



Mr. Bill Dawson Presentation
Committee of the Whole
2016-JAN-25

BC ASSESSMENT

City of Nanaimo 2016 Assessment Roll Information

2016 Roll Highlights, Market Trends, & What's New at BC Assessment

Bill Dawson
Deputy Assessor - Vancouver Island Region

Topics

- What's New at BC Assessment
- 2016 Assessment Roll Highlights

Local Government & First Nations Department

Creation of Customer Division & Realignment of Regions

- Created Customer Division to provide a dedicated voice & clear accountability for customer groups.
- Realigned assessment Regions from 10 to 6.
 - Vancouver Island offices:
 - Comox
 - Nanaimo
 - Victoria
 - Vancouver Island Management Team:
 - Assessor Reuben Danakody
 - Deputy Assessors:
 - Christopher Whyte
 - Bill Dawson
 - Gerry Marolla
 - Greg Wood
 - Bill MacGougan now Director of Property Assessment
 - Peter Alexander now Manager of Residential Assessment



Local Government & First Nations Department

- Provides a dedicated voice & clear accountability for Local Governments & First Nations.
- Focused on continually improving our products, services, communications & collaboration with our customers.
- Optimize our customer service by engaging you on an ongoing basis to understand & your expectations regarding assessment & property info services.



Local Government & First Nations Department Customer Division

- Vice President Customer Division – John Yannacopoulos
 - Director Local Government & First Nations Customers Department – Gerhard Brosch
 - Manager Local Government Customers – Michael Spatharakis
 - Manager First Nations Customers – Deborah Francis

The screenshot shows the BC Assessment website. At the top is the BC Assessment logo and a search bar. Below the logo is a navigation menu with links: Services & products, Property information & trends, About us, and Contact us. The main banner features a coastal scene with houses and text stating: 'Last year, we assessed 1,974,120 properties for the 2015 Assessment Roll'. A button below the banner says 'View the 2015 Assessment Roll'. Below the banner is a section titled 'BC ASSESSMENT SERVICES & PRODUCTS' with four icons and labels: 'Understanding the assessment process' (with a blue arrow pointing to it), 'Services for Government' (with a map icon), 'Update your property information' (with a circular arrow icon), and 'Buy and exchange data' (with a bar chart icon). At the bottom of this section is a button that says 'See more services & products'.

2016 Assessment Roll Highlights

Vancouver Island Region - ACRD

City of Nanaimo – Residential SFD Assessment Change and Typical Assessment

- **Assessment Change Range**

- Residential -0% to + 10% 75% of properties

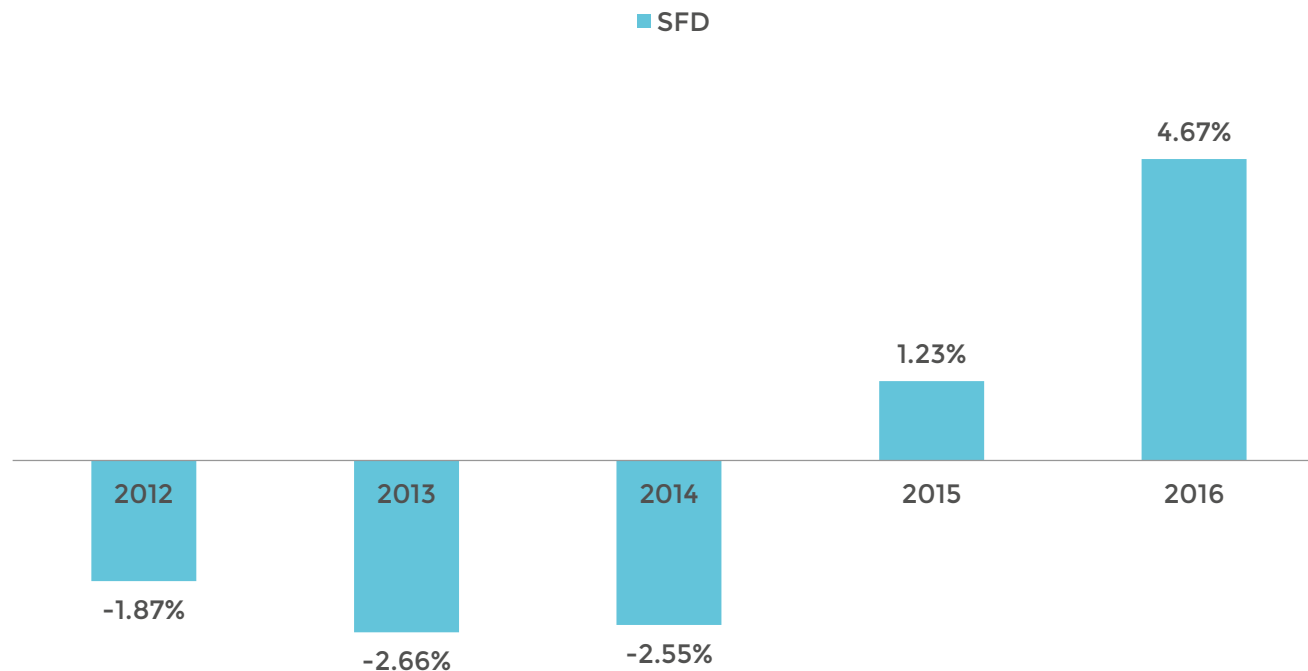
- Typical Assessment

• Single Family Dwellings	2015 Assessment Roll	\$318,000	
	2016 Assessment Roll	\$329,000	+3.5%

City of Nanaimo - SFD

Market Change - Historical Perspective

City of Nanaimo - SFD 5 Year Market Change

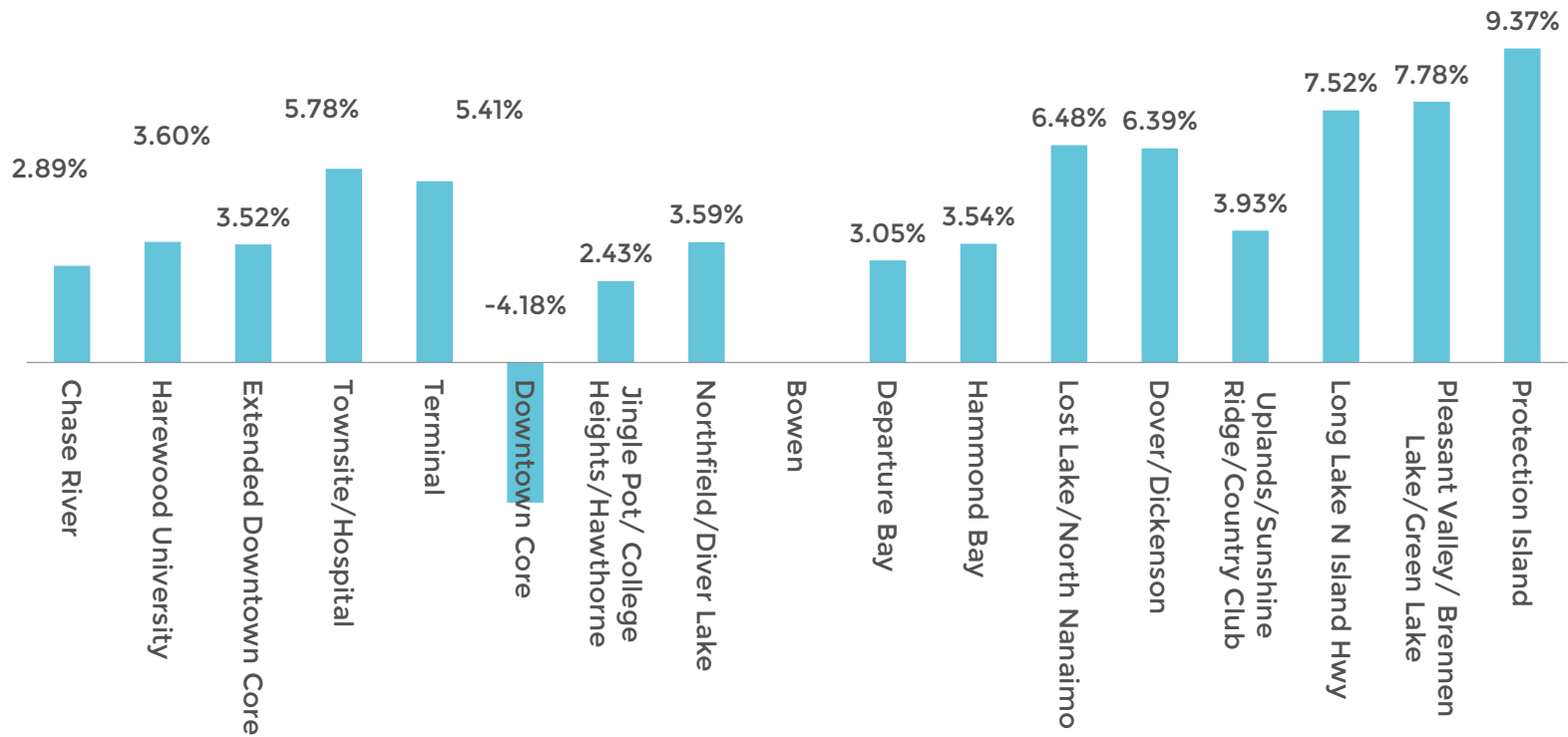


City of Nanaimo - SFD

Market Change - Neighbourhood

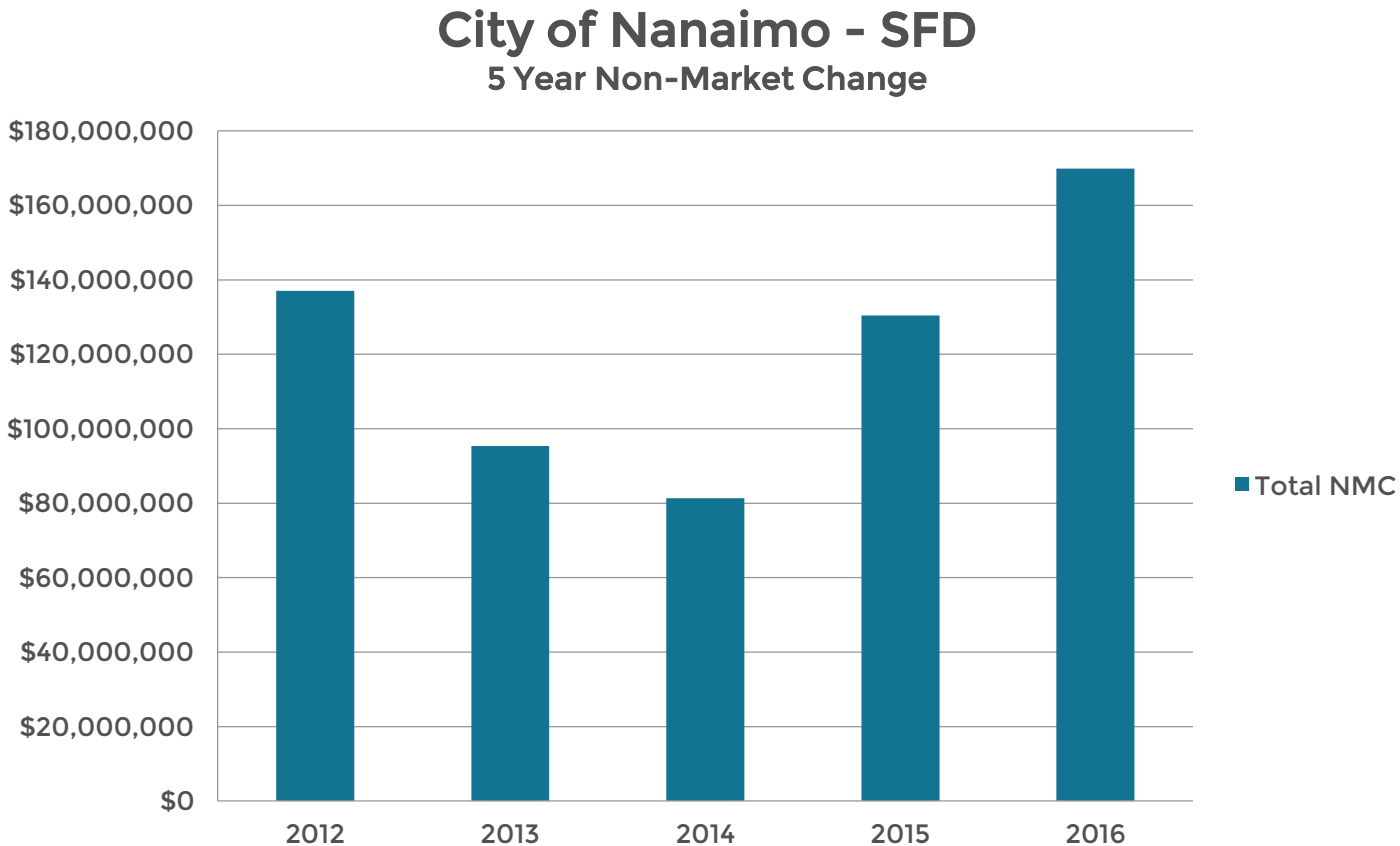
City of Nanaimo Market Change by Neigh.

■ Residential



City of Nanaimo - SFD

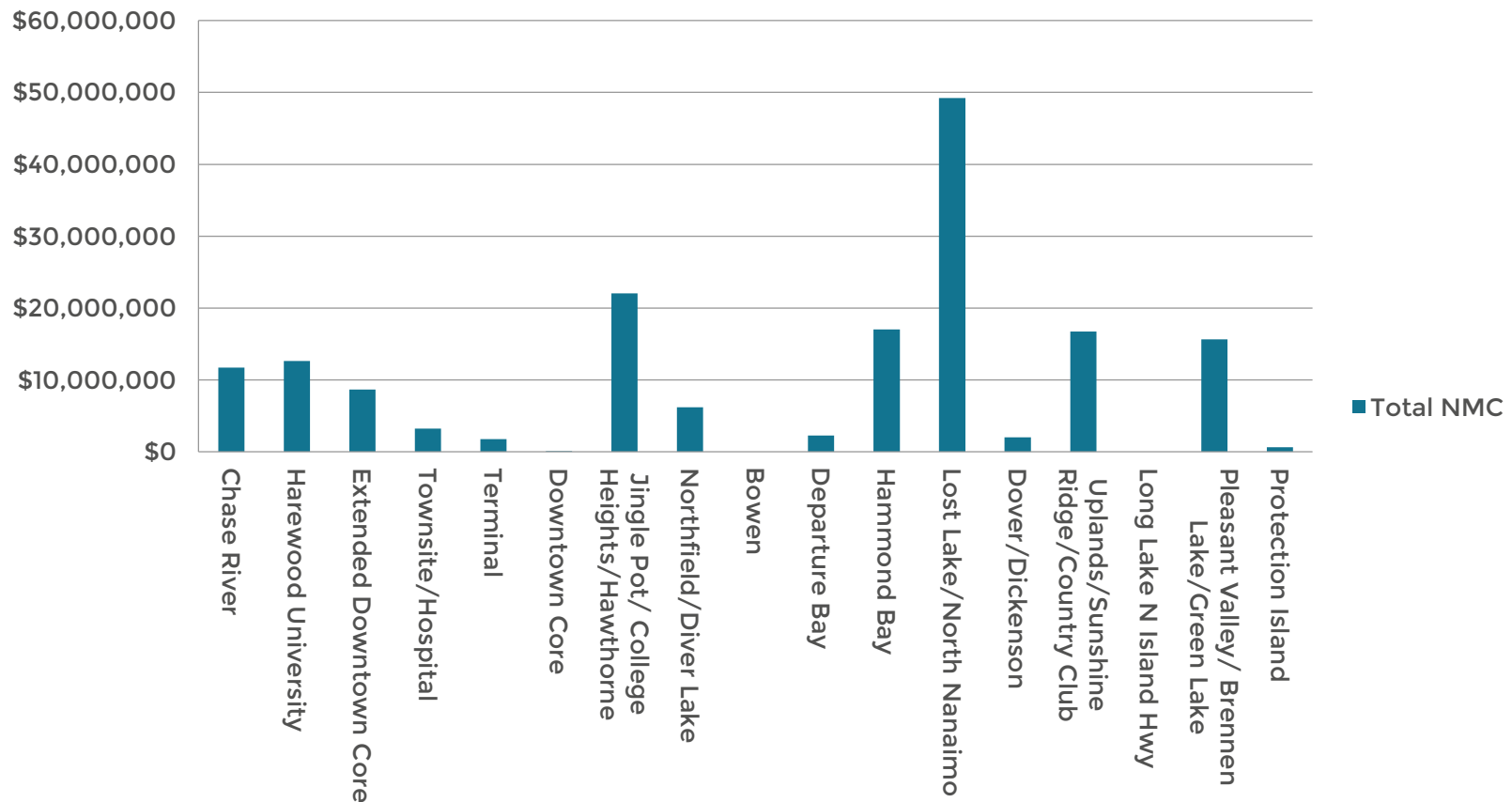
Non-Market Change - Historical Perspective



City of Nanaimo - SFD

Non-Market Change - Neighbourhood

City of Nanaimo - SFD
NMC by Neigh



City of Nanaimo – Strata Residential Assessment Change and Typical Assessment

- **Assessment Change Range**

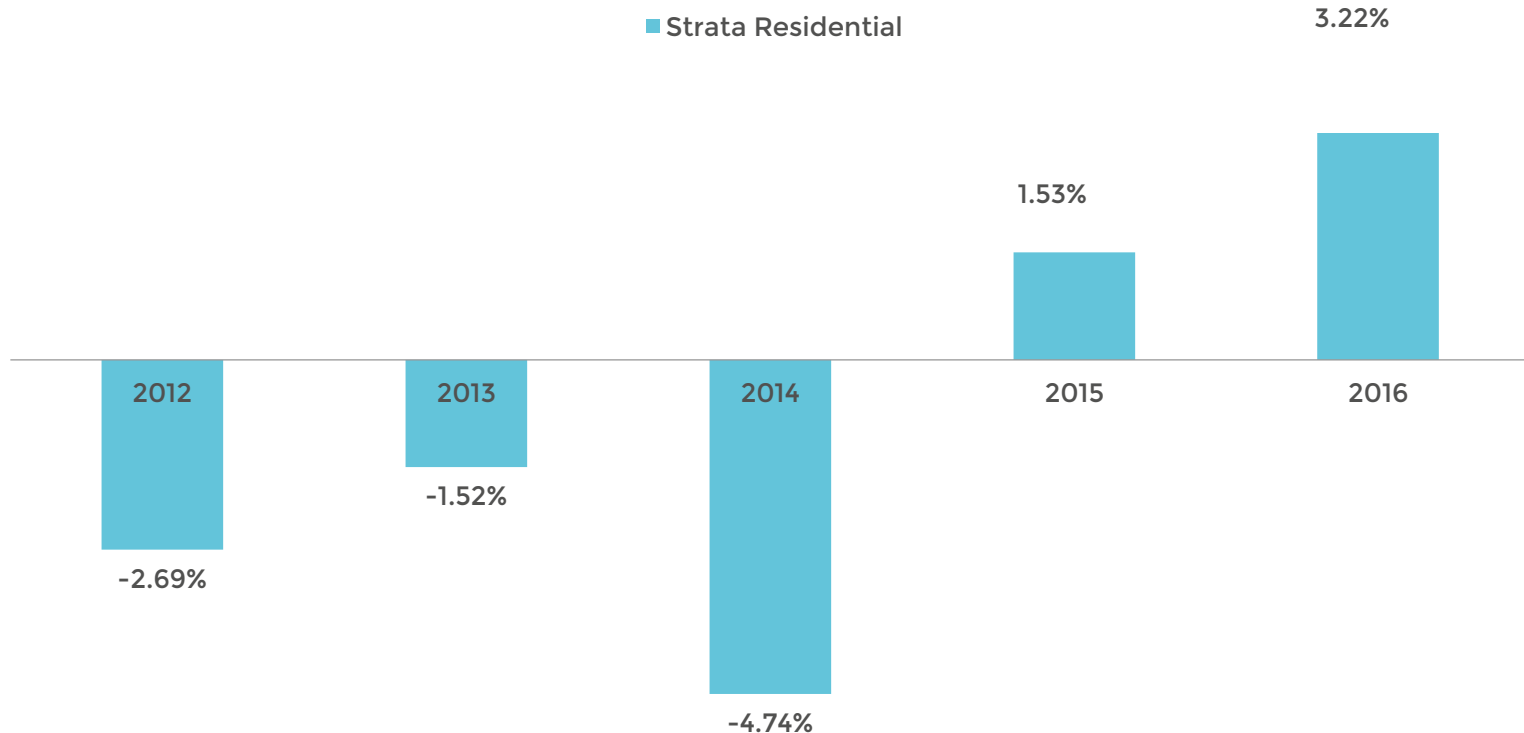
- **Strata Residential** -5% to + 10% 69% of properties

- Typical Assessment

• Strata Condominium	2015 Assessment Roll	\$177,000	
	2016 Assessment Roll	\$185,000	+4.77%
• Strata Townhouse	2015 Assessment Roll	\$227,100	
	2016 Assessment Roll	\$235,900	+3.9%

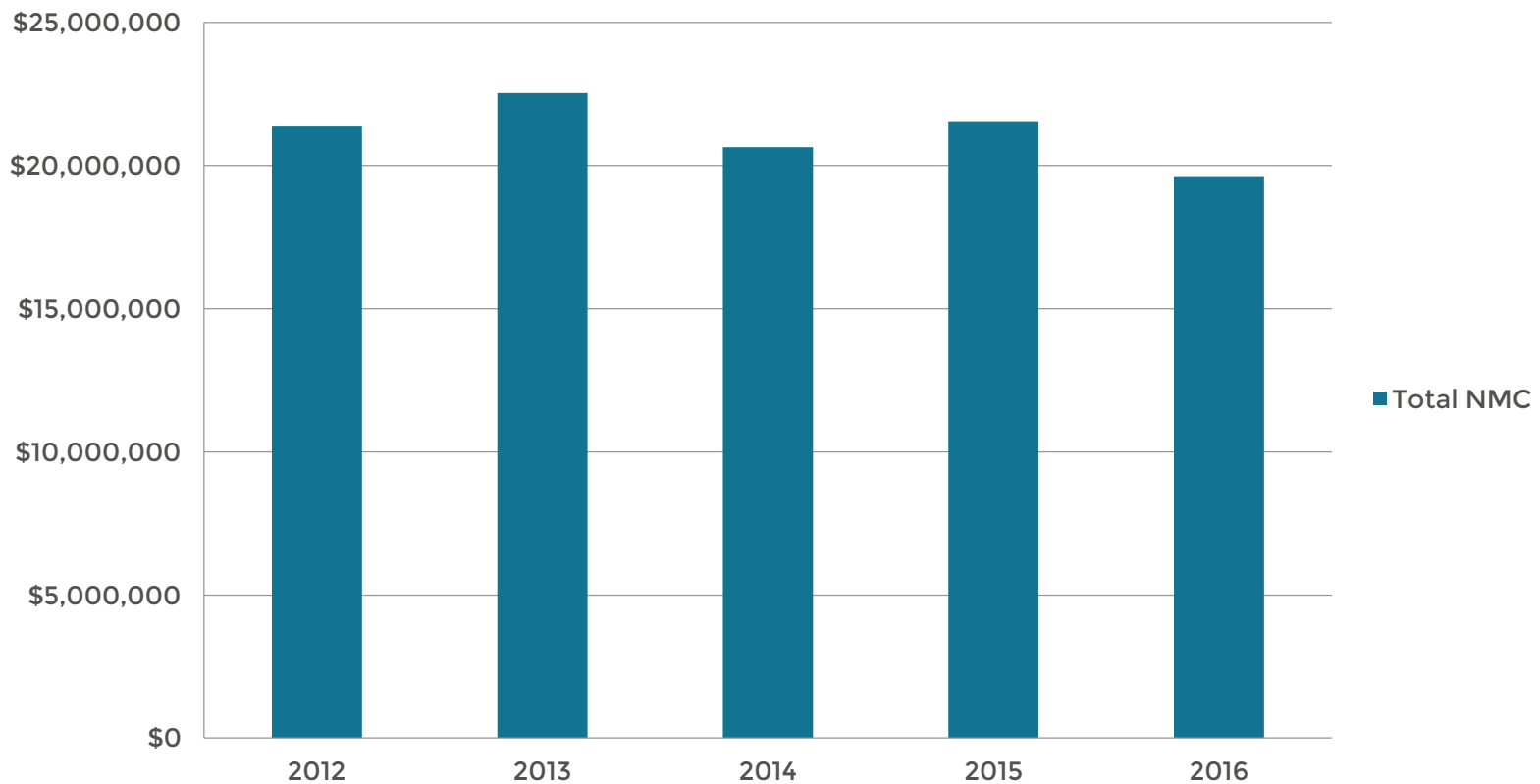
City of Nanaimo – Strata Residential Market Change – Historical Perspective

City of Nanaimo – Strata Residential 5 Year Market Change



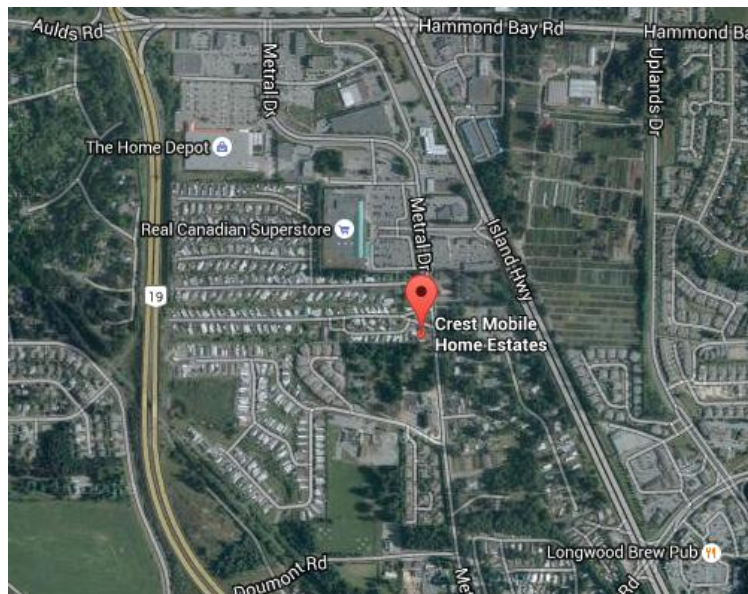
City of Nanaimo – Strata Residential Non-Market Change - Historical Perspective

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
 - 2015 Assessment total
\$74,416,900
 - 2016 Assessment total
\$86,937,305
 - Range of Assessment Change
0% to +25%
 - Median Change
+14%



City of Nanaimo – Residential Other Congregate Care Assessment Change

- Congregate Care Properties
 - 22 properties located within Nanaimo
 - 2015 Assessment total \$162,493,800
 - 2016 Assessment total \$169,820,216
 - Median Change +3%



City of Nanaimo – Residential Other Apartments Assessment Change

- Apartments
 - >160 properties located in Nanaimo
 - 2015 Assessment total \$357,181,200
 - 2016 Assessment total \$381,317,000
 - Median Change +1%



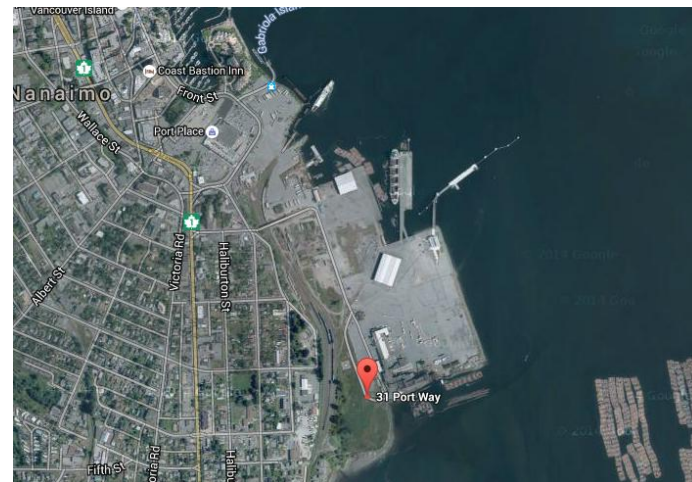
City of Nanaimo – Major Industrial Assessment Change

- Major Industrial Properties
 - 2015 Assessment total \$101,336,700
 - 2016 Assessment total \$101,531,300
 - Median Change +0.19%



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



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

- Assessment Change Range

- Commercial 0% to +5% 80% of properties

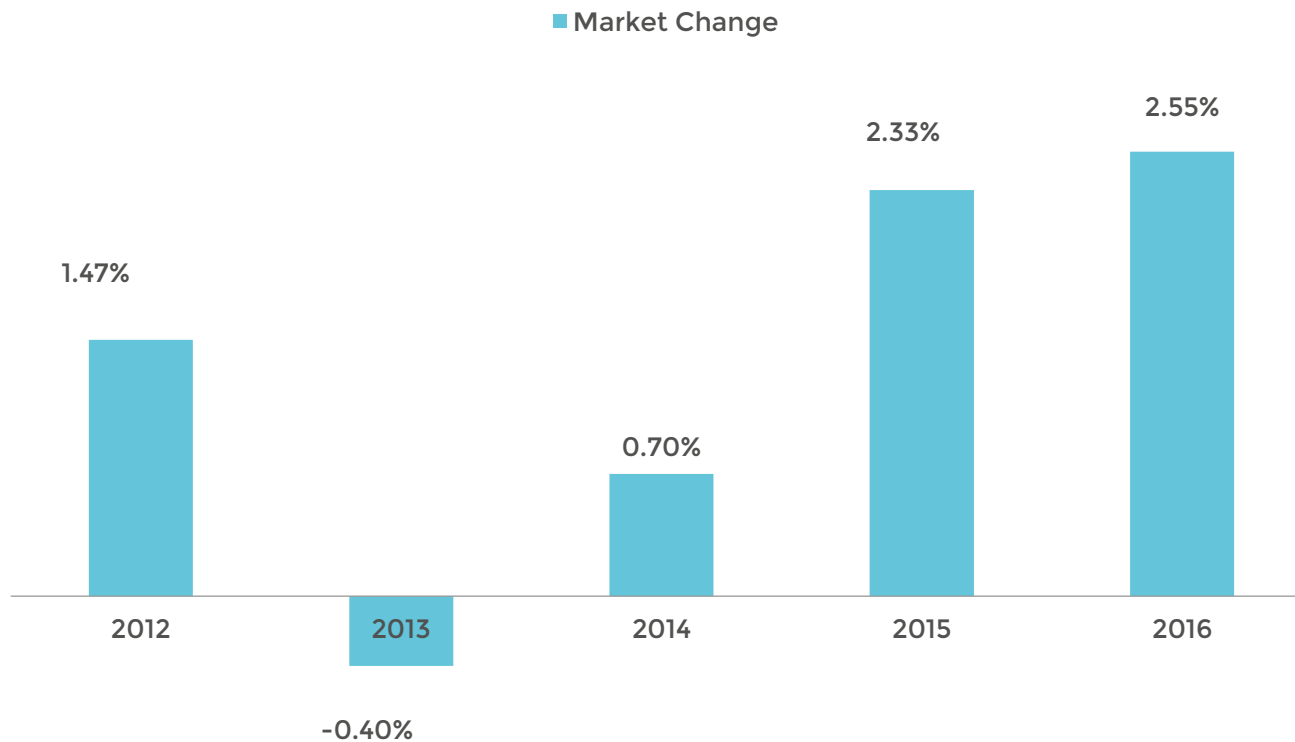
- Typical Assessment

- Shopping Centre 0% to 5%
- Offices 0% to 10%
- Warehouses 0% to 5%

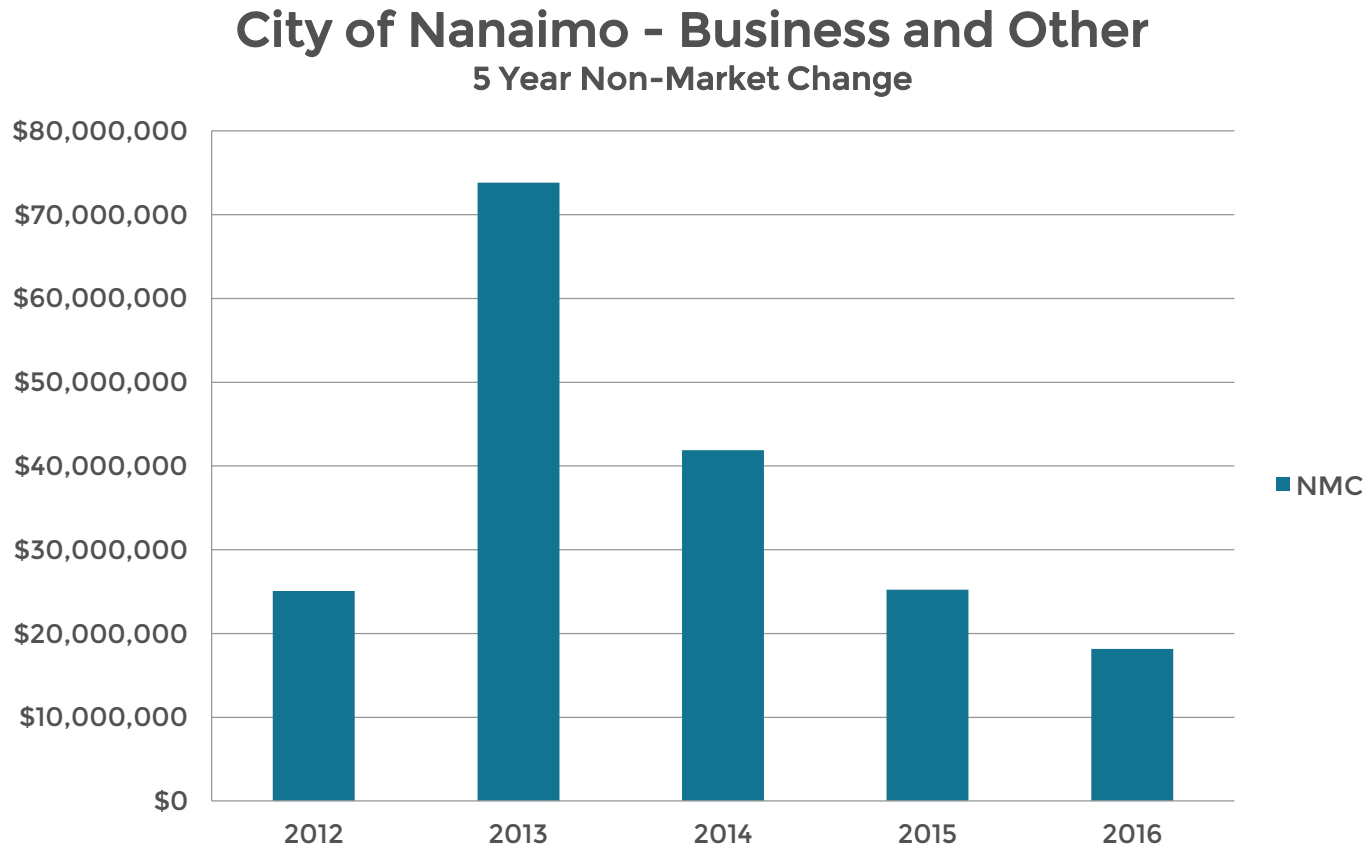


City of Nanaimo – Business and Other Market Change – Historical Perspective

City of Nanaimo – Business and Other 5 Year Market Change



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



Marina Reassessment Project

Reasons for Project:

- Industry expressed concern over:
 - Inconsistent classification practises between Assessment Regions
 - Inconsistent valuation methodology between Assessment Regions
 - Inconsistent reflection of the assessment of enclosed boat houses.
- BC Assessment concerns regarding:
 - Currency of inventory within the property type.
 - Reflection of ownership between fee simple and leasehold interests on the Assessment Roll.



Major Commercial Construction 2016 Roll

- Erik's Industrial

- 1960 Boxwood Rd
- 6475 sqft warehouse
- 7642 sqft showroom
- +\$1.5 million building



- Former United Furniture Building

- 6461 Metral Drive
- 34982 sqft retail
- 6 tenancies
- +\$4.8 million building (unfinished)



Major Commercial Construction 2016 Roll

- Green Rock Liquor Store

- 1860 Dufferin CRes
- 9184 sqft
- +\$793,000 building



- BC Hydro

- 400 Madsen Rd
- 40,161 sqft office
- 54,959 sqft warehouse
- 2015 Roll + \$1.9 million
- 2016 Roll + \$13.6 million
- GILT Property



Historical Appeal Volume

PARP Appeals - Provincial Summary

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%

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.

Additional resources

www.bccassessment.ca

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

