

ITEM 18  
MANAGER'S REPORT NO. 45  
COUNCIL MEETING 87/07/13

RE: LETTER FROM MR. AND MRS. GEORGE TEATHER, 4452 TRIUMPH STREET,  
BURNABY, B.C., V5C 1Z9  
1987 PROPERTY TAXES - 4452 TRIUMPH STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1987 July 09  
FROM: DIRECTOR FINANCE  
RE: 1987 PROPERTY TAXES: 4452 TRIUMPH STREET

RECOMMENDATION

1. THAT a copy of this report be sent to Jeanne and George Teather, 4452 Triumph Street, Burnaby, B.C. V5C 1Z9.

REPORT

This report is presented in response to a letter from Jeanne and George Teather, which appears under Correspondence in this agenda. The letter states that: "We are paying our taxes under protest."

The 1987 gross property taxes for the Teather property for all rate setting bodies have increased by \$59.77 or 5.1% in 1987 over 1986. The general municipal portion of the 1987 gross tax increase is \$12.06, representing a 2.4% increase over 1986.

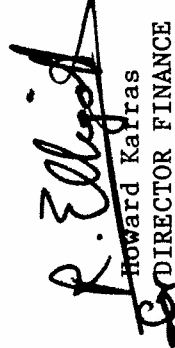
The attached table presents an analysis of the 1987 tax increase on Mr. and Mrs. Teather's property. It shows a 1.2% decrease in assessed value between 1986 and 1987.

The 1.2% decrease in assessed value of the Teather 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 the Teather assessment is due to depreciation and functional obsolescence of the building.

Including the change in assessed value, the general municipal portion of Mr. and Mrs. Teather's 1987 taxes has increased by 2.4%, which is less than the 4.4% increase experienced by the median home in Burnaby.

RE:gw  
Attach.

cc: Area Assessor

  
Howard Kairas  
DIRECTOR FINANCE

ANALYSIS OF 1987 TAX INCREASE - 4452 TRIUMPH STREET

	1986	1987	Taxes	Tax increases resulting from increased Assessment	Tax Rate	Total 1987 Increase
	\$	\$	\$	%	%	\$
Assessed value						
Land	65,500	65,500				
Improvements	13,350	12,100				(1,250)
Total	78,850	77,600				(1,250)
General municipal	494.37	506.43	(8.15)	(1.7)	4.1	12.06
School	476.60	513.99	(8.28)	(1.7)	9.6	37.39
Other bodies	47.44	51.16	(.83)	(1.8)	9.6	3.72
Water	44.10	48.50	-	-	10.0	4.40
Sewer	87.50	89.70	-	-	2.20	2.20
Local improvement	18.15					
Gross taxes	1,168.16	1,209.78	(17.26)	(1.5)	77.03	59.77
Less grants	630.00	630.00			6.6	
Net taxes	538.16	579.78	(17.26)	(3.2)	77.03	59.77
					14.3	11.1

(decreases)

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