



COMPARE PROPERTIES

Search for and compare property assessments at bcaassessment.ca. Sign up for a free BC Assessment account to access personalized features.



KEY DATES

January 31 – Property Assessment Review Panel Deadline

People wishing to request an independent review of their assessment must file their written notice of complaint with the assessor by this date.

July 1 – Valuation Date

The date actual (market) value of properties is determined for the purpose of assessment rolls.

October 31 – Physical Condition and Permitted Use

The assessment reflects the physical condition and permitted use (zoning) of property as of this date, except where substantial damage or destruction of the buildings occurs between October 31 and December 31.

December 31 – Assessment Notices



Completed assessment information produced and mailed to property owners. Assessment information and value totals delivered to tax authorities and are available online as soon as possible after this date.



We Value BC

Connect with us
Contact us online at bcaassessment.ca
Call us at 1-866-valuebc.
bcaassessment.ca

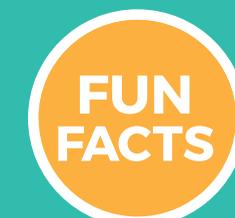
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WE VALUE BC

BC Assessment is a dynamic and reliable assessment service provider that supports strong and vibrant communities in B.C.

Learn more about regional property information & trends at bcaassessment.ca.



- ▶ We record every property address. Did you know that "100" is the most common address number in B.C.? It appears in over 2000 properties.
- ▶ Each year, our appraisers assess over two million properties with a total real estate value of close to \$2 trillion.
- ▶ Did you know that we have a vast area to assess? British Columbia is larger than Scotland, England, Ireland, and New Zealand combined!

ABOUT BC ASSESSMENT



Established in 1974, our legislative mandate is to create and maintain uniform property assessments and trusted property information throughout B.C. in accordance with the *Assessment Act*. We are consistently recognized as a global leader in property assessment services.

We use our extensive appraisal expertise to value over 2 million properties across the province. This provides a stable and predictable base for property taxation in every community.

We continue to evolve, focusing on accessibility, timeliness, accuracy and innovation.

We are BC Assessment. The trusted provider of property assessments in B.C.

HOW DO WE DETERMINE PROPERTY VALUES?

Our Appraisers evaluate:

- The location of the home
- The size of home
- The size of lot
- The age of the home
- Miscellaneous features that can affect the home's value
- Comparable sales prices and other real estate market information



It's through this comprehensive approach that we make sure you receive property values that meet the highest industry standards for accuracy.

ENSURING DATA ACCURACY

Accurate and complete property data creates fair and equitable property assessments. Having up-to-date information on all properties throughout the province is essential to providing customers with high quality assessments and related services.

We continuously review the information we have on file for over 2M properties across the province in order to ensure our information is as accurate as possible.

The value of your property may have changed if you have:

- Renovated recently; for example you replaced your kitchen cabinets
- Added any new buildings to your property, such as a garage or carport
- Completed any additions to your home, such as a new bedroom
- Finished the basement and/or perhaps added a secondary suite

THREE MYTHS ABOUT PROPERTY ASSESSMENTS

MYTH

BC Assessment mails out annual "property tax notices" to each property owner in January.

FACT

As per the *Assessment Act*, determining property assessments and property taxes must be done independently of each other.

BC Assessment determines the market value of properties as of July 1, and sends an Assessment Notice containing this information to each property owner in January. Later the tax authorities (such as municipalities) apply a property tax rate to the value of properties and send property owners a Tax Notice in the spring of each year.

MYTH

If my annual property assessment increases or decreases, then my annual property tax bill will also increase or decrease by this amount.

FACT

An increase/decrease in your assessment doesn't necessarily mean an increase/decrease in your property taxes.

The annual property assessment is not about setting the level of taxation but providing taxing authorities with accurate and independent information for the fair distribution of taxes. Visit bcaassessment.ca/propertytax for details.

MYTH

BC Assessment's property assessments are meaningless and out-of-date.

FACT

Assessments are actually a snapshot in time with a uniform market value date for all properties as of July 1, used for the purposes of ensuring all property owners are paying their fair and equitable share of the property tax distribution. In certain markets, property values can fluctuate significantly from the time that assessments are determined (July 1) and when assessments are released (December 31).

OVER \$7.5 BILLION IN REVENUE FOR B.C. COMMUNITIES

Property assessments are integral to generating the revenue that helps finance the community services we rely on every day — parks & recreation, emergency services, schools, hospitals, libraries, infrastructure and roads.



OUR SERVICES

BC Assessment (BCA) has high-quality information on over 2 million properties, providing a range of property information products and services for property owners, government, First Nations, and other consumers of property information.

Our services include:

Assessment Rolls and Notices

BCA's core product is the assessment roll – a snapshot of properties and values across BC. BCA delivers the roll electronically to every taxing authority in BC allowing for fair and equitable taxation. BCA also communicates assessed values to property owners by mailing over 2 million assessment notices each January.

Assessment Search

An online service for property owners that provides information on nearly every property in BC. Visit bcaassessment.ca to search and compare neighbouring properties, sales and assessment values.

Assessment LinkBC

A comprehensive, self-serve reporting tool for taxing authorities. Access data from the assessment roll, residential inventory, non-market change and a variety of comparative reports.

BC OnLine

A searchable database of property valuation, legal and title information on individual properties for public and private sector property information consumers.

Community Corner

A discussion forum intended to support increased communication and collaboration between BCA and our Local Government and First Nations customers.

Custom Reports & Data Services

BCA can provide data subscriptions and property information on multiple properties as a custom report tailored to suit your organization's needs.

Service Boundary Web Map

Regional Districts can review service boundaries against BCA's minor taxing codes for verification and planning purposes.

Standard building permit report initiative

Local Governments can submit standard building permit reports that feed directly into BCA's database, resulting in more timely and accurate non-market change on the assessment roll.