

ITEM 11
MANAGER'S REPORT NO. 47
COUNCIL MEETING 87/07/27

RE: LETTER FROM MR. V. TSCHRITTER, 6690 FULTON AVENUE, BURNABY, B.C.
1987 PROPERTY TAXES - 6690 FULTON 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: 6690 FULTON AVENUE

1987 July 21
File: T5-6

RECOMMENDATION

1. THAT a copy of this report be sent to V. Tschritter, 6690 Fulton Avenue, Burnaby, B.C.

REPORT

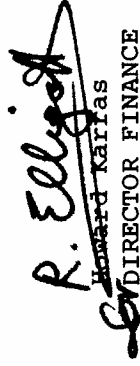
This report is presented in response to a letter from V. Tschritter which appears under Correspondence in this agenda. The letter states: "I am paying these taxes under protest, as a 14.2% increase is certainly greater than the rate of inflation has been over the past year."

We confirm that the net taxes for the Tschritter property for all rate setting bodies have increased by 14.2% in 1987 over 1986. Gross taxes for the property increased by \$162.41 or 10.7% over the same period. The general municipal portion of the 1987 gross tax increase for all rate setting bodies is \$56.37, representing an 8.6% increase over 1986.

The attached table presents an analysis of the 1987 tax increase on the Tschritter property. It shows a 4.4% increase in assessed value between 1986 and 1987.

The 4.4% increase in assessed value of the Tschritter 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 the Tschritter 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 the Tschritter property would have increased by \$99.58 or 6.6% in 1987 over 1986. The general municipal tax increase, without the assessment increase, would have been \$26.68 or 4.1% in 1987 over 1986.


R. Ellwood
DIRECTOR FINANCE

RE:gw
Attach.

cc: Area Assessor

ANALYSIS OF 1987 TAX INCREASE - 6690 FULTON AVENUE

| | 1986 | 1987 | Taxes | Tax Increases Resulting From Increased Tax Assessment | Tax Rate | Total 1987 Increase | Total 1987 Decrease |
|------------------------|----------|----------|-------|-------------------------------------------------------|----------|---------------------|---------------------|
| | \$ | \$ | \$ | % | \$ | % | \$ |
| Assessed Value - Total | 104,100 | 108,650 | | | | | 4.4 |
| Land | 62,350 | 62,350 | | | | | - |
| Improvements | 41,750 | 46,300 | | | | | 10.9 |
| General Municipal | 652.69 | 709.06 | 29.69 | 4.5 | 26.68 | 4.1 | 56.37 |
| School | 629.22 | 719.65 | 30.14 | 4.8 | 60.29 | 9.6 | 90.43 |
| Other Bodies | 62.62 | 71.63 | 3.00 | 4.8 | 6.01 | 9.6 | 9.01 |
| Water | 44.10 | 48.50 | - | - | 4.40 | 10.0 | 14.4 |
| Sewer | 87.50 | 89.70 | - | - | 2.20 | 2.5 | 10.0 |
| Local Improvement | 44.50 | 44.50 | - | - | - | - | 2.5 |
| Gross Taxes | 1,520.63 | 1,683.04 | 62.83 | 4.1 | 99.58 | 6.6 | 162.41 |
| Grant | <380.00> | <380.00> | - | - | - | - | - |
| Net Taxes | 1,140.63 | 1,303.04 | 62.83 | 5.5 | 99.58 | 8.7 | 14.2 |

Finance Department
1987 July 20

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