



**BC ASSESSMENT
NEWS RELEASE**
January 2, 2019

Vancouver Island 2019 Property Assessments in the Mail

VICTORIA – In the next few days, owners of more than 371,000 properties throughout Vancouver Island can expect to receive their 2019 assessment notices, which reflect market value as of July 1, 2018.

"The majority of residential home owners within the region can expect an increase up to 20 per cent as compared to last year's assessment," says Vancouver Island Assessor Tina Ireland. "All markets were relatively strong as of July 1 2018, including single family, condominiums, and commercial properties. Increases in assessments are generally lower in the south part of the island and higher as you move to the central or northern areas."

As B.C.'s trusted provider of property assessment information, BC Assessment collects, monitors and analyzes property data throughout the year. The table below indicates the Vancouver Island region's estimated range of percentage changes to 2019 assessment values by property type compared to 2018. Please note property assessments may vary by jurisdiction or municipality within the region.

Property Type	URBAN areas of Vancouver Island 2019 Assessments Range of % Changes in Value (as of July 1, 2018)	RURAL areas of Vancouver Island 2019 Assessments Range of % Changes in Value (as of July 1, 2018)
Residential Single Detached Homes	0% to +20%	0% to +25%
Residential Strata Units (e.g. condominiums)	0% to +20%	0% to +20%
Commercial	0% to +25%	-5% to +20%
Light Industrial	0% to +25%	0% to +20%

Overall, Vancouver Island's total assessments increased from about \$222 billion in 2018 to \$246.9 billion this year. A total of almost \$3.9 billion of the region's updated assessments is from new construction, subdivisions and rezoning of properties. BC Assessment's Vancouver Island region includes all communities located within Greater

Victoria, South Island, Central Island, North Island, West Coast, Northern and Southern Gulf Islands and Powell River.

The summaries below provides estimates of average 2018 versus 2019 assessed values of properties throughout the region. The average is represented by the median, or mid point, value which removes the influence of outliers.

These examples demonstrate market trends for **single-family residential properties** by geographic area:

Community	2018 Average Assessed Value as of July 1, 2017	2019 Average Assessed Value as of July 1, 2018	% Change
Greater Victoria			
City of Colwood	\$578,000	\$637,000	+10%
City of Victoria	\$780,000	\$842,050	+8%
District of Central Saanich	\$695,000	\$738,500	+6%
Township of Esquimalt	\$652,000	\$710,800	+9%
District of Saanich (SD#61)*	\$774,000	\$810,000	+4%
District of Saanich (SD#63)*	\$948,000	\$1,013,000	+6%
District of Oak Bay	\$1,149,000	\$1,222,000	+6%
City of Langford	\$562,000	\$612,000	+9%
District of North Saanich	\$871,000	\$925,000	+6%
District of Metchosin	\$712,000	\$792,000	+11%
District of Sooke	\$452,000	\$501,000	+10%
District of Highlands	\$766,500	\$827,000	+8%
Town of View Royal	\$680,000	\$742,000	+9%
Town of Sidney	\$619,000	\$699,150	+13%
Gulf Islands	\$463,500	\$523,000	+13%
*SD = School District			
Central Island			
Town of Ladysmith	\$381,000	\$426,000	+11%
Town of Lake Cowichan	\$280,300	\$327,000	+16%
City of Duncan	\$310,000	\$349,000	+12%
District of North Cowichan	\$375,000	\$430,000	+14%
District of Lantzville	\$538,000	\$624,000	+16%
City of Nanaimo	\$434,000	\$490,000	+12%
Nanaimo Rural	\$382,100	\$435,000	+13%
Town of Qualicum Beach	\$542,000	\$615,000	+13%
City of Parksville	\$433,000	\$448,100	+11%
District of Tofino	\$643,500	\$767,000	+19%
Town of Ucluelet	\$331,500	\$403,000	+21%
City of Port Alberni	\$239,500	\$278,300	+16%

Alberni Clayoquot Regional District	\$491,000	\$553,000	+12%
North Island			
City of Courtenay	\$385,000	\$450,000	+17%
Town of Comox	\$441,000	\$517,000	+17%
Village of Cumberland	\$360,000	\$460,000	+27%
City of Campbell River	\$345,000	\$401,000	+16%
Campbell River Rural	\$321,000	\$370,000	+15%
District of Port Hardy	\$160,100	\$182,300	+13%
Village of Port Alice	\$123,200	\$131,250	+6%
Town of Port McNeil	\$200,150	\$218,100	+9%
Village of Gold River	\$142,200	\$166,200	+17%
Village of Tahsis	\$76,300	\$99,600	+30%
Village of Alert Bay	\$115,700	\$129,400	+11%
Village of Sayward	\$141,650	\$205,100	+44%
Village of Zeballos	\$64,500	\$64,100	0%
Port Hardy	\$160,100	\$182,300	+14%
Powell River			
Powell River Regional District - Rural Areas	\$237,000	\$257,100	+8%
City of Powell River	\$288,250	\$328,000	+13%

These examples demonstrate market trends for **strata residential properties (e.g. condominiums)** by geographic urban area for select urban communities:

Community	2018 Average Assessed Value as of July 1, 2017	2019 Average Assessed Value as of July 1, 2018	% Change
Select Urban Areas of Vancouver Island			
City of Victoria	\$414,750	\$447,800	+8%
City of Colwood	\$360,700	\$400,600	+11%
District of Central Saanich	\$424,000	\$492,000	+16%
Township of Esquimalt	\$362,000	\$387,000	+6%
District of Saanich (SD#61)*	\$354,600	\$395,000	+11%
District of Saanich (SD#63)*	\$607,200	\$631,000	+4%
District of Oak Bay	\$594,000	\$623,000	+5%
City of Langford	\$338,000	\$386,000	+14%
Town of View Royal	\$426,000	\$473,700	+11%
Town of Sidney	\$403,200	\$469,200	+16%
City of Nanaimo	\$268,000	\$309,000	+15%
City of Courtenay	\$240,400	\$283,900	+18%
City of Campbell River	\$195,200	\$240,300	+23%

*SD = School District. Note that municipality of Saanich is divided into two School Districts.

BC Assessment's website at bcassessment.ca includes more details about 2019 assessments, property information and trends such as lists of 2019's top valued residential properties across the province. The website also provides self-service access to a free, online property assessment search service that allows anyone to search, check and compare 2019 property assessments for anywhere in the province. As a new option, property owners can unlock additional property search features by registering for a free BC Assessment custom account to store/access favourites, create comparisons and use our new interactive map.

"Property owners can find a lot of information on our website including answers to many assessment-related questions, but those who feel that their property assessment does not reflect market value as of July 1, 2018 or see incorrect information on their notice, should contact BC Assessment as indicated on their notice as soon as possible in January," says Assessor Tina Ireland.

"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 January 31st, for an independent review by a Property Assessment Review Panel," adds Ireland.

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

"It is important to understand that increases in property assessments do not automatically translate into a corresponding increase in property taxes," explains Ireland. "How your assessment changes relative to the average change in your community is what may affect your property taxes."

The Vancouver Island BC Assessment offices are located at:

Victoria Office

#102-3350 Douglas Street
Victoria, BC V8Z 7X9

Nanaimo Office

#300-125 Wallace Street
Nanaimo, BC V9R 5B2

Courtenay Office

2488 Idiens Way
Courtenay, BC V9N 9B5

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 at bcassessment.ca

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-30-

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**BC ASSESSMENT**

MEDIA BACKGROUNDER
January 2, 2019

Facts on B.C. Property Assessments and the 2019 Assessment Roll

- Total number of properties on the 2019 Roll is 2,067,479, an approximate 1.07% increase from the most recent 2018 roll.
- Total value of real estate on the 2019 Roll is over \$1.99 trillion, an increase of nearly 7.45% from 2018.
- Total amount of 2019 'non-market change', including new construction, rezonings and subdivisions is approximately \$31.38 billion.
- In B.C., approximately 88% of all properties are classified with some residential (Class 01) component. This equates to \$ 1,525,554,587,865 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, 2018 and physical condition as of October 31, 2018. 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 about \$8 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 and use "Find your property assessment". For more information on the 2019 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 and click on the "Property Information & Trends" link.