

ITEM 15  
MANAGER'S REPORT NO. 47  
COUNCIL MEETING 87/07/27

RE: LETTER FROM MR. D.A. STILLWELL, 6551 GRANT STREET, BURNABY, B.C.  
1987 PROPERTY TAXES - 6551 GRANT STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER

1987 July 22

FROM: DIRECTOR FINANCE

File: T5-6

RE: 1987 PROPERTY TAXES: 6551 GRANT STREET

RECOMMENDATION

1. THAT a copy of this report be sent to Mr. D.A. Stilwell, 6551 Grant Street, Burnaby, B.C. V5B 2K9

REPORT

This report is presented in response to a letter from Mr. D.A. Stilwell which appears under Correspondence in this agenda. The letter states: "The increase in my taxes is \$163.41 -- more than 5 times what Burnaby said they would increase", and "My General purpose tax has increased 25% in the last 4 years."

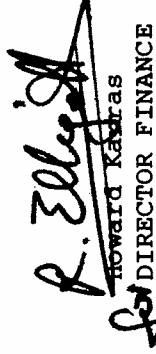
We confirm that the gross taxes for Mr. Stilwell's property for all rate setting bodies have increased by \$163.41 or 9.1% in 1987 over 1986, and by \$355.81 or 22.1% over the period 1984 to 1987. As Mr. Stilwell notes, the general municipal taxes for his property have increased by \$151.89 or 24.8% since 1984.

Table 1 attached gives a comparison of assessments and taxes over the period 1984 to 1987. It shows that during that period, the assessed value of Mr. Stilwell's property increased by 15.7% while the gross taxes increased by 22.1% and the net taxes rose by 29.0%.

Table 2 attached is an analysis of the 1987 tax increase. It shows that the 3.6% increase in assessment between 1986 and 1987 accounted for \$55.92 or 34.2% of the total increase in taxes of \$163.41.

The 3.6% increase in assessed value of Mr. Stilwell's 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 Mr. Stilwell's assessment 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 all rate setting bodies for Mr. Stilwell's property would have increased by \$107.49 or 6.0% in 1987 over 1986. Without the increase in assessment Mr. Stilwell's general municipal taxes would have increased by \$28.95 or 4.1% in 1987 over 1986.

  
HOWARD KARRAS  
Senior DIRECTOR FINANCE

RE:gw  
Attach.

ITEM 15  
 MANAGER'S REPORT NO. 47  
 COUNCIL MEETING 87/07/27

TABLE 1 - ANALYSIS OF ASSESSMENT AND TAXES 1984 TO 1987 ON 6551 GRANT STREET

	Value	Assessment	Change	%	Value	Gross Taxes	Change	%	Value	Grant	Value	Net Taxes	Change	%
1984	101,100				1,607.25				380.00	1,227.25				
1985	112,950	+ 11,850	+ 11.7		1,715.06	+ 107.81	+ 6.7		380.00	1,335.06	+ 107.81	+ 8.8		
1986	112,950	-	-		1,799.65	+ 84.59	+ 4.9		380.00	1,419.65	+ 84.59	+ 6.3		
1987	117,000	+ 4,050	+ 3.6		1,963.06	+ 163.41	+ 9.1		380.00	1,583.06	+ 163.41	+ 11.5		
Increase from 1984 to 1987	+15,900		+ 15.7		+ 355.81		+22.1		+ 355.81		+ 29.0			

TABLE 2: ANALYSIS OF 1987 TAX INCREASE - 6551 GRANT STREET

	1986	1987	Taxes	Tax Increases Resulting From Increased Assessment	Tax Rate	Total 1987 Increase	Total 1987 Decrease
	\$	\$	\$	%	%	\$	\$
Assessed Value - Total	112,950	117,000					
Land	75,700	75,700					
Improvements	37,250	41,300					
General Municipal	708.17	763.55	26.43	3.7	4.1	55.38	7.8
School	682.72	774.95	26.82	3.9	9.6	92.23	13.5
Other Bodies	67.94	77.14	2.67	3.9	9.6	9.20	13.5
Water	44.10	48.50	-	-	10.0	4.40	10.0
Sewer	87.50	89.70	-	-	2.5	2.20	2.5
Local Improvement	209.22	209.22	-	-	-	-	-
Gross Taxes	1,799.65	1,963.06	55.92	3.1	6.0	163.41	9.1
Grant	<380.00>	<380.00>	-	-	-	-	-
Net Taxes	1,419.65	1,583.06	55.92	3.9	7.6	163.41	11.5

ITEM 15  
MANAGER'S REPORT NO. 47  
COUNCIL MEETING 87/07/27

