

ITEM 6  
MANAGER'S REPORT NO. 47  
COUNCIL MEETING 87/07/27

RE: LETTER FROM MR. PETER HOPKINSON WHICH APPEARED ON THE AGENDA FOR THE  
JULY 13TH MEETING OF COUNCIL (ITEM 4 HHH)  
1987 PROPERTY TAXES - 4576 CLINTON STREET

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: 4576 CLINTON STREET

RECOMMENDATION

1. THAT a copy of this report be sent to Mr. Peter Hopkinson,  
4576 Clinton Street, Burnaby, B.C. V5J 2K5.

REPORT

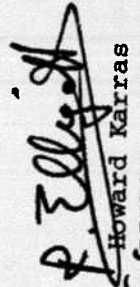
This report is presented in response to a letter from Mr. Hopkinson which appeared on Council's agenda of 1987 July 13. The letter states that: "I am taking this opportunity to protest the outrageous increase in property taxes which has been thrust upon the citizens of Burnaby."

We confirm the tax and assessment figures for the residential property as outlined in Mr. Hopkinson's letter. Table 1 attached shows that over the period 1984 to 1987 there was a 19.3% increase in assessed value and a 28.0% increase in gross taxes, and a 38.0% increase in net taxes for all rate setting bodies.

Table 2 attached is an analysis of the 1987 tax increase on Mr. Hopkinson's property. It shows an 8.0% increase in assessed value between 1986 and 1987.

The 8.0% increase in assessed value of Mr. Hopkinson'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 Mr. Hopkinson's assessment results from physical change to the dwelling (basement finishing), as well as market increase. Market values are determined on a neighbourhood area basis and have resulted in some assessments decreasing in 1987 while others have increased.

General municipal taxes on Mr. Hopkinson's property increased by \$86.99 or 12.4% in 1987 over 1986. Without the increase in assessment Mr. Hopkinson's general municipal taxes would have increased by \$28.58 or 4.1% in 1987 over 1986.

  
Howard Karras  
Director Finance

RE:gw  
Attach.

cc: Area Assessor

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TABLE 1 - ANALYSIS OF ASSESSMENT AND TAXES 1984 TO 1987 ON 4576 CLINTON STREET

	Value \$	Assessment Change \$	Change %	Value \$	Gross Taxes Change \$	Change %	Grant Value \$	Net Taxes Value \$	Change \$	Change %
1984	100,950			1,445.62			380	1,065.62		
1985	111,500	+10,550	+10.5	1,537.61	+ 91.99	+ 6.4	380	1,157.61	+ 91.99	+ 8.6
1986	111,500			1,621.19	+ 83.58	+ 5.4	380	1,241.19	+ 83.58	+ 7.2
1987	120,450	+ 8,950	+ 8.0	1,850.98	+229.79	+14.2	380	1,470.98	+229.79	+18.5
Increase from 1984 to 1987		+19,500	+19.3		+405.36	+28.0		+405.36		+38.0

TABLE 02: ANALYSIS OF 1987 TAX INCREASE - 4576 CLINTON STREET

ITEM	1986		1987		Tax Increases Resulting From Increased Tax Rate	%	\$	%	\$	%	Total 1987 Increase	Total 1987 Decrease
	Taxes	Land Improvements	Taxes	Land Improvements								
Assessed Value - Total	111,500	75,800	120,450	75,800								
General Municipal	699.08		786.07		8.3							
School	673.95		797.81		8.8							
Other Bodies	67.06		79.40		8.8							
Water	44.10		48.50		10.0							
Sewer	87.50		89.70		2.5							
Local Improvement	49.50		49.50		-							
Gross Taxes	1,621.19	<380.00>	1,850.98	<380.00>	7.6							
Grant	1,241.19		123.59		10.0							
Net Taxes	1,241.19		1,470.98		106.20							
					8.5							
					229.79							
					18.5							

Finance Department  
1987 July 20

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