

ITEM 3
MANAGER'S REPORT NO. 47
COUNCIL MEETING 87/07/27

RE: LETTER FROM MRS. M. QUIGLEY WHICH APPEARED ON THE AGENDA FOR THE
1987 JULY 13TH MEETING OF COUNCIL (4 III)
1987 PROPERTY TAXES - 3743 FIR STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR FINANCE

1987 July 20
File: T5-6

RE: 1987 PROPERTY TAXES: 3743 FIR STREET

RECOMMENDATION

1. THAT a copy of this report be sent to Mrs. M. Quigley, 3743
Fir Street, Burnaby, B.C. V5G 2A4.

REPORT

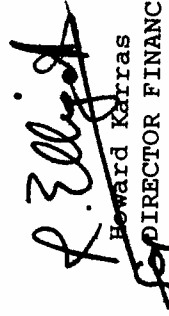
This report is presented in response to a letter from Mrs. Quigley which appeared on Council's agenda of 1987 July 13. The letter expresses concern over increasing tax rates and states that the 1987 taxes were paid under protest.

We confirm that the 1987 gross property taxes for Mrs. Quigley's property for all rate setting bodies have increased by \$163.02 or 11.2% in 1987 over 1986. The general municipal portion of the 1987 gross tax increase is \$56.93, representing an 8.9% increase over 1986.

The attached table is an analysis of the 1987 tax increase on Mrs. Quigley's property. It shows that a 4.6% increase in assessed value between 1986 and 1987 accounted for \$64.91 or 39.8% of the total increase in taxes of \$163.02.

The 4.6% increase in assessed value of Mrs. Quigley's 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 Mrs. Quigley's 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 Mrs. Quigley's gross taxes would have increased by \$98.11 or 6.7% in 1987 over 1986. General municipal taxes would have increased by \$26.26 or 4.1% in 1987 without the increase in assessment.


Howard Karras
DIRECTOR FINANCE

RE:gw
Attach.

CC: Area Assessor

ANALYSIS OF 1987 TAX INCREASE - 3743 FIR STREET

	1986	1987	Tax Increases Resulting From Increased Tax Assessment	Tax Rate	Total 1987 Increase
	\$	\$	\$	%	\$
Assessed Value - Total	102,450	107,150			4.6
Land	65,900	65,900			
Improvements	36,550	41,250			12.9
General Municipal	642.34	699.27	30.67	4.8	8.9
School	619.25	709.71	31.13	5.0	14.6
Other Bodies	61.62	70.65	3.11	5.0	14.6
Water	44.10	48.50	-	-	10.0
Sewer	87.50	89.70	-	-	2.5
Local Improvements	-	-	-	-	-
Gross Taxes	1,454.81	1,617.83	64.91	4.5	11.2
Grant	<380.00>	<380.00>	-	-	-
Net Taxes	1,074.81	1,237.83	64.91	6.1	15.2
			98.11	9.1	163.02
			26.26	4.1	56.93
			59.33	9.6	90.46
			5.92	9.6	9.03
			4.40	10.0	4.40
			2.20	2.5	2.20
			-	-	-
			-	-	-
			-	-	-
			98.11	9.1	163.02
			64.91	6.1	15.2

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