

**For Immediate Release  
January 2, 2015**

## **ASSESSMENT NOTICES SENT TO PROPERTY OWNERS IN THE ELK VALLEY**

### **Property Values Increasing for 2015**

**CRANBROOK** – Owners of more than 14,500 properties in the Elk Valley can expect to receive their 2015 assessment notices in the next few days.

“Most homes in the Elk Valley are worth more in value compared to last year’s Assessment Roll,” said Rod Ravenstein, Kootenay Region Deputy Assessor. “Most home owners in Fernie and Sparwood will see increases while owners in Elkford will see values more similar to last year. For example, a typical single family home in Fernie that was previously assessed at \$396,000 was valued at \$423,000 in the summer of 2014.”

Overall, the City of Fernie Assessment Roll increased from \$1.26 billion last year to \$1.29 billion this year and the District of Sparwood Assessment Roll increased from \$742 million to \$767 million. The District of Elkford Assessment Roll decreased from \$493 million to \$477 million over the same period. These values reflect the changes due to market movement as well as a combined \$28.1 million in growth due to subdivisions, rezoning and new construction in the three communities.

The examples below demonstrate local market trends for typical residential properties by geographic area.

<b>Elk Valley</b>	<b>2014 Assessment Roll</b> (valuation date of July 1, 2013)	<b>2015 Completed Assessment Roll</b> (valuation date of July 1, 2014)
City of Fernie	\$ 396,000	\$ 423,000
District of Sparwood	\$ 284,000	\$ 305,000
District of Elkford	\$ 271,000	\$ 270,000
Fernie Ski Hill	\$ 789,000	\$ 840,000
Lakefront	\$ 661,000	\$ 684,000

In addition, owners of some commercial and industrial properties in Sparwood and Elkford will see more significant increases, typically in the range of 10 to 20%, which reflects the strong demand in the marketplace over the past year.

“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 Ravenstein.

“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 Ravenstein.

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 East Kootenay assessment office is located at Suite 200, 117 Cranbrook St North in Cranbrook. 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](http://www.bcassessment.ca).

Visit [www.bcassessment.ca](http://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 the general public 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 Ravenstein.

Follow BC Assessment on [Twitter](#), [YouTube](#), [Facebook](#), and [LinkedIn](#).

**Media Contact:**

Rod Ravenstein, Deputy Assessor  
BC Assessment Kootenay Region  
Toll Free: 1-866-valueBC (1-866-825-8322) Ext. **22228**  
Email: [rodney.ravenstein@bcassessment.ca](mailto:rodney.ravenstein@bcassessment.ca)



## MEDIA BACKGROUNDER

For Immediate Release  
January 2, 2015

### 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% for 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](http://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](http://www.bcassessment.ca) and click on the 2015 assessment roll information link.