



**BC ASSESSMENT**

## **BC Assessment ~ 2020 Update**

CPTA Western Chapter

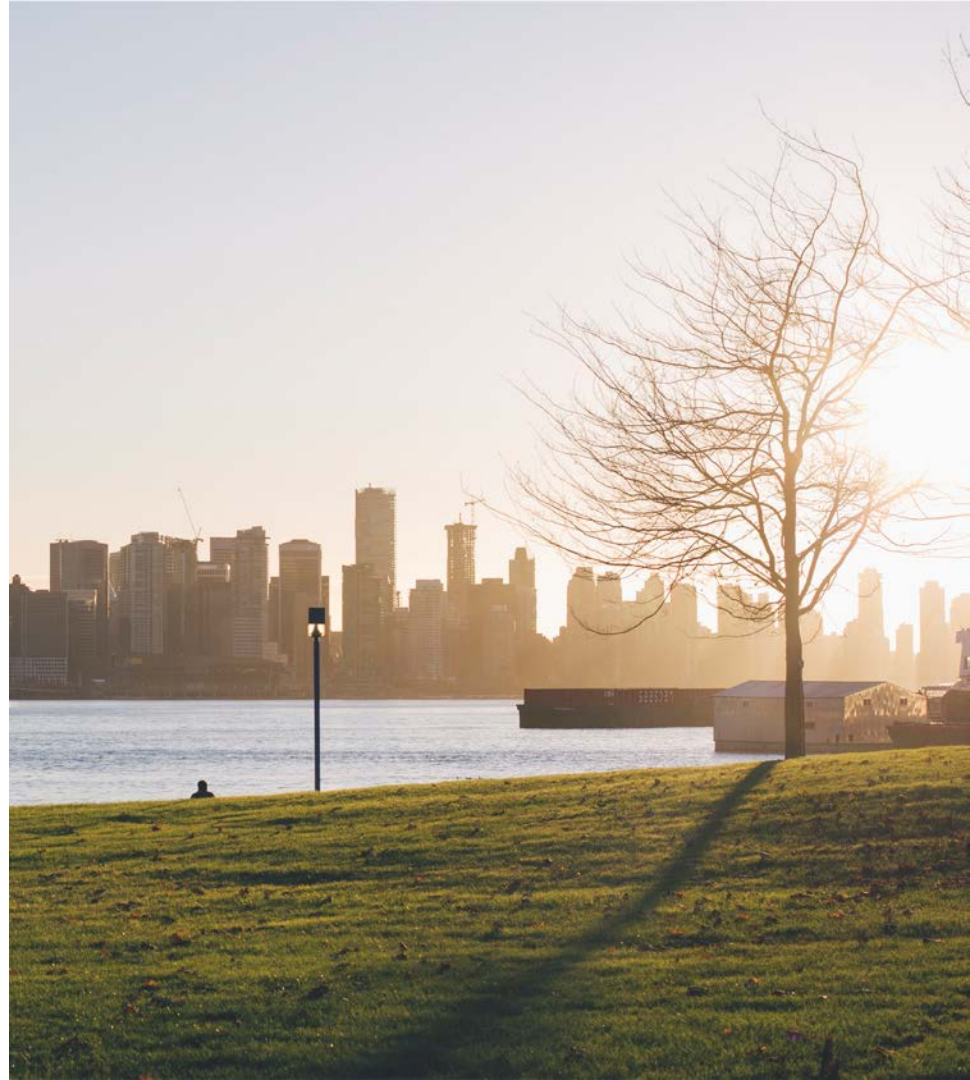
March 3<sup>rd</sup> and 4<sup>th</sup>, 2020

John Green

Director, Specialized Cost Properties

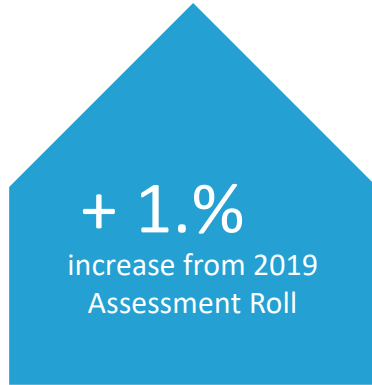
# Presentation Overview

- 2020 Assessment Roll Overview
- Regulated Rates Implementation Plan
- Corporately at BCA

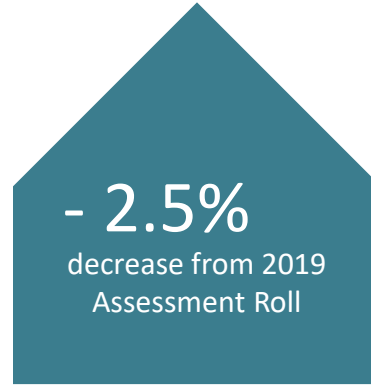


# 2020 Assessment Roll Overview

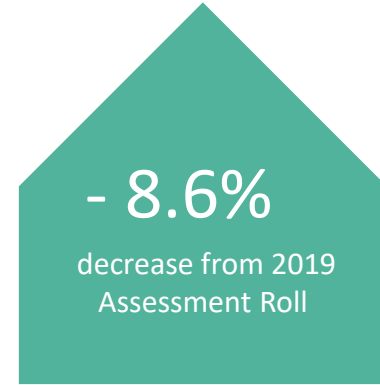
# 2020 Assessment Roll Overview



Total Properties in BC  
2,091,135



Total Value of Roll  
\$1.94 trillion



Total Non-Market Change  
\$27.1 billion

# 2020 Assessment Roll Overview

## Inquiries



DOWN 11,581 from 2019

- 25.5% decrease

## Appeals



Appeals



DOWN 3,015 from 2019

- 27.3% decrease

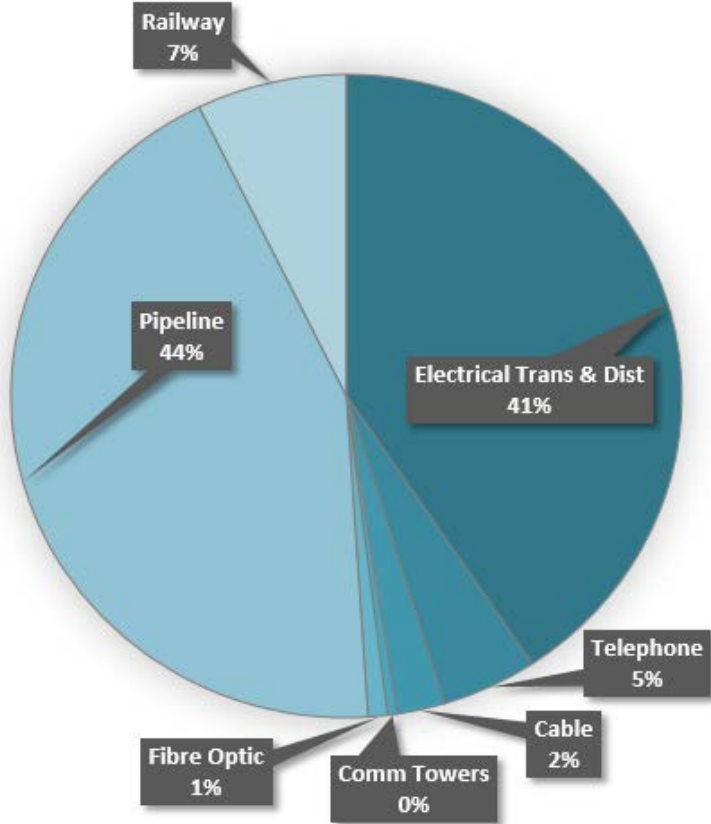
Note: PARP ends March 15

# Regulated Rates Cost Model Review & Implementation Plan

# What is a Cost Model Review?

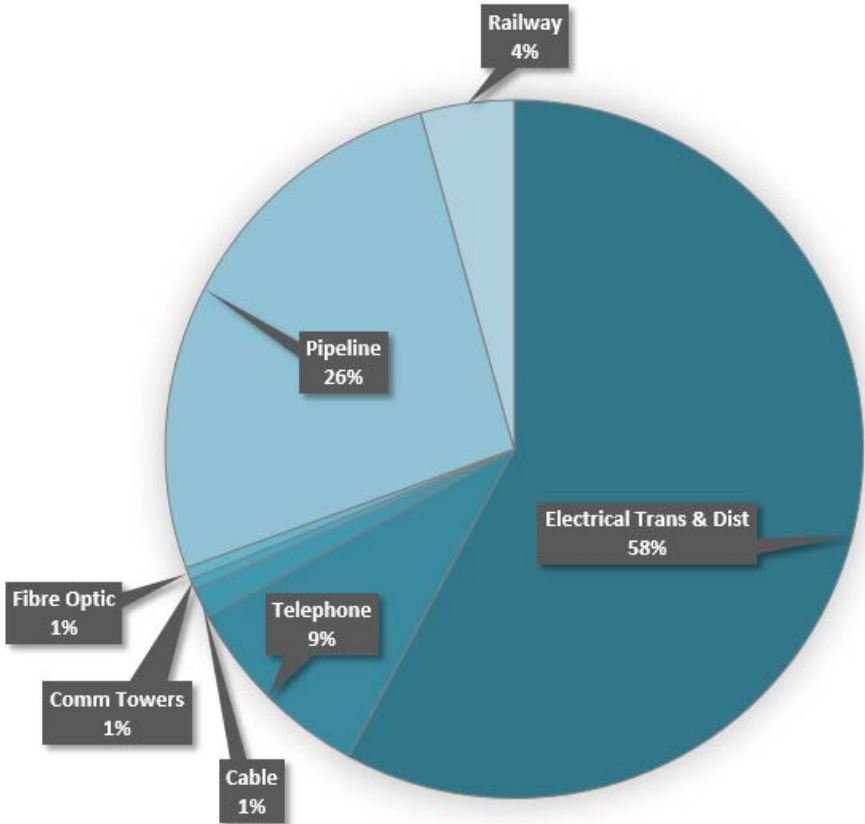
A cost model review consists of a complete review of all the components of valuation including the gathering of actual costs, refinement of those costs to “average current costs” and a review of the different forms of depreciation allowed for in section 21 of the *Assessment Act* .

# Current Distribution of Value for Linear Properties





# Distribution of Value with Only Two Models Updated



# Regulated Rates Implementation Plan (RRIP)



# RRIP - Overarching Principals

- Provide equitable values
- Provide a stable tax base for government
- Provide predictability for property owners
- Be transparent – easy to implement, maintain and explain
- Be supported in legislation and/or regulation

# RRIP - Legislation

- Average Current Cost at a location that has average construction and installation difficulty
- Physical Depreciation
- Functional Obsolescence
- May vary the rates based on:
  - the size of the improvements,
  - the capacity of the improvements,
  - the type of use or extent of use of the improvements, or
  - the location of the improvements

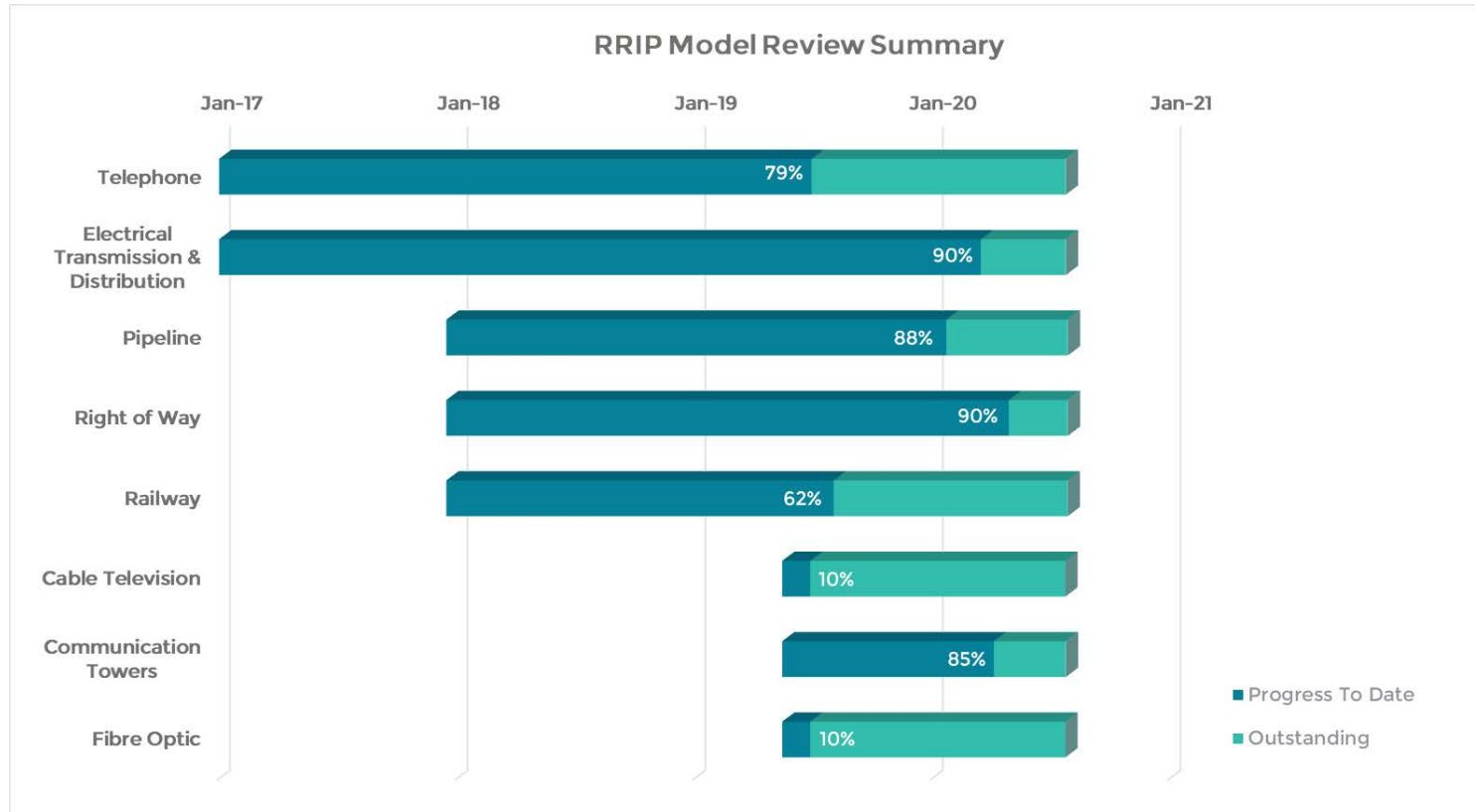
# RRIP - Working Together



# RRIP – Common Misconceptions

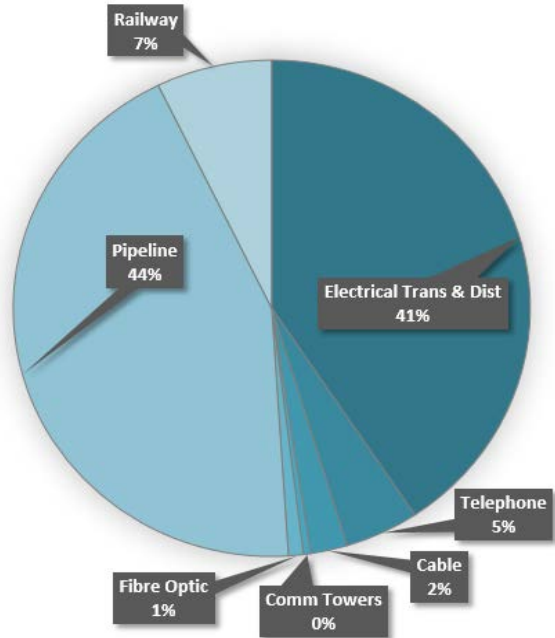


# RRIP - Success

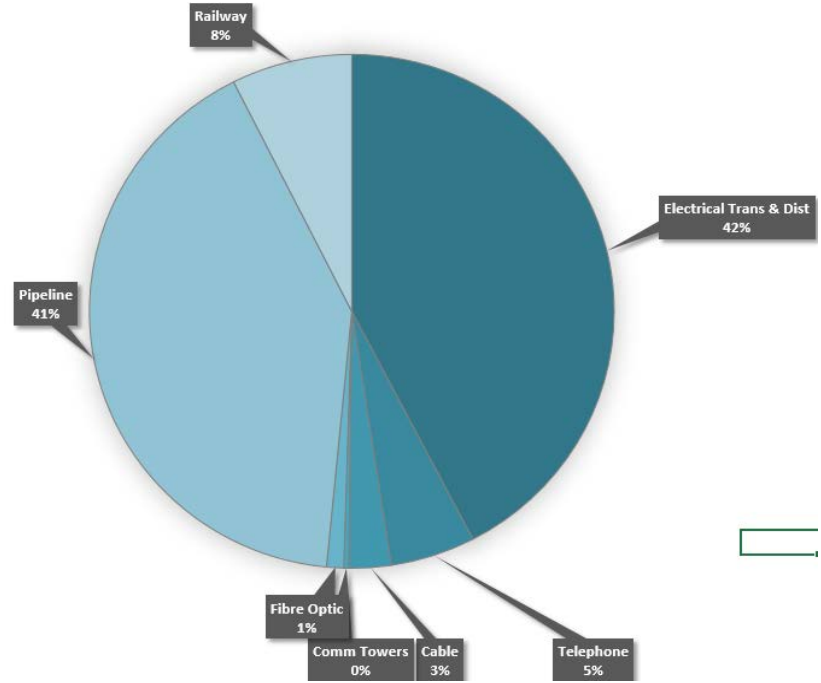


# Early Results

## Starting Point



## Early Results





# Next Steps

- Finalize the Model Reviews and sensitivity analysis
- Share the results with BC Assessments Board
- Share the results with Government and provide them any information they may need for a Tax Policy Review
- Final Approval from BC Assessments Board
- Adopt the revised regulations that support the model reviews

# Corporately at BC Assessment

# Corporate Projects

## NextGen

- IAS World Implementation
- Enterprise Data Warehouse



Questions?