

## Assessment and Taxes

### How does my 2008 assessment affect my taxes?

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

### Roles and responsibilities

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

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 is property assessed?

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. The fairest system for distributing the property tax burden is widely considered to be market value assessment.

### How do I ensure the accuracy of my assessment?

Ask yourself this question: "Is my property assessment fair in relation to its market value as of July 1, 2007?"

When establishing the market value for a property, BC Assessment considers the size, layout, shape, age, finish, quality, number of carports, garages, sundecks and condition of buildings. Services in the area, location, views, neighbourhood and supply and demand also influence a property's market value. 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.



# 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 website at [www.bcassessment.ca](http://www.bcassessment.ca). Some sales information will be included to further assist property owners in understanding their property's value. Assessments and Sales by Address is available online and in paper form at assessment offices, most libraries, municipal halls and government agents' offices.

If you still have concerns please contact your assessment office.

## Additional Services

### Notice of Complaint (Appeal) Form is Online

Property owners can now file a request for an independent review of a property assessment via the internet. E-filing the Notice of Complaint (Appeal) form is a timely and convenient way of requesting 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 complaint process, visit [www.bcassessment.ca](http://www.bcassessment.ca) in January.

You can also visit the Property Assessment Review Panel website for more information about the complaint 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 assessment 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](http://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](http://www.bcassessment.ca)

