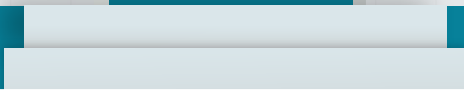
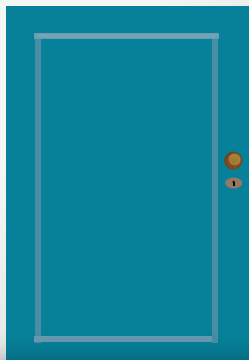
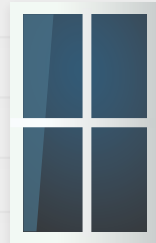


BC ASSESSMENT 

**CONGRATULATIONS  
ON YOUR HOME PURCHASE**



# Who is BC Assessment?

## ABOUT US

BC Assessment is a provincial Crown corporation and our job is to provide high quality property assessments and property information to you and all property owners, as well as to local governments and taxing authorities.



As an internationally recognized leader in the valuation of properties, we are a dynamic and reliable assessment services provider that supports strong and vibrant communities in British Columbia.

### WHAT WE DO?

- ✓ Use our extensive appraisal expertise to determine the market value for over 2 million properties annually.
- ✓ Deliver individual Assessment Notices to all B.C. property owners.
- ✓ Compile all property values into an annual Assessment Roll used for the financing of every community.
- ✓ Provide access to our property information.
- ✓ Continue to improve by listening to you and all our customers.
- ✓ Support B.C. communities and contribute to a growing economy.



# Where do we get our property information?

THE INFORMATION IS COLLECTED FROM MANY SOURCES



## WANT TO REVIEW YOUR PROPERTY INFORMATION?

- ▶ Visit [BCassessment.ca](http://BCassessment.ca)
- ▶ Search for your property and view its details
- ▶ If anything is incorrect, please contact us at 1-866-valueBC (825-8322) or via our website's online form.

# How do we determine property values?

## OUR APPRAISERS EVALUATE



The location of the home



The size of the home



The age of the home



Comparable sales prices and other real estate market information



The view from the home



The size of the lot



Miscellaneous features that can affect the home's value



# How do assessments impact property taxes?

Your assessment is just one piece of the equation that determines how much property tax you will pay.



A common misconception is that a significant change in your assessed value will result in a proportionately significant change in your property taxes.

The most important factor is not how much your assessed value has changed, but how your assessed value has changed relative to the average change for your property class in your municipality or taxing jurisdiction. You can find your municipality or taxing jurisdiction's average change on our website, or on your annual assessment notice.

	Your Property's Value Change	Property Tax Impact
1.	 <b>LOWER</b> than <b>Average</b> Change for Property Class	Taxes Likely <b>DECREASE*</b>
2.	 <b>SIMILAR</b> to the <b>Average</b> Change for Property Class	Taxes Likely <b>DO NOT CHANGE*</b>
3.	 <b>HIGHER</b> than <b>Average</b> Change for Property Class	Taxes Likely <b>INCREASE</b>

\* assumes there are no changes in the distribution of budget funding between property class for your taxing jurisdiction and/or any other taxing agency.

# Where can I find additional information?

REGISTER ONLINE AT [BCASSESSMENT.CA](https://bcassessment.ca)

Your property's current assessed value, 10 year historical values, sales history, and property information are all available online on our website, where you will also be able to:



Search and view details for  
any property in BC



Check your purchase  
price and recent sales of  
other homes in the area,  
updated monthly



View our Interactive maps

- Market movement
- Market trends
- Top 500 valued residential properties

MOBILE FRIENDLY



# Key dates

Assessments are mailed annually, arriving in mailboxes in early January. However, we start our work well before then. Here are some of our key dates.



## KEY DATES



### **July 1 – Valuation Date**

The date that actual market value of properties is determined for the purpose of the annual Assessment Roll.



### **October 31 – Physical Condition and Permitted Use**

The assessment reflects the physical condition and permitted use (zoning) of a 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 Mailed**



Annual assessment notices mailed to property owners. Website updated with new assessments and property details. Assessment information and values are also delivered to tax authority collectors.



### **January 31 – Property Assessment Review Panel Deadline**

People wishing to request an independent review of an assessment must file a written Notice of Compliant (or formal appeal) with the Assessor by this date.



## THINGS TO DO NOW

- ▶ Visit [BCAssessment.ca](https://www.bcasessment.ca)
- ▶ Sign up for a free account
- ▶ Verify property details
- ▶ Contact us with questions
- ▶ Enjoy your new home

**BC ASSESSMENT** 

We Value BC

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[bcassessment.ca](https://www.bcasessment.ca)

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Facebook, LinkedIn, and YouTube

