



*Deep Roots
Greater Heights*

District of Maple Ridge News Release

FOR IMMEDIATE RELEASE

June 17, 2013 #13-08
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Maple Ridge 2013 Residential Taxes Well Positioned Compared to Neighbouring Municipalities

Maple Ridge, BC : By now, property owners in Maple Ridge should have received their 2013 Property Tax Notices. Today, at the Committee of the Whole Meeting, Council was provided with a staff report on 2013 Residential Class Property Taxes and how they compare to other communities in the region.

Maple Ridge's Residential Taxes were analyzed from three different perspectives:

1. The municipal rate applied to residential customers in Maple Ridge compared to the rate in fifteen other communities.
2. The change in assessed value of eight representative residential properties in Maple Ridge that the District has been tracking since 2006.
3. The municipal taxes and utility fees for the 'average single family dwelling' in Maple Ridge compared to the amount paid in taxes and fees for the 'average single family dwelling' in fifteen other communities.

The report reveals that Maple Ridge's 'average single family dwelling's' tax plus utility charges are the fourth lowest in the survey.

The report demonstrates that there is a fair bit of variability that exists throughout the District when compared to the average. This variability results from the assessed value of individual properties as determined by BC Assessment. While the average increase in tax changes for the sample properties was 2.0%, the actual change in taxes experienced by the sample properties was a range, from a tax increase of 4.2% in the West Maple Ridge sample property to a tax decrease of -6.0% in the Lower Hammond sample property.

These variations in assessed value will translate into variations in the associated tax increase. This is why property owners are encouraged to look at their assessed values and how they

compare to the overall averages that are reported out. Assessed values can be appealed, but property taxes cannot. For more information on property assessments, please visit BC Assessment's website: <http://www.bcassessment.ca/Pages/default.aspx>.

This comparison and the data, is presented annually to allow citizens to look at Municipal taxation levels and the costs associated with utilities for communities bordering Maple Ridge and those that are part of Metro Vancouver at a glance.

2013 tax notices were mailed out the last week of May with a due date of July 2. If you own property in Maple Ridge and have not received your 2013 Property Tax Notice, please contact:

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