

Comox Valley Assessed Values



2008

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.

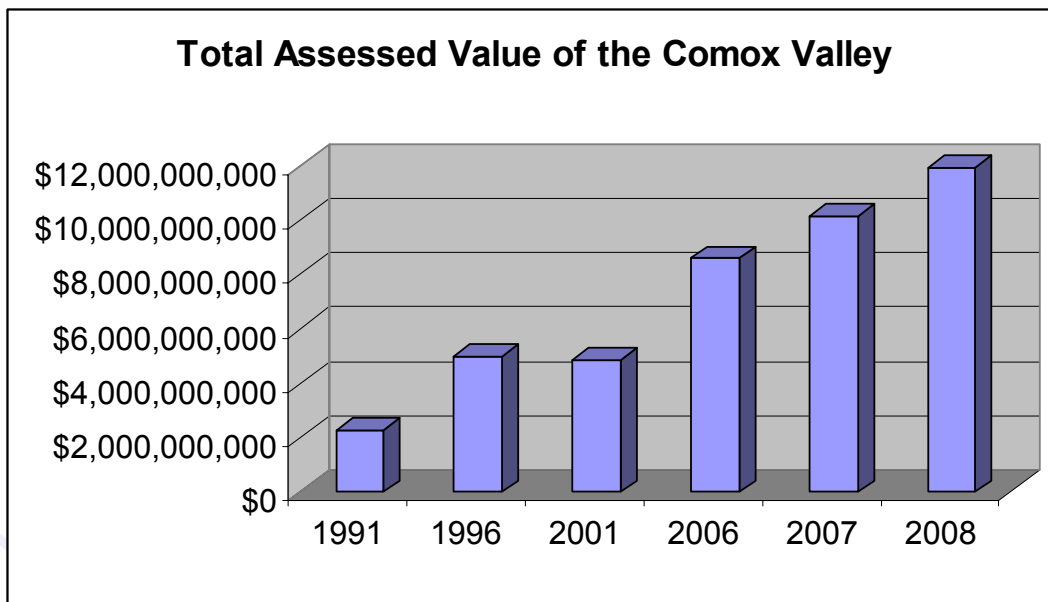
1. Residential
2. Utilities
3. Unmanaged forest land
4. Major industry
5. Light industry
6. Business & other
7. Managed forest land
8. Recreation property / non-profit organization
9. Farm

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 jurisdictions. Therefore, it will allow for trend analysis and form an information base for future comparisons.

Comox Valley Property Assessed Values and Occurrences

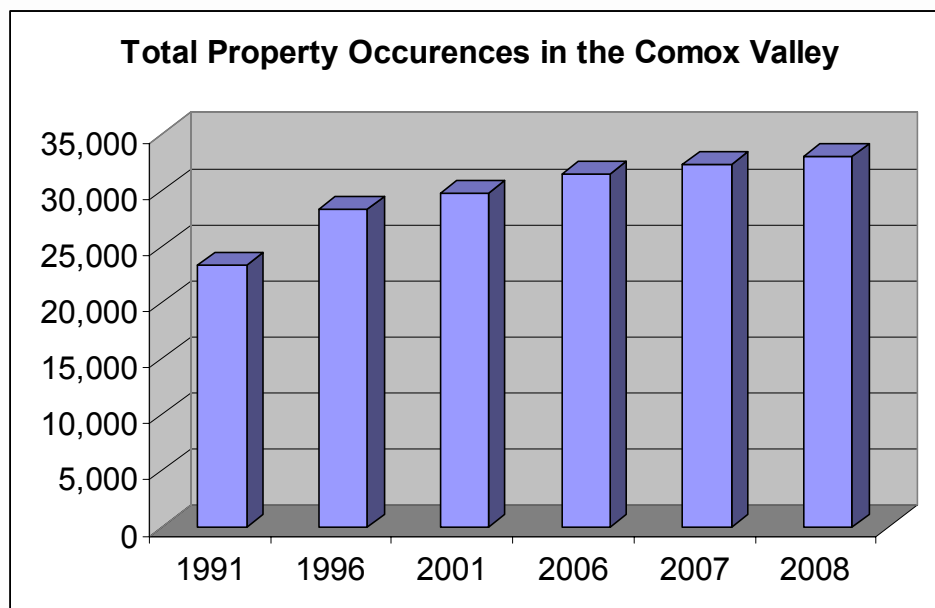
Assessed Property Values by BC Assessment Property Type:

Property Type	1991	1996	2001	2006	2007	2008
Total RES	\$1,562,589,791	\$3,775,379,575	\$3,550,053,181	\$6,842,448,611	\$8,249,123,418	\$9,797,360,910
Utilities	\$202,013,531	\$222,583,942	\$197,466,800	\$218,258,581	\$227,137,372	\$246,654,425
Unmng'd Forest	\$2,983,218	\$151,200	\$2,919,600	-	-	-
Major Industry	\$1,874,251	\$5,609,500	\$6,365,800	\$6,468,000	\$325,500	\$39,800
Light Industry	\$5,544,200	\$13,395,947	\$15,991,247	\$24,024,647	\$26,855,997	\$32,853,900
Business/other	\$393,867,585	\$743,183,443	\$816,986,272	\$1,158,693,476	\$1,273,605,303	\$1,422,268,488
Managed Forest	\$75,860,079	\$123,763,332	\$145,954,040	\$162,852,679	\$169,472,580	\$165,516,973
Rec/Non-profit	\$28,499,800	\$84,169,300	\$89,161,600	\$136,884,900	\$175,078,900	\$196,723,200
Farm	\$22,616,911	\$23,631,590	\$23,012,900	\$23,795,241	\$24,914,076	\$24,627,036
Total	\$2,295,849,366	\$4,991,867,829	\$4,847,911,440	\$8,573,426,105	\$10,146,513,446	\$11,886,044,732



Property Occurrences by BC Assessment Property Type:

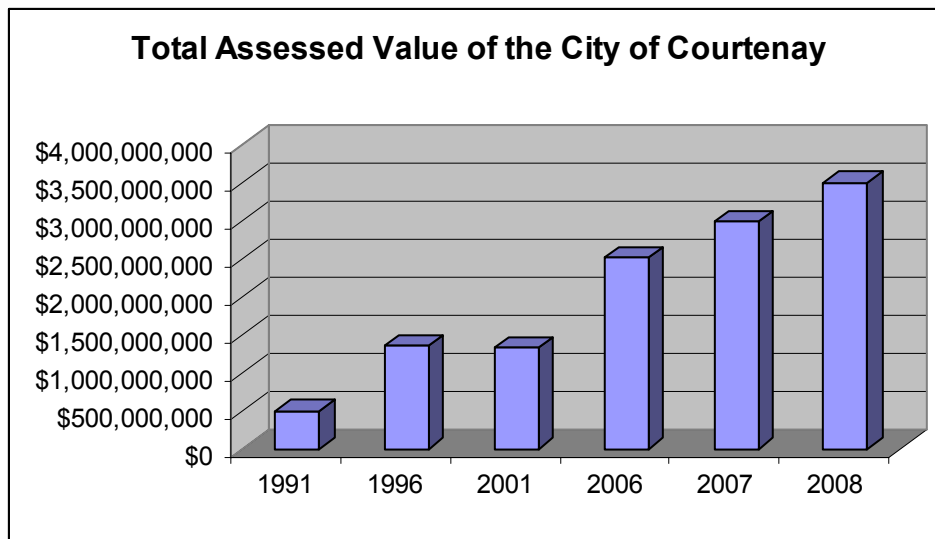
Property Type	1991	1996	2001	2006	2007	2008
Total RES	20,832	25,519	26,696	28,136	28,963	29,719
Utilities	169	224	243	232	244	243
Unmng'd Forest	7	2	9	-	-	-
Major Industry	2	4	4	4	2	1
Light Industry	80	101	96	103	101	103
Business/other	1,121	1,354	1,516	1,708	1,643	1,693
Managed Forest	332	338	343	350	357	351
Rec/Non-profit	170	181	236	266	293	299
Farm	636	622	646	655	693	688
Total	23,349	28,345	29,789	31,458	32,324	33,097



City of Courtenay Property Assessed Values and Occurrences

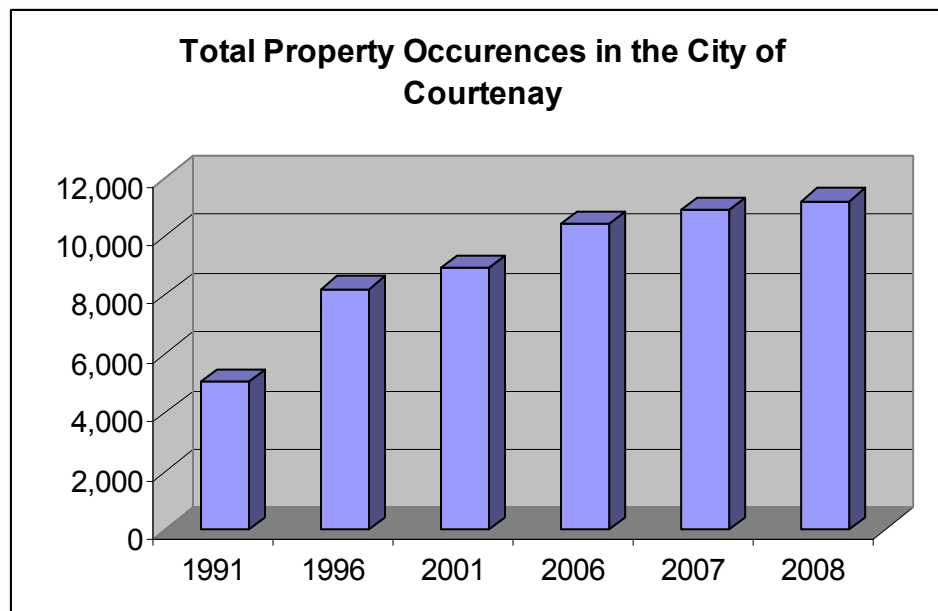
Assessed Property Values by BC Assessment Property Type:

Property Type	1991	1996	2001	2006	2007	2008
Total RES	\$335,424,250	\$938,485,300	\$893,462,689	\$1,859,628,836	\$2,257,259,241	\$2,674,800,300
Utilities	\$7,184,940	\$18,967,400	\$22,663,700	\$27,114,306	\$27,720,206	\$30,369,600
Unmng'd Forest	-	-	-	-	-	-
Major Industry	\$1,874,251	\$5,065,900	\$5,898,700	\$5,679,700	-	-
Light Industry	\$314,100	\$1,796,500	\$1,743,200	\$1,926,000	\$2,306,000	\$2,671,000
Business/other	\$136,393,484	\$358,513,852	\$371,670,936	\$584,857,600	\$661,966,900	\$751,498,700
Managed Forest	-	-	-	-	-	-
Rec/Non-profit	\$6,337,200	\$26,310,800	\$27,048,400	\$34,612,400	\$41,986,800	\$47,706,700
Farm	\$80,910	\$14,590	\$95,100	\$662,342	\$667,213	\$664,679
Total	\$487,609,135	\$1,349,154,342	\$1,322,582,725	\$2,514,481,184	\$2,991,906,660	\$3,507,710,979



Property Occurrences by BC Assessment Property Type:

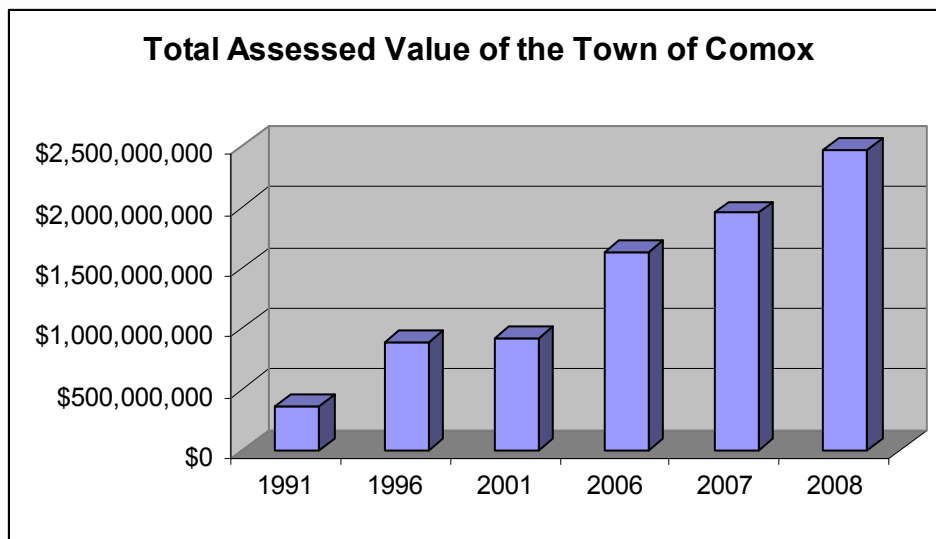
Property Type	1991	1996	2001	2006	2007	2008
Total RES	4,386	7,346	7,964	9,312	9,770	10,057
Utilities	13	13	14	20	24	23
Unmng'd Forest	-	-	-	-	-	-
Major Industry	2	2	2	2	-	-
Light Industry	2	5	4	4	4	4
Business/other	586	776	830	934	958	998
Managed Forest	-	-	-	-	-	-
Rec/Non-profit	50	62	94	110	115	116
Farm	6	5	4	11	12	11
Total	5,045	8,209	8,912	10,397	10,911	11,209



Town of Comox Property Assessed Values and Occurrences

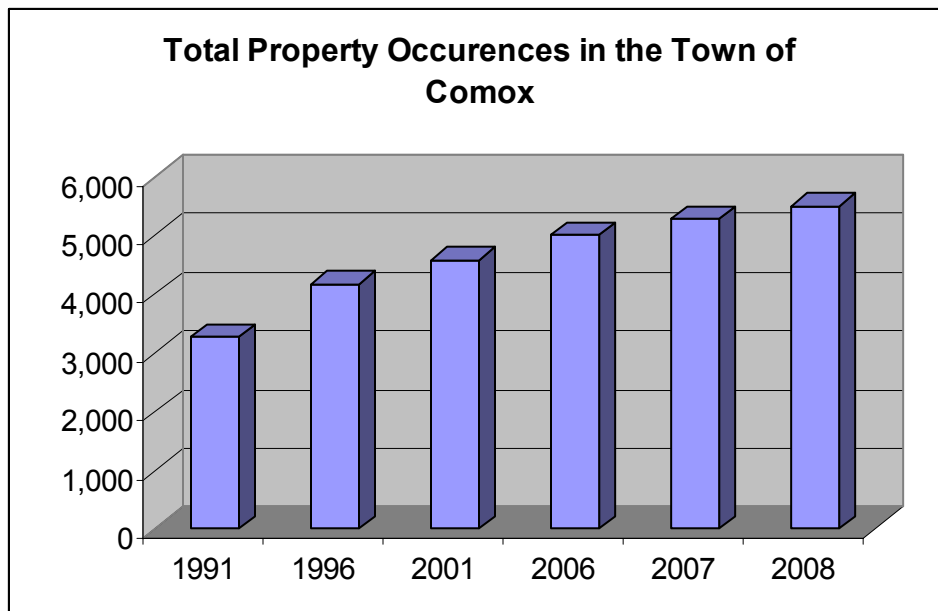
Assessed Property Values by BC Assessment Property Type:

Property Type	1991	1996	2001	2006	2007	2008
Total RES	\$292,110,650	\$631,986,300	\$627,882,551	\$1,221,733,330	\$1,501,295,481	\$1,976,879,053
Utilities	\$2,554,773	\$6,619,400	\$8,421,100	\$9,995,800	\$10,369,200	\$10,989,300
Unmng'd Forest	-	-	-	-	-	-
Major Industry	-	\$49,900	\$40,200	\$35,300	\$37,500	\$39,800
Light Industry	\$102,000	-	-	-	-	-
Business/other	\$52,204,700	\$226,121,791	\$269,746,430	\$363,664,100	\$400,318,300	\$440,573,600
Managed Forest	-	-	-	\$225,000	-	-
Rec/Non-profit	\$6,818,400	\$18,853,600	\$18,144,900	\$29,366,600	\$38,890,700	\$40,286,200
Farm	\$30,594	\$1,700	\$1,700	\$1,704	\$46,002	\$46,002
Total	\$353,821,117	\$883,632,691	\$924,236,881	\$1,625,021,804	\$1,950,957,183	\$2,468,813,955



Property Occurrences by BC Assessment Property Type:

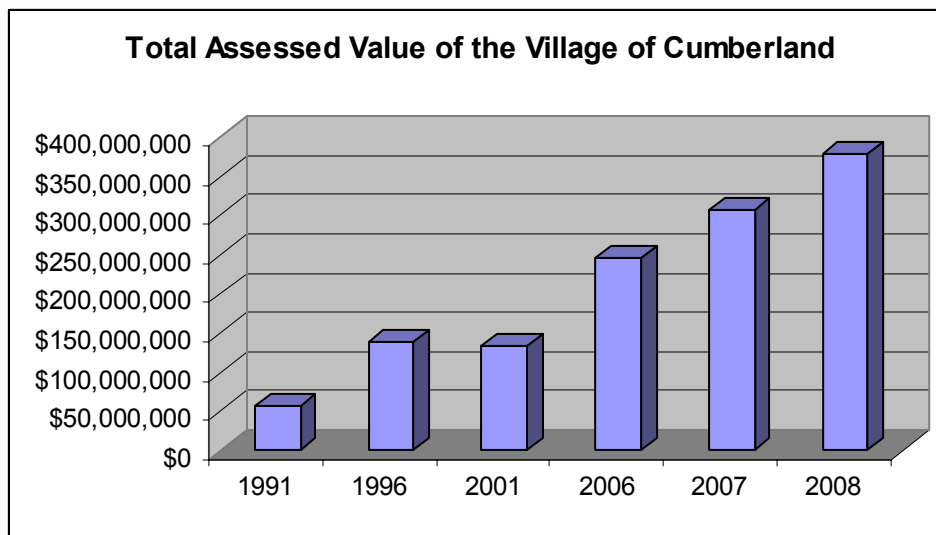
Property Type	1991	1996	2001	2006	2007	2008
Total RES	3,100	3,987	4,328	4,738	5,007	5,208
Utilities	5	6	6	7	7	7
Unmng'd Forest	-	-	-	-	-	-
Major Industry	-	1	1	1	1	1
Light Industry	1	-	-	-	-	-
Business/other	122	141	198	206	212	220
Managed Forest	-	-	-	1	-	-
Rec/Non-profit	34	39	44	52	57	57
Farm	3	1	1	1	3	3
Total	3,265	4,175	4,578	5,006	5,287	5,496



Village of Cumberland Property Assessed Values and Occurrences

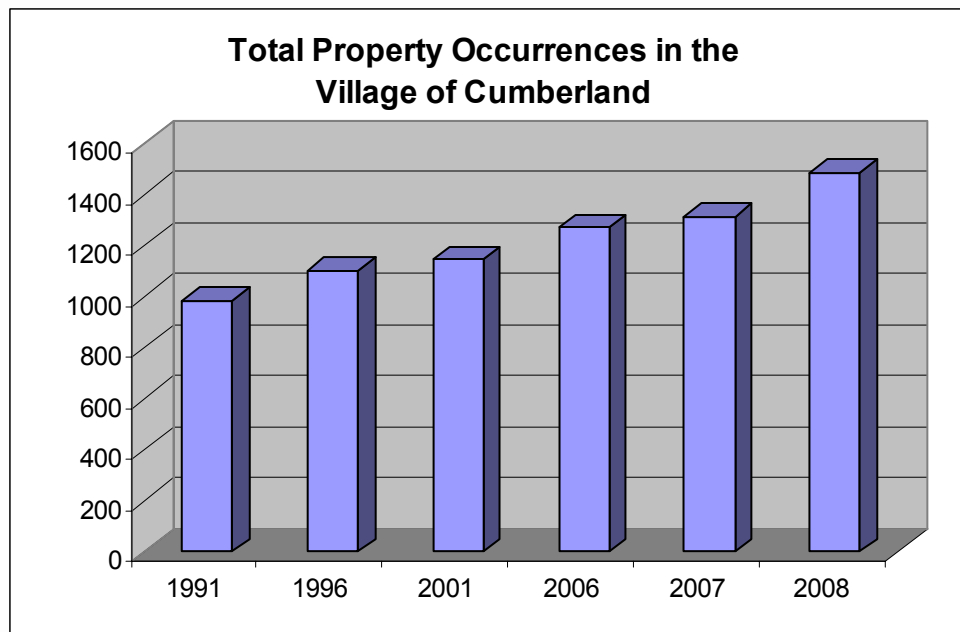
Assessed Property Values by BC Assessment Property Type:

Property Type	1991	1996	2001	2006	2007	2008
Total RES	\$45,037,570	\$106,693,300	\$96,712,400	\$187,702,807	\$239,115,807	\$304,362,307
Utilities	\$870,220	\$2,142,400	\$2,555,100	\$3,627,175	\$3,664,275	\$4,101,875
Unmng'd Forest	-	-	-	-	-	-
Major Industry	-	-	-	-	-	-
Light Industry	\$454,200	\$1,224,200	\$4,585,800	\$6,235,400	\$7,431,600	\$9,227,500
Business/other	\$10,473,500	\$26,666,900	\$27,654,300	\$41,679,600	\$48,871,415	\$52,394,600
Managed Forest	\$245,267	\$274,000	\$362,100	\$3,872,100	\$3,853,600	\$4,122,200
Rec/Non-profit	\$410,900	\$983,000	\$1,096,000	\$1,751,000	\$3,328,700	\$3,791,700
Farm	\$11,360	\$11,300	\$11,300	\$11,360	\$11,360	\$11,360
Total	\$57,503,017	\$137,995,100	\$132,977,000	\$244,879,442	\$306,276,757	\$378,011,542



Property Occurrences by BC Assessment Property Type:

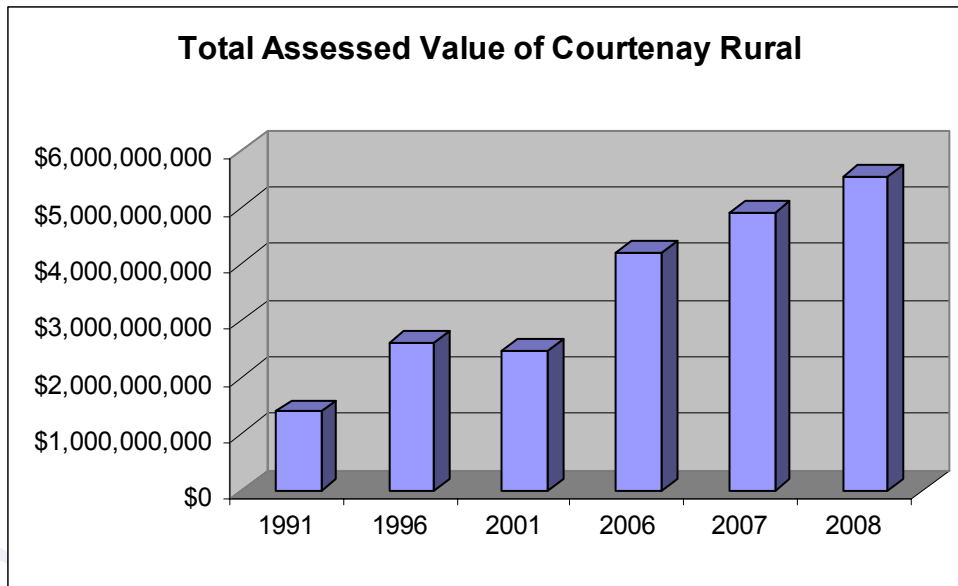
Property Type	1991	1996	2001	2006	2007	2008
Total RES	898	1,001	1,035	1,127	1,163	1,335
Utilities	4	5	6	12	11	11
Unmng'd Forest	-	-	-	-	-	-
Major Industry	-	-	-	-	-	-
Light Industry	7	7	7	16	16	16
Business/other	66	80	87	91	91	92
Managed Forest	2	1	2	16	20	19
Rec/Non-profit	7	6	7	10	12	12
Farm	1	1	1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



Courtenay Rural Property Assessed Values and Occurrences

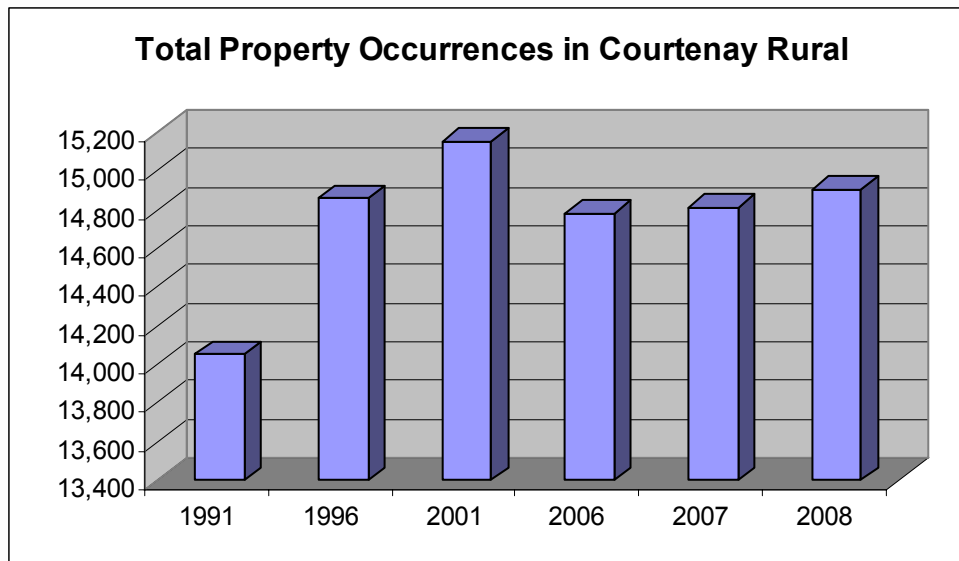
Assessed Property Values by BC Assessment Property Type:

Property Type	1991	1996	2001	2006	2007	2008
Total RES	\$890,017,321	\$2,098,214,675	\$1,931,995,541	\$3,573,383,638	\$4,251,452,889	\$4,841,319,250
Utilities	\$191,403,598	\$194,854,742	\$163,826,900	\$177,521,300	\$185,383,691	\$201,193,650
Unmng'd Forest	\$2,983,218	\$151,200	\$2,919,600	-	-	-
Major Industry	-	\$493,700	\$426,900	\$753,000	\$288,000	-
Light Industry	\$4,673,900	\$10,375,247	\$9,662,247	\$15,863,247	\$17,118,397	\$20,955,400
Business/other	\$194,795,901	\$131,880,900	\$147,914,606	\$168,492,176	\$162,448,688	\$177,801,588
Managed Forest	\$75,614,812	\$123,489,332	\$145,591,940	\$158,755,579	\$165,618,980	\$161,394,773
Rec/Non-profit	\$14,933,300	\$38,021,900	\$42,872,300	\$71,154,900	\$90,872,700	\$104,938,600
Farm	\$22,494,047	\$23,604,000	\$22,904,800	\$23,119,835	\$24,189,501	\$23,904,995
Total	\$1,396,916,097	\$2,621,085,696	\$2,468,114,834	\$4,189,043,675	\$4,897,372,846	\$5,531,508,256



Property Occurrences by BC Assessment Property Type:

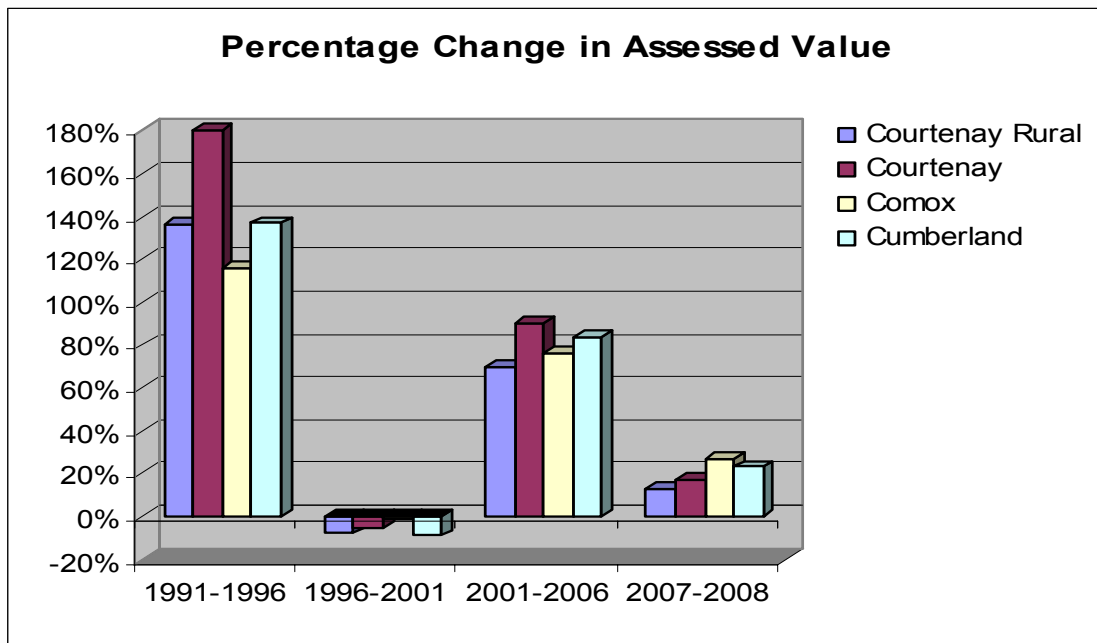
Property Type	1991	1996	2001	2006	2007	2008
Total RES	12,448	13,185	13,369	12,959	13,023	13,119
Utilities	147	200	217	193	202	202
Unmng'd Forest	7	2	9	-	-	-
Major Industry	-	1	1	1	1	-
Light Industry	70	89	85	83	81	83
Business/other	347	357	401	477	382	383
Managed Forest	330	337	341	333	337	332
Rec/Non-profit	79	74	91	94	109	114
Farm	626	615	640	642	677	673
Total	14,054	14,860	15,154	14,782	14,812	14,906



Growth and Decline

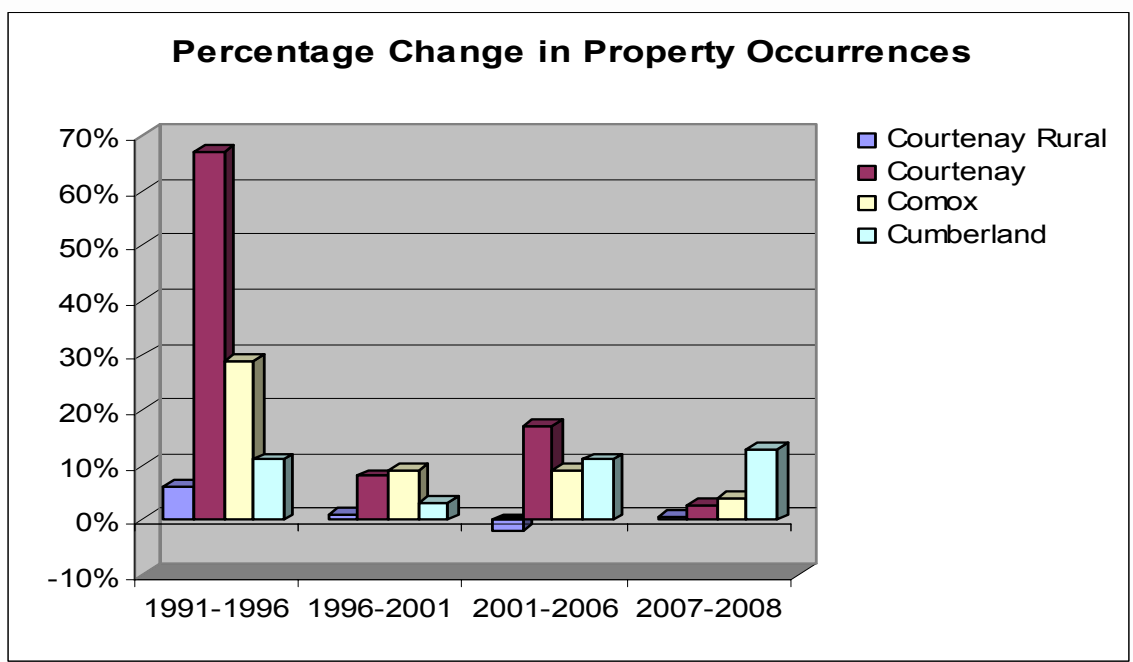
Residential Property percentage change in assessed value:

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



Residential Property percentage change in the number of occurrences:

Jurisdiction	1991-1996	1996-2001	2001-2006	2007-2008
Courtenay Rural	6%	1%	-2%	0.6%
Courtenay	67%	8%	17%	2.7%
Comox	29%	9%	9%	4%
Cumberland	11%	3%	11%	13%



Change in Assessed Values for the Comox Valley

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

Change in Property Occurrences for the Comox Valley

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