

**For Immediate Release
January 2, 2015**

ASSESSMENT NOTICES SENT TO PROPERTY OWNERS IN THE FRASER VALLEY

Property Values Remain Stable for 2015

ABBOTSFORD – Owners of more than 193,000 properties throughout the Fraser Valley can expect to receive their 2015 assessment notices in the next few days.

“Most homes in the Fraser Valley are remaining stable in value compared to last year’s assessment roll,” said Raj Sandhu, Acting Assessor. “Most home owners in the Fraser Valley will see changes in the -5% to +5 % range.”

Overall, Fraser Valley’s assessment roll increased from \$90.7 billion last year to \$94.3 billion this year. Of note, a total of \$1.8 billion was added through subdivisions, rezoning and new construction.

The examples below demonstrate local market trends for residential properties by a geographic area; trends are affected by many variables. Please note these represent typical home values, not average values.

Jurisdiction	2014 Assessment Roll (valuation date of July 1, 2013)	2015 Completed Assessment Roll (valuation date of July 1, 2014)
City of Langley (SFD)	\$456,000	\$482,000
City of Langley (Strata – APT)	\$198,000	\$188,000
City of Langley (Strata – TH)	\$285,000	\$294,000
Township of Langley (SFD)	\$530,000	\$558,000
Township of Langley (Strata – APT)	\$218,000	\$212,000
Township of Langley (Strata – TH)	\$341,000	\$350,000
City of Chilliwack (SFD)	\$374,000	\$388,000
City of Chilliwack (Strata – APT)	\$183,000	\$178,000
City of Chilliwack (Strata – TH)	\$275,000	\$273,000
District of Kent (SFD)	\$336,000	\$326,000
City of Maple Ridge (SFD)	\$408,000	\$425,000
City of Maple Ridge (Strata – APT)	\$198,000	\$192,000
City of Maple Ridge (Strata – TH)	\$361,000	\$345,000
City of Abbotsford (SFD)	\$428,000	\$436,000
City of Abbotsford (Strata – APT)	\$185,000	\$179,000
City of Abbotsford (Strata – TH)	\$330,000	\$332,000
District of Mission (SFD)	\$338,000	\$351,000
District of Mission (Strata – APT)	\$171,000	\$166,000
District of Mission (Strata – TH)	\$198,000	\$204,000
City of Pitt Meadows (SFD)	\$525,000	\$546,000

City of Pitt Meadows (Strata – APT)	\$198,000	\$193,000
City of Pitt Meadows (Strata – TH)	\$350,000	\$348,000
District of Hope (SFD)	\$253,000	\$245,000
Village of Harrison Hot Springs (SFD)	\$284,000	\$289,000

In addition, most owners of commercial and industrial properties in the Fraser Valley will see changes ranging from 5% to 10%.

“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 Sandhu.

“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 Sandhu.

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 Fraser Valley assessment office is located at #240, 31935 South Fraser Way in Abbotsford. 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 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 Sandhu.

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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.