

Assessment at Market Value for July 1st of the Previous Year

How can you determine if your assessment is at market value as of July 1st of the previous year?

BC Assessment's website (bcassessment.ca) has property sales that you can review to determine if your property is assessed at market value.

Simply search your property address and focus on similar properties that sold near the July 1st evaluation date.

Look for sales with

similar location, lot size, number of stories, quality of construction, building area, and age.

Actual sales are preferred to real estate listings.

Only use listings when there are not sales.

Generally, three similar sales are enough for you to determine if your assessment is at market value.

Be objective,

and look at your property and the ones that sold through the eyes of a buyer.

If, after reviewing your neighborhood sales, you are still concerned about your assessment, please contact BC Assessment.