

Negative Factors Affecting Property

Are you concerned that a negative factor like traffic noise, the shape of your lot, steepness of your property or proximity to a business has not been considered in your property assessment?

Or perhaps you are wondering if an easement or utility right away makes a difference.

Any potential adjustment to the assessment from a negative influence needs to be supported using market sales.

Our appraisers consider many negative influences.

Their impact on market value is measured by comparing sales of properties with a negative influence to sales of properties not impacted by that influence.

For example, appraisers compare prices on a busy street to prices on nearby quiet streets to measure the impact of heavy traffic on property value.

BC Assessment collects these paired sales over time, examining many locations and negative factors in order to maintain up-to-date value impact measurements.

Factual support for negative influences is needed to adjust assessments.

If you are concerned about a potential negative influence on your property, please contact BC Assessment.