



# BC ASSESSMENT

## MEDIA BACKGROUNDER January 3, 2017

### **Facts on B.C. Property Assessments and the 2017 Assessment Roll**

- Total number of properties on the 2017 roll is 2,017,364, an approximate 1% increase from 2016.
- Total value of real estate on the 2017 roll is \$1,667,918,048,627 (\$1.67 trillion), an increase of over 25% from 2016.
- Total amount of 'non-market change', including new construction, rezonings and subdivisions is approximately \$25.2 billion, an increase of almost 24% from the 2016 roll of \$20.4 billion.
- In B.C., approximately 88% of all properties are classified with some residential (Class 1) component. This equates to \$ 1,298,409,769,982 of the value on the total provincial roll.
- Over 98% of property owners typically accept their property assessment without proceeding to a formal, independent review of their assessment.
- Assessments are the estimate of a property's market value as of July 1, 2016 and physical condition as of October 31, 2016. This common valuation date ensures there is an equitable property assessment base for property taxation.
- Changes in property assessments reflect movement in the local real estate market and can vary greatly from property to property. When estimating a property's market value, BC Assessment's professional appraisers analyze current sales in the area, as well as considering other characteristics such as size, age, quality, condition, view and location.
- Real estate sales determine a property's value which is reported annually by BC Assessment. Local governments and other taxing authorities are responsible for property taxation and, after determining their own budget needs this spring, will calculate property tax rates based on the assessment roll for their jurisdiction.
- BC Assessment's assessment roll provides the foundation for local and provincial taxing authorities to raise over \$7 billion in property taxes each year. This revenue funds the many community services provided by local governments around the province as well as the K-12 education system.
- BC Assessment's website provides a listing of property assessments and sales to help property owners understand their property's market value and provide comparable sales information. Go to [bcassessment.ca](http://bcassessment.ca) and click on the **e-valueBC** link. For more information on the 2017 Assessment Roll and regional and province-wide real estate market trends including lists of the province's top valued residential properties, please visit [www.bcassessment.ca](http://www.bcassessment.ca) and click on the "Property Information & Trends" link.