



# Memo

**TO:** Chief Administrative Officer  
**FROM:** Director of Finance  
**DATE:** March 10, 2021  
**SUBJECT:** Property Taxation Revenue - 2021 Budget Planning

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Property values across Vancouver Island have continued to appreciate due to strong demand, low interest rates and limited inventory for sale. In BC, the 2021 property assessment values increased from 5 to 10% depending on the area and type of property.

BC Assessment has estimated that a typical single-family home in Lake Cowichan has increased by 8%.

Single Family Homes	2020 Typical Assessed Value	2021 Typical Assessed Value	% Change
Town of Lake Cowichan	\$340,000	\$368,000	+8%

In 2020, the general and debt levies for a single-family home in Lake Cowichan assessed at \$340,000 were:  $\$340,000/1000 * 3.37846 = \$1,149$

For 2021, the municipal property taxes (general and debt) on a typical single-family home with a 2% or 3% increase would be as shown below: (difference is \$16).

2% increase  $\$368,000/1000 * 3.20895 = \$1,181$

3% increase  $\$368,000/1000 * 3.25355 = \$1,197$

Note: The municipal tax rates are being reduced to reflect the desired percentage increase required for taxation purposes as property values increase. The opposite occurs where property assessment values fall/decrease the mill or municipal tax rates generally increase.

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