

**For Immediate Release
January 2, 2015**

ASSESSMENT NOTICES SENT TO PROPERTY OWNERS

IN TRAIL / ROSSLAND AREA

Property Values Remain Relatively Stable for 2015

NELSON– Owners of more than 11,000 properties throughout Trail, Rossland, the surrounding villages and rural area can expect to receive their 2015 assessment notices in the next few days.

“Most homes in the municipalities of Trail, Rossland, Fruitvale, Montrose, Warfield, and in the surrounding rural area have changed only modestly from last year’s Assessment Roll,” said Dennis Hickson, Deputy Assessor. “Most home owners in those areas will see changes in the +5% to -5% range. Vacant land owners, however, may see some more substantial changes as a land valuation review was conducted in the last year.”

Overall, the City of Trail 2015 Assessment Roll stayed static relative to 2014 at \$1.1 billion. The City of Rossland Assessment Roll decreased slightly from \$578 million last year to \$576 million this year. The Village of Fruitvale Assessment Roll increased from \$194 million last year to \$202 million this year. The Village of Montrose Assessment Roll remained unchanged at \$108 million. The Village of Warfield Assessment Roll increased marginally from \$163 million last year to \$166 million this year. The Assessment Roll comprising Trail and Rossland’s rural area increased more substantially from \$810 million last year to \$829 million this year. Of the communities noted above, almost \$27.6 million of the assessed value is attributable to 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.

Jurisdiction	2014 Assessment Roll (valuation date of July 1, 2013)	2015 Completed Assessment Roll (valuation date of July 1, 2014)
City of Trail	\$171,000	\$172,000
City of Rossland	\$238,000	\$240,000
Village of Montrose	\$222,000	\$222,000
Village of Fruitvale	\$185,000	\$190,000
Village of Warfield	\$170,000	\$171,000

In addition, owners of commercial and industrial properties in the area will see will see changes ranging from +10% 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 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.

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 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 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.