



**BC ASSESSMENT**

# **2021 Assessment Roll**

## **Prepared for the City of Quesnel**

Scott Sitter

Assessor, Northern Region

February 16, 2021

# Topics

Overview

2021 Assessment Roll

Website

*Presenter: Scott Sitter*

*Assessor of North Region, upper 70% of the province.*

*Public sector 25 years with BC Assessment; primarily northern BC.*

*Private sector 10 years appraisal northern BC & southern Ontario.*

*Masters Business Administration [MBA] – UNBC 2019.*

*Lean Green Belt – Lean Sensi Vancouver 2012.*

*Management Certificate – Sauder School of Business 2006.*

*Accredited Appraiser Canadian Institute [AACI] – AIC 1995.*

# About BC Assessment

- Established in 1974 under the *Assessment Authority Act*
- Crown, operating independent of taxing function & politics
- Provides uniform and fair property assessments
- 1975: 879,000 properties assessed
- 2021: 2.1 million property assessed



British Columbia  
Assessment Authority

*BC Assessment*  
40 YEARS OF VALUE TO BC



**BC ASSESSMENT**

# About BC Assessment

## Assessment Roll

- Predictable base for real property taxation in B.C.
- Identifies ownership, value, classification & exemptions
- Over 2 million properties with total value of \$2 trillion
- Base for raising +/- \$8 billion in annual property taxes



# Valuation

## Market Valued Properties:

Single family dwellings, multi-family dwellings, hotels, motels, retail, offices, light industrial, recreational, acreage, resorts, land, etc...

## Non-Market Valued Properties:

Major Industrial Properties, power lines, electrical power generation, pipelines, sawmills, mines, farm land, managed forests, etc...

# Classification

Class	Title
1	Residential
2	Utilities
3	Supportive housing
4	Major industry
5	Light industry
6	Business other
7	Managed forest land
8	Recreational/non profit
9	Farm land



# Assessment cycle & key dates

**Jan 1-31** -Inquiry period  
**Jan 31** -PARP appeal deadline

**Oct 1 – Dec 31** -Roll production  
**Oct 31** -Physical condition & permitted use  
**Nov 30** -Ownership reflects LTSA records  
**Dec 31** -Assessment notices produced  
**Dec 31** -Liability for taxation

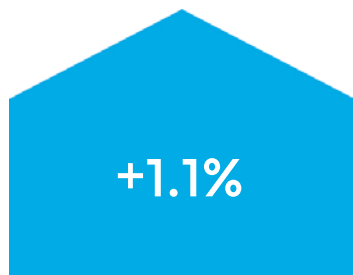
**Feb 1 – Mar 31** -PARP hearings  
**Apr** -Revised Roll

**Apr 1 – Sep 30** -Assessment projects / inspections  
**April 30** = PAAB appeal deadline  
**July 1** = Valuation date

# 2021 Assessment Roll

*Comparisons:  
Actual Values  
2021 Completed Roll  
2020 Revised Roll*

## Provincial



Properties  
2,114,855



Value  
\$12.01 Trillion



NMC  
\$22.06 Billion



# 2021 Assessment Roll

## Quesnel

ACTUAL					
Property Class		2020 Revised	2021 Completed	Change Amount	Change %
01	Residential	846,637,533	880,081,814	33,444,281	3.95%
02	Utilities	33,457,501	31,126,801	-2,330,700	-6.97%
03	Supportive Housing		2	2	
04	Major Industry	119,619,800	120,166,100	546,300	0.46%
05	Light Industry	11,150,900	12,431,600	1,280,700	11.49%
06	Business And Other	366,466,300	357,522,900	-8,943,400	-2.44%
08	Rec/Non Profit	14,483,800	14,125,600	-358,200	-2.47%
09	Farm	189,979	206,481	16,502	8.69%
	S.644LGA				
<b>TOTALS</b>		<b>1,392,005,813</b>	<b>1,415,661,298</b>	<b>23,655,485</b>	<b>1.70%</b>

# 2021 Assessment Roll

## Quesnel

GENERAL					
Property Class		2020 Revised	2021 Completed	Change Amount	Change %
01	Residential	823,446,508	857,618,914	34,172,406	4.15%
02	Utilities	7,226,261	5,808,066	-1,418,195	-19.63%
03	Supportive Housing				
04	Major Industry	106,483,900	106,910,000	426,100	0.40%
05	Light Industry	9,890,900	11,272,300	1,381,400	13.97%
06	Business And Other	199,694,850	196,311,250	-3,383,600	-1.69%
08	Rec/Non Profit	114,600	119,700	5,100	4.45%
09	Farm	189,979	193,555	3,576	1.88%
	S.644LGA	9,560,700	9,696,200	135,500	1.42%
	<b>TOTALS</b>	<b>1,156,607,698</b>	<b>1,187,929,985</b>	<b>31,322,287</b>	<b>2.71%</b>

# 2021 Assessment Roll

## Quesnel [General Values]

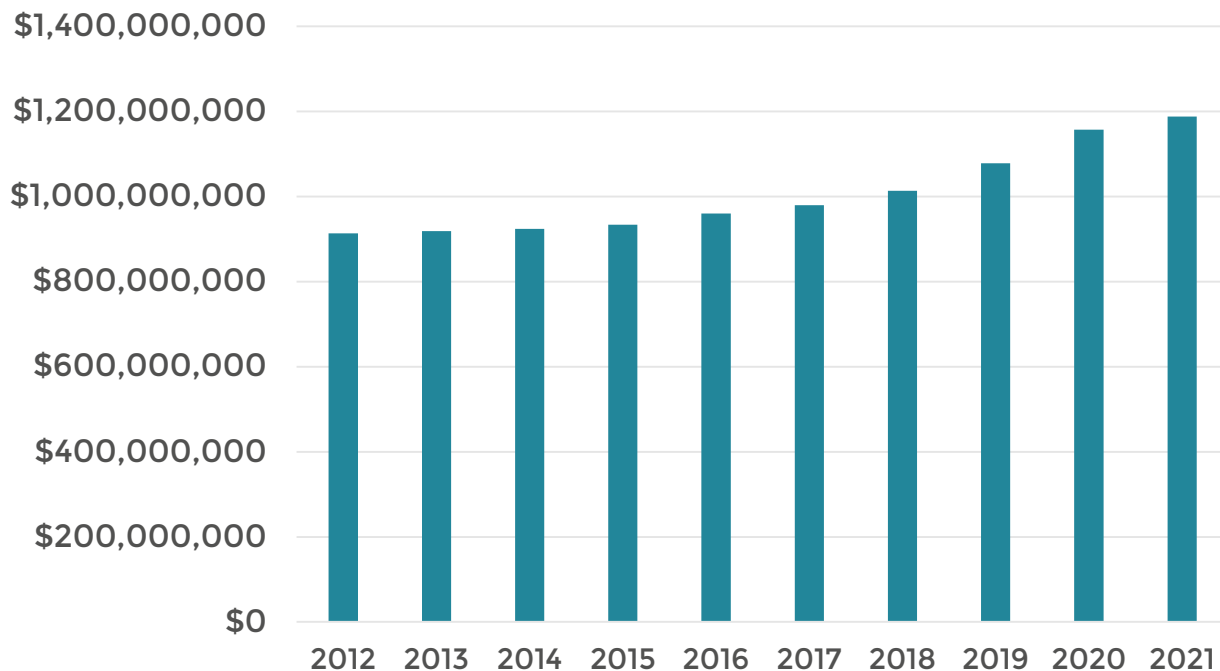


Property Class	2020 Cycle 10	2021 Completed	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$10,419,302	\$9,731,502	-\$85,200	\$0	-\$85,200	-0.82%	-5.78%	-6.60%
Res Single Family	\$728,430,550	\$761,852,626	\$107,900	\$3,933,500	\$4,041,400	0.55%	4.03%	4.59%
Res ALR	\$474,500	\$377,300	-\$2,900	\$0	-\$2,900	-0.61%	-19.87%	-20.48%
Res Farm	\$191,275	\$192,200	\$0	\$0	\$0	0.00%	0.48%	0.48%
Res Strata	\$23,975,500	\$25,274,400	\$0	\$0	\$0	0.00%	5.42%	5.42%
Res Other	\$59,857,881	\$60,190,886	\$27,700	\$12,300	\$40,000	0.07%	0.49%	0.56%
<b>01 - Residential Total</b>	<b>\$823,349,008</b>	<b>\$857,618,914</b>	<b>\$47,500</b>	<b>\$3,945,800</b>	<b>\$3,993,300</b>	<b>0.49%</b>	<b>3.68%</b>	<b>4.16%</b>
02 - Utilities	\$7,226,261	\$5,808,066	\$0	-\$1,537,800	-\$1,537,800	-21.28%	1.66%	-19.63%
03 - Supportive Housing	\$0	\$0	\$0	\$0	\$0			
04 - Major Industry	\$106,483,900	\$106,910,000	\$0	\$0	\$0	0.00%	0.40%	0.40%
05 - Light Industry	\$9,890,900	\$11,272,300	\$27,400	\$1,345,700	\$1,373,100	13.88%	0.08%	13.97%
<b>06 - Business And Other</b>	<b>\$199,565,750</b>	<b>\$196,311,250</b>	<b>-\$112,006</b>	<b>\$579,806</b>	<b>\$467,800</b>	<b>0.23%</b>	<b>-1.87%</b>	<b>-1.63%</b>
07 - Managed Forest Land	\$0	\$0	\$0	\$0	\$0			
08 - Rec/Non Profit	\$114,600	\$119,700	\$700	\$0	\$700	0.61%	3.84%	4.45%
09 - Farm	\$189,979	\$193,555	\$3,575	\$0	\$3,575	1.88%	0.00%	1.88%
S.644LGA/398VC	\$9,560,700	\$9,696,200	\$0	-\$18,000	-\$18,000	-0.19%	1.61%	1.42%
<b>Total All Classes</b>	<b>\$1,156,381,098</b>	<b>\$1,187,929,985</b>	<b>-\$32,831</b>	<b>\$4,315,506</b>	<b>\$4,282,675</b>	<b>0.37%</b>	<b>2.36%</b>	<b>2.73%</b>

NMC = Non-Market Change

# 2021 Assessment Roll

## Quesnel - Completed Rolls - General Values



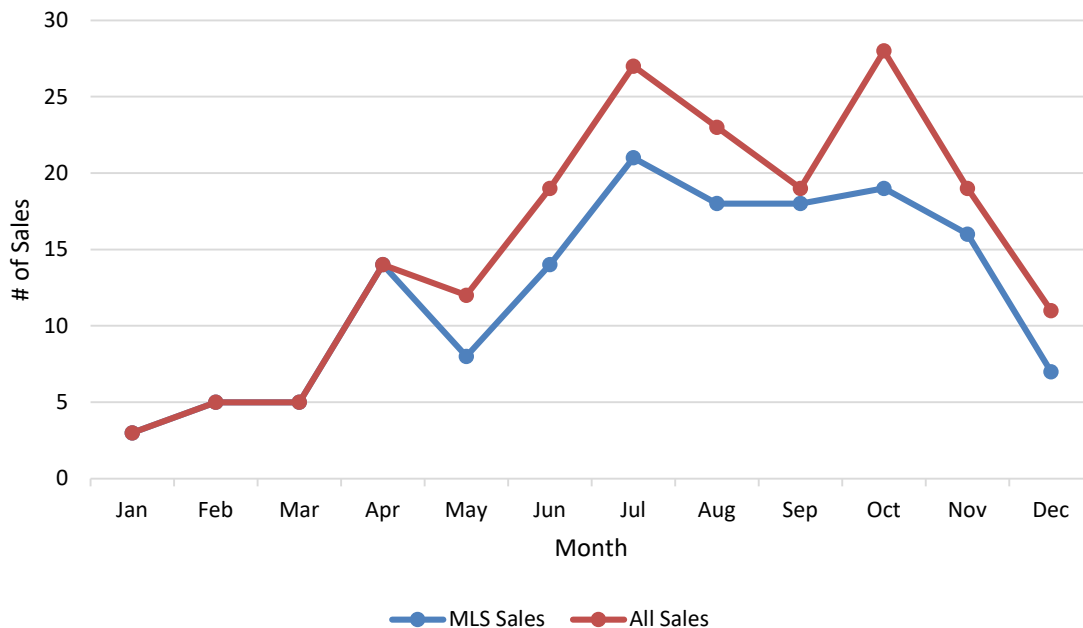
# 2021 Assessment Roll

## Quesnel - Distribution of Value Change

Property Class	-25.1% +	-15.1% to -25.0%	-10.1% to -15.0%	-5.1% to -10.0%	-0.1% to -5.0%	0%	0.1% to 5.0%	5.1% to 10.0%	10.1% to 15.0%	15.1% to 20.0%	20.1% to 25.0%	25.1% to 30.0%	30.1% to 40.0%	40.1% to 50.0%	50.1% to 75.0%	75.1% to 100.0%	100.1% +
Residential Vacant	13	33	14	86	7	24	37	60	69	0	1	0	0	0	0	1	0
Residential Single Family	3	12	76	186	586	33	696	697	351	169	157	155	75	20	19	4	0
Residential ALR	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential Farm	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
Residential Other	2	1	2	1	27	70	40	9	0	1	0	0	0	0	1	0	0
Residential Strata	0	0	1	5	15	4	199	29	4	4	31	2	0	0	0	0	0
Utilities	1	1	1	0	3	3	12	0	0	0	0	0	0	0	0	0	0
Section 644 LGA	0	0	0	2	0	1	8	0	0	0	0	0	0	0	0	0	0
Supportive Housing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major Industry	0	0	0	0	1	4	23	1	1	0	0	0	0	0	0	0	0
Light Industry	0	0	0	0	3	7	6	0	0	0	0	0	0	0	1	0	0
Business And Other	4	7	10	11	48	295	46	8	2	2	2	4	1	0	2	4	2
Rec/Non Profit	0	0	0	0	0	1	2	1	1	0	0	0	0	0	0	0	0
Farm	2	0	0	0	0	11	0	0	1	1	1	0	0	0	0	0	0
Total	26	58	104	291	690	454	1,070	805	429	177	192	161	76	20	23	9	2

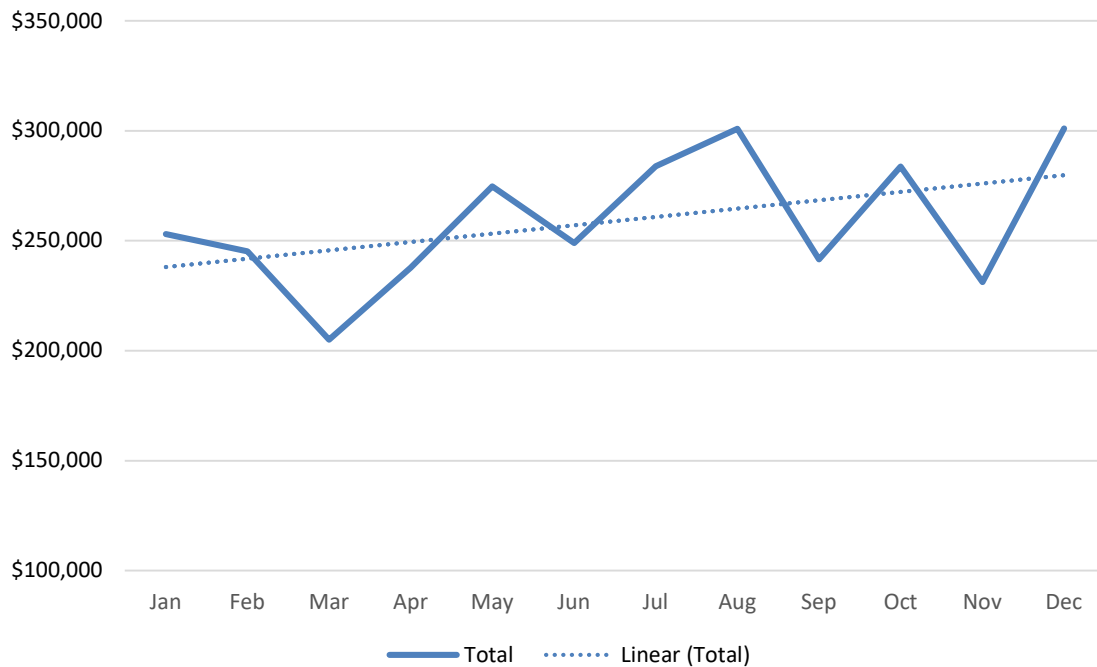
# 2021 Assessment Roll

## Quesnel - Residential - Sale Volume - All vs MLS



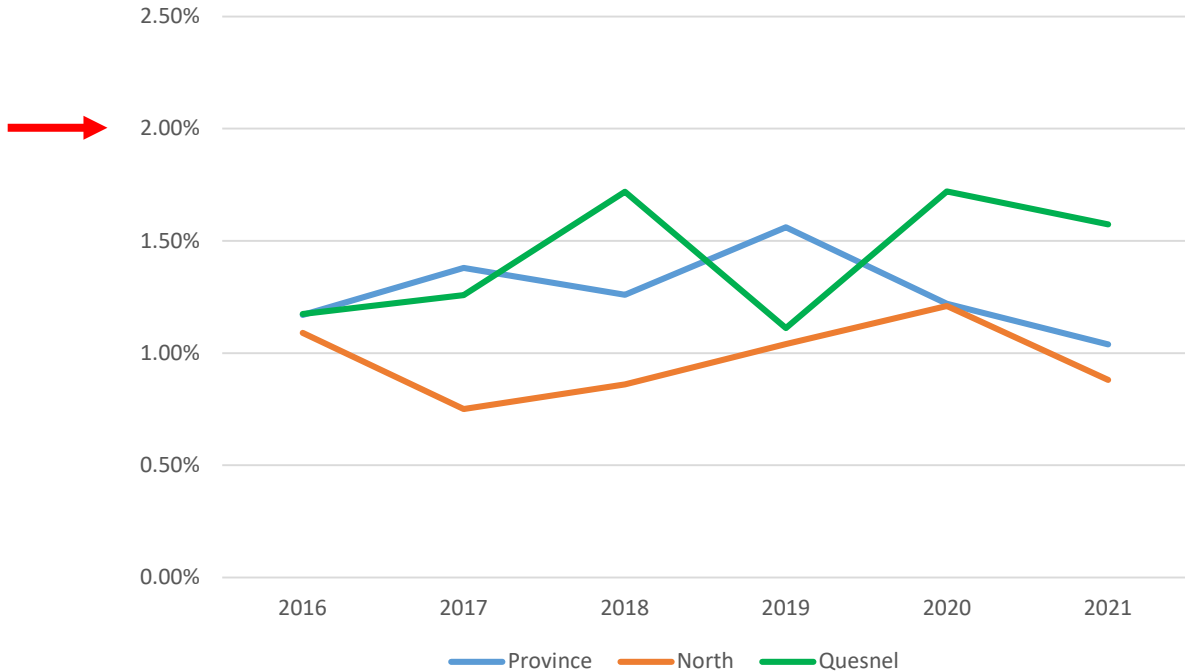
# 2021 Assessment Roll

## Quesnel - Residential - Average Sale Price



# 2021 Assessment Roll

## Complaints Property Assessment Review Panel





# 2021 Assessment Roll

## Northern BC

### Median Assessment Single Family Dwellings

Community	2020	2021	Change
Burns Lake	148,000	180,000	21%
Smithers	316,000	362,000	15%
Northern Rockies	102,600	114,500	12%
Houston	152,000	167,000	10%
Chetwynd	216,000	232,000	8%
Queen Charlotte	217,600	234,400	8%
Prince George	310,000	333,000	7%
McBride	132,000	142,000	7%
Prince Rupert	276,400	295,900	7%
Williams Lake	249,000	266,000	7%
Quesnel	212,000	223,000	5%
Vanderhoof	231,000	239,000	3%
Village of Valemount	233,000	236,000	1%
Terrace	373,000	375,150	1%
Dawson Creek	241,000	241,000	0%
Kitimat	332,000	330,000	-1%
Fort St John	313,000	308,000	-2%
Tumbler Ridge	135,000	132,000	-2%
Fort St James	159,000	149,000	-6%
Mackenzie	155,000	143,000	-8%


# 2021 Assessment Roll


## Provincial

## Median Assessment Single Family Dwellings

Community	2020	2021	Change
Vancouver	1,567,300	1,717,000	10%
Victoria	631,000	685,000	9%
Prince George	310,000	333,000	7%
Prince Rupert	276,400	295,900	7%
Revelstoke	508,000	546,000	7%
Williams Lake	249,000	266,000	7%
Chilliwack	590,000	627,000	6%
Richmond	1,321,900	1,405,000	6%
Kamloops	461,000	488,000	6%
Cranbrook	307,000	326,800	6%
Quesnel	212,000	223,000	5%
Nanaimo	504,000	527,000	5%
Kelowna	629,000	650,000	3%
Vernon	463,000	479,000	3%
Terrace	373,000	375,150	1%
Dawson Creek	241,000	241,000	0%
Kitimat	332,000	330,000	-1%
Fort St John	313,000	308,000	-2%

# Website



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The uniform valuation date of

# July 1, 2020

determined your 2021 property assessment



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**⚠ Due to scheduled maintenance, the website will have limited functionality this Sunday, February 7th, from 6:00 AM to 9:00 AM.**


### BC Assessment services & products




Understanding the assessment process




Your assessment notice & property taxes



Change address & property information



Appeals



Interactive property trends map

See more services & products

BC ASSESSMENT

## BC Assessment Interactive Maps

Market Movement by Property Class

Market Trends Map

Top 500 Valued Residential Properties Map

### How to use this Map

Use your mouse scroll wheel to zoom and click on an assessment area outlined in grey to view the average percent change by property class between July 1, 2019 and July 1, 2020.

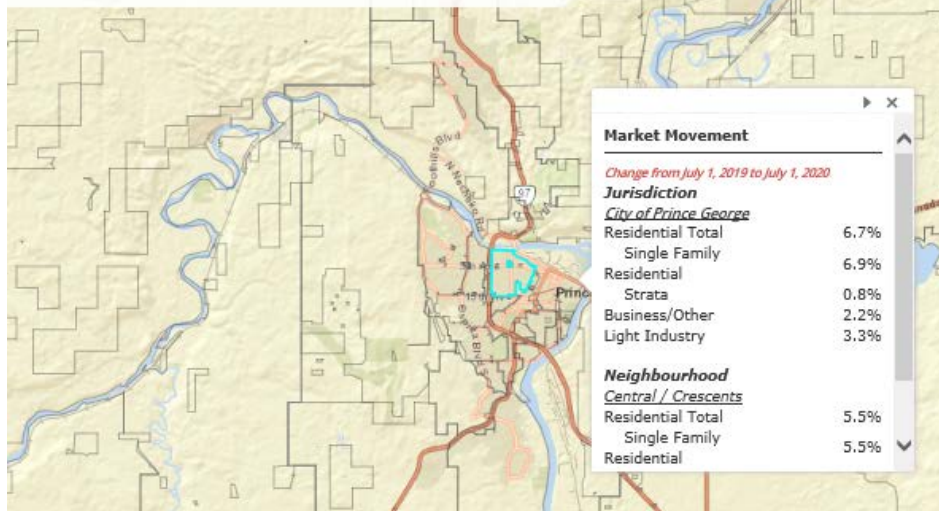
If you zoom in far enough, area boundaries will change to neighbourhood boundaries, allowing you to view average percent change by neighbourhood (if available).

[Click here](#) to learn more about this map and the data included in it.

[Download the average change by property class by jurisdiction \(PDF\).](#)

Help make these maps better! [Click here](#) take our short 2-minute survey on your experience using our interactive maps.

**\*Terms of Use:** Any commercial use of this data in whole or in part, directly or indirectly, including the use of such data for business, residential address or telephone directory services or any solicitation service is specifically prohibited.





**Total value** **\$66,828,000**

2021 assessment as of July 1, 2020

Land	\$39,510,000
Buildings	\$27,318,000
Previous year value	\$64,946,000
Land	\$37,591,000
Buildings	\$27,355,000

Questions about this property assessment? Visit our [Property assessment FAQ](#) or [Contact us](#) if you have questions.

Visit our [BC Assessment interactive market trends maps](#) for assessed value changes in your area, and our [Property tax page](#) to learn what your assessment value change means for your property taxes.

Find out more about BC Assessment's [Data Services](#)

### Property information

Are the property details correct? ▾

Year built	2008
Description	2 STY house - Custom
Bedrooms	7
Baths	9
Carports	
Garages	G
Land size	187 x 163.6 Ft
First floor area	5,612
Second floor area	3,526
Basement finish area	6,556

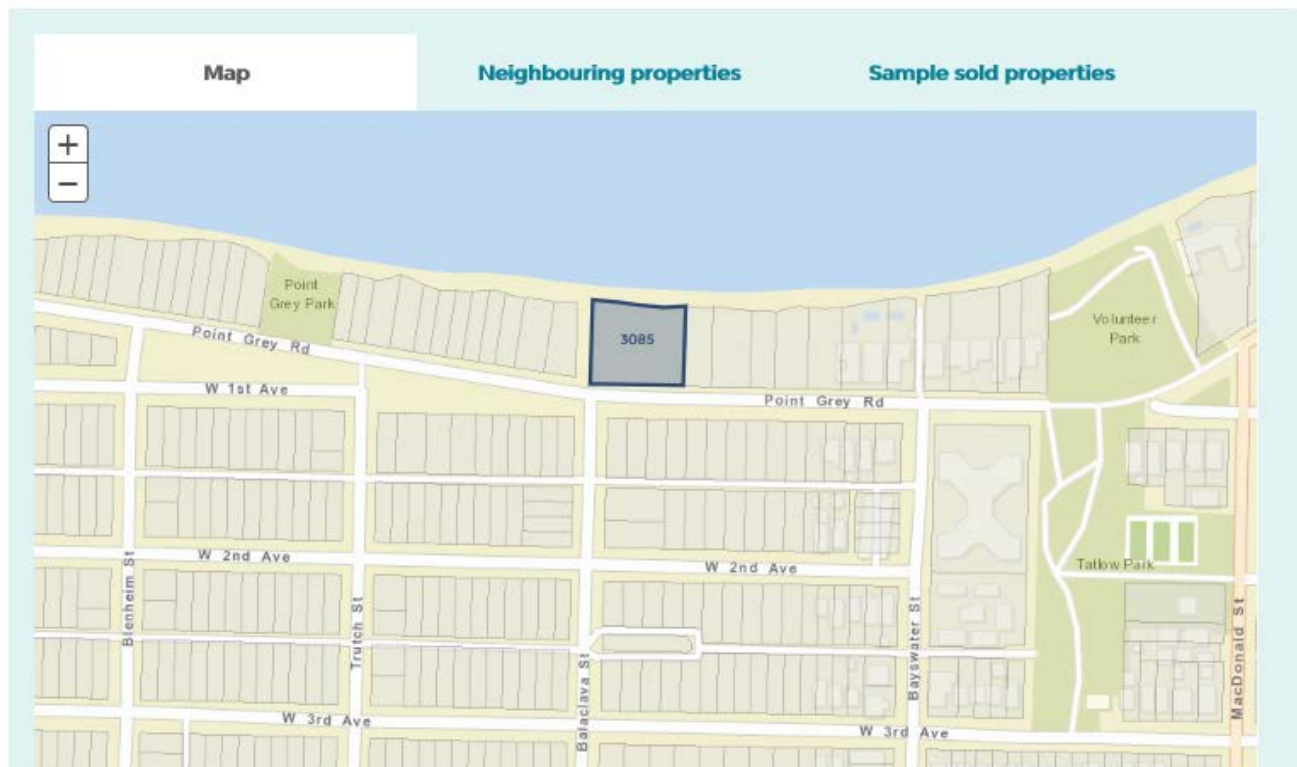
### Legal description and parcel ID

Lot A Block 24 Plan BCP46905 District Lot 192 Land District 1 Land District 36  
PID: 028-410-041

### Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

# Website



## Map

## Neighbouring properties

## Sample sold properties

Sample sold properties are provided for information and as examples only. In assessing a particular property, BC Assessment takes into consideration many factors, and sample sold properties are not necessarily the same that BC Assessment would use as "comparables", for example in an appeal. Sale prices on sample sold properties may need to be time adjusted to reflect changing market conditions between the sales date and the BC Assessment valuation date of July 1. For more information, visit our [FAQs](#).

Please note that sales that have occurred within the last 60 days may not have been verified by BC Assessment.



### 3595 POINT GREY RD VANCOUVER

Area-Jurisdiction-Roll: 09-200-002-630-041-07-0000

Sale price	<b>\$12,280,000</b>
Sale date	Aug 3, 2020
Assessment value	<b>\$12,942,000</b>



Favourite



Compare

[View details](#)

### 2711 POINT GREY RD VANCOUVER

Area-Jurisdiction-Roll: 09-200-002-630-070-69-0000

Sale price	<b>\$13,500,008</b>
Sale date	Jun 30, 2020
Assessment value	<b>\$12,808,000</b>



Favourite



Compare

[View details](#)



# Thank you





# Northern Region

## Northern Offices



## Contact

- 1-866-825-8322
- Emails

## Northern Region Managers:

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