

ITEM 17
MANAGER'S REPORT NO. 45
COUNCIL MEETING 87/07/13

RE: LETTER FROM MR. LADISLAV FRANTA, 6977 FREDERICK AVENUE,
BURNABY, B.C. V5J 3X8
1987 PROPERTY TAXES - 6977 FREDERICK AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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1987 July 09

TO: MUNICIPAL MANAGER
FROM: DIRECTOR FINANCE

RE: 1987 PROPERTY TAXES: 6977 FREDERICK AVENUE

RECOMMENDATION

1. THAT a copy of this report be sent to Mr. Ladislav Franta, 6977 Frederick Avenue, Burnaby, B.C. V5J 3X8.

REPORT

This report is presented in response to a letter from Mr. Ladislav Franta which appears under Correspondence in this agenda. The letter asks: "Why are you raising the taxes for the homeowners?"

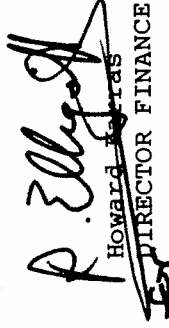
The 1987 gross property taxes for Mr. Franta's property for all rate setting bodies have increased by \$38.45 or 2.8% in 1987 over 1986. The general municipal portion of the 1987 gross taxes have decreased by \$.86, representing a .1% decrease over 1986.

The attached table presents an analysis of the 1987 tax increase on Mr. Franta's property. It shows a 4.1% decrease in assessed value between 1986 and 1987.

The 4.1% decrease in assessed value of Mr. Franta's property is lower than the .3% increase in assessed value of the median home in Burnaby. The Area Assessor for Burnaby states that the decrease in Mr. Franta's assessment is due to market decrease. Market values are determined on a neighbourhood area basis and have resulted in some assessments decreasing in 1987 while others have increased.

Including the change in assessed value, the general municipal portion of Mr. Franta's 1987 taxes has decreased by .1%, which is less than the 4.4% increase experienced by the median home in Burnaby.

Keeping in mind that tax increases resulting from the School Board and other rate setting bodies (Greater Vancouver Regional District, Greater Vancouver Regional Hospital District, B.C. Transit, etc.) are beyond the control of the municipality, the major reasons for the general municipal taxes increase in 1987 include increased operating costs for the general municipal Recreation Centre, additional police and costs of policing, loan repayment for the local improvement program, property acquisition and recreation facilities, and increased costs generally related to inflation.


HOWARD FRANTA
DIRECTOR FINANCE

RE:gw
Attach.

cc: Area Assessor

ANALYSIS OF 1987 TAX INCREASE - 6977 FREDERICK AVENUE

	1986	1987	Taxes	Tax increases resulting from increased Assessment	Tax Rate	Total 1987 Increase
	\$	\$	\$	%	%	\$
Assessed value	72,700	72,700	19,350			(16.8)
Land Improvements	23,250	23,250				(3,900)
Total	95,950	92,050				(4.1)
General municipal	601.59	600.73	(25.45)	(4.2)	4.1	(.86)
School	579.96	609.70	(25.83)	(4.5)	9.6	29.74
Other bodies	57.72	60.69	(2.57)	(4.5)	9.6	2.97
Water	44.10	48.50	-	-	10.0	4.40
Sewer	87.50	89.70	-	-	2.5	2.20
Gross taxes	1,370.87	1,409.32	(53.85)	(3.9)	6.7	38.45
Less grants	380.00	380.00				
Net taxes	990.87	1,029.32	(53.85)	(5.4)	9.3	38.45

(decreases)

FINANCE DEPT.
1987 July 09

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