

Improvement Value & Change – Changing Construction Costs

Has your house increased in value when you haven't made any changes?

Buildings can increase in value if construction costs rise rapidly or if there is a greater demand for a popular property type.

For example, in some markets heritage houses are highly sought after for their unique features.

This type of house is relatively rare,

and there can be many buyers who want them,

so prices get bid up.

Generally, over time, buildings depreciate in value.

The value of a somewhat dated single-family home, for example, reflects the cost to build new, less the amount of wear and tear over the years.

If construction costs rise faster than the decrease due to normal wear and tear, your building value can increase.

The most important figure is the total market value for your property.

This is the amount that your property would have sold for as of July 1st of last year.

If you believe that the total value is correct, the split between land and buildings is really not a concern as the split does not impact property taxes.

Please call BC Assessment to discuss any specific questions about your property assessment.