

**For Immediate Release
January 4, 2010**

**ASSESSMENT NOTICES SENT TO PROPERTY OWNERS IN THE SOUTH PEACE
RIVER REGION**

DAWSON CREEK – More than 21,600 property owners in the South Peace River Region can expect to receive their 2010 assessment notice in the next few days.

Assessments are the estimate of a property's market value as of July 1, 2009. This common valuation date ensures that all properties are assessed fairly and there is an equitable base for property taxation.

The real estate market creates property value which is reported annually by BC Assessment. Local governments and other taxing authorities are responsible for property taxation, and after determining their own budget needs this spring, will determine their property tax rates based on BC Assessment's data.

“Most homes in the South Peace are worth more on this year's assessment roll than they were on the 2009 assessment roll,” said Scott Sitter, Deputy Assessor. “Most home owners in the region will see increases in the 5% to 15% range. Many acreage and waterfront properties will see increases over 20%. The exception is Chetwynd where most home owners will see a modest decrease in their assessment.”

Changes in property assessments are reflective of movement in the local real estate market and can vary greatly from property to property. When estimating a property's market value, a professional appraiser analyzes current sales in the area, as well as considering other characteristics such as size, age, quality, condition, view and location.

The following table illustrates how Assessment Roll values have changed compared to last year for each community. It also illustrates two of the most common property classifications that make up the Total Roll value. The total value reflects changing market conditions and also includes new subdivisions, rezoning and new construction.

Location	Total / Prop Class	2009	2010	Change
Dawson Creek	Total Roll	\$1,270,243,000	\$1,397,006,000	9.98%
	Residential	\$773,177,000	\$858,773,000	11.07%
	Commercial	\$439,470,000	\$479,916,000	9.20%
Tumbler Ridge	Total Roll	\$407,795,000	\$421,821,000	3.44%
	Residential	\$215,050,000	\$220,822,000	2.68%
	Commercial	\$70,738,000	\$67,974,000	-3.91%

Chetwynd	Total Roll	\$327,250,000	\$321,053,000	-1.89%
	Residential	\$144,363,000	\$138,692,000	-3.93%
	Commercial	\$85,456,000	\$89,050,000	4.20%
Pouce Coupe	Total Roll	\$58,974,000	\$64,865,000	9.99%
	Residential	\$44,086,000	\$49,215,000	11.63%
	Commercial	\$13,326,000	\$14,007,000	5.10%

“Property owners who feel that their property assessment does not reflect market value as of July 1, 2009 or see incorrect information on their notice should contact the BC Assessment office indicated on their notice as soon as possible in January,” said Sitter.

Assessments and sales by address are available for residential property owners to further assist them in understanding their property's market value and to provide comparable sales information. This service is available on BC Assessment's website at www.bcassessment.ca; click on the e-valueBC link. Paper copies of neighborhood assessments are also available at local area offices and most municipal halls, libraries and government agent's offices across the province.

“If a property owner is still concerned about their assessment after speaking to one of our staff, they may submit a Notice of Complaint (Appeal) by February 1 for an independent review by a Property Assessment Review Panel,” said Sitter. The panels, independent of BC Assessment, are appointed annually by the Ministry of Community and Rural Development, and meet between February 2 and March 15 to hear formal complaints.

The Peace River Assessment Office is located at 1112 – 103rd Avenue in Dawson Creek. During the month of January, office hours are 8:30 a.m. to 5:00 p.m., Monday to Friday.

For more information on the 2010 Assessment Roll, regional and province-wide real estate market trends, please visit www.bcassessment.ca and click on the 2010 assessment roll information link.

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For More Information:

Scott Sitter, Deputy Assessor

BC Assessment

Office Phone: 250-782-8515 local 227

Toll Free: 1-800-990-1160

**For Immediate Release
January 4, 2010**

**ASSESSMENT NOTICES SENT TO PROPERTY OWNERS IN THE NORTH PEACE
RIVER REGION**

DAWSON CREEK – More than 37,000 property owners in the North Peace River Region can expect to receive their 2010 assessment notice in the next few days.

Assessments are the estimate of a property's market value as of July 1, 2009. This common valuation date ensures that all properties are assessed fairly and there is an equitable base for property taxation.

The real estate market creates property value which is reported annually by BC Assessment. Local governments and other taxing authorities are responsible for property taxation, and after determining their own budget needs this spring, will determine their property tax rates based on BC Assessment's data.

"Most homes in the South Peace are worth more on this year's assessment roll than they were on the 2009 assessment roll," said Scott Sitter, Deputy Assessor of the Peace River Assessment Office. "Most home owners in the region will see modest increases in the 5% to 10% range. Many acreage and waterfront properties will see increases over 15%."

Changes in property assessments are reflective of movement in the local real estate market and can vary greatly from property to property. When estimating a property's market value, a professional appraiser analyzes current sales in the area, as well as considering other characteristics such as size, age, quality, condition, view and location.

The following table illustrates how Assessment Roll values have changed compared to last year for each community. It also illustrates two of the most common property classifications that make up the Total Roll value. The total value reflects changing market conditions and also includes new subdivisions, rezoning and new construction.

Location	Total / Prop Class	2009	2010	Change
Fort St John	Total Roll	\$2,370,685,000	\$2,547,748,000	7.47%
	Residential	\$1,498,460,000	\$1,599,342,000	6.73%
	Commercial	\$779,662,000	\$858,214,000	10.08%
Taylor	Total Roll	\$97,638,000	\$114,050,000	16.81%
	Residential	\$211,509,000	\$226,926,000	7.29%

	Commercial	\$20,438,000	\$23,565,000	15.30%
Hudson's Hope	Total Roll	\$1,456,607,000	\$1,431,492,000	-1.72%
	Residential	\$105,693,000	\$113,426,000	7.32%
	Commercial	\$32,687,000	\$32,478,000	-0.64%

“Property owners who feel that their property assessment does not reflect market value as of July 1, 2009 or see incorrect information on their notice should contact the BC Assessment office indicated on their notice as soon as possible in January,” said Sitter.

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“If a property owner is still concerned about their assessment after speaking to one of our staff, they may submit a Notice of Complaint (Appeal) by February 1 for an independent review by a Property Assessment Review Panel,” said Sitter. The panels, independent of BC Assessment, are appointed annually by the Ministry of Community and Rural Development, and meet between February 2 and March 15 to hear formal complaints.

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