

Comox Valley Assessed Values



2010

investcomoxvalley.com

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INTRODUCTION

The tables and information contained in this report are based off of revised roll copy information provided to the Comox Valley Economic Development Society from the BC Assessment Authority. The following disclaimer speaks to the accuracy of the information contained in the revised roll copy.

This information is obtained from various sources and is determined as of specific dates set out in the assessment act. As a result, the BC Assessment Authority cannot warrant that it is current or accurate, and provides it for your convenience only use of this information without verification from original sources is at your own risk. (BC Assessment Authority)

The following BC Assessment jurisdictions representing the Comox Valley are contained in Assessment Area 06 Courtenay, and are outlined throughout this report.

Jurisdiction 204 – City of Courtenay
Jurisdiction 412 – Town of Comox
Jurisdiction 516 – Village of Cumberland
Jurisdiction 771 – Courtenay Rural

Different classes of properties in this report relate directly to the classification of property prescribed under the Assessment Act and are as follows.

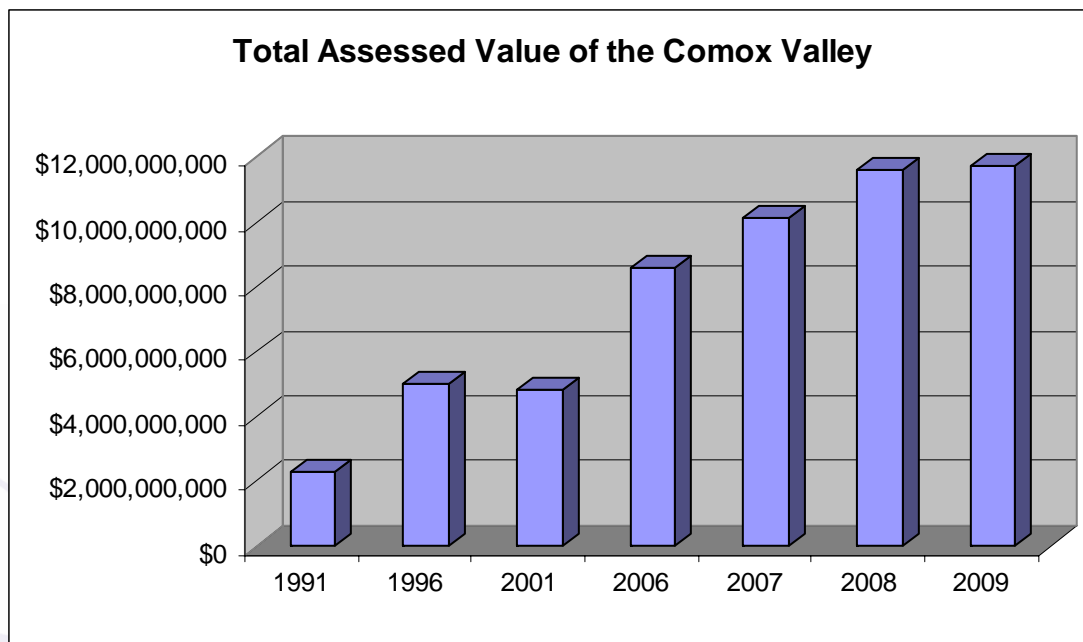
Residential
Utilities
Unmanaged forest land
Major industry
Light industry
Business & other
Managed forest land
Recreation property / non-profit organization
Farm

The following report portrays information on growth and decline of property value and occurrence in the Comox Valley and provides for comparison in time and ju-

Comox Valley Property Assessed Values and Occurrences

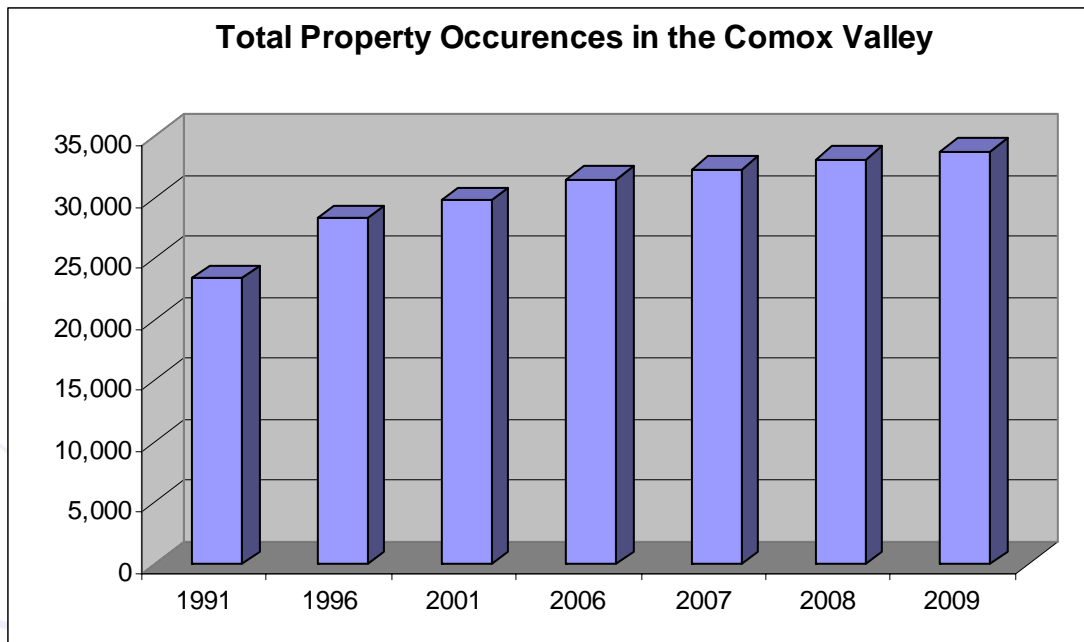
Assessed Property Values by BC Assessment Property Type:

Property Type	1991	1996	2001	2006	2007	2008	2009
Total RES	\$1,562,589,791	\$3,775,379,575	\$3,550,053,181	\$6,842,448,611	\$8,249,123,418	\$9,523,937,112	\$9,673,566,332
Utilities	\$202,013,531	\$222,583,942	\$197,466,800	\$218,258,581	\$227,137,372	\$246,778,625	\$247,586,325
Unmng'd Forest	\$2,983,218	\$151,200	\$2,919,600	\$0	\$0	\$0	\$0
Major Industry	\$1,874,251	\$5,609,500	\$6,365,800	\$6,468,000	\$325,500	\$39,800	\$39,800
Light Industry	\$5,544,200	\$13,395,947	\$15,991,247	\$24,024,647	\$26,855,997	\$32,316,900	\$31,312,100
Business/other	\$393,867,585	\$743,183,443	\$816,986,272	\$1,158,693,476	\$1,273,605,303	\$1,408,992,590	\$1,425,055,790
Managed Forest	\$75,860,079	\$123,763,332	\$145,954,040	\$162,852,679	\$169,472,580	\$165,483,173	\$162,087,272
Rec/Non-profit	\$28,499,800	\$84,169,300	\$89,161,600	\$136,884,900	\$175,078,900	\$196,715,300	\$203,531,200
Farm	\$22,616,911	\$23,631,590	\$23,012,900	\$23,795,241	\$24,914,076	\$25,116,909	\$25,375,885
Total	\$2,295,849,366	\$4,991,867,829	\$4,847,911,440	\$8,573,426,135	\$10,146,513,146	\$11,599,380,409	\$11,768,554,704



Property Occurrences by BC Assessment Property Type:

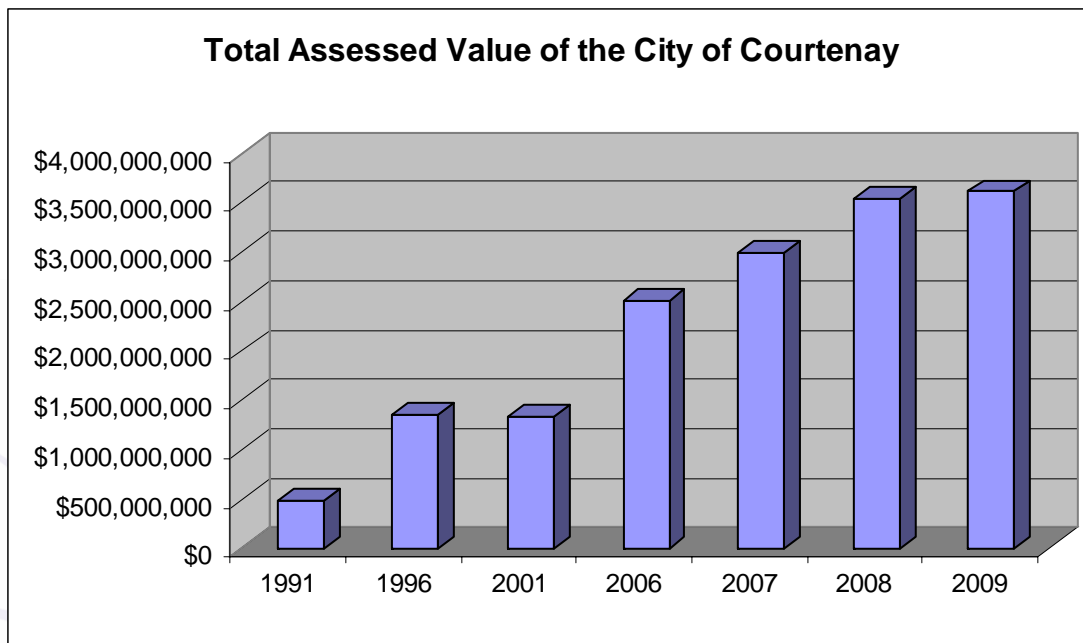
Property Type	1991	1996	2001	2006	2007	2008	2009
Total RES	20,832	25,519	26,696	28,136	28,963	29,771	30,369
Utilities	169	224	243	232	244	244	243
Unmng'd Forest	7	2	9	0	0	0	0
Major Industry	2	4	4	4	2	1	1
Light Industry	80	101	96	103	101	104	101
Business/other	1,121	1,354	1,516	1,708	1,643	1,654	1,668
Managed Forest	332	338	343	350	357	351	348
Rec/Non-profit	170	181	236	266	293	298	314
Farm	636	622	646	655	693	712	723
Total	23,349	28,345	29,789	31,458	32,324	33,135	33,767



City of Courtenay Property Assessed Values and Occurrences

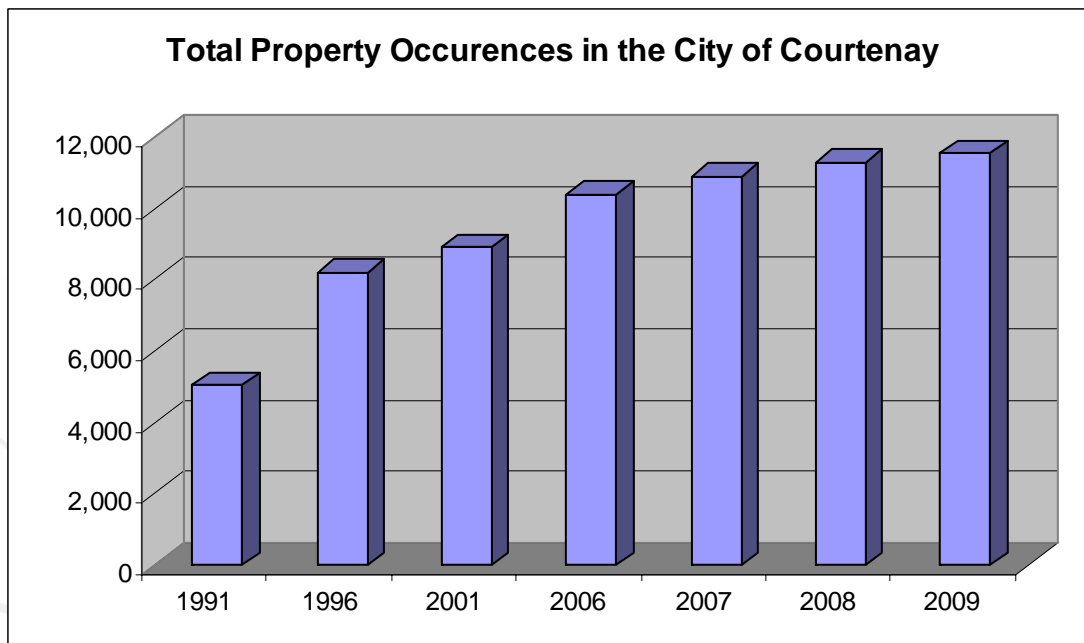
Property Occurrences by BC Assessment Property Type:

Property Type	1991	1996	2001	2006	2007	2008	2009
Total RES	\$335,424,250	\$938,485,300	\$893,462,689	\$1,859,628,836	\$2,257,259,241	\$2,708,494,500	\$2,767,133,600
Utilities	\$7,184,940	\$18,967,400	\$22,663,700	\$27,114,306	\$27,720,206	\$30,334,600	\$30,451,600
Major Industry	\$1,874,251	\$5,065,900	\$5,898,700	\$5,679,700	NA	NA	NA
Light Industry	\$314,100	\$1,796,500	\$1,743,200	\$1,926,000	\$2,306,000	\$4,908,900	\$4,874,000
Business/other	\$136,393,484	\$358,513,852	\$371,670,936	\$584,857,600	\$661,966,900	\$747,677,100	\$757,862,300
Rec/Non-profit	\$6,337,200	\$26,310,800	\$27,048,400	\$34,612,400	\$41,986,800	\$47,934,700	\$48,052,700
Farm	\$80,910	\$14,590	\$95,100	\$662,342	\$667,213	\$788,283	\$778,025
Total	\$487,609,135	\$1,349,154,342	\$1,322,582,725	\$2,514,481,184	\$2,991,906,360	\$3,540,138,083	\$3,609,152,225



Property Occurrences by BC Assessment Property Type:

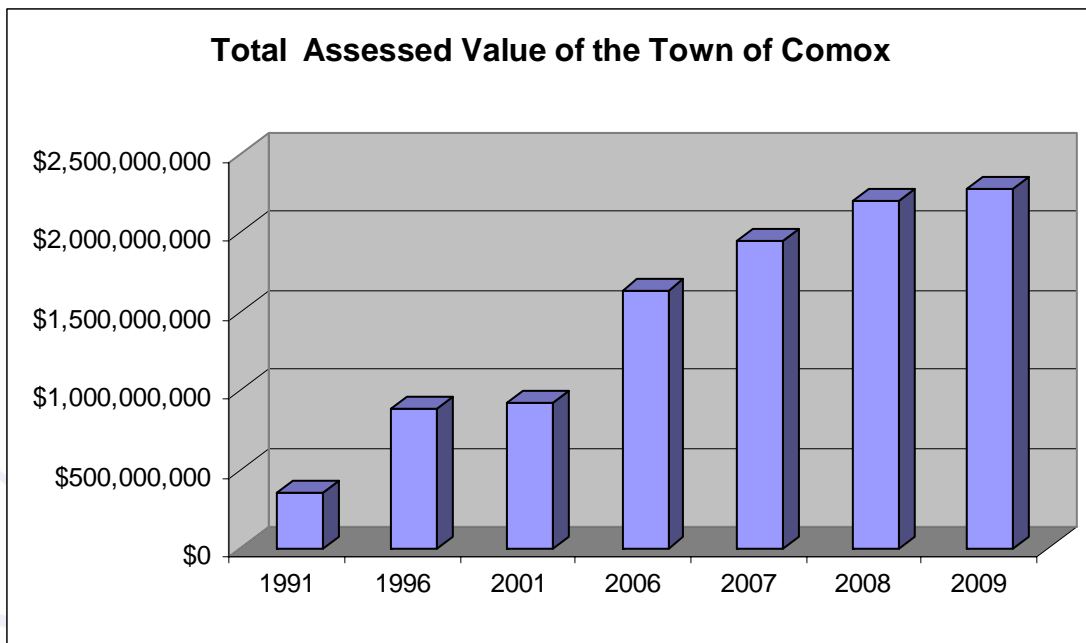
Property Type	1991	1996	2001	2006	2007	2008	2009
Total RES	4,386	7,346	7,964	9,312	9,770	10,171	10,386
Utilities	13	13	14	20	24	23	23
Major Industry	2	2	2	2	NA	NA	NA
Light Industry	2	5	4	4	4	8	9
Business/other	586	776	830	934	958	975	989
Rec/Non-profit	50	62	94	110	115	117	119
Farm	6	5	4	11	12	15	14
Total	5,045	8,209	8,912	10,397	10,911	11,309	11,540



Town of Comox Property Assessed Values and Occurrences

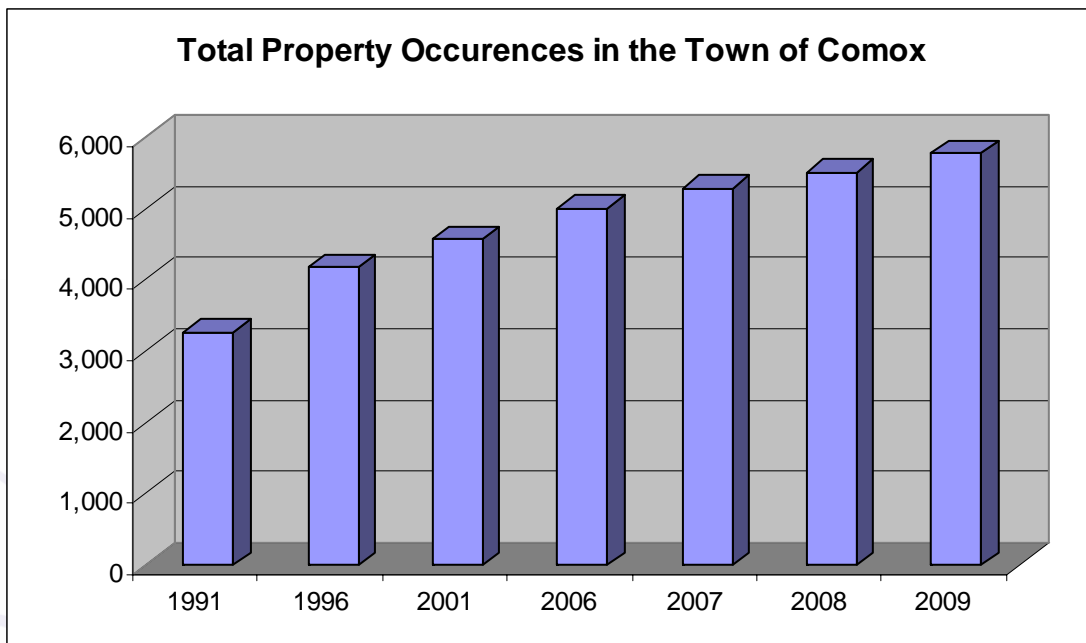
Assessed Property Values by BC Assessment Property

Property Type	1991	1996	2001	2006	2007	2008	2009
Total RES	\$292,110,650	\$631,986,300	\$627,882,551	\$1,221,733,330	\$1,501,295,481	\$1,708,908,053	\$1,779,996,053
Utilities	\$2,554,773	\$6,619,400	\$8,421,100	\$9,995,800	\$10,369,200	\$10,980,300	\$11,400,300
Major Industry	NA	\$49,900	\$40,200	\$35,300	\$37,500	\$39,800	\$39,800
Light Industry	\$102,000	NA	NA	NA	NA	NA	NA
Business/other	\$52,204,700	\$226,121,791	\$269,746,430	\$363,664,100	\$400,318,300	\$440,445,700	\$439,839,100
Managed Forest	NA	NA	NA	\$225,000	NA	NA	NA
Rec/Non-profit	\$6,818,400	\$18,853,600	\$18,144,900	\$29,366,600	\$38,890,700	\$40,286,200	\$40,922,700
Farm	\$30,594	\$1,700	\$1,700	\$1,704	\$46,002	\$46,002	\$46,002
Total	\$353,821,117	\$883,632,691	\$924,236,881	\$1,625,021,834	\$1,950,957,183	\$2,200,706,055	\$2,272,243,955



Property Occurrences by BC Assessment Property Type:

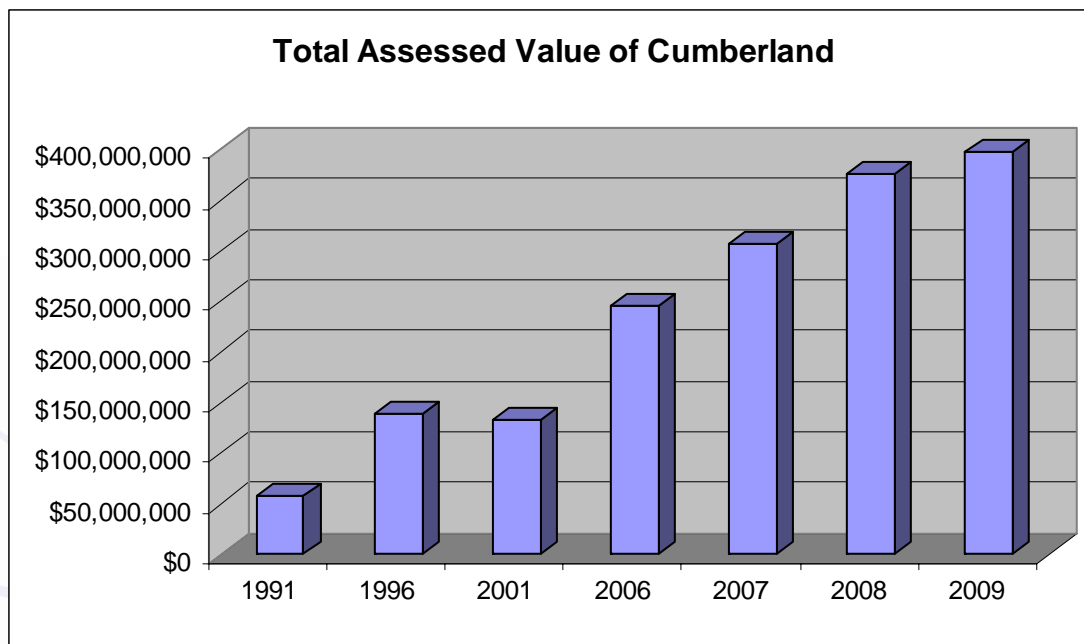
Property Type	1991	1996	2001	2006	2007	2008	2009
Total RES	3,100	3,987	4,328	4,738	5,007	5,222	5,485
Utilities	5	6	6	7	7	7	7
Major Industry	1	1	1	1	1	1	1
Light Industry	1	NA	NA	NA	NA	NA	NA
Business/other	122	141	198	206	212	220	219
Managed Forest	NA	NA	NA	1	NA	NA	NA
Rec/Non-profit	34	39	44	52	57	57	61
Farm	3	1	1	1	3	3	3
Total	3,265	4,175	4,578	5,006	5,287	5,510	5,776



Village of Cumberland Property Assessed Values and Occurrences

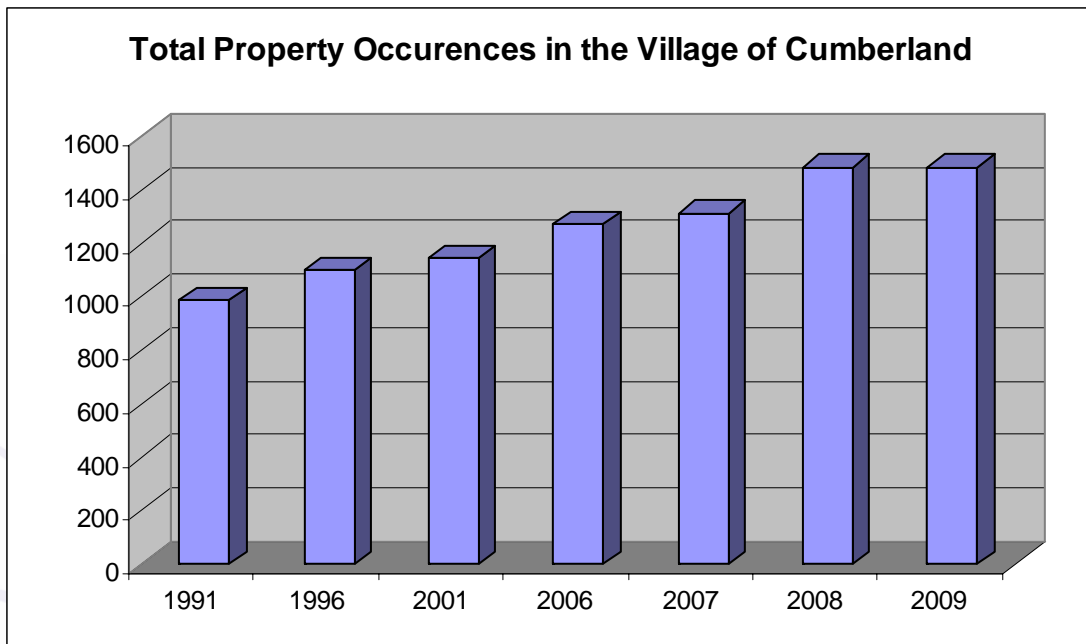
Assessed Property Values by BC Assessment Property Type:

Property Type	1991	1996	2001	2006	2007	2008	2009
Total RES	\$45,037,570	\$106,693,300	\$96,712,400	\$187,702,807	\$239,115,807	\$302,906,907	\$318,284,207
Utilities	\$870,220	\$2,142,400	\$2,555,100	\$3,627,175	\$3,664,275	\$4,093,875	\$4,255,875
Light Industry	\$454,200	\$1,224,200	\$4,585,800	\$6,235,400	\$7,431,600	\$8,886,500	\$7,891,900
Business/ other	\$10,473,500	\$26,666,900	\$27,654,300	\$41,679,600	\$48,871,415	\$52,417,900	\$58,139,900
Managed Forest	\$245,267	\$274,000	\$362,100	\$3,872,100	\$3,853,600	\$4,095,400	\$3,902,300
Rec/Non- profit	\$410,900	\$983,000	\$1,096,000	\$1,751,000	\$3,328,700	\$3,791,700	\$4,114,200
Farm	\$11,360	\$11,300	\$11,300	\$11,360	\$11,360	\$11,360	NA
Total	\$57,503,017	\$137,995,100	\$132,977,000	\$244,879,442	\$306,276,757	\$376,203,642	\$396,588,382



Property Occurrences by BC Assessment Property Type:

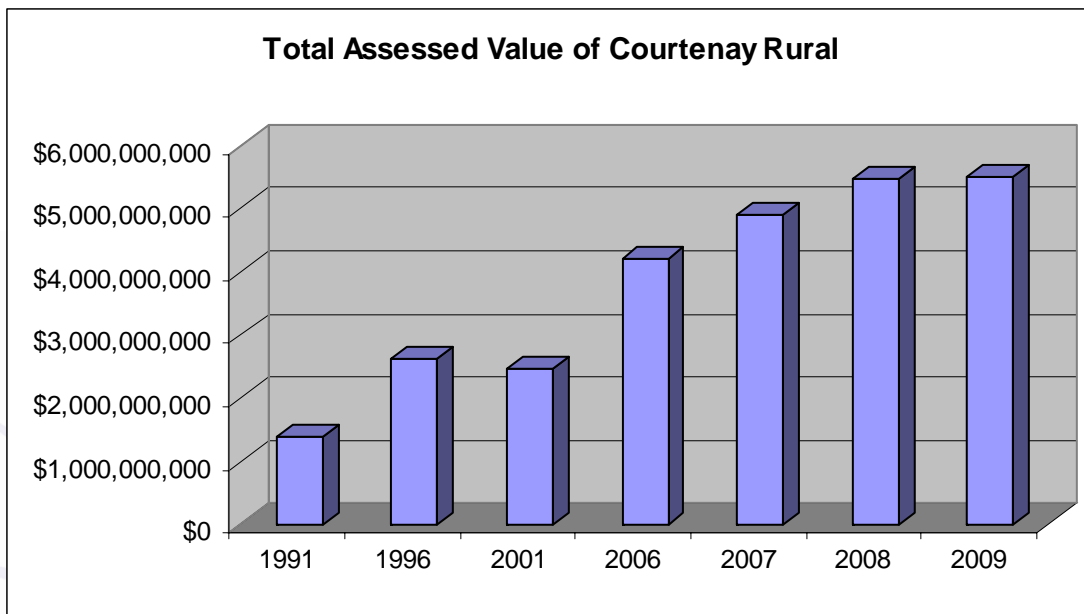
Property Type	1991	1996	2001	2006	2007	2008	2009
Total RES	898	1,001	1,035	1,127	1,163	1,335	1,334
Utilities	4	5	6	12	11	11	11
Light Industry	7	7	7	16	16	16	15
Business/other	66	80	87	91	91	92	91
Managed Forest	2	1	2	16	20	19	19
Rec/Non-profit	7	6	7	10	12	12	14
Farm	1	1	1	1	1	1	NA
Total	985	1,101	1,145	1,273	1,314	1,486	1,484



Courtenay Rural Property Assessed Values and Occurrences

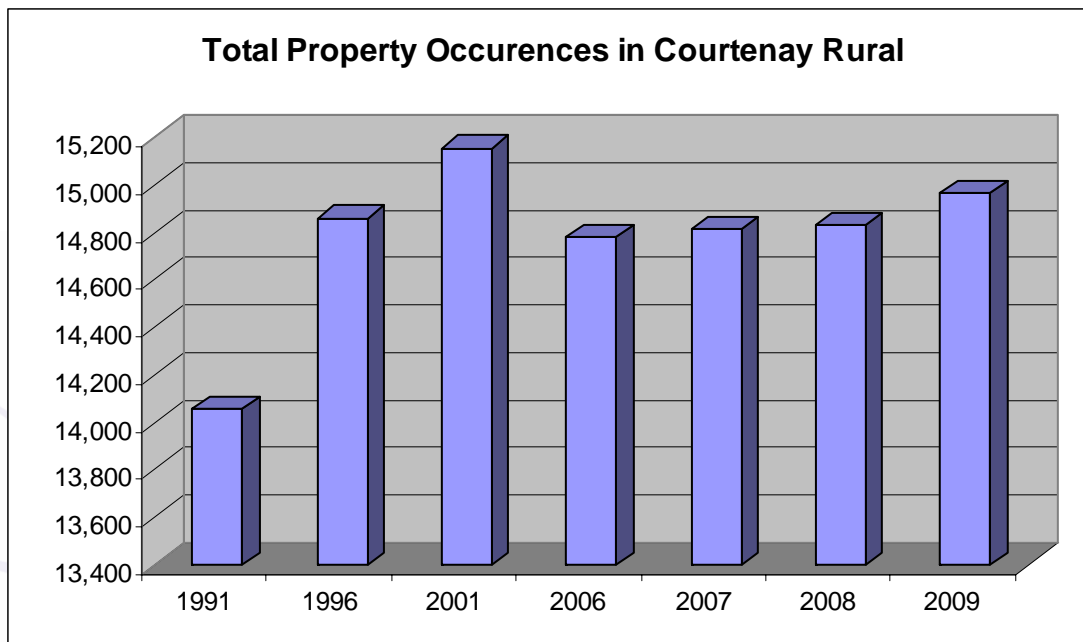
Assessed Property Values by BC Assessment Property Type:

Property Type	1991	1996	2001	2006	2007	2008	2009
Total RES	\$890,017,321	\$2,098,214,675	\$1,931,995,541	\$3,573,383,638	\$4,251,452,889	\$4,803,627,652	\$4,808,152,472
Utilities	\$191,403,598	\$194,854,742	\$163,826,900	\$177,521,300	\$185,383,691	\$201,369,850	\$201,478,550
Unmng'd Forest	\$2,983,218	\$151,200	\$2,919,600	NA	NA	NA	NA
Major Industry	NA	\$493,700	\$426,900	\$753,000	\$288,000	NA	NA
Light Industry	\$4,673,900	\$10,375,247	\$9,662,247	\$15,863,247	\$17,118,397	\$18,521,500	\$18,546,200
Business/other	\$194,795,901	\$131,880,900	\$147,914,606	\$168,492,176	\$162,448,688	\$168,451,890	\$169,214,490
Managed Forest	\$75,614,812	\$123,489,332	\$145,591,940	\$158,755,579	\$165,618,980	\$161,387,773	\$158,184,972
Rec/Non-profit	\$14,933,300	\$38,021,900	\$42,872,300	\$71,154,900	\$90,872,700	\$104,702,700	\$110,441,600
Farm	\$22,494,047	\$23,604,000	\$22,904,800	\$23,119,835	\$24,189,501	\$24,271,264	\$24,551,858
Total	\$1,396,916,097	\$2,621,085,696	\$2,468,114,834	\$4,189,043,675	\$4,897,372,846	\$5,482,332,629	\$5,490,570,142



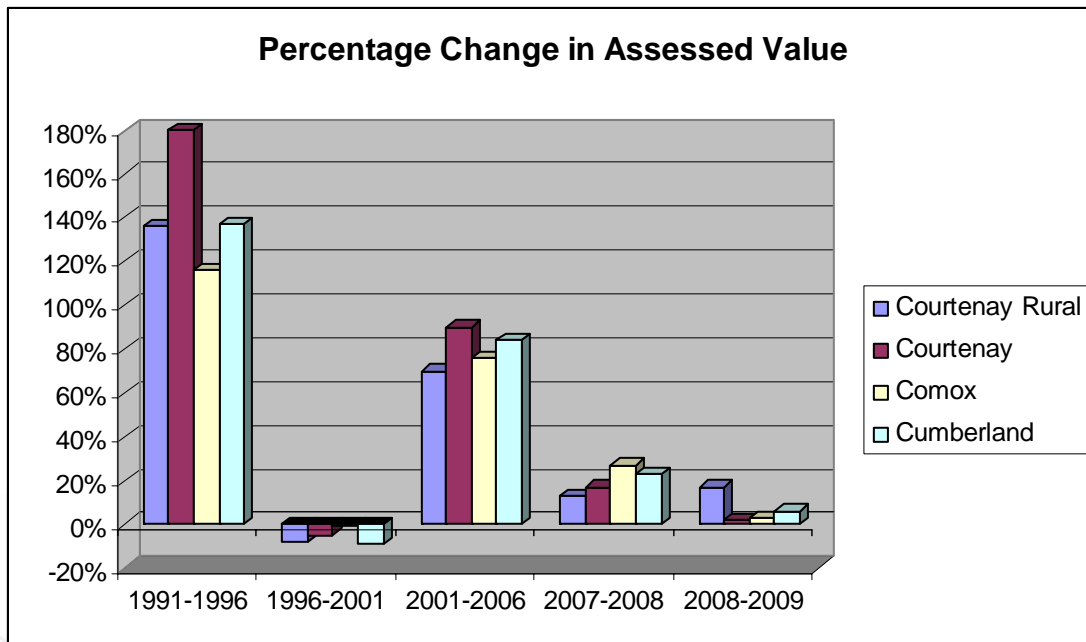
Property Occurrences by BC Assessment Property Type:

Property Type	1991	1996	2001	2006	2007	2008	2009
Total RES	12,448	13,185	13,369	12,959	13,023	13,043	13,164
Utilities	147	200	217	193	202	203	202
Unmng'd Forest	7	2	9	NA	NA	NA	NA
Major Industry	NA	1	1	1	1	NA	NA
Light Industry	70	89	85	83	81	80	77
Business/other	347	357	401	477	382	367	369
Managed Forest	330	337	341	333	337	332	329
Rec/Non-profit	79	74	91	94	109	112	120
Farm	626	615	640	642	677	693	706
Total	14,054	14,860	15,154	14,782	14,812	14,830	14,967



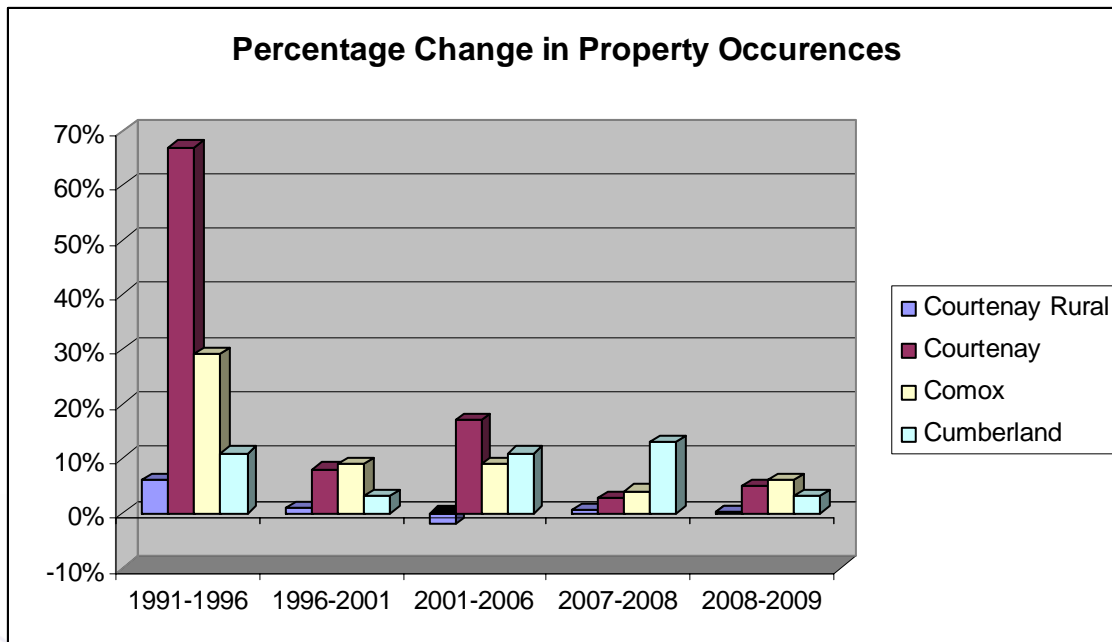
Growth and Decline

Jurisdiction	1991-1996	1996-2001	2001-2006	2007-2008	2008-2009
Courtenay Rural	136%	-8%	70%	13%	17%
Courtenay	180%	-5%	90%	17%	2%
Comox	116%	-1%	76%	27%	3%
Cumberland	137%	-9%	84%	23%	6%



Residential Property percentage change in the number of occurrences:

Jurisdiction	1991-1996	1996-2001	2001-2006	2007-2008	2008-2009
Courtenay Rural	6%	1%	-2%	1%	.2%
Courtenay	67%	8%	17%	3%	5%
Comox	29%	9%	9%	4%	6%
Cumberland	11%	3%	11%	13%	3%



Change in Assessed Values for the Comox Valley

Property Type	1991-1996	1996-2001	2001-2006	2007-2008	2008-2009
Total RES	142%	-6%	93%	19%	2%
Utilities	10%	-11%	11%	9%	0.3%
Unmng'd Forest	-95%	1831%	-100%	0%	0%
Major Industry	199%	13%	-2%	-88%	0%
Light Industry	142%	19%	50%	22%	-3%
Business/other	89%	10%	42%	12%	1%
Managed Forest	63%	18%	12%	-2%	1%
Rec/Non-profit	195%	6%	54%	12%	3%
Farm	4%	-3%	3%	-1%	1%
Total	117%	-3%	77%	17%	15%

Change in Property Occurrences for the Comox Valley

Property Type	1991-1996	1996-2001	2001-2006	2007-2008	2008-2009
Total RES	22%	5%	5%	3%	2%
Utilities	33%	8%	-5%	-0.4%	-0.4%
Unmng'd Forest	-71%	350%	-100%	0%	0%
Major Industry	100%	0%	0%	-0.5%	0%
Light Industry	26%	-5%	7%	2%	-3%
Business/other	21%	12%	13%	3%	0.8%
Managed Forest	2%	1%	2%	-2%	-.9%
Rec/Non-profit	6%	30%	13%	2%	5%
Farm	-2%	4%	1%	-1%	2%
Total	21%	5%	6%	2%	2%

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