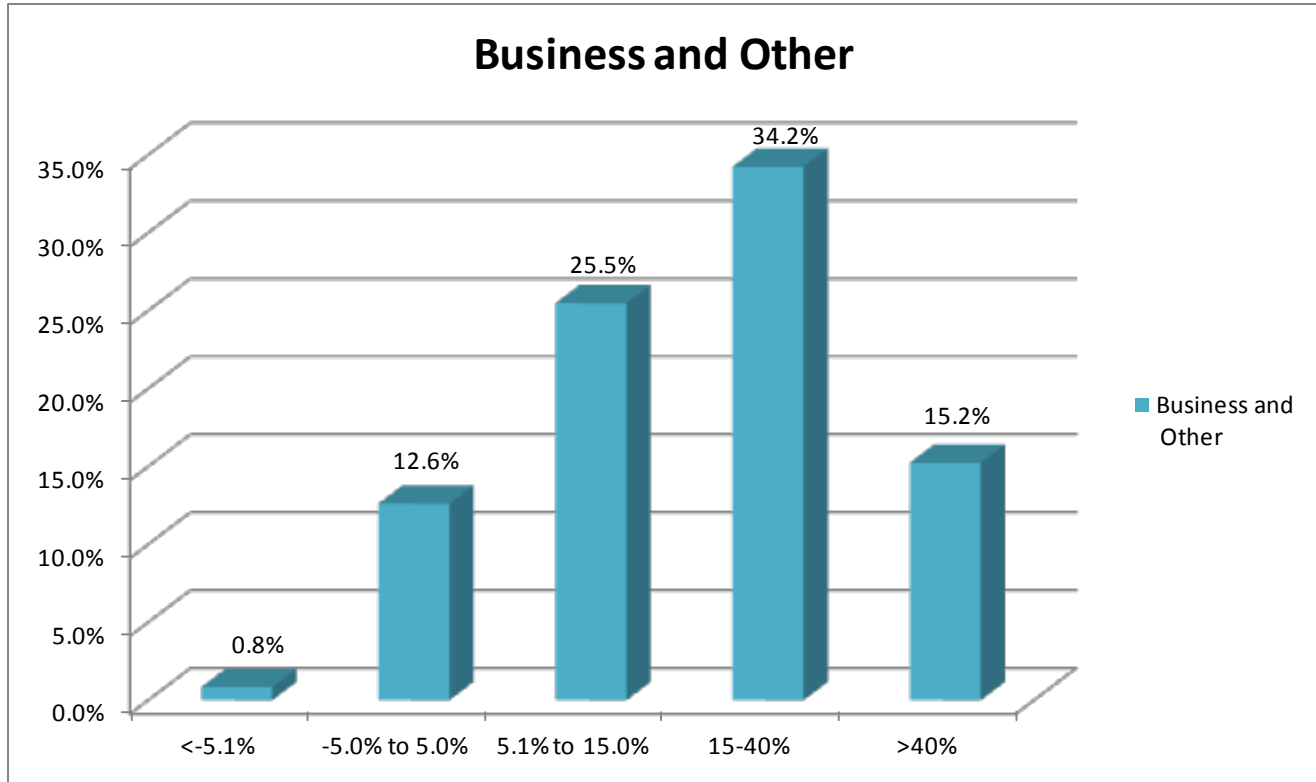
	Total Value	Exemptions	Net Taxable
Residential	\$ 322,195,680,389	-\$ 4,230,397,475	\$ 317,965,282,914
Non-residential	\$ 107,451,258,204	-\$ 45,984,961,887	\$ 61,466,296,317
<b>Total</b>	<b>\$ 429,646,938,593</b>	<b>-\$ 50,215,359,362</b>	<b>\$ 379,431,579,231</b>

# Distribution of Value Change

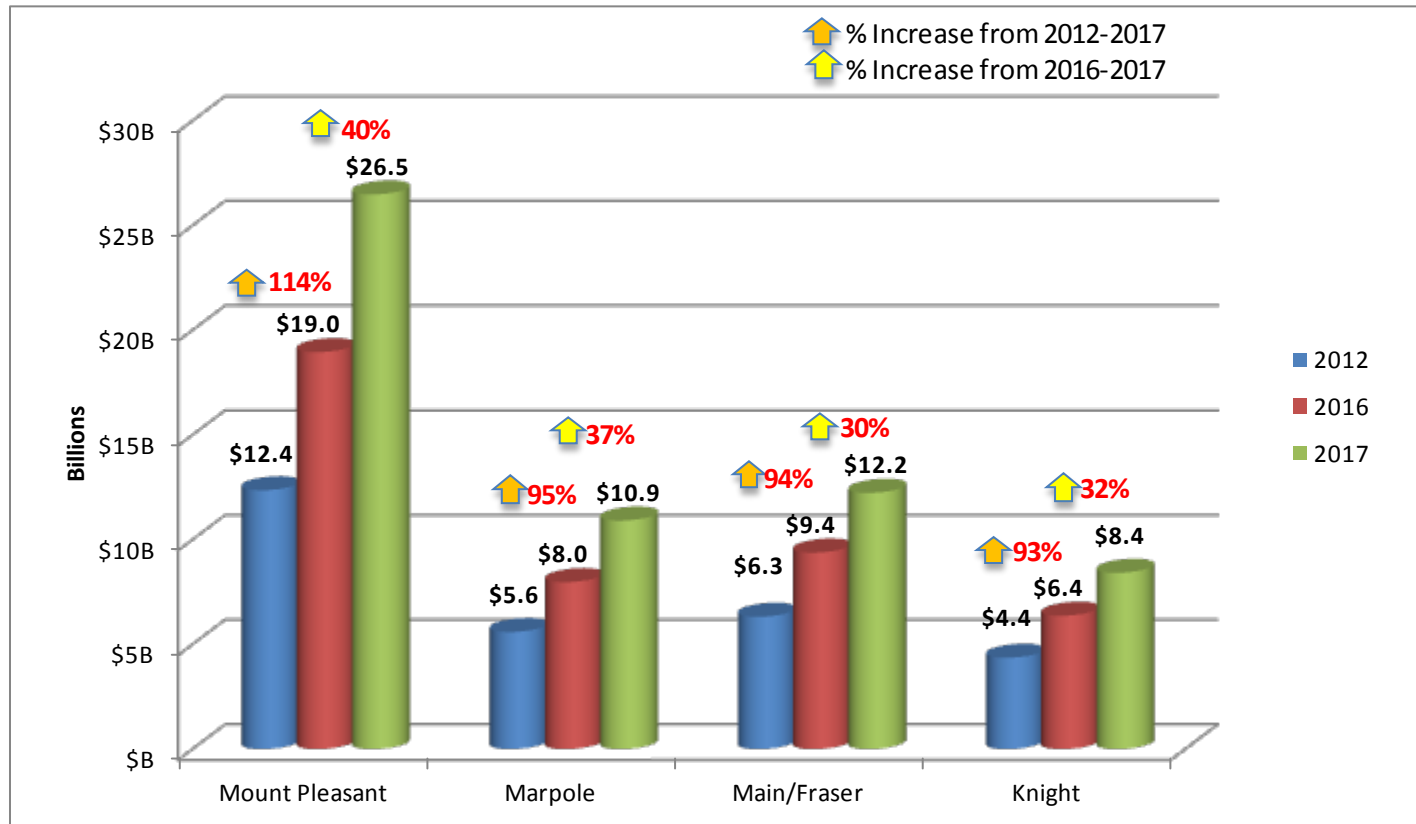




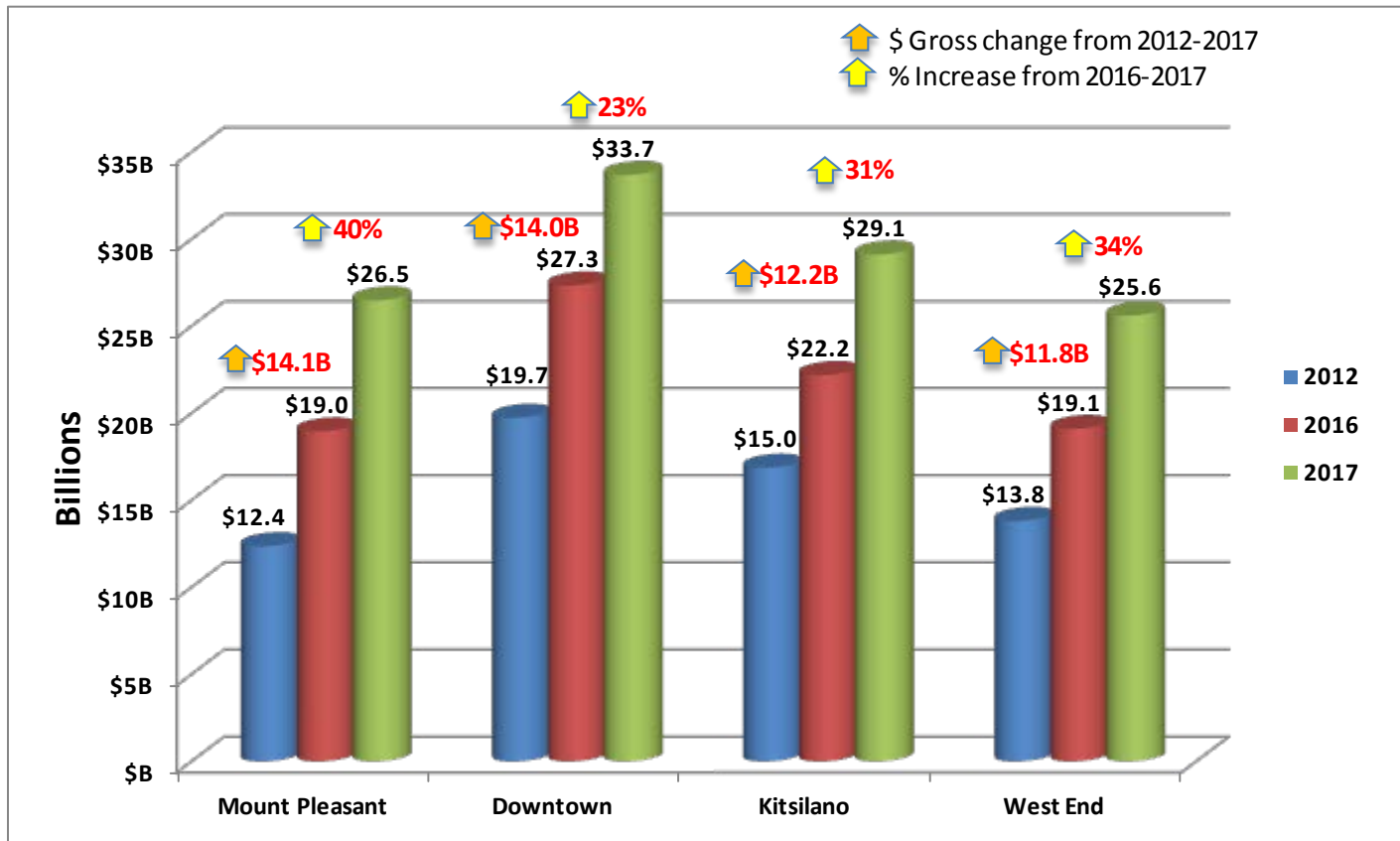
# Distribution of Value Change



# Top Neighbourhoods - % Increase in Total Roll Value Since 2012



# Top Neighbourhoods – Largest \$ Total Roll Value Change Since 2012



# 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	1.3%	31.2%	32.5%
Res Strata	4.4%	26.7%	31.0%
Light Industry	-0.9%	55.3%	54.5%
Business and Other	1.1%	23.7%	24.8%
Total	1.9%	29.2%	31.1%

## Top 5 Neighbourhood NMC – All Classes

Neighbourhood	% Chg Due to NMC	Total % Chg
Marine Drive	6.6%	27.0%
Downtown	5.0%	23.7%
Marpole	3.8%	36.9%
Mount Pleasant	3.2%	39.4%
Southlands	2.3%	32.5%

## Top 5 Neigh Market Movement – All Classes

Neighbourhood	% Chg Due to Market	Total % Chg
Dunbar	37.6%	39.2%
Mount Pleasant	36.2%	39.4%
West End	34.5%	35.5%
Cambie	33.5%	35.6%
Kerrisdale	33.3%	34.5%

# 2017 Market 'Hot Spots'

A number of different areas in the City saw concentrations of higher than average increases.

## Commercial Nodes:

- Parts of S. E. False Creek
  - Kerrisdale
  - Broadway Corridor
- } +30% to +50%


## Light Industrial Nodes:

- Mount Pleasant, I1 & I3
  - Grandview, M zoned
- } +30% to +50%
- 'Railtown' . . . . . + 50 to 100%

## Downtown West End:

- Lower Robson & Davie
  - Georgia Corridor
  - Burrard Corridor
- } +65% to +160%

# Roll Stability

BC ASSESSMENT 		Roll stability report 2007 - 2016.			
Roll Year	Region Code	PC01 % Change	PC 06 % Change	Revised to Completed % Change	
2007	03	-0.98%	-1.51%	-1.09%	
2008	03	-0.10%	-2.36%	-0.47%	
2009	03	-0.13%	-0.64%	-0.20%	
2010	03	-0.29%	-1.26%	-0.43%	
2011	03	-0.14%	-1.18%	-0.27%	
2012	03	-0.13%	-0.62%	-0.19%	
2013	03	-0.08%	-0.57%	-0.15%	
2014	03	-0.06%	-0.62%	-0.14%	
2015	03	-0.08%	-1.95%	-0.41%	
2016	03	-0.16%	-0.88%	-0.30%	

# BCAssessment.ca

- Public can access property information
- Info about Assessment process, our policies, products and services, local office info
- Links to update contact info or change mailing address
- Submit request for review of property details

The screenshot shows the BC Assessment website homepage. At the top left is the BC Assessment logo, a stylized house icon in teal and blue. To its right is a search bar with the text "Search..." and a magnifying glass icon. Below the logo is the text "BC ASSESSMENT". To the right of the logo are navigation links: "Services & products", "Property information & trends", "About us", and "Contact us". The main content area has a dark blue background with a cityscape image at the bottom. The text reads: "Our property assessments generate over \$7,000,000,000 in revenue for communities to provide benefits for British Columbians". Below this is a white button with the text "Compare your property value at e-valueBC". At the bottom of the page is a section titled "BC ASSESSMENT SERVICES & PRODUCTS" with four icons and corresponding text: "Understanding the assessment process" (with a key icon), "Your Assessment notice" (with a document icon), "Update address & property information" (with a circular refresh icon), and "Appeals" (with a gavel icon). At the very bottom is a white button with the text "See more services & products".

# e-valueBC website

- e-ValueBC portal to compare assessments, retrieve sales data, check inventory.
- Can review neighbouring properties for equity.
- Searchable map and address function.
- Sales now updated quarterly and available all year.

The screenshot displays the e-valueBC website interface. At the top, the logo 'e-valueBC Compare Assessments online' is on the left, 'Powered by BC ASSESSMENT' is in the center, and 'FAQs Contact Us' is on the right. Below the header is a search bar with the placeholder text 'Start typing in address (unit#-house# street name street type direction city/town)'. Underneath the search bar are links for 'RECENT SEARCHES' and 'MY FAVOURITES'. The main content area features the address '1104 15TH AVE W VANCOUVER V6H 1R6' in large blue text, accompanied by a heart icon and a printer icon. Below the address is a photograph of a two-story house. To the right of the photo is a table of property values:

<b>Total Value</b>	<b>\$3,190,000</b>
Assessed as of July 1st, 2016	
Land	\$2,939,000
Buildings	\$251,000
Previous Year Value	\$2,489,000
Land	\$2,257,000
Buildings	\$232,000

Below the table, there are fields for 'Year Built' (1910), 'Description' (2 STY house - standard), and 'Area-Jurisdiction-Roll' (09-200-007-688-147-56-0000). There are also links for 'Report a Problem', 'Show property details and recent sales history', and 'Are the property details correct?'. At the bottom, there are three tabs: 'Map', 'Neighbouring Properties', and 'Sample Sold Properties'. Below the 'Map' tab, there is a red warning message: 'Due to high volume you may experience delays in the response time of the map feature. We apologize for the inconvenience.' Below the warning is a map showing the property location at the intersection of W 15th Ave and Ontario St, with the property number 1104 highlighted in a blue box.



# 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
- By mid January BCA had logged over 200 media articles provincially related to the new Roll

Thank –you,  
Questions?