

RE: LETTER FROM MR. R.B. WHITE, 4531 CARSON STREET, BURNABY, B.C., V5J 2Y3
1987 PROPERTY TAXES - 4531 CARSON STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Finance be adopted.

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TO: MUNICIPAL MANAGER 87 07 07
FROM: DIRECTOR FINANCE FILE: T5-6
RE: 1987 PROPERTY TAXES
4531 CARSON STREET

RECOMMENDATION:

1. THAT a copy of this report be sent to R. B. White, 4531 Carson Street, Burnaby, B.C.

REPORT

This report is presented in response to a letter from R. B. White which appears under correspondence in this agenda. The letter states that "the increase of \$116.38 for last year is not reasonable" and that "during the past three years our taxes have risen about 42.5%"

We confirm that the gross taxes for the White property for all rate setting bodies have increased by \$116.38 or 7.8% in 1987 over 1986; and that the net taxes have increased by 42.5% over the period 1984 to 1987.


Table 1 attached gives a comparison of assessments and taxes over the period 1984 to 1987. It shows that during that period, the assessed value of the White property increased by 15.4% while the gross taxes increased by 22.1% and the net taxes by 42.5%.

Table 2 attached is an analysis of the 1987 tax increase. It shows that the 3.4% increase in assessment between 1986 and 1987 accounted for \$48.34 or 41.5% of the total increase in taxes of \$116.38.

The 3.4% increase in the assessed value of the White property is higher than the .3% increase in the assessed value of the median home in Burnaby. The Area Assessor for Burnaby states that the increase in the White assessment is due to market increase. Market values are determined on a neighbourhood area basis and have resulted in some assessments decreasing in 1987 while others have increased.

Without the increase in assessment, gross taxes for the White property would have increased by \$68.04 or 4.6% in 1987 over 1986.

It is recommended that a copy of this report be sent to R.
B. White, 4531 Carson Street, Burnaby, B.C.


Howard Karras
DIRECTOR FINANCE

RE:ah
Attach.

cc. Area Assessor
B. C. Assessment Authority

TABLE 1 - ANALYSIS OF ASSESSMENT AND TAXES 1984 TO 1987 ON 4531 CARSON STREET

	Assessment	Gross Taxes	Grant	Net Taxes	Change %
	Value	Value	Value	Value	Change %
	\$	\$	\$	\$	%
1984	92,000	1,313.70	630	683.70	
1985	102,650	1,410.20	630	780.20	+10,650 +11.6
1986	102,650	1,487.65	630	857.65	+77.45 + 5.5
1987	106,150	1,604.03	630	974.03	+116.38 + 7.8
	+ 3,500	+ 3.4		+116.38	+13.5
Increase from 1984 to 1987	+14,150	+15.4		+290.33	+42.5

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TABLE 2 - ANALYSIS OF 1987 TAX INCREASE 4531 CARSON STREET

	1986	1987	Taxes	Tax increases resulting from increased assessment	Tax Rate	Total 1987 Increase
	\$	\$	\$	%	%	\$
Assessed value - Total	102,650	106,150				
Land	71,300	71,300				
Improvements	31,350	34,850				
General municipal	643.59	692.75				
School	620.46	703.09		3.5	4.1	49.16
Other bodies	61.75	703.09		3.7	9.6	82.63
Water	44.10	69.99		3.7	9.6	8.24
Sewer	48.50	48.50		-	10.0	4.40
Local improvements	87.50	89.70		-	2.20	2.20
	30.25	-		-	2.5	2.5
Gross taxes	1,487.65	1,604.03		3.2	4.6	116.38
Less grants	630.00	630.00		-	-	-
Net taxes	857.65	974.03		5.6	7.9	116.38
				68.04		13.5

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