

ITEM 2
MANAGER'S REPORT NO. 44
COUNCIL MEETING 87/06/29

RE: LETTER FROM MR. JERRY DIVOKY WHICH APPEARED ON THE AGENDA FOR THE
JUNE 22ND MEETING OF COUNCIL (ITEM 3 D)
1987 PROPERTY TAXES - 4426 PRICE CRESCENT

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 - 4426 PRICE CRESCENT

RECOMMENDATION

1. THAT a copy of this report be sent to Mr. Jerry Divoky,
4426 Price Crescent, Burnaby.

REPORT

This report is presented in response to a letter from Mr. Jerry Divoky, which appeared on Council's agenda of 1987 June 22. Mr. Divoky expressed concern for increasing property taxes, and states that, "This year alone our own home property taxes have gone up 12.9%!"

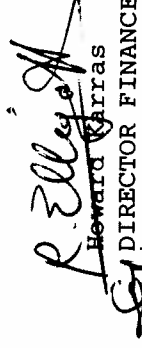
The attached table is an analysis of the 1987 tax increase on Mr. Divoky's property. It shows that a \$6850 (6.9%) increase in assessed value between 1986 and 1987 accounted for \$94.59 or 49.8% of the total increase in taxes of \$190.06. The 6.9% increase in assessed value of Mr. Divoky's property is 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 Mr. Divoky'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 Mr. Divoky's gross taxes would have increased by \$95.47 or 6.5% in 1987 over 1986.

It is recommended that a copy of this report be sent to
Mr. Jerry Divoky, 4426 Price Crescent, Burnaby.

RE: jm

cc: Area Assessor
B.C. Assessment Authority


Howard Carras
DIRECTOR FINANCE

ANALYSIS OF 1987 TAX INCREASE 4426 PRICE CRESCENT

	1986	1987	Tax increases resulting from increased assessment	Tax Rate	Total 1987 Increase
	\$	\$	\$	%	%
Taxes	623.85	694.05	44.70	7.2	11.3
School	601.42	704.41	45.37	7.5	17.1
General municipal	11.3	70.20	25.50	4.1	102.99
Other bodies	59.85	70.12	4.52	7.6	17.2
Water	44.10	48.50	-	-	10.0
Sewer	87.50	89.70	-	-	2.20
Local improvements	53.43	53.43	-	-	2.5
Assessed value	99,500	106,350			6.9
Net taxes	1,090.15	1,280.21	94.59	8.7	17.5
Gross taxes	1,470.15	1,660.21	94.59	6.4	12.9
Less grants	380.00	380.00	-	-	-
Net taxes	1,090.15	1,280.21	94.59	8.7	17.5

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