

DISTRICT OF SQUAMISH
COMPARISON OF SCENARIOS
2016 Revised Roll (With Cycle 1)

BC AVERAGES
SCENARIO 1 Stabilize Rates Now - All Classes Share Lift in Taxes and Redistribution From Legal Caps In Same Percentage

Property Class	% of Burden		% of Assessment		Tax Rate		Ratio to Class 1		
	Squamish	BC Average*	Squamish	BC Average*	Squamish w Library	BC Average*	Squamish w Library	Squamish wo Library	BC Average*
	1 Residential	64.1%	61.3%	85.85%	81.6%	4.3851	4.5356	1.00	1.00
2 Utilities	7.1%	4.7%	1.04%	1.5%	40.0000	31.8051	9.12	9.20	7.71
3 Supportive Hsg	0.0%	0.0%	0.00%	0.0%	0.0000	4.2107	0.00	-	0.98
4 Port/Major Industry	1.6%	8.9%	0.33%	2.8%	27.5000	31.0865	6.27	6.32	7.18
4 Major Industry	0.0%	0.0%	0.00%	0.0%	0.0000	0.0000	0.00	-	0.00
5 Light Industry	1.7%	3.5%	0.57%	1.5%	17.6593	18.6900	4.03	4.06	3.95
6 Business & Other	24.8%	20.8%	11.68%	12.0%	12.4036	11.6134	2.83	2.85	2.61
7 Forests-managed	0.3%	0.1%	0.10%	0.0%	16.6591	15.3032	3.80	3.83	3.33
8 Recreation/N.P.	0.3%	0.3%	0.42%	0.2%	4.4882	6.5233	1.02	1.02	1.51
9 Farm	0.0%	0.2%	0.00%	0.1%	12.0749	9.7682	2.75	2.77	2.41
Total	100%	99.8%	100%	99.7%					

* From 2014 BC Local Government Statistics (rate/ratio values exclude zero values and Oak Bay farm class)
DOS figures include library levy (all classes pay same rate per \$ of assessment)

Effective Rate Increase

2.66%

RATIOS USED

NA

NA

NA

NA

NA

IMPACT ON CLASSES BASED AVERAGE (ASSESSMENT BASE/FOLIOS)
Stabilize Rates Now - All Classes Share Lift in Taxes and Redistribution From Legal Caps In Same Percentage

Property Class	Avg Assess. 2015 Revised Roll	Avg Assess. 2016 Completed Roll	Change in Avg. Assess.	Mun. Tax 2015	Mun. Tax 2016	Tax Increase \$	Tax Increase %	2015 Utility Increase	Total Increase Tax & Utility \$
Single Family	490,155	580,501	18.43%	2,449	2,546	\$96	3.93%	53.10	\$149
2 Utilities	729,321	794,456	8.93%	29,173	31,778	\$2,605	8.93%		
3 Supportive Hsg									
4 Port Property	14,113,000	14,005,000	-0.77%	388,108	385,138	(\$2,970)	-0.77%		
4 Major Industry									
5 Light Industry	338,575	364,764	7.73%	6,139	6,441	\$302	4.92%		
6 Business & Other	473,790	529,901	11.84%	6,370	6,573	\$203	3.19%		
7 Forests-managed	322,333	1,469,000	355.74%	5,536	24,472	\$18,937	342.08%		
8 Recreation/N.P.	128,262	169,610	32.24%	755	761	\$6	0.80%		
9 Farm	9,494	9,494	0.00%	112	115	\$3	2.58%		

The Residential Assessment class has multiple subcategories (Single Family category is isolated for review purposes)

COMPARABLE HOUSES

	Garibaldi Highlands	Brackendale	Valleycliff	Downtown	NMC Rev
2016 Assessment	723,000	546,000	508,000	392,000	\$ 504,318
2015 Assessment	626,000	479,500	413,000	317,400	
Change - \$	97,000	66,500	95,000	74,600	
Change - %	15.50%	13.87%	23.00%	23.50%	

2016 Municipal Tax	3,170.43	2,394.26	2,227.63	1,718.96
2015 Municipal Tax	3,128.06	2,396.01	2,063.72	1,586.02
Change - \$	42.37	-	1.75	163.91
Change - %	1.35%	-0.07%	7.94%	8.38%

SCENARIO 2 BC Average Ratios Used As Basis For Future Year Stabilization

Property Class	% of Burden		% of Assessment		Tax Rate		Ratio to Class 1		
	Squamish	BC Average*	Squamish	BC Average*	Squamish w Library	BC Average*	Squamish w Library	Squamish wo Library	BC Average*
	1 Residential	65.6%	61.3%	85.85%	81.6%	4.4866	4.5356	1.00	1.00
2 Utilities	7.1%	4.7%	1.04%	1.5%	40.0000	31.8051	8.92	8.99	7.71
3 Supportive Hsg	0.0%	0.0%	0.00%	0.0%	0.0000	4.2107	0.00	-	0.98
4 Port/Major Industry	1.6%	8.9%	0.33%	2.8%	27.5000	31.0865	6.13	6.18	7.18
4 Major Industry	0.0%	0.0%	0.00%	0.0%	0.0000	0.0000	0.00	-	0.00
5 Light Industry	1.7%	3.5%	0.57%	1.5%	17.5574	18.6900	3.91	3.94	3.95
6 Business & Other	23.2%	20.8%	11.68%	12.0%	11.6012	11.6134	2.59	2.60	2.61
7 Forests-managed	0.3%	0.1%	0.10%	0.0%	14.8015	15.3032	3.30	3.32	3.33
8 Recreation/N.P.	0.5%	0.3%	0.42%	0.2%	6.7118	6.5233	1.50	1.50	1.51
9 Farm	0.0%	0.2%	0.00%	0.1%	10.7122	9.7682	2.39	2.40	2.41
Total	100%	99.8%	100%	99.7%					

* From 2014 BC Local Government Statistics (rate/ratio values exclude zero values and Oak Bay farm class)
DOS figures include library levy (all classes pay same rate per \$ of assessment)

Effective Rate

5.06%

RATIOS USED

3.95

2.61

3.33

1.51

2.41

Caps push some costs to other categories hence why ratios don't perfectly align with BC differ slightly from BC averages

BC Average Ratios Used As Basis For Future Year Stabilization

Property Class	Avg Assess. 2015 Revised Roll	Avg Assess. 2016 Completed Roll	Change in Avg. Assess.	Mun. Tax 2015	Mun. Tax 2016	Tax Increase \$	Tax Increase %	2015 Utility Increase	Total Increase Tax & Utility \$
Single Family	490,155	580,501	18.43%	2,449	2,604	\$155	6.34%	53.10	\$208
2 Utilities	729,321	794,456	8.93%	29,173	31,778	\$2,605	8.93%		
3 Supportive Hsg									
4 Port Property	14,113,000	14,005,000	-0.77%	388,108	385,138	(\$2,970)	-0.77%		
4 Major Industry									
5 Light Industry	338,575	364,764	7.73%	6,139	6,404	\$265	4.32%		
6 Business & Other	473,790	529,901	11.84%	6,370	6,147	(\$222)	-3.49%		
7 Forests-managed	322,333	1,469,000	355.74%	5,536	21,743	\$16,208	292.79%		
8 Recreation/N.P.	128,262	169,610	32.24%	755	1,138	\$383	50.74%		
9 Farm	9,494	9,494	0.00%	112	102	(\$10)	-8.99%		

The Residential Assessment class has multiple subcategories (Single Family category is isolated for review purposes)

	Garibaldi Highlands	Brackendale	Valleycliff	Downtown	NMC Rev
2016 Assessment	723,000	546,000	508,000	392,000	\$ 506,809
2015 Assessment	626,000	479,500	413,000	317,400	
Change - \$	97,000	66,500	95,000	74,600	
Change - %	15.50%	13.87%	23.00%	23.50%	

2016 Municipal Tax	3,243.81	2,449.68	2,279.19	1,758.75
2015 Municipal Tax	3,128.06	2,396.01	2,063.72	1,586.02
Change - \$	115.75	53.67	215.47	172.73
Change - %	3.70%	2.24%	10.44%	10.89%

DISTRICT OF SQUAMISH
COMPARISON OF SCENARIOS
2016 Revised Roll (With Cycle 1)

SCENARIO 3 - Other (Light, Business and Forest same, Recreation & Non-Profit and Farm same as residential)

Property Class	% of Burden		% of Assessment		Tax Rate		Ratio to Class 1		
	Squamish	BC	Squamish	BC	Squamish w Library	BC	Squamish w Library	Squamish	BC
		Average*		Average*		wo Library		Average*	
1 Residential	64.8%	61.3%	85.85%	81.6%	4.4303	4.5356	1.00	1.00	1.00
2 Utilities	7.1%	4.7%	1.04%	1.5%	40.0000	31.8051	9.03	9.11	7.71
3 Supportive Hsg	0.0%	0.0%	0.00%	0.0%	0.0000	4.2107	0.00	-	0.98
4 Port/Major Industry	1.6%	8.9%	0.33%	2.8%	27.5000	31.0865	6.21	6.26	7.18
4 Major Industry	0.0%	0.0%	0.00%	0.0%	0.0000	0.0000	0.00	-	0.00
5 Light Industry	1.2%	3.5%	0.57%	1.5%	12.3759	18.6900	2.79	2.81	3.95
6 Business & Other	24.8%	20.8%	11.68%	12.0%	12.3759	11.6134	2.79	2.81	2.61
7 Forests-managed	0.2%	0.1%	0.10%	0.0%	12.3759	15.3032	2.79	2.81	3.33
8 Recreation/N.P.	0.3%	0.3%	0.42%	0.2%	4.3886	6.5233	0.99	0.99	1.51
9 Farm	0.0%	0.2%	0.00%	0.1%	4.3886	9.7682	0.99	0.99	2.41
Total	100%	99.8%	100%	99.7%					

Effective Rate
3.73%
RATIOS USED
2.82
2.82
2.82
1.00
1.00

Property Class	Avg Assess.			Mun. Tax 2015	Mun. Tax 2016	Tax Increase \$	Tax Increase %	2015 Utility Increase	Total Increase Tax & Utility \$
	Avg Assess. 2015 Revised Roll	2016 Completed Roll	Change in Avg. Assess.						
1 Residential	\$378,462	\$445,903	17.82%	\$1,891.14	\$1,975.48	\$84	4.46%	53.10	\$137
Single Family	490,155	580,501	18.43%	2,449	2,572	\$123	5.00%	53.10	\$176
2 Utilities	729,321	794,456	8.93%	29,173	31,778	\$2,605	8.93%		
3 Supportive Hsg									
4 Port Property	14,113,000	14,005,000	-0.77%	388,108	385,138	(\$2,970)	-0.77%		
4 Major Industry									
5 Light Industry	338,575	364,764	7.73%	6,139	4,514	(\$1,625)	-26.47%		
6 Business & Other	473,790	529,901	11.84%	6,370	6,558	\$188	2.96%		
7 Forests-managed	322,333	1,469,000	355.74%	5,536	18,180	\$12,645	228.42%		
8 Recreation/N.P.	128,262	169,610	32.24%	755	744	(\$11)	-1.44%		
9 Farm	9,494	9,494	0.00%	112	42	(\$70)	-62.72%		

The Residential Assessment class has multiple subcategories (Single Family category is isolated for review purposes)

	Garibaldi Highlands	Brackendale	Valleycliff	Downtown	NMC Rev
2016 Assessment	723,000	546,000	508,000	392,000	\$ 494,821
2015 Assessment	626,000	479,500	413,000	317,400	
Change - \$	97,000	66,500	95,000	74,600	
Change - %	15.50%	13.87%	23.00%	23.50%	
2016 Municipal Tax	3,203.11	2,418.94	2,250.59	1,736.68	
2015 Municipal Tax	3,128.06	2,396.01	2,063.72	1,586.02	
Change - \$	75.05	22.93	186.87	150.66	
Change - %	2.40%	0.96%	9.06%	9.50%	

SCENARIO 4 Status Quo (and as captured in Long Range Financial Planning Guidelines)

Property Class	% of Burden		% of Assessment		Tax Rate		Ratio to Class 1		
	Squamish	BC	Squamish	BC	Squamish w Library	BC	Squamish w Library	Squamish	BC
		Average*		Average*		wo Library		Average*	
1 Residential	64.7%	61.3%	85.85%	81.6%	4.4244	4.5356	1.00	1.00	1.00
2 Utilities	7.1%	4.7%	1.04%	1.5%	40.0000	31.8051	9.04	9.12	7.71
3 Supportive Hsg	0.0%	0.0%	0.00%	0.0%	0.0000	4.2107	0.00	-	0.98
4 Port/Major Industry	1.6%	8.9%	0.33%	2.8%	27.5000	31.0865	6.22	6.27	7.18
4 Major Industry	0.0%	0.0%	0.00%	0.0%	0.0000	0.0000	0.00	-	0.00
5 Light Industry	1.8%	3.5%	0.57%	1.5%	18.6900	18.6900	4.22	4.25	3.95
6 Business & Other	24.0%	20.8%	11.68%	12.0%	12.0086	11.6134	2.71	2.73	2.61
7 Forests-managed	0.3%	0.1%	0.10%	0.0%	14.5944	15.3032	3.30	3.32	3.33
8 Recreation/N.P.	0.5%	0.3%	0.42%	0.2%	6.6179	6.5233	1.50	1.50	1.51
9 Farm	0.0%	0.2%	0.00%	0.1%	10.5623	9.7682	2.39	2.40	2.41
Total	100%	99.8%	100%	99.7%					

Effective Rate
3.59%
RATIOS USED
NA - BC Avg Rate
2.74
3.33
1.51
2.41

Current Approach (and as captured in Long Range Financial Planning Guidelines)

Property Class	Avg Assess.			Mun. Tax 2015	Mun. Tax 2016	Tax Increase \$	Tax Increase %	2015 Utility Increase	Total Increase Tax & Utility \$
	Avg Assess. 2015 Revised Roll	2016 Completed Roll	Change in Avg. Assess.						
1 Residential	\$378,462	\$445,903	17.82%	\$1,891.14	\$1,972.85	\$82	4.32%	53.10	\$135
Single Family	490,155	580,501	18.43%	2,449	2,568	\$119	4.86%	53.10	\$172
2 Utilities	729,321	794,456	8.93%	29,173	31,778	\$2,605	8.93%		
3 Supportive Hsg									
4 Port Property	14,113,000	14,005,000	-0.77%	388,108	385,138	(\$2,970)	-0.77%		
4 Major Industry									
5 Light Industry	338,575	364,764	7.73%	6,139	6,817	\$678	11.05%		
6 Business & Other	473,790	529,901	11.84%	6,370	6,363	(\$6)	-0.10%		
7 Forests-managed	322,333	1,469,000	355.74%	5,536	21,439	\$15,904	287.29%		
8 Recreation/N.P.	128,262	169,610	32.24%	755	1,122	\$367	48.63%		
9 Farm	9,494	9,494	0.00%	112	100	(\$11)	-10.27%		

The Residential Assessment class has multiple subcategories (Single Family category is isolated for review purposes)

	Garibaldi Highlands	Brackendale	Valleycliff	Downtown	NMC Rev
2016 Assessment	723,000	546,000	508,000	392,000	\$ 501,194
2015 Assessment	626,000	479,500	413,000	317,400	
Change - \$	97,000	66,500	95,000	74,600	
Change - %	15.50%	13.87%	23.00%	23.50%	
2016 Municipal Tax	3,198.84	2,415.72	2,247.60	1,734.36	
2015 Municipal Tax	3,128.06	2,396.01	2,063.72	1,586.02	
Change - \$	70.78	19.71	183.88	148.35	
Change - %	2.26%	0.82%	8.91%	9.35%	

Policy - Business
Range from 2.5-2.8

* From 2014 BC Local Government Statistics (rate/ratio values exclude zero values and Oak Bay farm class)
DOS figures include library levy (all classes pay same rate per \$ of assessment)