

ITEM 2  
MANAGER'S REPORT NO. 47  
COUNCIL MEETING 87/07/27

RE: LETTER FROM MR. RALPH W. ARMSTRONG, 35 N. SPRINGER AVENUE, BURNABY, B.C.  
1987 PROPERTY TAXES - 35 N. SPRINGER AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER  
FROM: DIRECTOR FINANCE  
RE: 1987 PROPERTY TAXES: 35 N. SPRINGER AVENUE

1987 July 21  
File: T5-6

RECOMMENDATION

1. THAT a copy of this report be sent to Mr. Ralph W. Armstrong,  
35 N. Springer Avenue, Burnaby, B.C.

REPORT

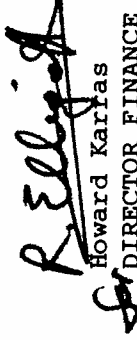
This report is presented in response to a letter from Ralph W. Armstrong which appears under Correspondence in this agenda. The letter states: "Being a senior citizen, I find an increase of \$145.00 most unfair."

We confirm that the gross taxes for Mr. Armstrong's property for all rate setting bodies have increased by \$144.68 or 9.9% in 1987 over 1986. The general municipal portion of the 1987 gross tax increase is \$48.21, representing a 7.5% increase over 1986.

The attached table presents an analysis of the 1987 tax increase on Mr. Armstrong's property. It shows a 3.3% increase in assessed value between 1986 and 1987.

The 3.3% increase in assessed value of Mr. Armstrong's property is higher than the .3% increase in assessed value of the median home in Burnaby. The Area Assessor for Burnaby states that the increase in the assessment of Mr. Armstrong's property 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 Mr. Armstrong's property would have increased by \$98.41 or 6.7% in 1987 over 1986. The general municipal tax increase, without the assessment increase, would have been \$26.34 or 4.1% in 1987 over 1986.

  
Howard Karias  
DIRECTOR FINANCE

RE:gw  
Attach.

cc: Area Assessor

ANALYSIS OF 1987 TAX INCREASE - 35 N. SPRINGER AVENUE

	1986	1987	Taxes	Tax Increases Resulting From Increased Assessment	Tax Rate	Total 1987 Increase	Total 1987 Decrease
	\$	\$	\$	%	\$	%	\$
Assessed Value - Total	102,800	106,150					
Land	69,750	69,750					
Improvements	33,050	36,400					
General Municipal	644.54	692.75	21.87	3.4	26.34	4.1	48.21
School	621.37	703.09	22.19	3.6	59.53	9.6	81.72
Other Bodies	61.84	69.99	2.21	3.6	5.94	9.6	8.15
Water	44.10	48.50	-	-	4.40	10.0	4.40
Sewer	87.50	89.70	-	-	2.20	2.5	2.20
Local Improvement	-	-	-	-	-	-	-
Gross Taxes	1,459.35	1,604.03	46.27	3.2	98.41	6.7	144.68
Grant	<630.00>	<630.00>	-	-	-	-	-
Total Taxes	829.35	974.03	46.27	5.6	98.41	11.9	144.68
							17.5

Finance Department  
1987 July 20

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