

**For Immediate Release
January 2, 2015**

ASSESSMENT NOTICES SENT TO PROPERTY OWNERS IN CAPITAL REGION

Property Values Remain Stable for 2015

VICTORIA – In the next few days, owners of more than 146,000 properties throughout the Capital Region can expect to receive their 2015 assessment notices which reflect market value as of July 1, 2014.

“The majority of residential home owners will observe a modest assessment change compared to last year’s assessment,” said Reuben Danakody, Regional Assessor. “Most single family and strata residential home owners in the Capital Region will see average changes of -2% to +3%. This reflects market change from July 1, 2013 to July 1, 2014.”

Overall, the Capital Region’s Assessment Roll increased slightly from \$88.8 billion to \$90.5 billion this year. A total of almost \$1.099 billion of the \$90.5 billion includes value attributable to subdivisions, rezoning and new construction.

The summary below provides estimates of 2014 and 2015 assessed values of residential homes throughout the Capital Region. The examples that follow demonstrate market trends for single family residential properties by geographic area:

Jurisdiction	2014 Assessment Roll (valuation date of July 1, 2013)	2015 Completed Assessment Roll (valuation date of July 1, 2014)
Colwood	\$502,000	\$ 490,000
Victoria	\$526,000	\$ 536,000
Esquimalt	\$491,000	\$ 499,000
Central Saanich	\$502,000	\$ 502,000
Saanich (SD61)	\$497,000	\$ 503,000
Saanich (SD63)	\$683,000	\$679,000
Oak Bay	\$667,000	\$686,000
Langford	\$408,000	\$407,000
North Saanich	\$681,000	\$681,000
Metchosin	\$536,000	\$530,000
Sooke	\$312,000	\$299,000
Highlands	\$451,000	\$441,000
View Royal	\$429,000	\$430,000
Sidney	\$427,000	\$432,000
Victoria Rural	\$296,000	\$291,000
Gulf Islands	\$479,000	\$475,000

In addition, owners of commercial properties in the Capital Region will see average changes of +2% to +6%.

“Property owners who feel that their property assessment does not reflect market value as of July 1, 2014 or see incorrect information on their notice, should contact BC Assessment as indicated on their notice as soon as possible in January,” said Danakody.

“If a property owner is still concerned about their assessment after speaking to one of our Appraisers, they may submit a Notice of Complaint (Appeal) by February 2, for an independent review by a Property Assessment Review Panel,” added Danakody.

The Property Assessment Review Panels, independent of BC Assessment, are appointed annually by the Ministry of Community, Sport and Cultural Development, and typically meet between February 1 and March 15 to hear formal complaints.

The Capital Region Assessment office is located at #102-3350 Douglas Street in Victoria. During the month of January, office hours are 8:30 a.m. to 5:00 p.m., Monday to Friday. Property owners can contact BC Assessment toll-free at 1-866-valueBC (1-866-825-8322) or online by clicking “CONNECT” at www.bcassessment.ca

Visit www.bcassessment.ca for more information about the 2015 Assessment Roll including lists of 2015’s top 100 most valuable residential properties across the province.

Of note, BC Assessment has launched a newly-enhanced version of its free e-valueBC service that allows anyone to search, check and compare properties online from across the province. Improved navigation, an interactive map and inclusion of property street-front imagery are among the new features.

Also new for 2015, BC Assessment has updated its Customer Service Standards which include commitments to be open & transparent, fair & accurate, timely & accessible, knowledgeable & respectful, and innovative & collaborative.

“Our service commitments and standards clearly indicate the level of service that you can expect from BC Assessment and ensure we focus on customer needs as we continue to deliver excellent service,” said Danakody.

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BC Assessment

MEDIA BACKGROUNDER

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Facts on B.C. Property Assessments and the 2015 Assessment Roll

- Total number of properties on the 2015 roll is 1,974,120, an approximate 0.98% increase from 2014.
- Total value of real estate on the 2015 roll is \$1,206,152,088,777 (\$1.2 trillion), a 5.84% increase from 2014.
- Total amount of 'non-market change', including new construction and development: approximately \$18.69 billion, an increase of 6.54% from the 2014 roll of \$17.54 billion.
- In B.C., approx. 87.74% of all properties are classified with some residential (Class 1) component. This equates to over \$912 billion (\$912,653,565,545) of the value on the total provincial roll.
- Over 98% (99.1% in 2014) 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, 2014 and physical condition as of October 31, 2014. 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 more than \$6.8 billion in property taxes each year. This revenue funds the many community services provided by local governments around the province, including the public school 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 www.bcassessment.ca and click on the **e-valueBC** link. For 2015, a new version of e-valueBC provides improved navigation, an interactive map and inclusion of property street-front imagery.
- New for 2015, BC Assessment has updated its Customer Service Standards which include commitments to be open & transparent, fair & accurate, timely & accessible, knowledgeable & respectful, and innovative & collaborative.
- For more information on the 2015 assessment roll and regional and province-wide real estate market trends, please visit www.bcassessment.ca and click on the 2015 assessment roll information link.