

Important Information for Property Owners

How is property assessed?

The fairest system for distributing the property tax burden is widely considered to be market value assessment. When estimating the property's market value, the appraiser analyzes current sales in the area. They consider characteristics such as size, age, quality, condition, view and location that vendors and purchasers consider when establishing a sale price.

Roles and Responsibilities

BC Assessment determines the value of properties as of July 1st each year and sends property owners an Assessment Notice on December 31st.

Taxing authorities determine the amount of revenue required to pay for public services and set their property tax (mil) rate. They then apply this rate to the assessed value of properties and send property owners a separate Tax Notice in the spring.

Assessed Value



BC Assessment



Taxing Rate



Taxing Authority



Tax Payable



Tax Payer

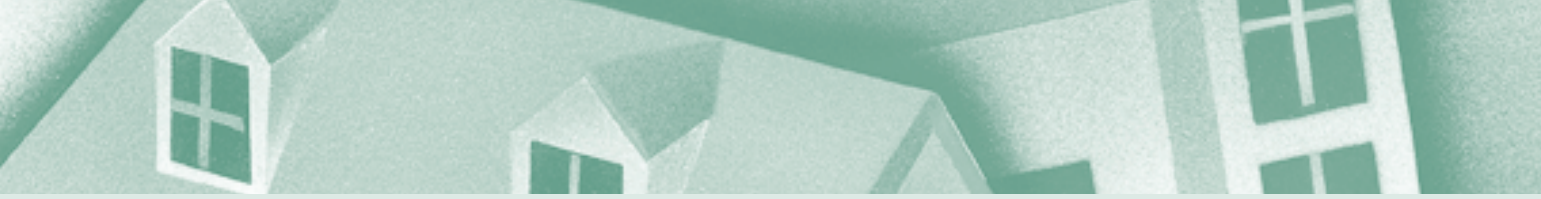
How does my 2007 Assessment affect my taxes?

Property owners with assessment increases above the average for their taxing jurisdiction (example municipality) may notice a proportionally higher percent change in taxes and those with increases below the average may experience a lower than average change.

How do I review the accuracy of my assessment?

If you're considering appealing your assessment, ask yourself – "Is the assessment of my property fair in relation to its market value as of July 1, 2006?"

The most common reason for change is that the market value of your property has increased or decreased due to general changes in property values in your neighbourhood. However, if your property was renovated or a new addition was built, the value of your property may have increased. Please help us ensure your assessment is accurate by providing us with correct information about your property.



How do I check the fairness of my assessment?

Assessments and Sales by Address

Property owners can compare their assessment to similar properties in their area on our web site. Some sales information will be included to further assist property owners in understanding their property's value. Assessments and Sales by Address will be available online and in paper form at assessment offices, most libraries, municipal halls and government agents' offices from January 2 to March 15. www.bcassessment.ca

If you still have concerns about your property assessment please contact your local assessment office.

Additional Services

Online Appeal Form

Property owners can now file a request for an independent review of a property assessment via the Internet. E-filing a request is a timely and convenient way of asking for a hearing before an independent panel. Requests will still be accepted via written letter, completed form, fax or email by January 31. For more information about the review process, please visit www.bcassessment.ca in January.

You can also visit the property assessment review panel website for more information about the appeal process. Visit <http://www.sbr.gov.bc.ca/parp/> or call toll-free 1-877-356-9313.

At Your Service

Each of our area offices located throughout the province offers toll-free telephone service and email addresses. Contact information for your office is indicated on your Assessment Notice or in your local telephone directory.

epost™

You can register to receive your next Assessment Notice electronically with Canada Post's free epost™ service. Visit www.epost.ca

Our Service Commitment to you is to be...

Reliable...Providing accurate products and professional service

Accessible...Providing timely access to staff and information

Uniform...Being consistent in the way we treat you

Respectful...Maintaining positive relationships

Find out more about our Service Commitment and Service Standards at www.bcassessment.ca

