

TO: MUNICIPAL MANAGER
FROM: DIRECTOR FINANCE

1990 October 03
File: A73-2

SUBJECT: 1991 PRELIMINARY ASSESSMENT ROLL

PURPOSE: To provide Council with information on the preliminary 1991 assessment roll.

RECOMMENDATION

1. THAT this report be received for information purposes.

SUMMARY

The preliminary 1991 assessment roll shows an overall increase in assessed value in Burnaby of \$4.345 billion over the 1990 authenticated roll. \$249 million represents new growth for the period 1989 September to 1990 September 30. The remainder results from market value increases from 1988 July to 1990 July. This new growth is expected to generate approximately \$2 million in new municipal taxes in 1991. The roll is subject to changes from the Court of Revision.

The average market value increase in 1991 for the residential class is 63%. Major industry has increased by 25%; light industry, 22%; and business, 31%.

The increases in assessed value will not result in increased municipal property taxes for most homeowners. Tax rates will be reduced to offset the effect of average assessment increases.

REPORT

I. THE 1991 ASSESSMENT ROLL

The British Columbia Assessment Authority (B.C.A.A.) has released the 1991 preliminary assessment roll, which will be used to calculate municipal property taxes in 1991. The new roll establishes the market value of all properties as of 1990 July 01. The roll is subject to changes from appeals processed by the Court of Revision.

The 1991 roll shows an increase of \$4.345 billion (53.9%) from the 1990 authenticated roll. Changes, by property class, are as follows:

	Change 1990 to 1991
	<u>Increase/(Decrease)</u>
	\$ %
Residential	3,681,790,104 62.77
Utilities	30,362,090 28.62
Major Industry	36,482,143 25.40
Light Industry	19,016,050 21.92
Business/Other	572,116,817 30.81
Recreation/Non-Profit	5,463,273 74.71
Farm	<u>(120,216) (14.20)</u>
TOTAL	<u>4,345,110,261 53.86</u>

A comparison of the assessment rolls by property class for 1986 through 1991 is presented in Table 1 attached. This illustrates that total assessments in Burnaby have doubled over the past five years, with approximately one-half of that increase occurring between 1990 and 1991.

Focusing on the change from 1990 to 1991, Table 2 attached compares the two assessment rolls and breaks out new growth from increases in property value.

New growth was \$249 million for the period 1989 September 30 to 1990 September 30 and is expected to generate approximately \$2 million in new municipal taxes in 1991. The remaining \$4.1 billion has resulted from increases in market value between 1988 September 30 to 1990 September 30.

While the 1991 roll shows a 53.9% increase in total assessed value over the 1990 roll, land values have increased by 87.3% and improvements by 18.0%. Table 3 attached illustrates how land and improvement values have changed for each class of property in 1991 over 1990. In the residential class, land values have risen by 95.0% and improvements by 22.3%.

II. EFFECT OF 1991 ASSESSMENT ROLL ON 1991 TAXES

The increases in assessed value will not result in increased municipal property taxes for most homeowners. Tax rates will be reduced to offset the effect of average assessment increases. The actual impact of the assessment increases will only be known when the 1991 authenticated roll is set early in 1991, and the 1991 annual budget is finalized.

Other factors which may affect local taxes include changes in revenue sharing from the Provincial Government and the requirements (tax rates) of other rate setting bodies such as the Burnaby School Board, Greater Vancouver Regional District, and Greater Vancouver Regional Hospital District.



for
Howard Karras
DIRECTOR FINANCE

TABLE 1

BURNABY GENERAL MUNICIPAL PURPOSES ASSESSMENT ROLL AND % BY CLASS
1986 THROUGH 1991

	1986		1987		1988		1989		1990		1991	
	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%
Residential	4,580,015,384	72.87	4,687,458,110	72.54	4,768,901,655	71.66	5,733,162,862	73.43	5,865,169,112	72.71	9,546,959,216	76.92
Utilities	81,008,605	1.29	78,871,202	1.22	83,660,816	1.26	95,068,465	1.22	106,070,730	1.31	136,432,820	1.10
Major Industry	237,853,200	3.78	221,234,050	3.42	128,240,050		145,050,232	1.86	143,647,046	1.78	180,129,189	1.45
(Note 1)						3.22						
Light Industry			85,656,200		88,611,000		86,731,750	1.13	86,731,750	1.08	105,747,800	0.85
(Note 1)												
Business/Other	1,374,977,790	21.88	1,464,901,800	22.67	1,577,856,129	23.71	1,738,333,134	22.27	1,856,878,184	23.02	2,428,995,001	19.57
Recreation/Non-Profit	10,445,400	0.17	8,862,850	0.14	9,615,250	0.14	6,423,100	0.08	7,312,727	0.09	12,776,000	0.10
Farm	807,322	0.01	853,098	0.01	870,677	0.01	858,666	0.01	846,889	0.01	726,673	0.01
	6,285,107,701	100.00	6,462,181,110	100.00	6,654,800,777	100.00	7,807,507,459	100.00	8,066,656,438	100.00	12,411,766,699	100.00

Note (1) Industrial was separated into major and light industry classes for the first time in 1988.

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1991 PRELIMINARY ROLL VS. 1990 AUTHENTICATED ASSESSMENT ROLL
SHOWING MARKET VALUE CHANGES AND NEW GROWTH

Property Class	1990 Authenticated Roll	Market Value Change	New 1991 Roll Excluding New Growth	New 1991 Roll New Growth	Change 1991 vs. 1990	Change 1991 vs. 1990 (Market Value Plus New Growth)
	\$	\$	\$	\$	%	\$
Residential	5,865,169,112	3,530,121,790	9,395,290,903	151,668,313	62.77	3,681,790,104
Utilities	106,070,730	18,056,760	124,127,490	12,305,330	28.62	30,362,090
Major Industry	143,647,046	30,886,375	174,533,421	5,595,768	25.40	36,482,143
Light Industry	86,731,750	16,269,200	108,494,650	(2,746,850)	21.92	19,016,050
Business/other	1,856,878,184	494,938,867	2,351,877,051	77,117,950	30.81	572,116,817
Recreation/ Non-Profit	7,312,727	5,463,273	12,776,000	-	74.71	5,463,273
Farm	846,889	-	726,673	(56,967)	(14.20)	(120,216)
	8,066,656,438	4,095,736,265	12,167,826,188	243,883,544	53.87	4,345,110,261
						4,345,110,261

TABLE 2

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COMPARISON OF 1990 AUTHENTICATED AND 1991 PRELIMINARY ASSESSMENT ROLLS

TABLE 3

	1990 Authenticated Roll			1991 Preliminary Roll			Total Land & Impts	% Change 1990 to 1991
	Land	Improvements	Total	Land	Improvements	Total		
Residential	3,266,253,412	2,598,915,700	5,865,169,112	3,178,500,016	9,546,959,216	95.0	22.3	62.8
Utilities	39,049,400	67,021,330	106,070,730	81,380,268	136,432,820	41.0	21.4	28.6
Major Industry	56,558,200	87,088,846	143,647,046	101,951,889	180,129,189	38.2	17.1	25.4
Light Industry	45,403,100	41,328,650	86,731,750	43,188,000	105,747,800	37.8	4.5	21.9
Business/Other	762,032,533	1,094,845,651	1,856,878,184	1,184,364,396	2,428,995,001	63.3	8.2	30.8
Recreation/Non-Profit	5,070,227	2,242,500	7,312,727	3,110,000	12,776,000	90.6	38.7	74.7
Farm	846,889		846,889		726,673	(14.2)		(14.2)
	4,175,213,761	3,891,442,677	8,066,656,438	4,592,494,569	12,411,766,699	87.3	18.0	53.9

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