

ITEM 19  
MANAGER'S REPORT NO. 47  
COUNCIL MEETING 87/07/27

RE: LETTER FROM MS. MARIA MEYER WHICH APPEARED ON THE AGENDA FOR THE  
1987 JULY 13TH MEETING OF COUNCIL (ITEM 4 GGG)  
1987 PROPERTY TAXES - #2406 - 6540 BURLINGTON 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 20  
File: T5-6

RE: 1987 PROPERTY TAXES: #2406 - 6540 BURLINGTON AVENUE

RECOMMENDATION

1. THAT a copy of this report be sent to Maria Meyer, #2406 - Burlington Avenue, Burnaby.

REPORT

This report is presented in response to a letter from Maria Meyer which appeared on Council's agenda of 1987 July 13. The letter expresses concern over increasing tax rates and states that the 1987 taxes were paid under protest.

The 1987 gross property taxes for Mrs. Meyer's property for all rate setting bodies have increased by \$174.19 or 12.9% in 1987 over 1986. The general municipal portion of the 1987 gross tax increase is \$64.18, representing a 10.4% increase over 1986.

The attached table is an analysis of the 1987 tax increase on Mrs. Meyer's property. It shows that a 6.0% increase in assessed value between 1986 and 1987 accounted for \$82.19 or 47.2% of the total increase in taxes of \$174.19.

The 6.0% increase in assessed value of Mrs. Meyer'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 Mrs. Meyer'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 Mrs. Meyer's property would have increased by \$92.00 or 6.8% in 1987 over 1986. The general municipal tax, increase without the assessment increase, would have been \$25.33 or 4.1% in 1987 over 1986.

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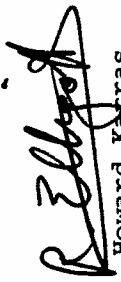
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Regarding Mrs. Meyer's comment that assessed land value is too high, property assessments are established by the British Columbia Assessment Authority. The Assessment Authority is under the jurisdiction of the Provincial Government. Appeals to assessment or requests for detailed explanation of assessed values should be submitted to the Assessment Authority for response.

While it is too late to appeal assessed values for the 1987 taxation year, the deadline for appeals to assessments for the 1988 taxation year is 1987 October 31.

Mrs. Meyer's concern will be forwarded to the Area Assessor by copy of this report.

  
 Howard Karras  
 Director Finance

RE: gw  
 Attach.

cc: Area Assessor



