



**BC ASSESSMENT**

# City of Vancouver 2018 Assessment Roll Overview

**Paul Borgo**  
Acting Assessor

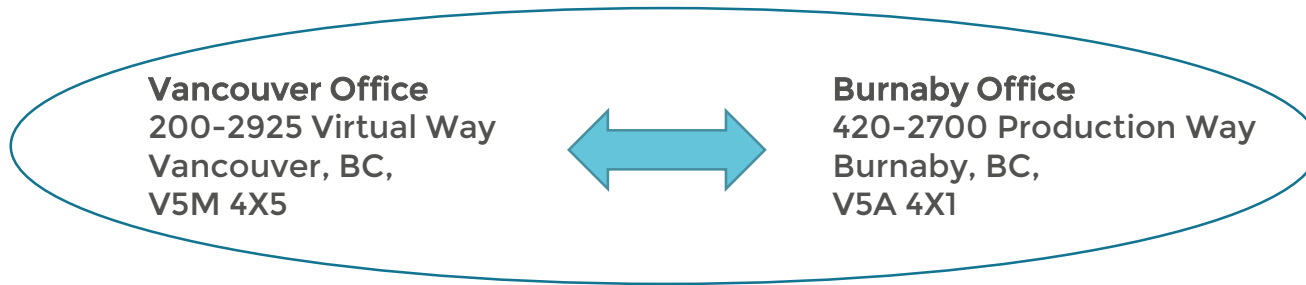
**Grant McDonald**  
Deputy Assessor

**Greater Vancouver Region**

**January 30th, 2018**



# Greater Vancouver Region



- 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

## Paul Borgo

Ed Shum

Grant McDonald

Christina Randle

Preet Basra

Rick Sidhu

## Acting Assessor

Deputy Assessor

Deputy Assessor

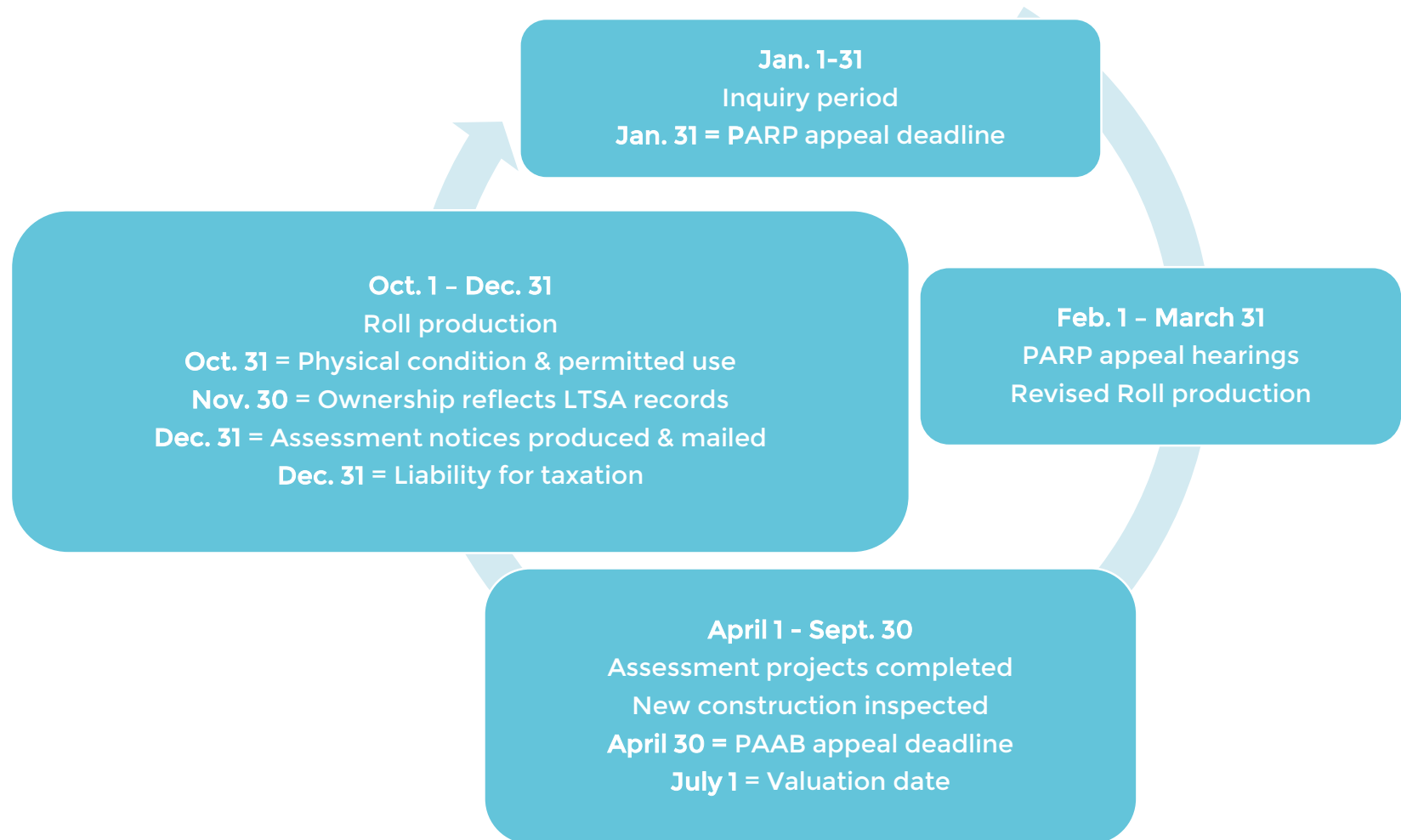
Deputy Assessor

Deputy Assessor

Acting Deputy Assessor

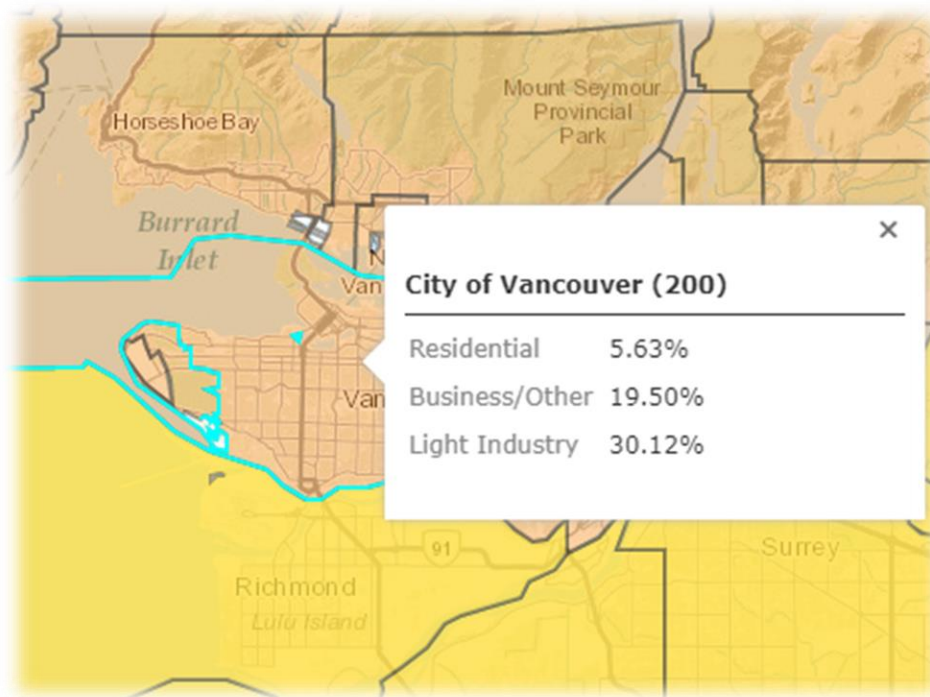


# Assessment Cycle and Key Dates



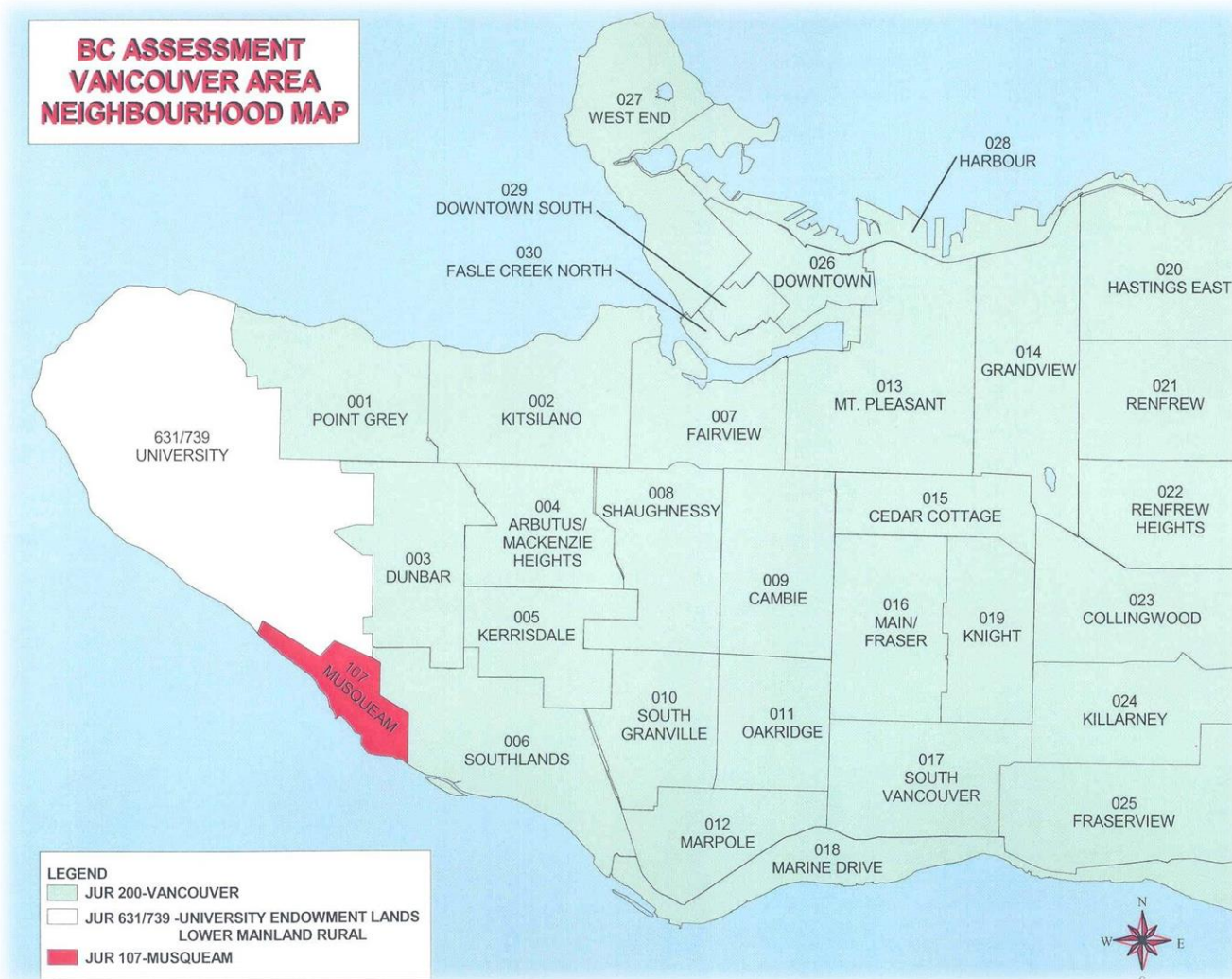


# 2018 Change in Market Movement Roll Map



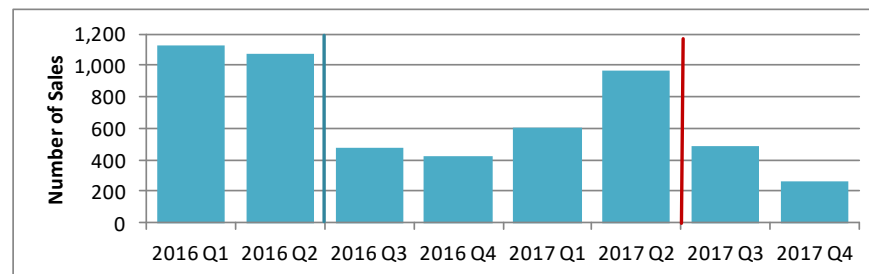
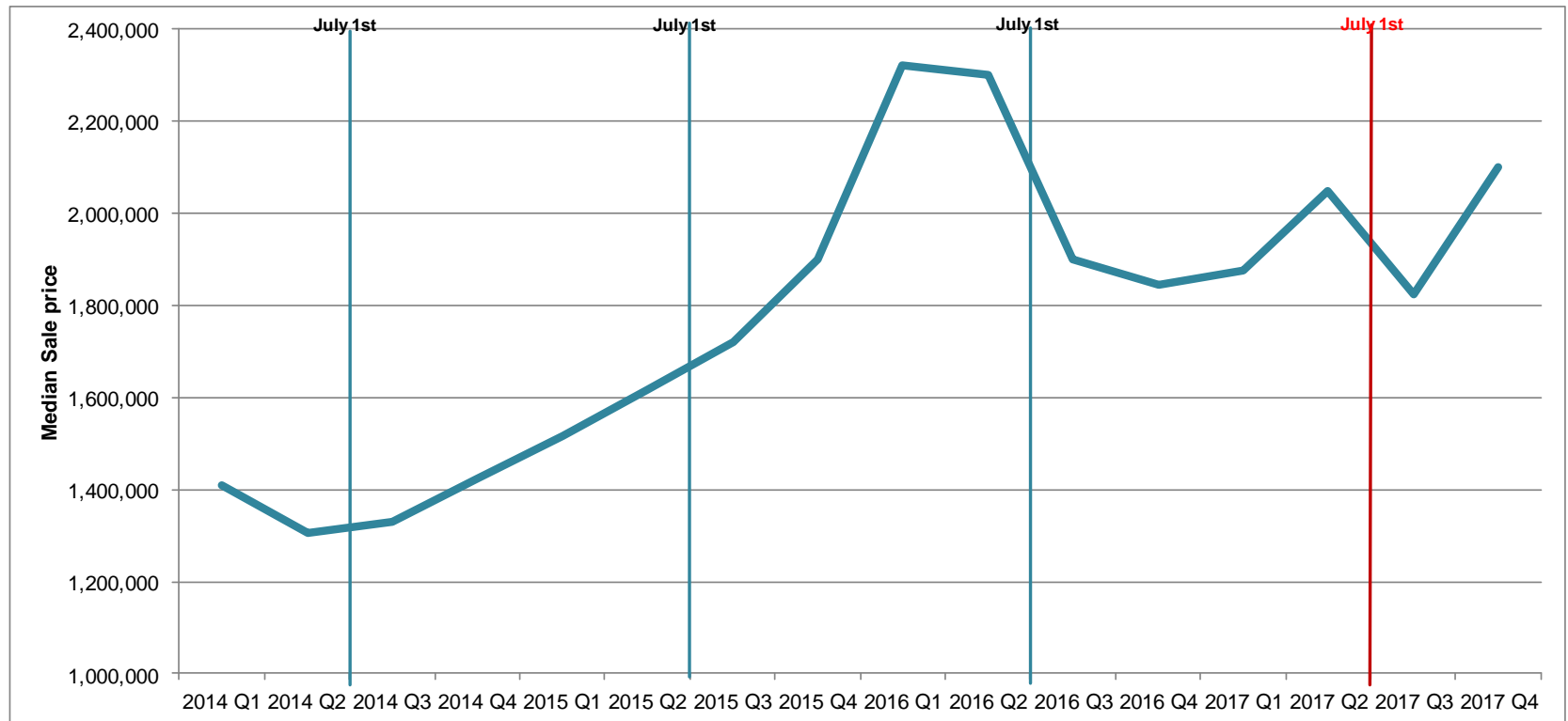


# Vancouver Area Neighbourhood Map





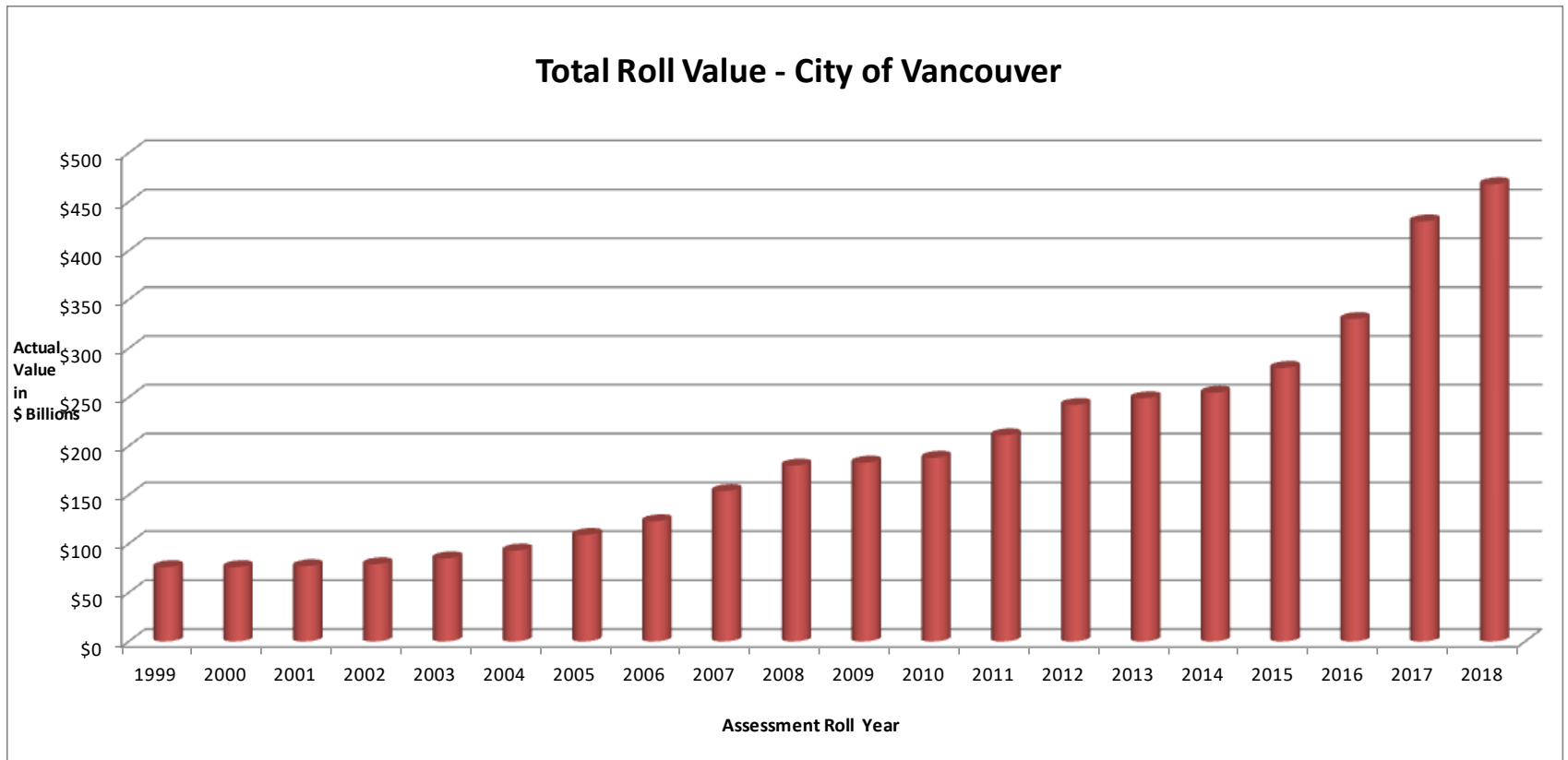
# 2014-2018 SFD Market Trends



Measure	2016 Q1	2016 Q2	2016 Q3	2016 Q4	2017 Q1	2017 Q2	2017 Q3	2017 Q4
Number of Sales	1,132	1,078	472	421	604	966	490	261

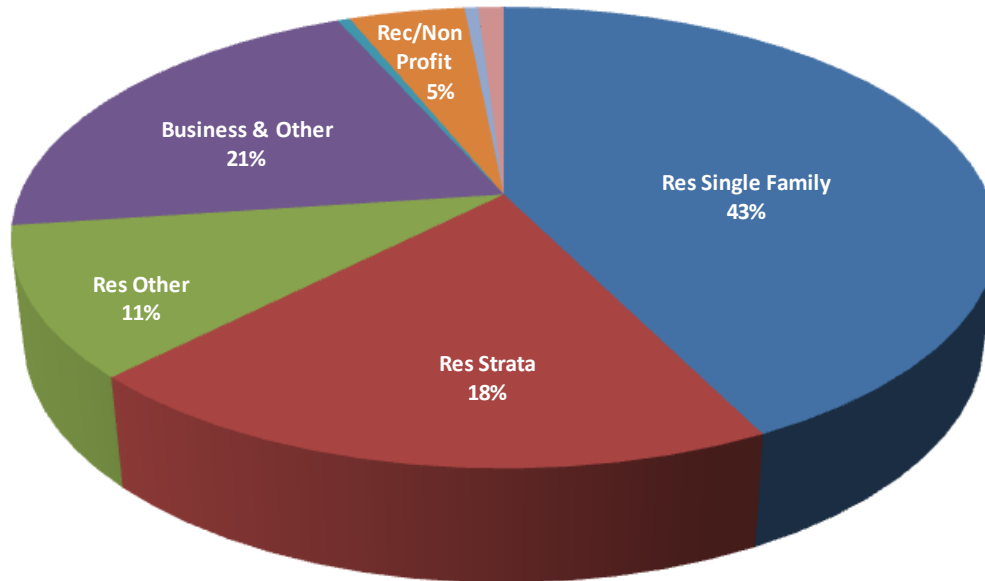


# 2018 Total Roll Value





# Distribution of Roll Value by Property Category



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

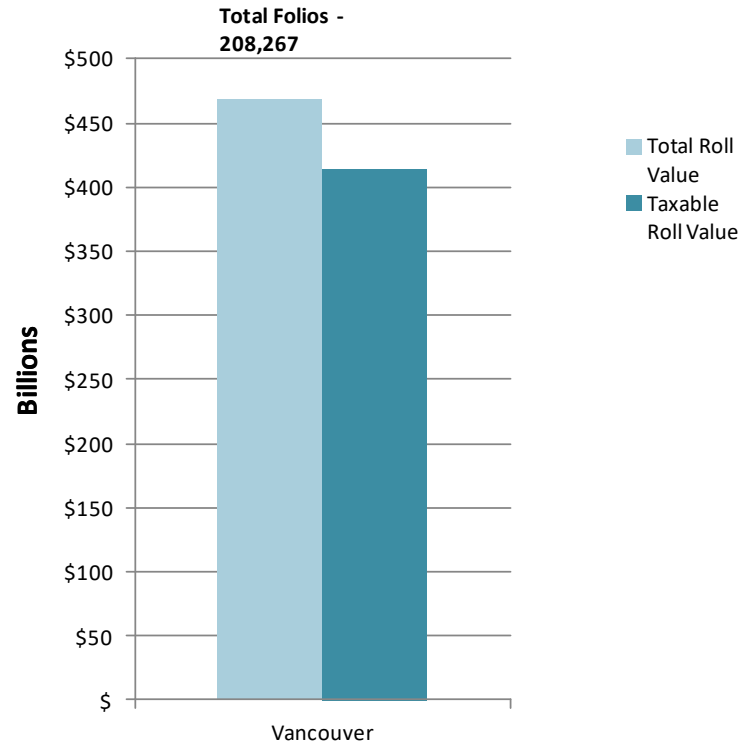
**Total Roll Value - \$468B**

- Class 01 - Residential (\$346B)  
→74% of Total Roll Value
- Class 06 - Business and Other (\$96B)  
→21% of Total Roll Value
- Class 08 - Recreation/Non-profit (\$21B)  
→5% of Total Roll Value
- Class 02 - Utilities (\$2.5B)  
→0.5% of Total Roll Value



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

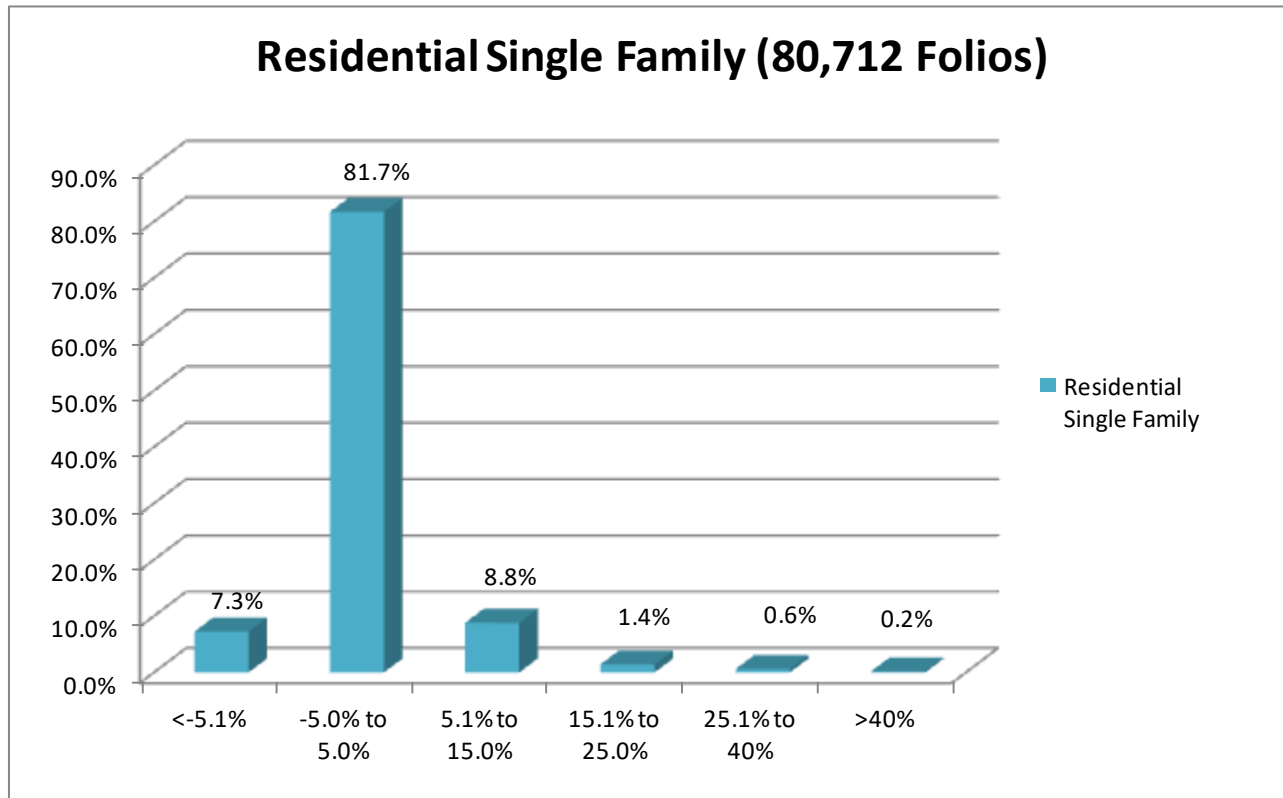
## Total Roll Value vs Taxable Roll Value



	Total Value	Exemptions	Net Taxable
Residential	\$ 345,755,265,879	-\$ 4,885,893,350	\$ 340,869,372,529
Non-residential	\$ 122,706,477,063	-\$ 50,114,925,835	\$ 72,591,551,228
Total	\$ 468,461,742,942	-\$ 55,000,819,185	\$ 413,460,923,757

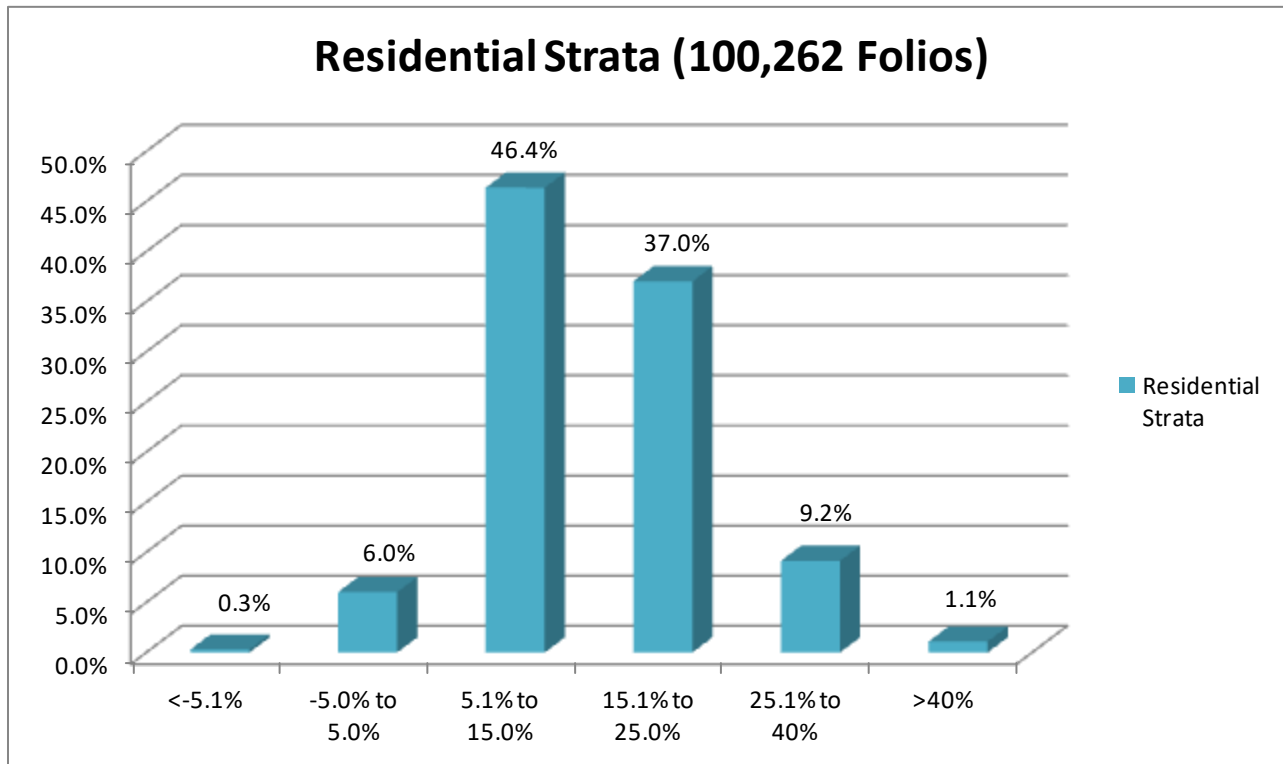


# Distribution of Value Change - SFD



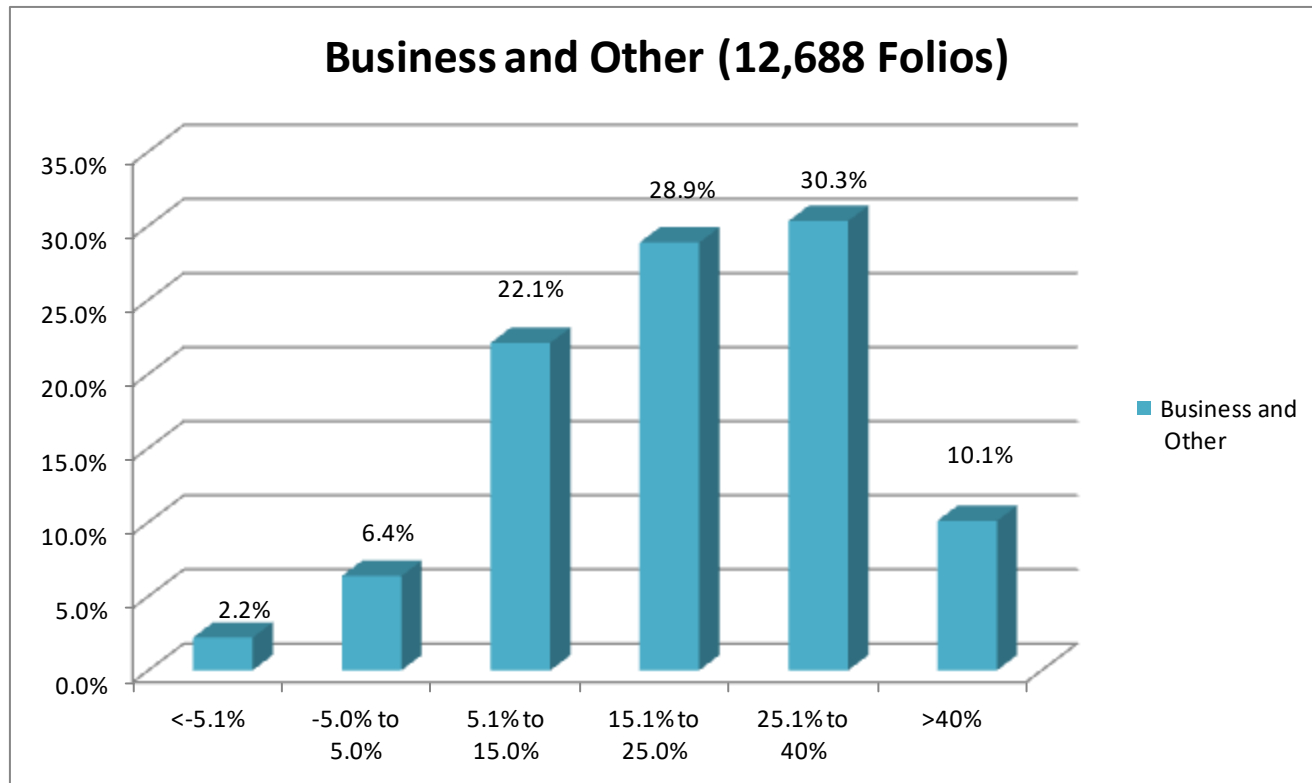


# Distribution of Value Change - Strata



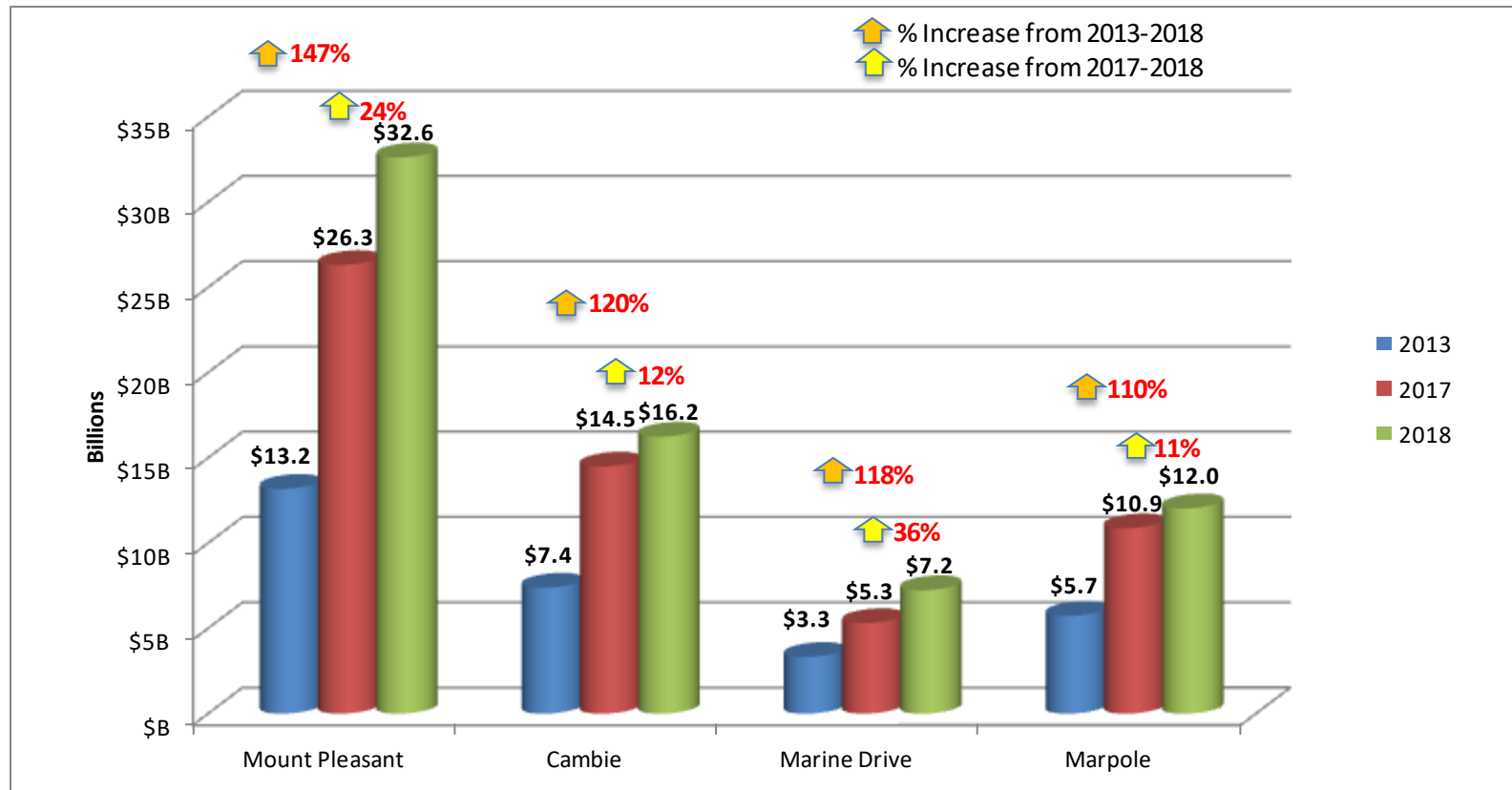


# Distribution of Value Change – Class 06



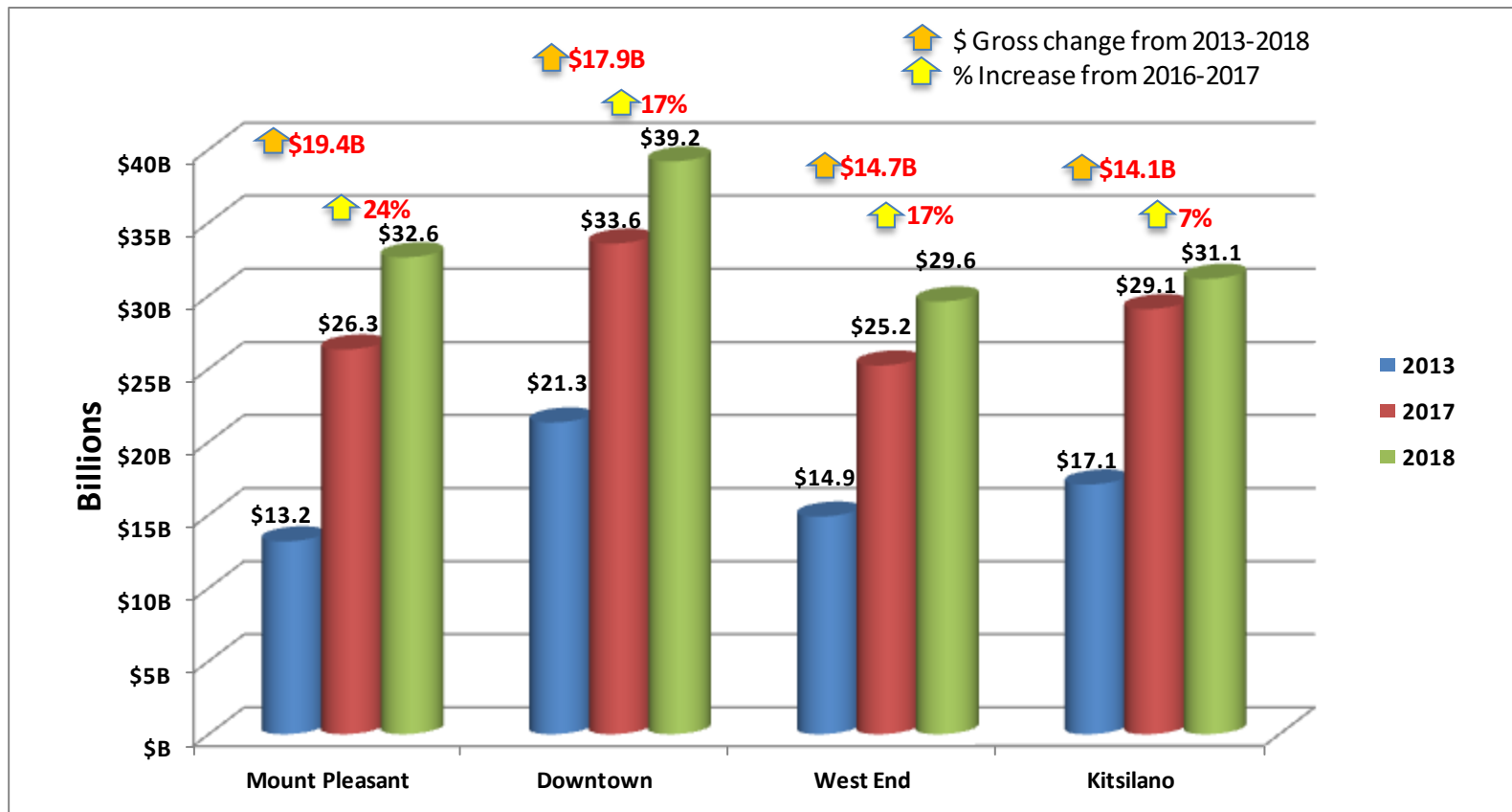


# Top Neighbourhoods - % Increase in Total Roll Value Since 2013





# Top Neighbourhoods – Largest \$ Total Roll Value Since 2013





# 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	0.5%	-0.2%	0.3%
Res Strata	2.2%	14.8%	16.9%
Light Industry	-0.9%	30.0%	29.1%
Business and Other	0.3%	19.5%	19.8%
Total	1.4%	7.9%	9.3%

## Top 5 Neighbourhood NMC - All Classes

Neighbourhood	% Chg Due to NMC	Total % Chg
Marine Drive	8.7%	40.3%
Cambie	5.4%	12.4%
Mount Pleasant	4.1%	22.3%
Marpole	3.1%	10.9%
Collingwood	3.1%	10.2%

## Top 5 Neigh Market Movement - All Classes

Neighbourhood	% Chg Due to Market	Total % Chg
Marine Drive	31.6%	40.3%
West End	19.6%	19.4%
Mount Pleasant	18.2%	22.3%
Harbour	18.1%	18.2%
False Creek North	16.2%	17.9%



## 2018 Market 'Hot Spots'

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

### Commercial Nodes:

•Downtown CBD	}	+70 to +90%
•Marpole	}	+40% to +50%
•Southeast False Creek		
•Cambie & Marine Drive		
•Dunbar		

### Light Industrial Nodes:

•Marine Drive	}	+85% to +100%
•Mount Pleasant	}	+40% to +60%
•Cedar Cottage, MC1		
•Renfrew		

### Downtown West End:

•Lower Robson & Davie	}	+45% to +100%
•Georgia Corridor		



# Roll Stability



## British Columbia Assessment Authority Roll Stability Report - Revised to Completed

Roll Year	Region Code	Class 01 % Change	Class 06 % Change	Revised to Completed % Change
2007	03	-1.00%	-1.52%	-1.11%
2008	03	-0.09%	-2.36%	-0.47%
2009	03	-0.13%	-0.68%	-0.22%
2010	03	-0.26%	-1.26%	-0.42%
2011	03	-0.14%	-1.19%	-0.27%
2012	03	-0.11%	-0.62%	-0.18%
2013	03	-0.10%	-0.56%	-0.16%
2014	03	-0.01%	-0.62%	-0.10%
2015	03	-0.10%	-1.97%	-0.44%
2016	03	-0.16%	-0.87%	-0.31%
2017	03	0.07%	-1.69%	-0.20%



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**\$7,500,000,000**  
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benefits for British Columbians

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## BC ASSESSMENT SERVICES & PRODUCTS



Understanding the  
assessment process



Your assessment  
notice & property  
taxes



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information



Appeals



# Assessment Search

- Assessment search 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

RECENT SEARCHES ▾ FAVOURITES ▾

3278 10TH AVE W VANCOUVER V6K 2L2  
Area-Jurisdiction-Roll: 09-200-002-670-050-24-0000

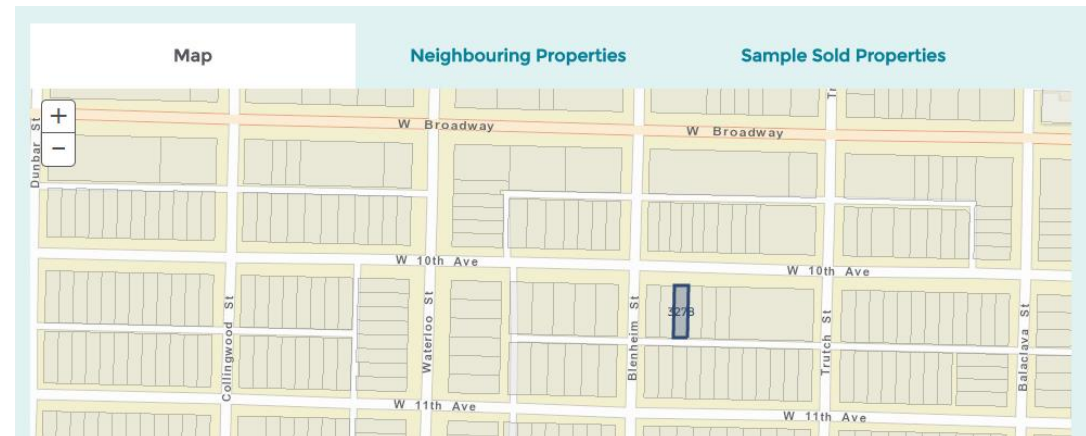
  
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Total Value	\$2,402,000
Assessed as of July 1st, 2017	
Land	\$2,111,000
Buildings	\$291,000
Previous Year Value	\$2,526,000
Land	\$2,226,000
Buildings	\$300,000

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Visit our [BC Assessment Interactive Market Trend Maps](#) for assessed value changes in your area





Thank you

Questions?