

ITEM 4  
MANAGER'S REPORT NO. 47  
COUNCIL MEETING 87/07/27

RE: LETTER FROM MR. LLOYD S. WIDDIFIELD WHICH APPEARED ON THE AGENDA FOR  
THE 1987 JULY 13TH MEETING OF COUNCIL (4 BBB)  
1987 PROPERTY TAXES - #5591 GORDON AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1987 July 20  
FROM: DIRECTOR FINANCE File: T5-6

RE: 1987 PROPERTY TAXES: 5591 GORDON AVENUE

RECOMMENDATION

1. THAT a copy of this report be sent to Lloyd S. Widdifield,  
5591 Gordon Avenue, Burnaby, B.C.

REPORT

This report is presented in response to a letter from Lloyd S. Widdifield which appeared on Council's agenda on 1987 July 13. The letter expresses concern over increasing tax rates and states that: "Our tax for 1986 amounted to \$1,542.53 as compared to \$1,723.53 ... a 12% increase far and above and beyond the inflation increase."

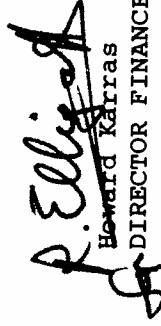
We confirm that Mr. Widdifield's net taxes for all rate setting bodies increased by 11.7% in 1987 over 1986.

The 1987 gross property taxes for all rate setting bodies have increased by \$180.68 or 9.4% in 1987 over 1986. The general municipal portion of the 1987 gross tax increase is \$38.03, representing a 4.3% increase over 1986.

The attached table is an analysis of the 1987 tax increase on Mr. Widdifield's property. It shows that while there has been a modest increase in Mr. Widdifield's assessment in 1987 over 1986, 98% or \$177.22 of the increase results from an increase in the tax rate for all rate setting bodies.

\$45.95 of the increase in Mr. Widdifield's 1987 taxes is due to an increase in the annual sewer parcel tax on his property. When sewers are installed by a developer the annual sewer parcel tax is charged at a reduced rate of 50% for the first 20 years. Mr. Widdifield had been paying an annual sewer parcel tax of \$43.75, which is the reduced rate. Beginning in 1987, the annual full sewer parcel tax of \$89.70 applies because the 20 year period during which the reduced rate applied has expired.

Including the change in assessed value, the general municipal portion of Mr. Widdifield's 1987 taxes has increased by 4.3%, which is similar to the 4.4% increase experienced by the median home in Burnaby.

  
Howard Karras  
DIRECTOR FINANCE

RE:gw  
Attach.

cc: Area Assessor

ANALYSIS OF 1987 TAX INCREASE - 5591 GORDON AVENUE

	1986	1987	Taxes	Tax Increases Resulting From Increased Assessment	Tax Rate	Total 1987 Increase	Total 1987 < Decrease >
	\$	\$	\$	%	%	\$	%
Assessed Value - Total	142,050	142,300				250	.2
Land	79,050	79,050				250	.4
Improvements	63,000	63,250					
General Municipal	890.63	928.66	1.63	.2	36.40	38.03	4.3
School	858.61	942.53	1.66	.2	82.26	83.92	9.8
Other Bodies	85.44	93.82	.17	.2	8.21	8.38	9.8
Water	44.10	48.50	-	-	4.40	4.40	10.0
Sewer	43.75	89.70	-	-	45.95	45.95	105.0
Local Improvement	-	-	-	-	-	-	-
Gross Taxes	1,922.53	2,103.21	3.46	.2	177.22	180.68	9.4
Grant	<380.00>	<380.00>	-	-	-	-	-
Net Taxes	1,542.53	1,723.21	3.46	.2	177.22	180.68	11.7

Finance Department  
1987 July 20

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