

north shore news

LETTER: Property assessment prompts site visit

North Shore News

January 28, 2015 10:25 AM

Dear Editor:

Re: [Home Assessments Up in Most Areas \(http://www.nsnews.com/news/north-shore-home-assessments-up-in-most-areas-1.1725743\)](http://www.nsnews.com/news/north-shore-home-assessments-up-in-most-areas-1.1725743), Jan. 9 news story.

Contrary to the assertion that “single family homes are seeing the biggest increases across the North Shore,” my land value has declined this year in comparison to previous assessments with like neighbouring properties.

I live in a single-family home in the City of North Vancouver.

I contacted BC Assessment in January 2014 to say that I had noticed my land value was the same as the property directly to the west of me. That had been the case for years.

I argued that the building, constructed by a previous owner, with a variance, set it farther back on the property than all other houses on the street and had affected my westerly views.

BC Assessment reviewed the satellite image and agreed that they would do a site visit prior to the next assessment.

In September 2014, the City of North Vancouver approved a Level B coach house directly to the south of me, across the lane. Built with a variance, it affected my southerly view as the roofline is higher than the original home.

BC Assessment did their site visit in mid-October and agreed that my land value was worth five per cent less because of the loss of my views.

All residents should question the impact construction has had, or will have, on their own land values, as property assessments can be affected to the negative.

Take the time to appeal or to request a site visit.

Before approving one-size-fits-all coach houses and construction variances, should mayor and council take into consideration the impact to property values and their own revenue base?

Cornelia Unger
North Vancouver

Editor's note: The deadline to appeal your 2015 property assessment is next Monday, Feb. 2. Visit bcassessment.ca.

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