ITEM	39					
MANA	GER'S R	EPOR	T NO	. 4	3	
COUN	CIL MEE	TING	Ju	ne	10/	74

Re: Letter undated from Mr. Leonard Baker, 5939 Brantford Avenue Complaint regarding Tax Increase

Appearing on the Agenda for the June 10, 1974 Council meeting is an undated letter from Mr. Leonard Baker, 5939 Brantford Avenue, complaining about the sharp increase in the 1974 taxes for his property.

Following is the report of the Municipal Treasurer, dated June 6, 1974, in this connection.

As noted by the Treasurer, Mr. Baker's tax increase reflects the effect of the market on smaller, older type homes. As for the large increase in the sewer rates, this is brought about because of the increase in charges coming from the G.V.R.D. as a result of the sewage treatment requirements imposed by the Province. The increase in the water utility rate is to take care of increasing costs and the fact that this utility is operated on a self-sustaining basis. The increase in taxes paid as a result of the General or Municipal purpose mill rate is 12.9%.

RECOMMENDATION:

THAT a copy of this report be forwarded to Mr. Baker.

6 June 1974 File: T5-6

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TO: MUNICIPAL MANAGER

FROM: MUNICIPAL TREASURER

RE: LEONARD BAKER - LETTER DATED 27 MAY 1974 REGARDING TAX INCREASE

Mr. Baker's tax increase is made up as follows:

\$.30.04
27.10
(
6.00
7.25
70.10
<u>30.00</u>
<u>\$ 40.10</u>

The two main causes of the increase are an increase in the assessed value of Mr. Baker's property and an increase in the school mill rate.

The Municipal Assessor states that there was an increase of 30% in the value of Mr. Baker's improvements and 14% in the value of the land. The improvement increase was part of a general increase throughout the community for small older type dwellings.

Attached are two schedules which provide a variety of comparisons:

Schedule 1 - Comparison of 1973 and 1974 taxable assessments, mill rates and taxes

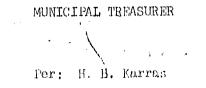
Schedule 2 - Factors causing the increase

In summary, Mr. Baker's tax increase reflects the effect of the market on smaller older type homes. Apart from sewer and water rates, the increase

does not result from an increase in mill rates over which Council has control.

RECOMMENDATION

THAT a copy of this report be forwarded to Mr. Baker.



HBK:gw Attach. THE CORPORATION OF THE DISTRICT OF BURNABY

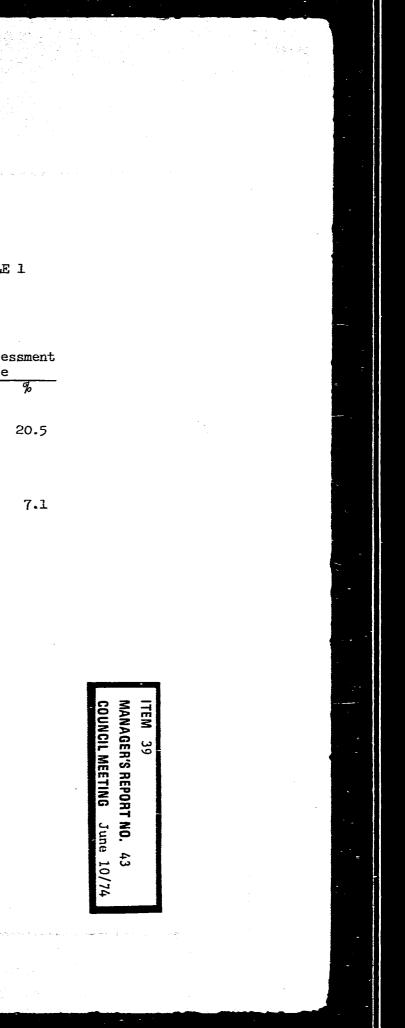
Comparison of property taxes - 5939 Brantford Avenue - Leonard Baker

SCHEDULE 1

	1973			1974					
	Taxable Assessments \$	Mill <u>Rates</u>	Taxes \$	Taxable Assessments \$	Mill Rates	Taxes \$	<u>Tax In</u> \$	Tax Increase	Taxable Asses Increase \$
Taxable assessment General purposes	14,377.50			17,327.50					2,950.00
General mill rate		16.103*	231.92		15.118	261.96	30.04	12.9	
Taxable assessment School purposes	6,321.25			6,772.50			na Maria Matakana Matakana Maria		451.25
Mill rates applicable to school assessment School G.V.R.H.D.		33.80 .80	213.66 5.06		35•55 .70	240.76 4.74	27.10 (.32)	12.7	
G.V.R.D. M.F.A.		.832* .015	5.26 .09 455.99		•773 •0175	5.26 .12 512.84	<u>.03</u> 56.85		
Water rates			36.00			42.00	6.00	16.6	
Sewer rates			25.00			32.25	7.25	29.0	
Gross taxes			516.99			587.09	70.10	13.5	
Provincial grants			250.00			280.00	30.00		
Net taxes			\$266.99			\$307.09	\$ 40.10	15.0	
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* Modified re 1974 G.V.R.D. change in order to be comparative

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SCH	EDULE 2
THE CORPORATION OF THE DISTRICT OF BURNABY SCH	
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Leonard Baker - 5939 Brantford Avenue	
Teoliar a Tomo-	
Schedule indicating factors which caused an increase in gross taxes	
Schedule mulcading radia	
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	Total	Assessment	Mill :	Rates By÷law Increases	
	Increase \$	<u>_Increase</u> \$	Increase \$	Decrease \$	
Taxes		44.60		14.56	
General	30.04		11.06		
School	27.10	16.04	TT 000	.64	
Hospital	(.32)	•32		•38	
G.V.R.D.		•38 .		•00	
M.F.A.	.03	•01	.02		6
Water	6.00	n/a			6.00
	7.25	<u>n/a</u>			7.25
Sewer			\$ 11.08	\$ 15.58	\$ 13.25
	<u>\$ 70.10</u>	<u>\$ 61.35</u>	<u>Ψ</u>		

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