

**For Immediate Release  
January 2, 2015**

**ASSESSMENT NOTICES SENT TO PROPERTY OWNERS**

**IN NAKUSP/SLOCAN LAKE/ARROW LAKES AREA**

**Property Values Remain Relatively Stable for 2015**

**NELSON**– Owners of more than 12,000 properties in Nakusp, New Denver, Silverton, and the surrounding rural areas can expect to receive their 2015 assessment notices in the next few days.

“Properties in the Nakusp and Upper Slocan Valley area have remained relatively stable in value compared to last year’s Assessment Roll. An exception is vacant property in the rural area which has seen more substantial changes resulting from a land valuation review conducted last year,” said Dennis Hickson, Deputy Assessor. “Most home owners in Nakusp, New Denver, Silverton and the surrounding rural areas are seeing changes in the -10% to +5% range.”

Overall, the Villages of Nakusp and New Denver 2015 Assessment Roll remain unchanged at \$232 million and \$89 million respectively. The Village of Silverton Assessment Roll decreased from \$46.9 million last year to \$45.6 million. The surrounding rural areas’ assessments decreased from \$1 billion last year to \$973 million this year. Of the communities noted above, almost \$5.2 million was added through subdivisions, rezoning and new construction.

In addition, owners of commercial and industrial properties in Nakusp, New Denver, and Silverton will see changes ranging from -5% to +5%.

“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 Hickson.

“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 Hickson.

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 Nelson/Trail Assessment Office is located at Suite 176 – 333 Victoria Street in Nelson. 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 Hickson.

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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% 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.