

ITEM 12
MANAGER'S REPORT NO. 47
COUNCIL MEETING 87/07/27

RE: LETTER FROM MR. J. FEFFER, #1004 - 5652 PATTERSON AVENUE, BURNABY, B.C.
1987 PROPERTY TAXES - #1004 - 5652 PATTERSON 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

1987 July 21
File: T5-6

RE: 1987 PROPERTY TAXES: #1004 - 5652 PATTERSON AVENUE

RECOMMENDATION

1. THAT a copy of this report be sent to J. Feffer, #1004 - 5652 Patterson Avenue, Burnaby, B.C.

REPORT

This report is presented in response to a letter from J. Feffer which appears under Correspondence in this agenda. The letter states: "I do protest having to pay such a high tax increase."

The 1987 gross taxes for the Feffer property for all rate setting bodies have increased by \$405.80 or 44.7% in 1987 over 1986. The general municipal portion of the 1987 gross tax increase for all rate setting bodies is \$179.34, representing an 44.4% increase over 1986.

The attached table presents an analysis of the 1987 tax increase on the Feffer property. It shows a 38.7% increase in assessed value between 1986 and 1987. This increase in assessment accounts for 84.9% of the gross tax increase experienced by the Feffer property in 1987.

The 38.7% increase in assessed value of the Feffer property is considerably 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 Feffer property is due to the correction of an error on the roll. The property now has an assessed value similar to other units in the development.

Without the increase in assessed value, gross taxes for the Feffer property would have increased by \$61.28 or 6.8% in 1987 over 1986. The general municipal tax increase, without the assessment increase, would have been \$16.52 or 4.1% in 1987 over 1986.

RE:gw
Attach.


Howard Kairas
DIRECTOR FINANCE

cc: Area Assessor

ANALYSIS OF 1987 TAX INCREASE - #1004-5652 PATTERSON AVENUE

	1986	1987	Taxes	1987	Taxes	Assessment	Tax Rate	Total 1987
	\$	\$	\$	\$	\$	%	%	\$
Tax Increases Resulting From Increased								
Assessment								
Tax Rate								
Total 1987								
Increase								
< Decrease >								
Assessed Value - Total	64,450	89,400						38.7
Land	25,150	25,150						-
Improvements	39,300	64,250						63.5
General Municipal	404.09	162.82	40.3	16.52	4.1	37.33	179.34	44.4
School	389.56	165.25	42.4	37.33	9.6	202.58	202.58	52.0
Other Bodies	38.77	58.94	42.4	3.72	9.6	20.17	20.17	52.0
Water	25.20	27.70	-	2.50	9.9	2.50	2.50	9.9
Sewer	47.25	48.45	-	1.20	2.5	1.20	1.20	2.5
Use	.74	-	-	.01	1.4	.01	.01	1.4
Parcel	2.70	2.70	-	-	-	-	-	-
Local Improvement								
Gross Taxes	908.31	344.52	37.9	61.28	6.8	405.80	405.80	44.7
<380.00>								
Net Taxes	528.31	934.11	344.52	61.28	11.6	405.80	405.80	76.8
<380.00>								

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