

RE: LETTER FROM MS. SHAROYNE IRELAND WHICH APPEARED ON THE AGENDA FOR
THE 1987 JULY 13TH MEETING OF COUNCIL (4 FFF)
1987 PROPERTY TAXES - #107 - 5055 IMPERIAL STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER

1987 July 20
File: T5-6

FROM: DIRECTOR FINANCE

RE: 1987 PROPERTY TAXES: #107 - 5055 IMPERIAL STREET

RECOMMENDATION

1. THAT a copy of this report be sent to Sharoyne Ireland, #107 -
5055 Imperial Street, Burnaby, B.C. V5J 1C9.

REPORT

This report is presented in response to a letter from Sharoyne Ireland which appeared on Council's agenda for 1987 July 13. The letter expresses concern over increasing tax rates and states that: "A 75% increase for a 62 year old woman who is not able to work", is too much.

The 1987 gross property taxes for the Ireland property for all rate setting bodies have increased by \$28.78 or 5.0% in 1987 over 1986. The general municipal portion of the 1987 gross tax increase is \$5.42, representing a 2.3% increase over 1986.

The attached table is an analysis of the 1987 tax increase on the Ireland property. It shows a 1.8% decrease in assessed value between 1986 and 1987.

The 1.8% decrease in assessed value of the Ireland property is lower than the .3% increase in the assessed value of the median home in Burnaby. The Area Assessor for Burnaby states that the decrease in the Ireland 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.

An analysis of the Ireland property also shows that \$121.22 or 80.8% of the increase in net taxes in 1987 over 1986 resulted from an increase in the minimum tax payable for the 1987 tax year under the Provincial Home Owner Grant Act. The minimum property tax payable for those receiving the basic grant (such as Sharoyne Ireland) rose from \$200 in 1986 to \$350 in 1987. The minimum property tax payable for those receiving the supplementary grant rose from \$1 in 1986 to \$100 in 1987.

Including the change in assessed value, the general municipal portion of Sharoyne Ireland's 1987 taxes has increased by 2.3%, which is less than the 4.4% increase experienced by the median home in Burnaby.


HOWARD KAIRAS
DIRECTOR FINANCE

RE:gw
Attach.

cc: Area Assessor

ANALYSIS OF 1987 TAX INCREASE - #107-5055 IMPERIAL STREET

	1986	1987	Taxes	Tax Increases Resulting From Increased Assessment	Tax Rate	Total 1987
	\$	\$	\$	%	\$	%
Assessed Value - Total	38,400	37,723				
Land	18,800	18,800				
Improvements	19,600	18,923				
General Municipal	240.76	246.18	<4.42>	<1.8>	9.84	4.1
School	232.11	249.86	<4.48>	<1.9>	22.23	9.6
Other Bodies	23.10	24.87	<.44>	<1.9>	2.21	9.6
Water	25.20	27.70	-	-	2.50	10.0
Sewer	47.25	48.45	-	-	1.20	2.5
Parcel	5.47	5.61	-	-	.14	2.5
Local Improvements	5.78	5.78	-	-	-	-
Gross Taxes	579.67	608.45	<9.34>	<1.6>	38.12	6.6
Grant	<379.67>	<258.45>*	-	-	121.22	31.9
Net Taxes	200.00	350.00	<9.34>	<4.7>	159.34	79.7
					150.00	
					75.0	

* Reduced grant resulting from an increase in the minimum tax payable for the 1987 tax year under the Provincial Home Owner Grant Act.

ITEM 5
MANAGER'S REPORT NO. 47
COUNCIL MEETING 87/07/27