

ITEM 1
MANAGER'S REPORT NO. 44
COUNCIL MEETING 87/06/29

RE: LETTER FROM MR. AND MRS. M. VICK, WHICH APPEARED ON THE AGENDA FOR
THE JUNE 22ND MEETING OF COUNCIL (ITEM 3 I)
1987 PROPERTY TAXES - 3791 CARSON STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 JUNE 23
FROM: DIRECTOR FINANCE FILE: T5-6
RE: 1987 PROPERTY TAXES - 3791 CARSON STREET

RECOMMENDATION

1. THAT a copy of this report be sent to J. Lucy Vick and Martin M. Vick, 3791 Carson Street, Burnaby.

REPORT

This report is presented in response to a letter from J. Lucy Vick and Martin M. Vick, which appeared on Council's agenda of 1987 June 22. The Vicks state that "our land assessment remained the same as the previous year. Our building assessment remained the same as the previous year...we feel this increase is unjustified and unfair."

The attached table presents an analysis of the 1987 tax increase on the Vick's property. It shows that a \$3200 (8.8%) increase in the improvements portion of the assessment between 1986 and 1987 resulted in an overall increase of 2.9% in assessed value between 1986 and 1987. This increase accounted for \$58.00 or 35.4% of the total increase in taxes of \$163.92.

The 2.9% increase in assessed value of the Vick'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 the Vick'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 the Vick's gross taxes would have increased by \$105.92 or 6.8% in 1987 over 1986.

It is recommended that a copy of this report be sent to
J. Lucy Vick and Martin M. Vick, 3791 Carson Street, Burnaby.


Howard Kairas
DIRECTOR FINANCE

RE:jm

cc: Area Assessor
B.C. Assessment Authority

ANALYSIS OF 1987 TAX INCREASE 3791 CARSON STREET

	1986	1987	Taxes	Tax increases resulting from increased assessment	Tax Rate	Total 1987 Increase
	\$	\$	\$	%	%	\$
Assessed value - Total	112,200	115,400				2.9
Land	74,800	74,800				-
Improvements	36,400	40,600				8.8
General municipal	697.20	753.11	27.41	3.9	4.1	8.0
School	672.14	764.36	27.82	4.1	9.6	13.7
Other bodies	66.89	76.08	2.77	4.1	9.6	13.7
Water	44.10	48.50	-	-	10.0	10.0
Sewer	87.50	89.70	-	-	2.20	2.5
Local improvements	-	-	-	-	-	-
Gross taxes	1,567.83	1,731.75	58.00	3.7	6.8	10.5
Less grants	380.00	380.00	-	-	-	-
Net taxes	1,187.83	1,351.75	58.00	4.9	8.9	13.8

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