

Average Homeowner Property Tax Cost Differences Roll Years 2001-2005 (without "other" category)

The Islands																					
Jurisdiction	2005 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Property Tax Bill Change (%)	2004 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Property Tax Bill Change (%)	2003 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Tax Bill Change (%)	2002 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Property Tax Bill Change (%)	2001 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	2005-2001 Difference (\$)	2005-2001 Property Tax Bill Change (%)
City of Colwood47	3.23	300300.08	970.90	0.89%	3.98	242050.86	962.30	8.34%	4.01	221507.94	888.22	1.82%	4.44	196324.28	872.31	22.28%	3.62	196934.40	713.39	257.51	36.10%
Courtenay37	4.86	159295.91	774.02	1.12%	5.98	128094.65	765.48	7.87%	6.07	116936.37	709.65	6.82%	5.98	111042.68	664.34	-0.75%	5.95	112563.03	669.37	104.65	15.63%
Duncan44	3.95	143856.72	568.61	3.20%	4.57	120502.69	550.95	3.26%	4.78	111516.11	533.56	6.96%	4.54	109838.52	498.83	17.48%	3.70	114625.46	424.62	143.99	33.91%
Langford45	3.33	264775.37	882.97	1.93%	3.90	221973.97	866.25	5.55%	4.23	193824.35	820.71	4.91%	4.53	172794.58	782.28	23.08%	3.70	171569.01	635.56	247.41	38.93%
Nanaimo40	6.56	191180.65	1254.01	4.96%	7.72	154814.24	1194.72	2.91%	8.42	137923.26	1160.91	3.34%	8.57	131010.00	1123.36	2.49%	8.41	130382.36	1096.07	157.94	14.41%
Parksville39	4.85	199050.48	965.41	4.61%	5.62	164119.77	922.88	2.39%	6.10	147786.54	901.32	3.24%	6.37	137098.73	873.06	3.13%	6.17	137255.89	846.58	118.83	14.04%
Port Alberni41	9.76	101623.84	991.80	4.44%	10.34	91793.41	949.59	8.14%	10.57	83109.32	878.12	4.00%	10.11	83558.08	844.38	1.69%	9.94	83552.62	830.33	161.47	19.45%
Victoria49	4.38	348608.10	1527.95	3.02%	5.04	294391.49	1483.14	5.89%	5.40	259403.54	1400.60	6.28%	5.61	234760.40	1317.90	4.23%	5.47	231168.60	1264.47	263.48	20.84%
Ladysmith42	5.42	165698.99	897.43	4.62%	6.19	138619.44	857.83	4.79%	6.37	128529.49	818.59	1.39%	6.33	127493.94	807.36	1.98%	6.15	128713.73	791.68	105.75	13.36%
Lake Cowichan43	5.32	129670.10	689.45	4.32%	6.08	108702.32	660.92	8.10%	6.65	91990.80	611.38	7.86%	6.07	93451.74	566.85	25.72%	4.70	95891.00	450.90	238.55	52.90%
Port McNeill36	4.60	114929.11	528.67	5.96%	4.60	108466.12	498.94	11.73%	4.15	107606.01	446.56	0.80%	4.00	110751.64	443.01	-2.25%	4.00	113305.69	453.22	75.45	16.65%
Qualicum Beach38	3.64	276587.42	1006.78	1.17%	4.45	223617.14	995.10	6.03%	4.82	194791.20	938.50	4.05%	5.10	176993.58	901.96	2.88%	4.99	175805.79	876.74	130.03	14.83%
Sidney46	3.42	292517.51	1001.81	3.44%	4.01	241811.91	968.48	6.90%	4.29	211264.03	905.98	0.81%	4.73	190190.28	898.74	1.31%	4.74	187214.99	887.16	114.66	12.92%
Esquimalt48	5.53	308445.60	1706.47	5.43%	6.30	257116.50	1618.58	9.14%	6.52	227418.23	1483.04	8.94%	6.64	204906.10	1361.31	2.77%	6.48	204542.01	1324.59	381.88	28.83%
Averages	4.92	214038.56	983.31	3.51%	5.63	178291.04	949.65	6.50%	5.88	159543.37	892.65	4.37%	5.93	148586.75	853.98	7.57%	5.57	148823.18	804.62	178.69	23.77%

Vancouver, Coast and Mountains

Jurisdiction	2005 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Property Tax Bill Change (%)	2004 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Property Tax Bill Change (%)	2003 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Tax Bill Change (%)	2002 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Property Tax Bill Change (%)	2001 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	2005-2001 Difference (\$)	2005-2001 Property Tax Bill Change (%)
Abbotsford63	4.83	240442.76	1161.51	6.61%	5.41	201229.59	1089.47	3.97%	5.78	181221.95	1047.88	4.35%	5.96	168610.32	1004.22	4.60%	5.72	167987.95	960.07	201.45	20.98%
Abbotsford62	4.83	250109.62	1208.21	5.07%	5.41	212399.55	1149.94	4.82%	5.78	189720.19	1097.02	6.50%	5.96	172945.15	1030.04	4.69%	5.72	172156.43	983.89	224.32	22.80%
Burnaby53	3.11	408367.59	1270.92	4.02%	3.57	342666.60	1221.85	3.02%	3.77	314245.98	1186.00	2.29%	3.99	290638.83	1159.47	2.28%	3.96	286216.49	1133.65	137.28	12.11%
Chilliwack60	5.15	206588.18	1063.01	4.25%	5.80	175682.03	1019.71	7.02%	5.98	159374.02	952.85	6.41%	6.00	149267.06	895.46	3.96%	5.86	147036.87	861.36	201.64	23.41%
Coquitlam56	3.41	362385.41	1234.21	2.89%	3.88	308904.30	1199.57	5.51%	4.17	272854.13	1136.93	5.99%	4.46	240383.71	1072.66	5.48%	4.33	234801.85	1016.90	217.31	21.37%
Langley61	4.59	237844.44	1091.71	35.22%	3.90	206882.43	807.36	-23.38%	5.59	188504.55	1053.74	4.75%	5.88	171085.39	1005.98	1.13%	5.80	171507.99	994.75	96.96	9.75%
New Westminster57	4.59	305114.36	1400.60	2.76%	5.34	255315.95	1362.93	2.42%	5.71	233032.70	1330.66	2.17%	6.02	216179.02	1302.35	2.96%	5.93	213225.15	1264.85	135.75	10.73%
North Vancouver50	2.91	429135.83	1246.66	4.35%	3.33	358296.58	1194.64	4.51%	3.64	313912.29	1143.12	5.15%	3.75	289832.84	1087.17	3.28%	3.70	284393.93	1052.66	193.99	18.43%
Port Coquitlam55	4.02	304049.03	1223.58	2.75%	4.62	257866.28	1190.85	3.77%	5.00	229317.32	1147.62	3.66%	5.43	203795.98	1107.14	3.12%	5.40	198846.95	1073.69	149.89	13.96%
Port Moody54	3.61	378094.96	1365.91	2.72%	4.21	315864.81	1329.73	4.69%	4.54	279549.15	1270.10	4.43%	4.92	247358.15	1216.19	2.47%	4.80	247065.53	1186.90	179.00	15.08%
Richmond52	3.06	349157.24	1069.29	1.99%	3.47	302553.72	1048.45	2.36%	3.71	276175.07	1024.31	3.58%	3.93	251762.35	988.89	5.64%	3.76	249048.07	936.10	133.20	14.23%
Surrey58	2.90	328964.12	955.30	3.84%	3.32	277189.60	919.98	4.43%	3.50	251521.17	881.00	3.69%	3.68	231160.25	849.66	0.68%	3.70	228219.64	843.94	111.36	13.20%
Vancouver51	2.79	513956.17	1433.71	7.63%	3.06	435052.49	1332.07	5.52%	3.17	397940.11	1262.35	10.18%	3.12	367520.92	1145.72	5.38%	3.01	361078.63	1087.18	346.53	31.87%
White Rock59	4.56	352238.61	1607.55	1.14%	5.34	297425.68	1589.41	-1.63%	6.27	257820.08	1615.72	4.41%	6.52	237490.08	1547.48	3.44%	6.40	233915.74	1496.01	111.54	7.46%
Averages	3.88	333317.74	1238.01	6.09%	4.33	281952.12	1175.42	1.93%	4.76	253227.76	1153.52	4.83%	4.97	231287.86	1100.89	3.51%	4.86	228250.09	1063.71	174.30	16.81%

Cariboo, Chilcotin, and its Coast

Jurisdiction	2005 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Property Tax Bill Change (%)	2004 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Property Tax Bill Change (%)	2003 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Tax Bill Change (%)	2002 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Property Tax Bill Change (%)	2001 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	2005-2001 Difference (\$)	2005-2001 Property Tax Bill Change (%)
Quesnel32	5.29	86000.20	455.11	5.81%	5.18	83117.69	430.14	9.46%	4.70	83581.24	392.97	4.48%	4.25	88572.33	376.12	0.16%	4.09	91824.71	375.51	79.60	21.20%
Williams Lake33	7.06	117379.37	828.58	-0.38%	7.47	111367.10	831.77	1.52%	7.33	111703.92	819.28	5.05%	6.82	114420.34	779.87	1.13%	6.56	117555.29	771.16	57.42	7.45%
Averages	6.18	101689.78	641.85	2.71%	6.32	97242.40	630.95	5.49%	6.02	97642.58	606.13	4.77%	5.53	101496.33	578.00	0.65%	5.32	104690.00	573.34	68.51	14.32%

Thompson Okanagan

Jurisdiction	2005 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Property Tax Bill Change (%)	2004 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Property Tax Bill Change (%)	2003 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Tax Bill Change (%)	2002 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	Property Tax Bill Change (%)	2001 Mill Rates	Average Residential Assessment (\$)	Property Tax Bill (\$)	2005-2001 Difference (\$)	2005-2001 Property Tax Bill Change (%)
Armstrong66	4.11	150747.90	619.68	6.01%	4.60	127079.89	584.55	3.35%	4.64	121852.77	565.59	3.01%	4.71	116572.60	549.09	4.10%	4.59	114979.81	527.44	92.24	17.49%
Enderby65	4.32	119663.26	516.61	7.90%	4.61	103887.40	478.78	5.44%	4.44	102364.12	454.08	23.63%	3.65	100573.30	367.27	4.92%	3.47	100816.74	350.04	166.57	47.59%
Grand Forks76	3.74	84779.88	317.34	-0.83%	4.27	75025.88	320.00	0.92%	4.26	74420.10	317.07	17.04%	3.98	67999.60	270.91	6.86%	3.68	68915.67	253.53	63.81	25.17%

Greenwood75	12.35	29722.93	367.16	39.05%	8.97	29420.28	264.04	17.16%	8.30	27162.24	225.36	-0.07%	8.38	26925.48	225.52	2.79%	7.05	31120.63	219.40	147.76	67.35%
Kamloops64	8.17	164011.37	1339.97	3.82%	8.83	146164.08	1290.63	4.69%	8.73	141217.72	1232.83	4.79%	8.62	136479.54	1176.45	2.96%	8.41	135859.79	1142.58	197.39	17.28%
Kelowna70	4.60	276014.12	1269.00	3.62%	5.64	217278.67	1224.67	3.75%	6.19	190560.88	1180.39	4.38%	6.43	175899.21	1130.82	1.81%	6.41	173202.23	1110.73	158.27	14.25%
Kelowna69	4.60	268733.91	1235.53	3.12%	5.64	212577.69	1198.17	3.33%	6.19	187201.15	1159.58	3.89%	6.43	173625.99	1116.21	3.40%	6.41	168333.38	1079.51	156.03	14.45%
Merritt68	6.33	112014.46	708.97	10.27%	6.31	101881.29	642.95	4.23%	6.03	102305.57	616.86	2.59%	5.76	104340.08	601.31	3.58%	5.46	106282.59	580.55	128.43	22.12%
Penticton71	5.36	199671.67	1070.70	1.21%	6.48	163302.12	1057.89	7.34%	6.75	145940.44	985.54	7.78%	6.63	137929.41	914.40	4.77%	6.44	135609.90	872.79	197.91	22.68%
Vernon67	3.66	189517.69	693.37	-1.50%	4.48	157080.08	703.95	6.82%	4.56	144656.70	659.01	-22.21%	6.22	136314.42	847.19	6.21%	5.90	135142.20	797.64	-104.27	-13.07%
Oliver72	2.61	164577.05	429.63	4.26%	2.98	138096.14	412.08	13.55%	2.91	124668.99	362.91	2.53%	2.92	121256.61	353.97	3.81%	2.81	121294.57	341.00	88.63	25.99%
Osoyoos74	2.43	194919.81	472.84	7.16%	2.84	155338.29	441.25	6.92%	2.99	137872.46	412.69	3.81%	3.00	132486.33	397.56	1.30%	2.99	131145.66	392.47	80.37	20.48%
Princeton73	5.04	77132.45	389.12	1.99%	5.77	66147.29	381.52	1.07%	6.01	62773.91	377.47	0.27%	5.58	67504.09	376.46	0.24%	5.73	65505.17	375.56	13.56	3.61%
Averages	5.18	156269.73	725.38	6.62%	5.49	130252.24	692.35	6.04%	5.54	120230.54	657.65	3.96%	5.56	115223.59	640.55	3.60%	5.34	114477.56	618.71	106.67	21.95%

BC Rockies																					
	Average	Property	Property Tax		Average	Property	Property Tax		Average	Property	Tax Bill	Change		Average	Property	Property Tax		Average	Property	2005-2001	2005-2001
	Residential	Tax Bill	Bill Change		Residential	Tax Bill	Bill Change		Residential	Tax Bill	Change		Residential	Tax Bill	Bill Change		Residential	Tax Bill	Difference	Property Tax Bill	
Jurisdiction	Rates	Assessment (\$)	(\$)	(%)	Rates	Assessment (\$)	(\$)	(%)	Rates	Assessment (\$)	(\$)	(%)	Rates	Assessment (\$)	(\$)	(%)	Rates	Assessment (\$)	(\$)	Change (%)	
Castlegar82	4.27	129246.59	551.40	0.56%	4.47	122662.55	548.31	2.21%	4.31	124600.26	536.47	3.51%	4.31	120369.45	518.25	1.25%	4.27	120008.39	511.86	39.54	7.73%
Cranbrook81	10.19	116986.51	1192.14	2.35%	10.61	109781.93	1164.81	3.42%	10.85	103807.02	1126.32	1.25%	10.66	104331.00	1112.40	4.06%	10.64	100450.58	1069.04	123.10	11.52%
Fernie80	4.74	183627.27	870.62	6.65%	5.28	154682.52	816.37	6.14%	5.41	142188.23	769.18	4.95%	5.33	137506.67	732.91	1.51%	5.46	132235.74	722.01	148.62	20.58%
Kimberley79	3.79	112543.14	426.59	9.02%	3.86	101255.62	391.29	4.36%	4.03	93076.70	374.95	19.30%	3.52	89413.82	314.30	-0.66%	3.49	90710.97	316.39	110.20	34.83%
Nelson1	6.75	163507.96	1103.14	3.88%	7.63	139248.15	1061.98	0.97%	7.95	132228.95	1051.79	5.42%	7.76	128562.05	997.74	4.76%	7.54	126339.42	952.41	150.73	15.83%
Revelstoke78	6.84	103570.31	708.52	10.45%	7.73	82977.62	641.51	9.53%	7.36	79527.30	585.71	4.55%	7.27	77039.21	560.22	5.54%	6.92	76710.51	530.84	177.69	33.47%
Rossland	3.51	121798.18	428.02	3.63%	4.56	90596.07	413.02	-0.27%	4.95	83639.47	414.13	13.58%	4.95	73637.51	364.61	2.16%	4.95	72080.72	356.90	71.12	19.93%
Trail83	4.02	84956.23	341.60	0.65%	4.48	75741.94	339.41	-4.02%	4.61	76632.77	353.62	9.55%	4.18	77254.90	322.80	6.36%	3.91	77544.15	303.51	38.09	12.55%
Creston84	6.68	105123.60	702.67	5.46%	6.68	99685.18	666.31	4.46%	6.44	99022.90	637.85	4.86%	6.23	97583.70	608.31	4.82%	5.79	100297.95	580.35	122.31	21.08%
Golden77	5.53	157730.57	871.63	3.43%	5.88	143260.50	842.73	7.16%	5.87	134013.66	786.43	9.72%	5.41	132439.95	716.76	2.65%	5.87	118880.66	698.26	173.38	24.83%
Averages	5.63	127909.04	719.63	4.61%	6.12	111989.21	688.57	3.39%	6.18	106873.73	663.64	7.67%	5.96	103813.83	624.83	3.24%	5.88	101525.91	604.16	115.48	20.23%

Northern BC																					
	Average	Property	Property Tax		Average	Property	Property Tax		Average	Property	Tax Bill	Tax Bill		Average	Property	Property Tax		Average	Property	2005-2001	2005-2001
	Residential	Tax Bill	Bill Change		Residential	Tax Bill	Bill Change		Residential	Tax Bill	Change		Residential	Tax Bill	Bill Change		Residential	Tax Bill	Difference	Property Tax Bill	
Jurisdiction	Rates	Assessment (\$)	(\$)	(%)	Rates	Assessment (\$)	(\$)	(%)	Rates	Assessment (\$)	(\$)	(%)	Rates	Assessment (\$)	(\$)	(%)	Rates	Assessment (\$)	(\$)	Change (%)	
Dawson Creek4	6.13	98134.42	601.56	2.57%	7.10	82601.08	586.47	4.42%	7.30	76934.25	561.62	1.38%	7.30	75886.43	553.97	1.62%	7.37	73965.28	545.12	56.44	10.35%
Fort St John2	6.47	147029.70	951.02	14.70%	6.47	128187.82	829.14	10.62%	6.16	121674.84	749.54	6.82%	6.16	113909.36	701.70	2.05%	6.16	111618.06	687.59	263.43	38.31%
Prince George23	10.37	111121.26	1151.97	2.90%	10.90	102731.29	1119.53	3.86%	10.52	102440.25	1077.88	4.86%	10.11	101696.13	1027.93	3.80%	9.32	106255.29	990.29	161.68	16.33%
Prince Rupert15	12.18	61490.52	748.88	0.55%	12.46	59778.83	744.80	5.36%	11.32	62462.59	706.89	6.79%	10.00	66215.51	661.96	-0.32%	9.48	70086.45	664.11	84.77	12.76%
Terrace12	8.70	109093.46	949.52	0.20%	8.65	109496.16	947.66	0.34%	8.61	109702.21	944.48	0.89%	8.15	114833.24	936.17	0.21%	7.75	120567.11	934.21	15.30	1.64%
Fort Nelson1	3.44	148949.83	511.93	-3.69%	4.69	113437.53	531.52	12.95%	4.73	99591.19	470.57	1.20%	4.82	96547.08	464.97	6.29%	4.73	92524.25	437.44	74.49	17.03%
Smithers10	6.72	111844.80	751.40	2.92%	6.72	108595.35	730.09	10.29%	6.27	105503.46	661.97	4.33%	5.73	110715.82	634.52	1.88%	5.38	115757.52	622.80	128.60	20.65%
Averages	7.71	112523.43	809.47	2.88%	8.14	100689.73	784.17	6.84%	7.84	96901.26	738.99	3.75%	7.47	97114.79	711.60	2.22%	7.17	98681.99	697.37	112.10	16.72%

Total Average
18.97%