



BC ASSESSMENT

City of Nanaimo 2017 Assessment Roll Information

2017 Roll Highlights, Market Trends

Bill Dawson

Deputy Assessor – Vancouver Island Region



Topics

- Basics of Assessment and Taxation
- 2017 Assessment Roll Highlights
- Appeals and Risk to Roll

July 1

Valuation Date

- July 1st marks the date BC Assessment estimates the annual market value of properties in B.C.
- Using a single common date ensures everyone's assessed property value is fair, equitable and uniform compared to all other properties within the community and across B.C.
- 2017 property assessments
= what was happening in the market around July 1, 2016



City of Nanaimo – Residential SFD

Assessment Change and Typical Assessment

- Assessment Change Range

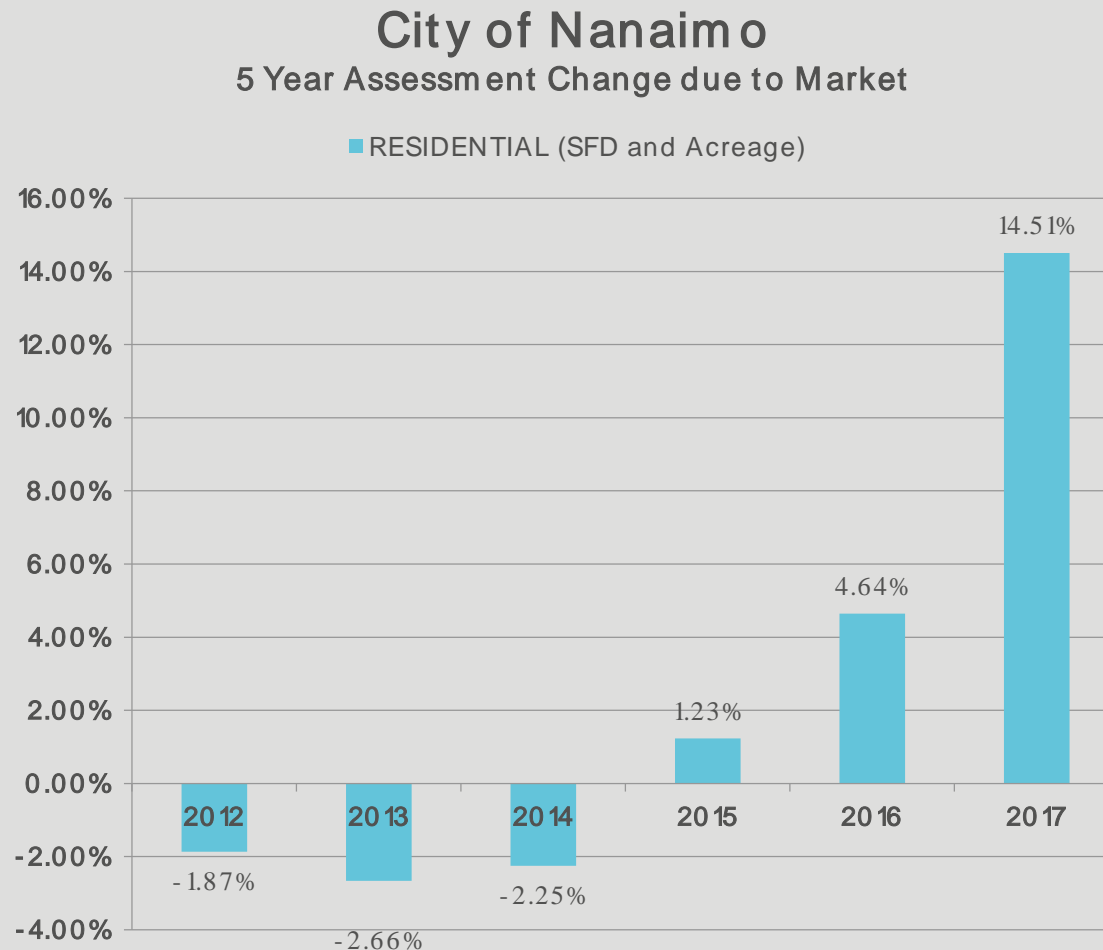
- Residential +5% to +20% 75% of properties

- Typical Assessment

- Single Family Dwellings
 - 2016 Assessment Roll \$336,200
 - 2017 Assessment Roll \$385,000 +14.5%

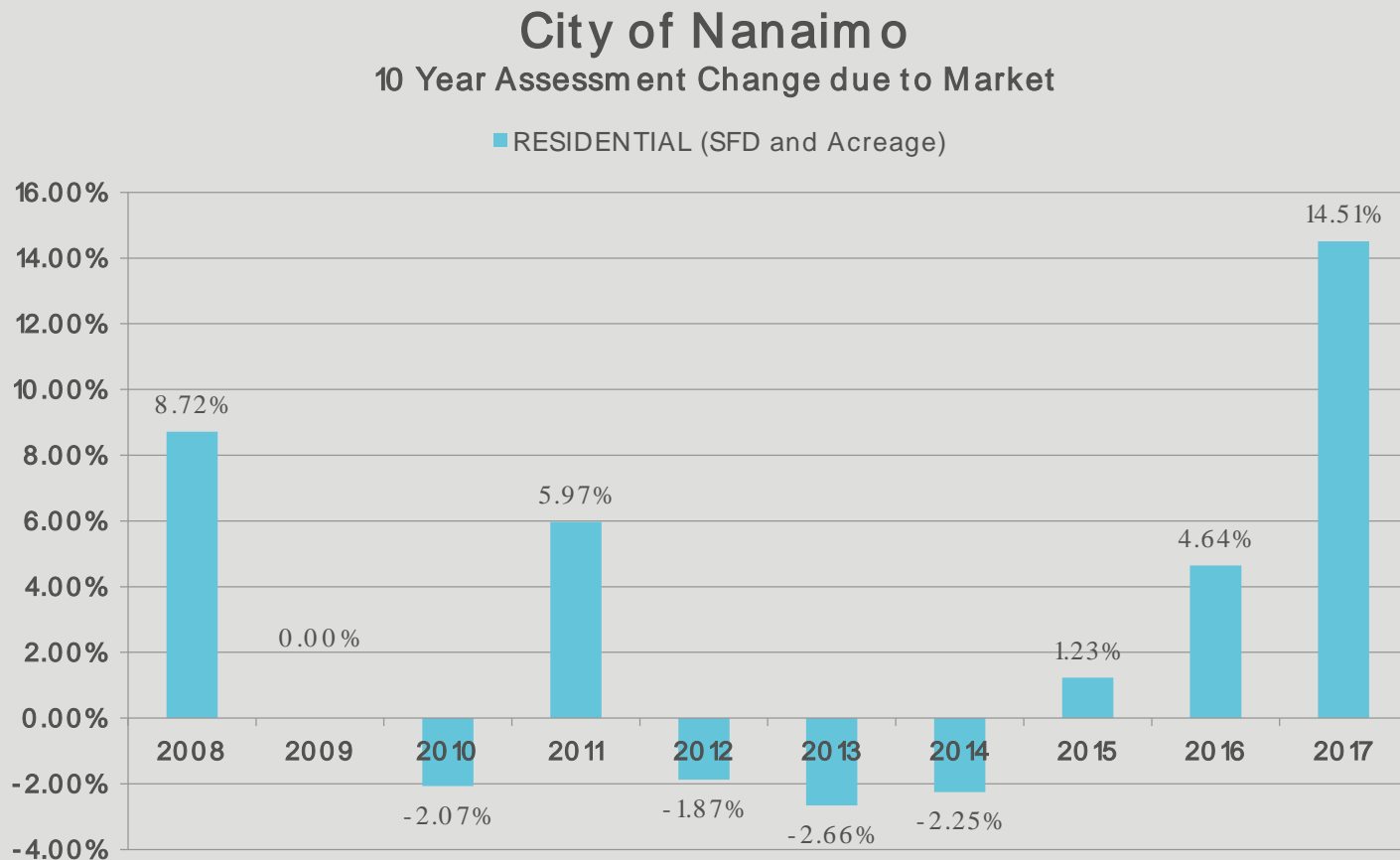
City of Nanaimo - SFD

Market Change - Historical Perspective



City of Nanaimo - SFD

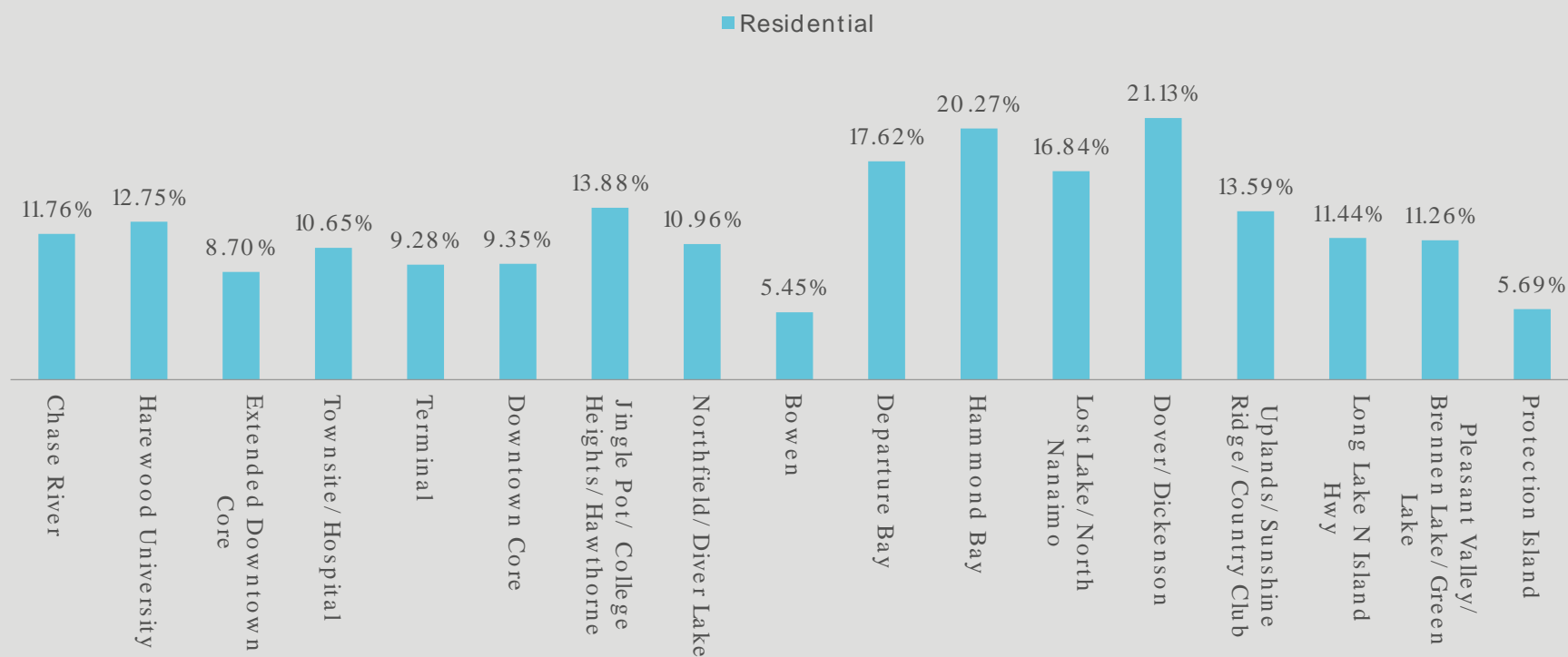
Market Change - Historical Perspective



City of Nanaimo - SFD

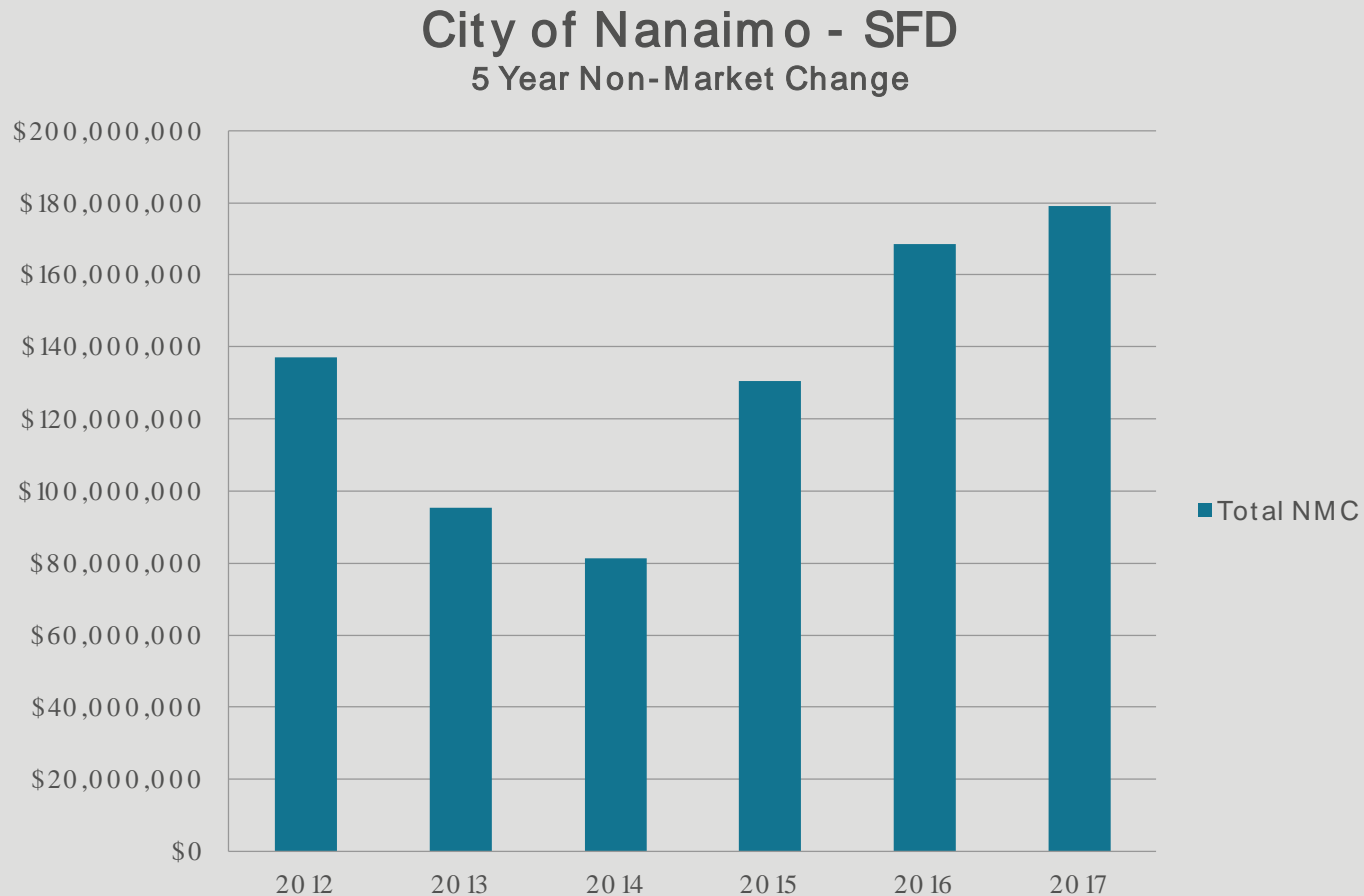
Market Change - Neighbourhood

City of Nanaimo
2017 Roll - Market Change by Neigh



City of Nanaimo – SFD

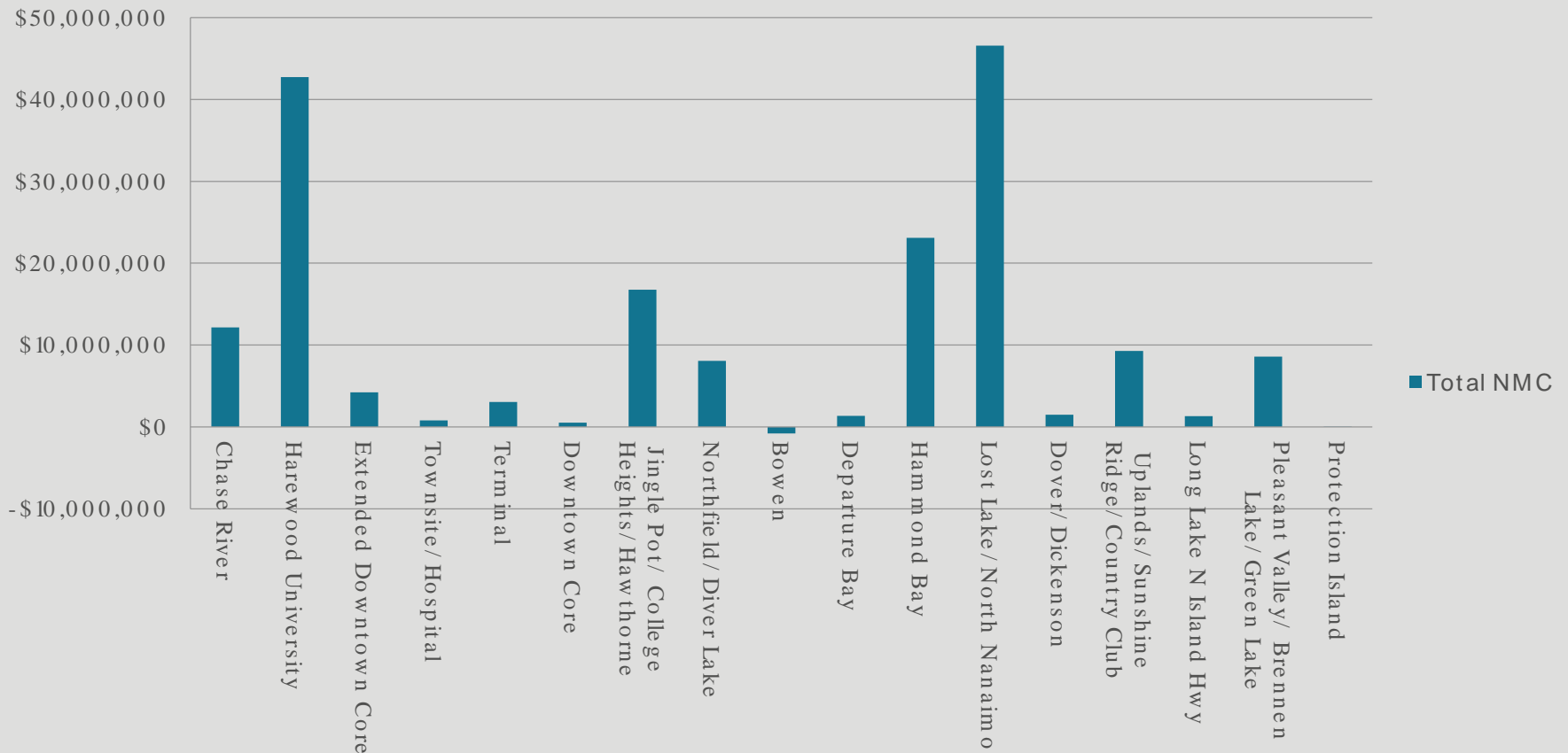
Non-Market Change - Historical Perspective



City of Nanaimo – SFD

Non-Market Change - Neighbourhood

City of Nanaimo - SFD
2017 Roll - NMC by Neigh



City of Nanaimo – Strata Residential Assessment Change and Typical Assessment

- Assessment Change Range

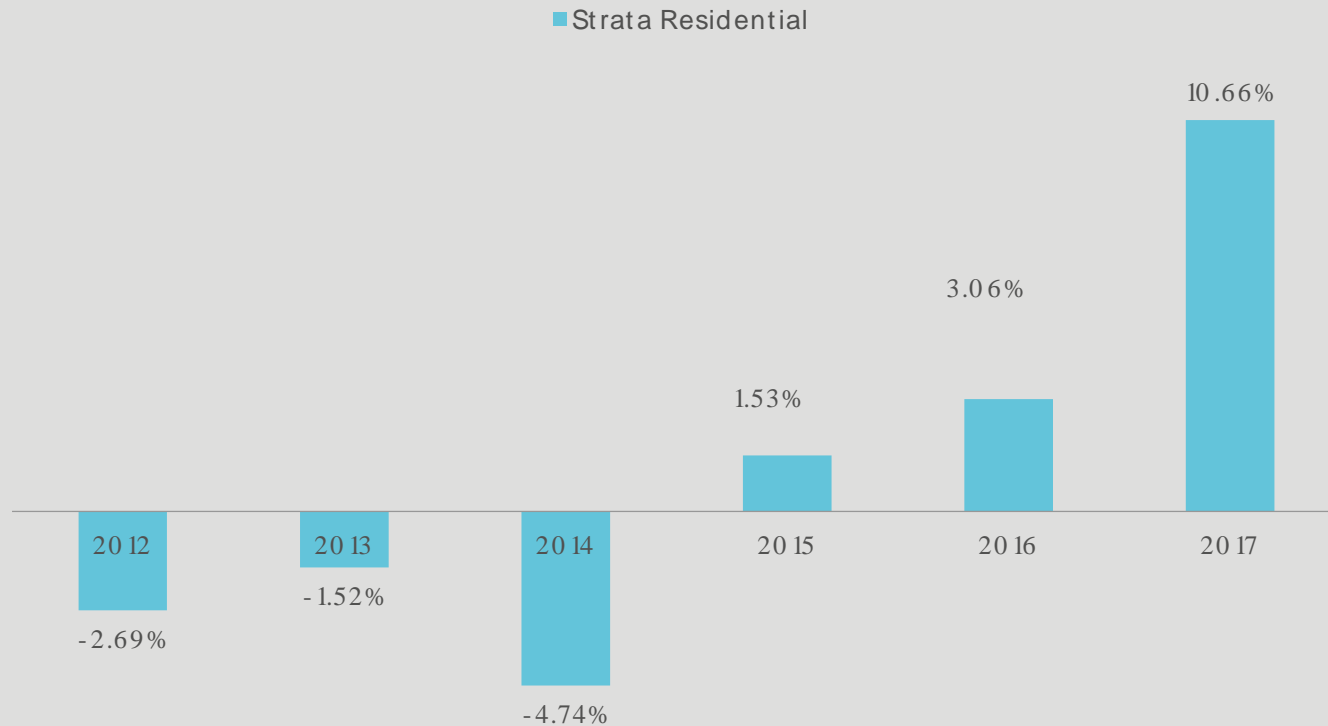
- Strata Residential +5% to +15% 73% of properties

- Typical Assessment

- Strata Condominium
 - 2016 Assessment Roll \$186,550
 - 2017 Assessment Roll \$205,000 +10.2%
 - Strata Townhouse
 - 2016 Assessment Roll \$234,600
 - 2017 Assessment Roll \$260,000 +10.8%

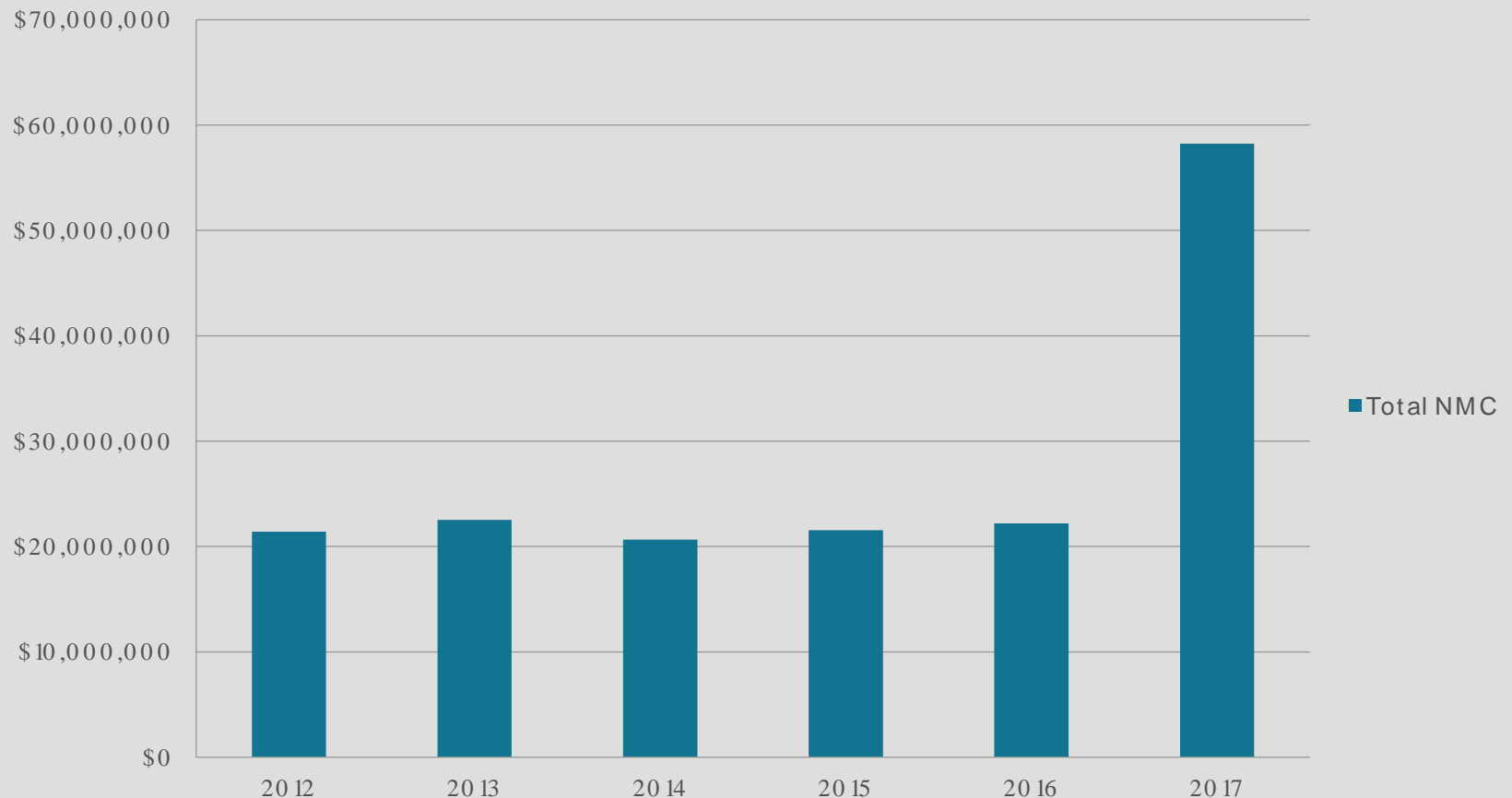
City of Nanaimo – Strata Residential Market Change - Historical Perspective

City of Nanaimo - Strata Residential 5 Year Market Change



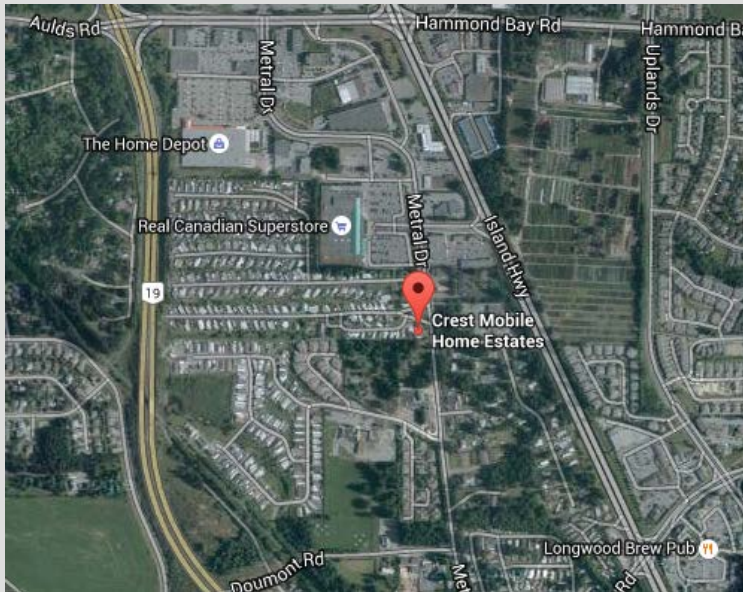
City of Nanaimo – Strata Residential Non-Market Change - Historical Perspective

City of Nanaimo - Strata Residential
5 Year Non-Market Change



City of Nanaimo – Residential Other Mobile Home Parks Assessment Change

- Mobile Home Parks



- 23 properties located within Nanaimo
 - 2016 Assessment total
\$86,937,305
 - 2017 Assessment total
\$89,384,025
 - Median Change
+3%

City of Nanaimo – Residential Other Congregate Care Assessment Change

- Congregate Care Properties
 - 23 properties located within Nanaimo
 - 2016 Assessment total \$171,406.000
 - 2017 Assessment total \$210,378,000
 - Median Change +9%



City of Nanaimo – Residential Other Apartments Assessment Change

- Apartments
 - >160 properties located in Nanaimo
 - 2016 Assessment total \$369,484,800
 - 2017 Assessment total \$430,585,000
 - Median Change +13%



City of Nanaimo – Major Industrial Assessment Change

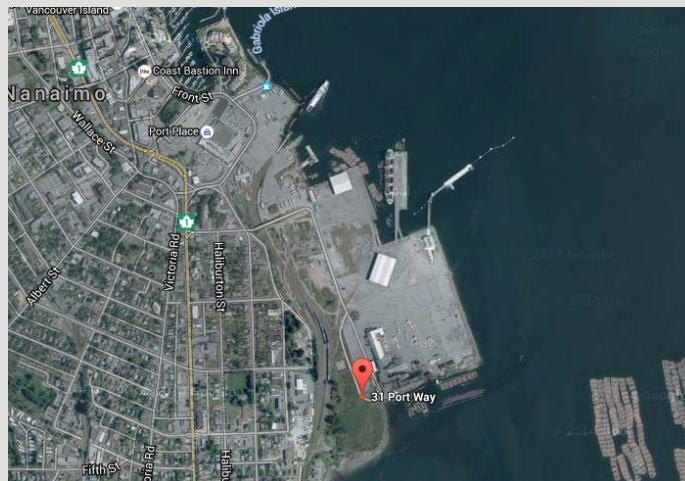
- Major Industrial Properties

- 2016 Assessment total \$ 10,531,300
- 2017 Assessment total \$10,363,000
- Median Change +1.25%



City of Nanaimo – Major Industrial Assessment Change

- What didn't happen?
 - Western Forest Products – Mayo Sawmill and Planer – 04-250-89527.000
 - 31 Port Drive
 - 2015 Assessment \$5,229,000 Class 4
 - 2016 Assessment \$5,220,000 Class 4
 - 2016 Assessment \$5,385,500 Class 4



City of Nanaimo – Business and Other Assessment Change and Typical Assessment

- Assessment Change Range

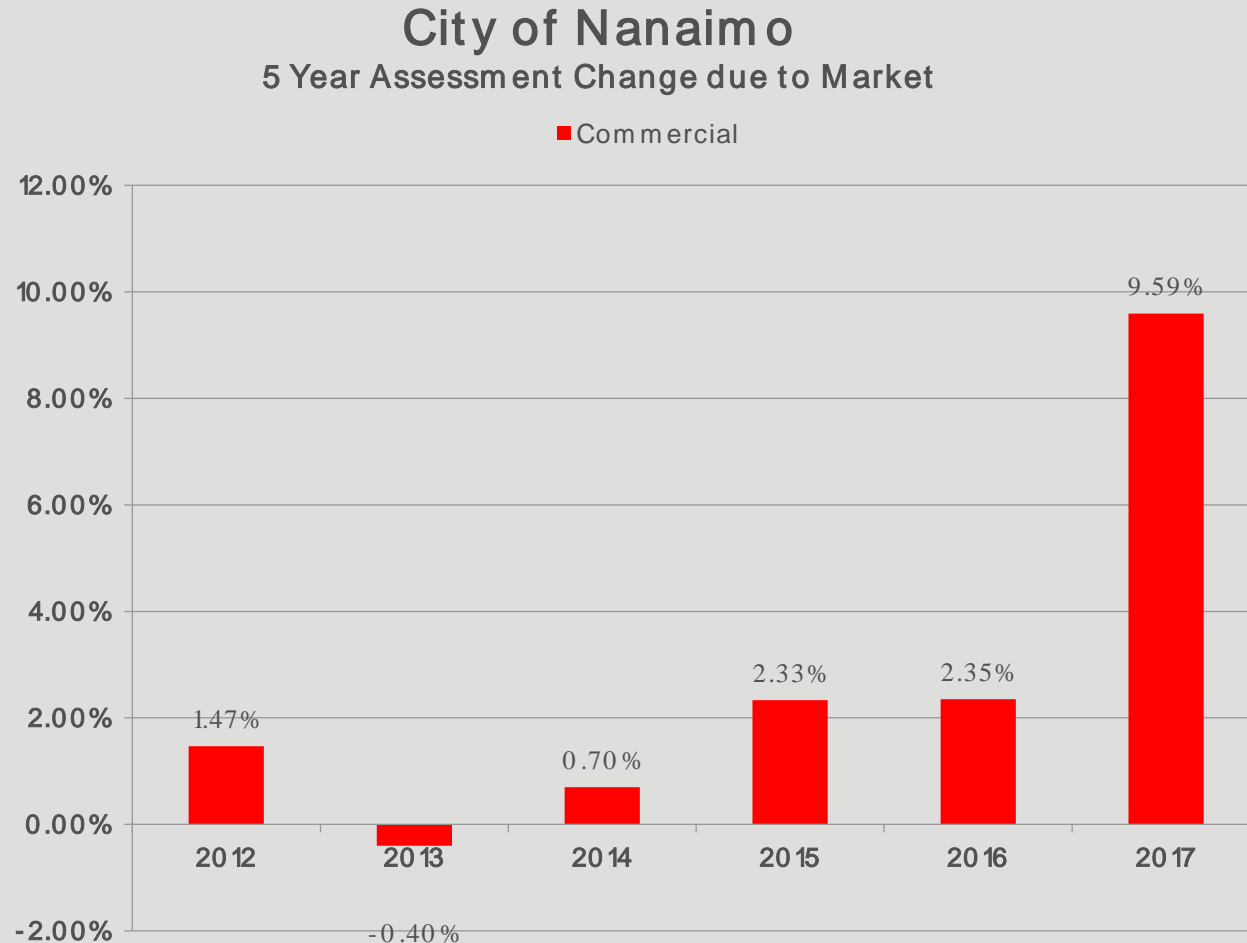
- Commercial 5% to +20% 75% of properties

- Typical Assessment

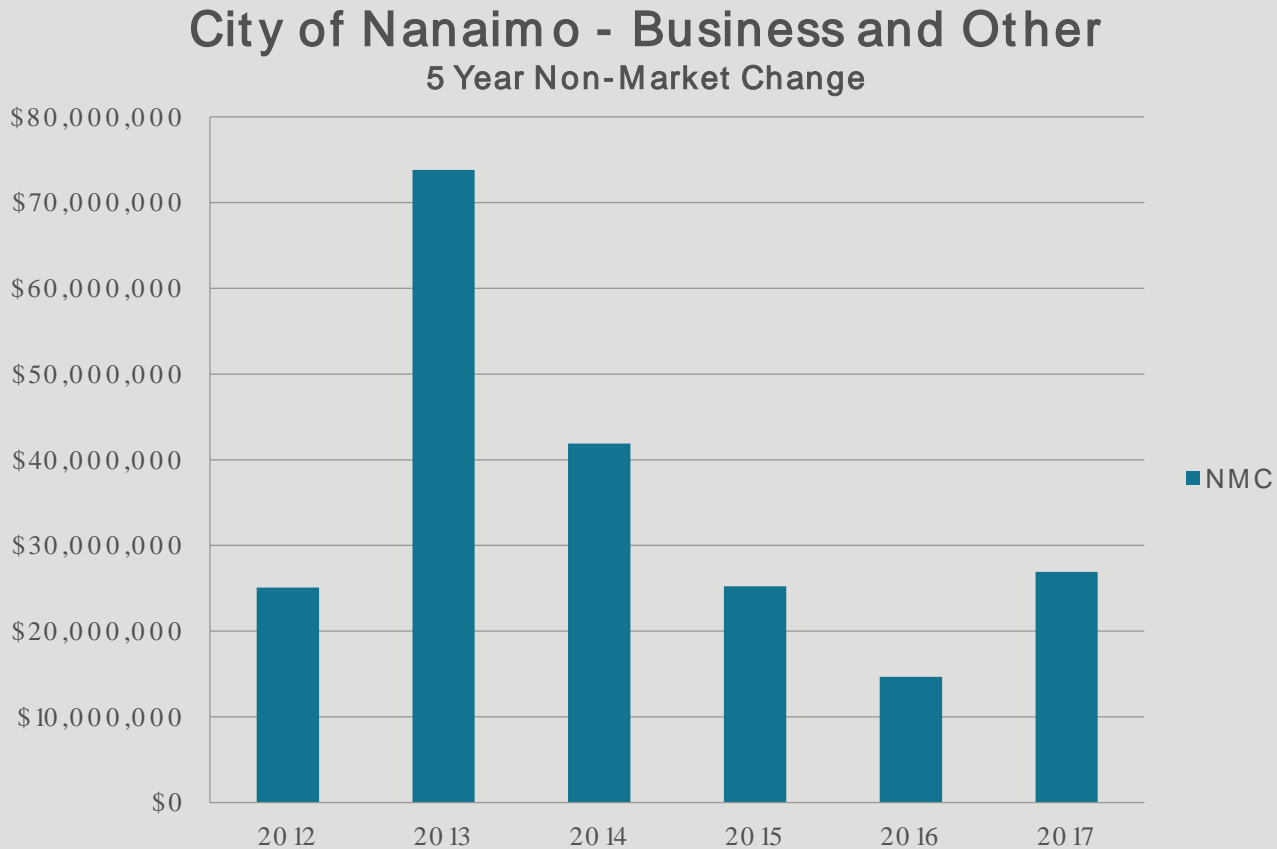
- Shopping Centre 10 %
- Big Box 10 %
- General Retail 15% to 20 %
- Offices 5% to 10 %
- Warehouses 15%
- Hotels and Motels 5% to 10 %



City of Nanaimo – Business and Other Market Change - Historical Perspective



City of Nanaimo – Business and Other Non-Market Change - Historical Perspective



Recreational/ Non-profit Classification

Marinas:

- 2012 to 2015 period of escalating assessments in Nanaimo.
- Reassessment of all marinas throughout province in preparation for 2016 Roll.
- Typical increases on 2017 Roll at 8%



Campground Seasonal Resorts:

- Typical increases on 2017 Roll of 5-10%.



Property Assessments Relative to Property Taxes

$$\text{ASSESSED VALUE} \times \text{TAX RATE} = \text{TAXES PAYABLE}$$

January 2017

BC Assessment

(July 1, 2016 Valuation Date)

Spring 2017

Set by Local Governments

July 2017

Taxpayer

Address ▼ Start typing in address (unit#-house# street name street type direction city/town)

[RECENT SEARCHES](#) ▼ [MY FAVOURITES](#) ▼

2032 CATHERS DR NANAIMO V9R 6R9



[Report a Problem](#)

Year Built
1991

Description
1 STY house - standard

Area-Jurisdiction-Roll
04-250-05493.150

[+ Show property details and recent sales history](#)

[Are the property details correct? ▼](#)

Total Value **\$424,000**

Assessed as of July 1st, 2016

Land **\$166,000**

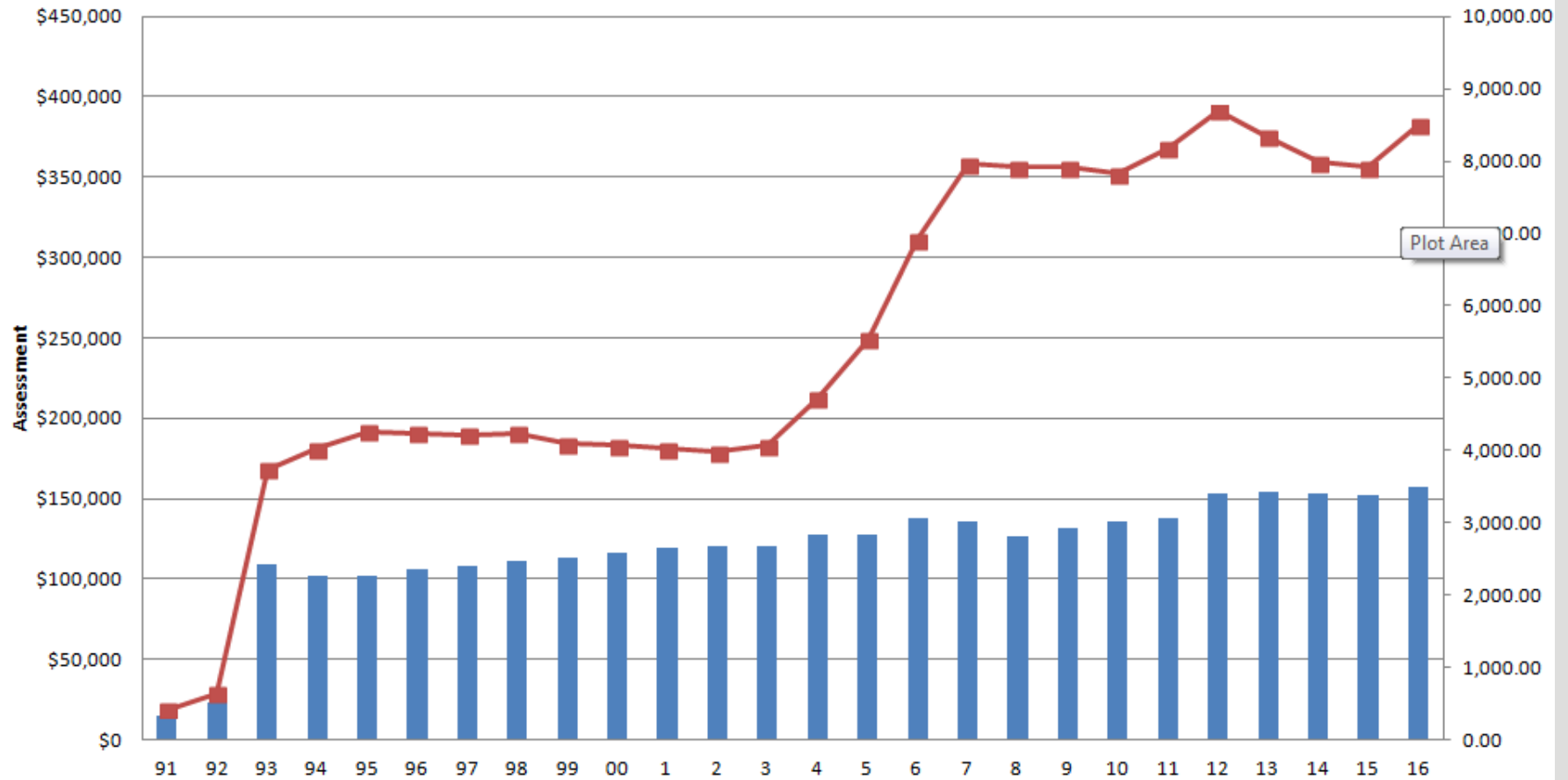
Buildings **\$258,000**

Previous Year Value **\$382,000**

Land **\$154,000**

Buildings **\$228,000**

City of Nanaimo - Assessment vs Taxes



Historical Appeal Volume

Roll Year (Completed)	Number of Appeal Letters ¹	Number of Folios Appealed to PARP (does not include non-public appeals ²)	Percentage of folios Appealed to PARP	Total Actual Value Completed Roll (\$)	Total Actual Value Revised Roll (\$)	% Change in Roll Value
2004	not available	21,533	1.27%	495,918,625,614	495,048,521,270	-0.18%
2005	not available	27,209	1.58%	580,524,435,309	579,830,681,629	-0.12%
2006	12,413	38,388	2.20%	659,822,655,356	657,940,670,264	-0.29%
2007	18,367	36,761	2.06%	807,889,134,984	804,390,386,603	-0.43%
2008	18,241	28,966	1.59%	940,086,075,983	936,981,523,462	-0.33%
2009	7,764	18,978	1.02%	953,294,827,422	953,063,227,402	-0.02%
2010	15,972	27,598	1.47%	969,413,477,386	966,371,609,857	-0.31%
2011	17,081	31,296	1.64%	1,043,127,129,141	1,040,222,633,296	-0.28%
2012	12,823	23,438	1.22%	1,106,710,671,771	1,104,111,737,038	-0.23%
2013	14,119	23,847	1.23%	1,129,026,081,413	1,126,787,808,101	-0.20%
2014	10,350	17,874	0.91%	1,141,848,449,910	1,139,951,152,891	-0.17%
2015	12,249	22,296	1.13%	1,206,152,088,777	1,202,998,214,202	-0.26%
2016	11,649	23,354	1.17%	1,336,100,851,128	1,333,214,585,383	-0.22%

¹Note that an appeal letter may contain multiple folios under appeal

²Public appeals include Owner, Agent, Lessee/occupier, and Third Party Appeals. Non-public appeals are Assessor Appeals, Assessor Recommendations, and PARP ordered changes.

Risk to Roll

2016 Roll – PAAB Appeals

- 26 Appeals in total

Current Status – PAAB Appeals

- 2011 Roll 1 appeal
- 2012 Roll 2 appeals
- 2013 Roll 3 appeals
- 2014 Roll 3 appeals
- 2015 Roll 6 appeals
- 2016 Roll 10 appeals



Additional resources

www.bccassessment.ca

- Answer Book (online tutorial)
- Fact Sheets
- Customer Services, including [e-value BC](#) (assessment search tool)

