

factsheet



Fast Facts

BC Assessment

BC Assessment (BCA) is a provincial Crown corporation incorporated in 1974 under the *Assessment Authority Act*. Our mandate is to establish and maintain an independent, uniform and efficient real property assessment system throughout B.C. in accordance with the *Assessment Act*.

Operations

- An assessment is the determination of a property's market value, property classification and applicable exemptions as of July 1 each year. There are nine classes of property in B.C. For more information on these property classes, refer to: www.bcasessment.ca/pdf/publications/fact_sheets/FS_06_Property_Classes.pdf
- The 2010 Assessment Roll, our core product, represents over 1.88 million properties with a taxable value of \$841 billion. This is a 1.5 per cent increase from the 2009 Roll total taxable value of \$829 billion.
- The Assessment Roll provides a stable base for local governments and taxing authorities in B.C. to raise over \$6 billion in property taxes for schools and important local services.
- BC Assessment determines a property's market value and sends the owner(s) a Property Assessment Notice in early January. Taxing authorities establish the property tax rate, apply it to the assessed value and send the owner a tax notice.
- BCA is funded from property tax levies and does not rely on grants or government funding.
- There are 668 full-time employees at the 19 BCA offices throughout the province.

Assessment Roll Statistics

- BCA added approximately \$14 billion of value in new construction and development to the 2010 Assessment Roll – a decrease from the nearly \$20 billion of non-market change recorded on the 2009 Roll.

- In 2009, more than 98 per cent of property owners accepted their property assessment as provided by BC Assessment without proceeding to a formal, independent review (appeal) of their assessment. Appeals in writing must be filed by February 1.
- There are approximately 75 Property Assessment Review Panels (PARP) appointed and administered annually by the provincial government. More info: <http://www.cd.gov.bc.ca/parp/index.htm>
- In British Columbia, 87.6 per cent of all properties are classified as Residential (Class 1).

Public Information

- BC Assessment mails 1,957,400 assessment notices to British Columbia property owners by December 31. (Note: several properties have multiple owners who may each receive an assessment notice.)
- BCA's website www.bcasessment.ca features access to the convenient and easy-to-use **e-valueBC**. This public audit feature, designed for residential property owners, helps our customers ensure that their assessment is accurate by allowing them to easily compare their assessment to others in their neighbourhood.
- An e-valueBC feature called Property Details allows property owners to view basic property details such as the number of bathrooms, bedrooms and total square footage for up to eight properties when a Personal Identification Number (PIN) and Assessment Roll Number are supplied. The Property Details feature is available during the month of January.

More Information

- Visit www.bcasessment.ca where you can find a wide variety of useful information about the property assessment process.
- You can read BC Assessment's Service Plan and Annual Reports online at: www.bcasessment.ca/publications/reports/index.asp