

Appendix C

Supplementary 2008 Assessment Roll Information - Statistics

Refer to: 2007 Annual Report - Performance Measures 1 and 2

Complaints to the Property Assessment Review Panel

RESIDENTIAL CLASS PROPERTY COMPLAINTS¹

ROLL YEAR	# OF PROPERTIES WITH COMPLAINTS (FOLIOS)	TOTAL PROPERTIES	% COMPLAINED
2008	19,460	1,687,436	1.2
2007	22,662	1,649,644	1.4
2006	14,627	1,617,526	0.9
2005	17,558	1,587,539	1.1
2004	12,835	1,558,500	0.8
2003	13,188	1,540,249	0.9
2002	9,262	1,524,105	0.6
2001	12,961	1,513,878	0.9
2000	10,469	1,502,005	0.7
1999	16,715	1,482,434	1.1

DATA SOURCE: BCA Quality Assurance Group and Information Services Division, valueBC reports

¹ Property Class 1
C1

Complaints to the Property Assessment Review Panel
BUSINESS/OTHER CLASS PROPERTY COMPLAINTS²

ROLL YEAR	# OF PROPERTIES WITH COMPLAINTS (FOLIOS)	TOTAL PROPERTIES	% COMPLAINED
2008	7,632	114,024	6.7
2007	9,207	112,473	8.2
2006	9,065	111,141	8.2
2005	6,718	110,209	6.1
2004	5,653	108,743	5.2
2003	6,343	107,547	5.9
2002	7,679	106,263	7.2
2001	6,828	103,888	6.6
2000	4,066	101,381	4.0
1999	5,579	100,132	5.6

DATA SOURCE: BCA Quality Assurance Group and Information Services Division, valueBC reports

² Property Class 6
C2

Complaints to the Property Assessment Review Panel

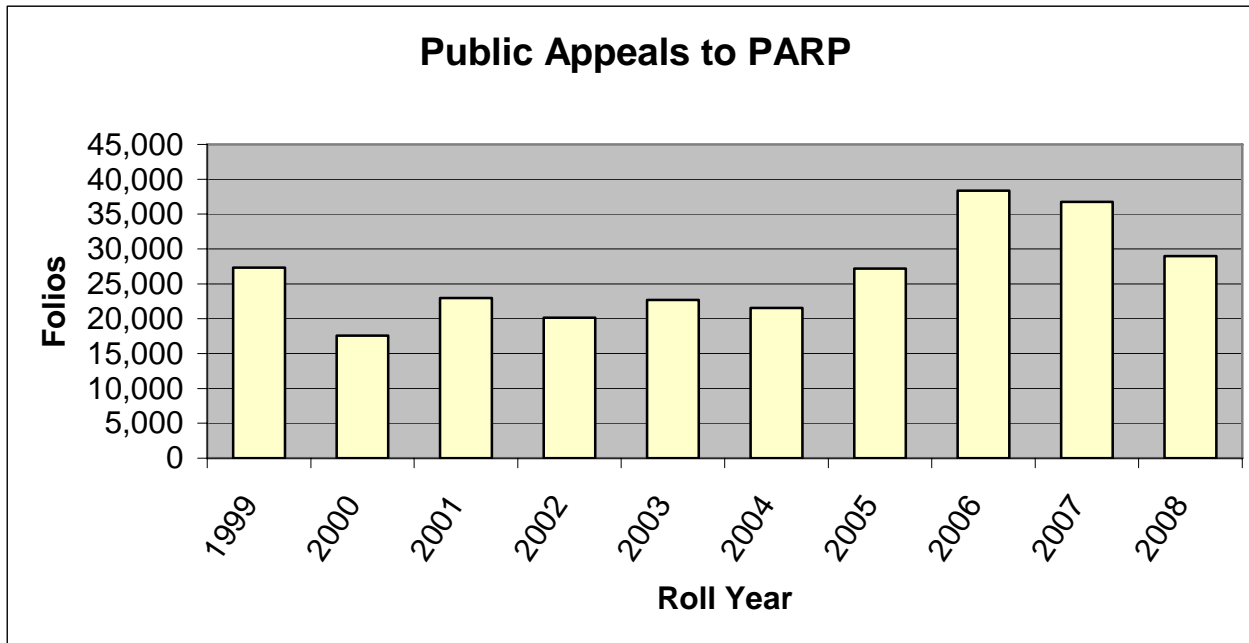
TOTAL PUBLIC COMPLAINTS³

ROLL YEAR	# OF PROPERTIES WITH COMPLAINTS (FOLIOS)	TOTAL PROPERTIES	% COMPLAINED
2008	28,966	1,820,044	1.6
2007	36,761	1,783,780	2.1
2006	38,388	1,749,347	2.2
2005	27,209	1,722,729	1.6
2004	21,533	1,691,300	1.3
2003	22,670	1,671,278	1.4
2002	20,137	1,653,323	1.2
2001	22,941	1,639,111	1.4
2000	17,565	1,623,284	1.1
1999	27,322	1,602,149	1.7

DATA SOURCE: BCA Quality Assurance Group and Information Services Division, 2008 Rolls and Notices Audit and RG125 reports

Property Assessment Review Panel Complaint Statistics 1999 – 2008

ROLL YEAR	FOLIO COUNT	PUBLIC COMPLAINTS TO PARP		TOTAL ACTUAL VALUE COMPLETED ROLL			TOTAL NET GENERAL VALUE COMPLETED ROLL			APPEALS TO PAAB
		(# OF FOLIOS)	PERCENT OF COMPLAINTS	(\$ MILLIONS)	(\$ MILLIONS)	PERCENT CHANGE AFTER PARP	(\$ MILLIONS)	(\$ MILLIONS)	PERCENT CHANGE AFTER PARP	
2008	1,820,044	28,966	1.59%	940,086	936,982	-0.33%	814,929	811,703	-0.40%	NA
2007	1,783,780	36,761	2.06%	807,889	804,390	-0.43%	700,010	696,312	-0.53%	1,749
2006	1,749,347	38,388	2.19%	659,823	657,941	-0.29%	567,108	566,191	-0.16%	1,367
2005	1,722,729	27,209	1.58%	580,524	579,831	-0.12%	496,020	494,706	-0.26%	1,867
2004	1,691,300	21,533	1.27%	495,919	495,049	-0.18%	420,297	419,367	-0.22%	1,568
2003	1,671,278	22,670	1.36%	451,564	450,877	-0.15%	378,252	377,460	-0.21%	1,318
2002	1,653,134	20,137	1.22%	420,589	420,075	-0.12%	349,201	348,472	-0.21%	1,135
2001	1,639,037	22,941	1.40%	410,811	410,357	-0.11%	341,109	340,439	-0.20%	1,071
2000	1,623,284	17,565	1.08%	403,223	402,397	-0.20%	334,851	334,023	-0.25%	820
1999	1,602,149	27,322	1.71%	403,673	402,996	-0.17%	335,203	334,459	-0.22%	971



DATA SOURCE: BCA Quality Assurance Group, Roll Quality History Report

Percentage Change to General Assessed Values

The following table shows the percentage change to assessed values on the 2008 Assessment Roll due to changes through the 2008 Property Assessment Review Panel (PARP). For all jurisdictions, the amount of change was a reduction of \$3.3 billion out of a total of \$815 billion (a change of -0.40 percent).

Single-Family Residential Property Sales

Since 2001, the number of single-family residential property sales in BC has been increasing. This presents capacity challenges for the Corporation which requires significant staff time to appraise, value and analyze the additional properties added to the Assessment Roll.

Percentage Change to Net General Assessed Values

JURISDICTION TYPE	PERCENTAGE CHANGE
All Jurisdictions	-0.40%
City	-0.37%
District	-0.29%
Town	-2.06%
Village	-0.43%
Rural	-0.49%

DATA SOURCE: BCA Quality Assurance Group, 2008 Roll Quality Report

2007 Annual Report - Performance Measures 5

ASR – 2008 Revised Roll
SINGLE-FAMILY RESIDENTIAL PROPERTY

JURISDICTION TYPE	SALES (APR-SEPT)	MEDIAN ASR
All Jurisdictions	37,165	96.8%
City	22,383	96.8%
District	9,642	96.9%
Town	1,341	97.0%
Village	682	96.6%
Rural	3,117	95.9%
VERTICAL ANALYSIS	SALES	MEDIAN
CATEGORY*	(APR-SEPT)	ASR
Low-end Housing	10,799	96.8%
Mid-range Housing	22,960	96.8%
High-end Housing	1,079	95.9%

*

The Vertical Analysis Category contains only specific ranges of single family residential properties.

DATA SOURCE: BCA Quality Assurance Group, valueBC reports

2007 Annual Report - Performance Measure 6

COD – 2008 Revised Roll
SINGLE-FAMILY RESIDENTIAL PROPERTY

JURISDICTION TYPE	SALES (APR-SEPT)	COD
All Jurisdictions	37,165	7.2%
City	22,383	7.0%
District	9,642	6.9%
Town	1,341	6.9%
Village	682	9.1%
Rural	3,117	9.8%
VERTICAL ANALYSIS	SALES	
CATEGORY*	(APR-SEPT)	COD
Low-end Housing	10,799	8.7%
Mid-range Housing	22,960	6.4%
High-end Housing	1,079	7.4%

*
The Vertical Analysis Category contains only specific ranges of single-family residential properties. DATA SOURCE: BCA Quality Assurance Group, valueBC reports

2007 Annual Report - Performance Measure 7

PRD – 2008 Revised Roll
SINGLE-FAMILY RESIDENTIAL PROPERTY

JURISDICTION TYPE	SALES	
	(APR-SEPT)	PRD
All Jurisdictions	37,165	1.012
City	22,383	1.011
District	9,642	1.015
Town	1,341	1.007
Village	682	1.008
Rural	3,117	1.021
VERTICAL ANALYSIS	SALES	
CATEGORY*	(APR-SEPT)	PRD
Low-end Housing	10,799	1.012
Mid-range Housing	22,960	1.009
High-end Housing	1079	1.019

*
The Vertical Analysis Category contains only specific ranges of single-family residential properties. DATA SOURCE: BCA Quality Assurance Group, valueBC reports

Parcel Count

The Corporation has maintained a consistent cost-per-property average in the last few years despite significant new construction and development, which increases the number of properties requiring assessment services, and the rapid rise in the value of properties in most communities throughout the province. This market movement requires significant staff time to appraise, value and analyze the additional properties added to the Assessment Roll.

In December 2007, assessment notices were issued for 1.82 million properties in British Columbia – an increase of 36,264 properties compared to the year before. The number of properties on the 2008 Assessment Roll increased approximately 2.03 percent compared to the 2007 Assessment Roll. Over the last decade, the number of properties in the province has increased an average of 1.5 percent per year. This equates to adding a community approximately the size of the cities of Chilliwack, Prince George or Kamloops to the assessment base annually.

PARCEL COUNT – 1999 – 2008

ROLL YEAR	FOLIO COUNT	% INCREASE
2008	1,820,044	2.03%
2007	1,783,780	1.97%
2006	1,749,347	1.55%
2005	1,722,729	1.86%
2004	1,691,300	1.20%
2003	1,671,278	1.09%
2002	1,653,323	0.87%
2001	1,639,111	0.97%
2000	1,623,284	1.32%
1999	1,602,149	2.19%

DATA SOURCE: BCA Quality Assurance and Information Services Division, valueBC report

ROLL PROFILE – 2007/2008 VALUE COMPARISON

Net taxable values for general purposes for all properties in British Columbia increased by 16.58 percent from 2007 to 2008. Fluctuating levels of new construction and movement in the real estate market contribute to annual increases or decreases in actual and net general taxable values.

Actual and Net General Taxable Values* – Comparison 2007**/2008

PROPERTY CLASS	2007 ACTUAL VALUE (\$ MILLIONS)	2008 ACTUAL VALUE (\$ MILLIONS)	2007 TO 2008 CHANGE (\$ MILLIONS)	2007 TO 2008 CHANGE PERCENT	2007 NET GENERAL (\$ MILLIONS)	2008 NET GENERAL (\$ MILLIONS)	2007 TO 2008 CHANGE (\$ MILLIONS)	2007 TO 2008 CHANGE PERCENT
1 - Residential	617,966	718,938	100,973	16.34	595,997	692,658	96,661	16.22
2 - Utility	18,932	20,750	1,818	9.6	6,612	7,053	441	6.67
4 - Major Industry	6,112	6,525	413	6.76	5,266	5,715	450	8.54
5 - Light Industry	7,468	9,650	2,182	29.22	7,038	9,016	1,978	28.10
6 - Business/Other	129,254	153,107	23,853	18.45	79,238	95,205	15,967	20.15
7 - Managed Forest	1,078	1,114	36	3.36	1,078	1,114	36	3.36
8 - Recreational/Non-Profit	22,194	25,578	3,385	15.25	1,468	1,641	173	11.78
9 - Farm	1,316	1,319	3	0.21	1,297	1,291	-5	-0.42
TOTAL	804,319	936,982	132,662	16.49	697,994	813,693	115,700	16.58

*Net General is the property value that is left after the value change exemptions applicable to the property are removed.

**Includes Supplementary and Property Assessment Appeal Board changes up to February 29, 2008

DATA SOURCE: BCA Quality Assurance Group and Information Services Division, 2008 Rolls and Notices Audit Report and Supplementary Rolls

PROPERTY CLASS DISTRIBUTION

In British Columbia, 87.47 percent of all properties are classified as residential. In 2008, 1.16 percent of residential property owners requested a review of their property assessment.

Property Class Distribution

PROPERTY CLASS	2006		2006		2007		2008	
	OCCURRENCES	PERCENTAGE	OCCURRENCES	PERCENTAGE	OCCURRENCES	PERCENTAGES	OCCURRENCES	PERCENTAGES
1 - Residential	1,587,542	87.29%	1,617,526	87.28%	1,639,644	87.30%	1,687,436	87.47%
2 - Utility	14,271	0.78%	14,403	0.78%	15,303	0.81%	14,529	0.75%
4 - Major Industry	8,620	0.47%	9,583	0.52%	10,496	0.56%	11,278	0.58%
5 - Light Industry	21,598	1.19%	23,231	1.25%	24,564	1.30%	25,569	1.33%
6 - Business/Other	110,212	6.06%	111,141	6.00%	112,473	5.95%	114,024	5.91%
7 - Managed Forest	4,044	0.22%	4,065	0.22%	4,067	0.22%	4,046	0.21%
8 - Recreational/Non-Profit	15,553	0.86%	16,492	0.89%	16,727	0.89%	16,860	0.87%
9 - Farm	56,873	3.13%	56,869	3.07%	56,261	2.98%	55,384	2.87%
TOTAL	1,818,713	100%	1,853,310	100%	1,889,535	100.00%	1,929,126	100.00%

Note: Occurrences will exceed the total number of individual properties in the province since a property may have one or more property classes.

DATA SOURCE: BCA Quality Assurance Group and Information Services Division, 2007 Rolls and Notices Audit Report

NEW CONSTRUCTION AND DEVELOPMENT

Total taxable value in new construction and development appearing on the 2008 *Revised* Assessment Roll (April 2008 – after Property Assessment Review Panels) amounted to approximately \$20.1 billion. This represents the greatest amount of new construction and development in British Columbia since BC Assessment began tracking this data in 1990.

The City of Vancouver experienced more than \$3.6 billion in new construction and development during the 2007 calendar year. This was the most of any community in British Columbia, with over \$3.1 billion of that in the Residential class. This compares to \$2.4 billion and \$2.2 billion in 2006. The City of Surrey was second with \$2 billion total new construction and development with \$1.6 in residential. The cities of Richmond (\$1.1 billion total and \$774 million residential), Burnaby (\$823 million and \$660 million) and Kelowna (\$775 million and \$655 million) are the municipalities that round out the top five.

New construction and development in the “Business and Other” classification puts the City of Vancouver at the top with almost \$462 million, with the City of Surrey second with almost \$394 million. The remainder of the top five are the City of Langford (\$266 million), the City of Burnaby (\$172 million) and the Township of Langley (\$170 million).

Within assessment areas, the Vancouver office put \$3.89 billion of new construction and development on the 2008 Assessment Roll. The Fraser Valley office was next with \$2.07 billion, with Surrey / White Rock close behind with \$2.069 billion

New Construction and Development — 2008 Assessment Roll (\$ millions)

Area Office			Major	Light			Managed	Recreational		Total
	Residential	Utilities	Industry	Industry	Business/Other	Forest	/Non-Profit	Farm		
Capital	1,164.59	-4.10	4.35	8.50	383.68	-16.55	-1.23	-0.24	1,539.00	
Nanaimo/Cowichan/Alberni	886.00	-1.93	2.57	6.05	60.87	16.97	-1.12	-0.64	968.77	
Courtenay	446.10	13.51	15.11	-9.63	51.66	-24.01	-0.18	0.30	492.87	
North Shore/Squamish	1,612.98	2.93	10.86	16.15	-532.22	-8.76	16.60	0.15	1,118.68	
Vancouver	3,412.04	1.97	9.67	-3.42	461.68	0.00	13.21	0.02	3,895.16	
Burnaby/New West	1,747.16	-5.18	-25.54	20.43	306.85	0.00	-18.08	0.04	2,025.69	
Richmond/Delta	928.55	-5.99	-9.29	534.64	-181.61	0.00	-3.47	-0.03	1,262.81	
Surrey/White Rock	1,663.59	1.52	-0.07	3.49	397.30	0.00	2.69	0.72	2,069.25	
Langley/Abbotsford/Chilliwack	1,698.14	5.27	-0.00	31.95	341.84	0.22	-6.28	-0.28	2,070.84	
Penticton	584.28	3.67	-4.35	13.02	38.67	0.00	9.41	-2.27	642.42	
Kelowna	1,040.02	1.89	3.18	14.26	110.73	0.00	-1.72	-0.38	1,167.97	
Vernon	794.78	1.66	0.12	8.17	19.93	0.03	2.98	-2.18	825.47	
Nelson/Trail	181.58	2.96	24.34	-0.04	12.33	-3.61	1.17	0.62	219.37	
East Kootenay	496.36	-3.25	0.12	3.42	1.14	-6.23	7.33	-0.31	498.59	
Kamloops	457.11	4.76	16.33	-22.98	34.37	0.02	1.83	-0.95	490.49	
Cariboo	133.59	0.73	3.53	2.58	9.84	0.10	0.74	-0.61	150.50	
Northwest	60.20	3.70	34.91	17.46	16.48	0.00	0.13	-0.36	132.52	
Prince George	136.23	10.13	-2.20	-1.10	30.73	0.00	0.05	0.41	174.26	
Peace River	181.88	2.02	107.50	58.19	77.97	0.00	-0.79	-3.37	423.39	
2008 Total	17,625.18	36.27	191.13	701.13	1,642.23	-41.84	23.31	-9.36	20,168.05	
2007 Total	15,526.37	14.77	67.36	189.57	2,730.87	-20.92	37.58	14.16	18,531.44	
2008 First Nations Total	210.67	-0.21	0.90	5.16	62.15	0.00	-0.41	0.00	278.25	

ValueBC NMC system - March 25, 2008