

**REGIONAL DISTRICT OF CENTRAL OKANAGAN 2019 BUDGET**  
**Total Taxes per Average House for General Services by Area**

	<i>2018 Total Tax per House. Avg House Value \$693,000</i>	<i>2019 House Value</i>	Feb 21 Draft		Mar 14 Draft	
			2019	2019	2019	2019
			Total Tax per House	Change per Avg House over 2018	Total Tax per House	Change per Avg House over 2018
Kelowna	\$181.77	\$736,000	\$182.28	\$0.51 0.285%	\$182.28	\$0.51 0.285%
Peachland	209.89	736,000	\$209.93	\$0.04 0.014%	\$209.93	\$0.04 0.014%
Lake Country	206.95	732,000	\$205.79	(\$1.16) -0.562%	\$205.79	(\$1.16) -0.562%
West Kelowna	200.52	739,500	\$201.80	\$ 1.28 0.639%	\$201.80	\$1.28 0.639%
C. O. West	611.95	739,500	\$642.15	\$ 30.20 4.934%	\$634.61	\$ 22.67 3.704%
C. O. East	497.44	735,500	\$515.82	\$ 18.38 3.695%	\$508.33	\$10.89 2.190%

This is the budget impact per household for an average RDCO home.  
Refer to Tab 7, Pages 10 - 15 to see the 20 plus services included in  
General Taxes for your area

**Central Okanagan Regional District**  
**BCAA Average Assessed Value Market Change Values**  
**For Single Family Residence on smaller sites (less than 2 acres)**

**Purpose:** We need to be able to compare tax increases on an average home from year to year when market and growth affect assessment values and vary from area to area.

BCAA reported that the final average house value for 2018 for the entire Region was \$693,000. The market changes to this average by area for 2019 are shown below. The average residential market change for the RDCO is calculated at 6.61%, and we apply this for method consistency to calculate the RDCO average for a single family residence. (The BCAA average house value, all areas, lot sizes, including new construction for 2019 for the entire Region is \$745,000.) However, each participant area can vary significantly from the average.

In order to enable a comparison from year to year, we obtain the prior year average RDCO house value information from BCAA, then adjust each area by the average Market Change in that area see how a house assessed at the RDCO average value in an area last year would be affected this year.

<u>Area:</u>	<u>2018</u> <u>BCAA</u> <u>Regional</u> <u>Average</u>	<u>BCAA</u> <u>Average</u> <u>Residential</u> <u>Market</u> <u>Change %</u>	<u>2019</u> <u>Regional</u> <u>Average</u> <u>by Area</u>	<u>2019</u> <u>Rounded to:</u>
<u>Land &amp; Improvements:</u>				
<b>RDCO Average</b>	<b>693,000</b>	<b>6.61%</b>	<b>738,807</b>	<b>739,000</b>

		<u>BCAA</u> <u>Market</u> <u>Change %</u>		
City of Kelowna	693,000	6.22%	736,105	736,000 *
District of Peachland	693,000	6.21%	736,035	736,000 *
District of Lake Country	693,000	5.63%	732,016	732,000 *
City of West Kelowna	693,000	6.69%	739,362	739,500 *
EA Central Okanagan West	693,000	6.70%	739,431	739,500 *
EA Central Okanagan East	693,000	6.16%	735,689	735,500 *

Electoral Area Only Average	693,000	6.43%	737,560	737,500 *
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Improvements Only:

Percentage of Total that is Improvement Values for RDCO	49%
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*\*Note: The comparison basis is an average house assessment across the RDCO. These are not the average house assessments in each area. Because we are looking at the RDCO taxes, we need to look at the average house assessment across the RDCO, then make adjustments for market changes within each area, so that we can compare the effects on a house of average value across the region, in each area.*

**Central Okanagan East Neighborhood Breakdown Available from BCAA:**

Joe Rich/Falcon Ridge/Greystokes	693,000	7.02%	741,649	741,500
Scotty Creek / Ellison	693,000	5.66%	732,224	732,000

# REGIONAL DISTRICT OF CENTRAL OKANAGAN

Completed Roll

## CITY OF KELOWNA

### RESIDENTIAL TAX RATE COMPARISON 2019 TO 2018 GENERAL SERVICES

	<u>2019</u>	<u>2018</u>	<u>Tax Rate Diff</u>
<b>Tax Rates</b>			
Land and Improvements	0.2294	0.2426	-0.0131
Land Only	0.0292	0.0330	-0.0038
Improvements Only	0.0070	0.0070	0.0000
	<b>Amount</b>	<b>% Incr (Decr) for Avg Home</b>	
Base Tax Increase (Decrease)	\$ 0.77	0.46%	
On a home & land valued at \$736,000 in 2019			
(Per BCAA, the average RDCO home value was \$693,000 in 2018 - Kelowna Market Change for 2019 was 6.22%)			
Tax Increase (Decrease) on Land Only	\$ (0.29)	-2.609%	
On Land valued at \$374,274 in 2019			
Tax Increase (Decrease) on Improvements Only			
On improvements valued at \$361,726 in 2019	\$ 0.04	1.633%	
<b>Net Increase (Decrease)</b>	<b>\$ 0.51</b>	<b>0.285%</b>	

# REGIONAL DISTRICT OF CENTRAL OKANAGAN

Completed Roll

## DISTRICT OF PEACHLAND

### RESIDENTIAL TAX RATE COMPARISON 2019 TO 2018

#### GENERAL SERVICES

	<u>2019</u>	<u>2018</u>	<u>Tax Rate Diff</u>
<b>Tax Rates</b>			
Land and Improvements	0.2704	0.2867	-0.0163
Land Only	0.0292	0.0330	-0.0038
Base Tax Increase (Decrease)	\$ 0.32		
On a home & land valued at \$736,000 in 2019			
(Per BCAA, the average RDCO home value was \$693,000 in 2018 - Peachland Market Change for 2019 was 6.21%)			
Tax Increase (Decrease) on Land Only			
On Land valued at \$374,274 in 2019	\$ (0.29)		
		<b>Amount</b>	<b>% Incr (Decr) for Avg Home</b>
<b>Net Increase (Decrease)</b>	\$ 0.04		0.014%

# REGIONAL DISTRICT OF CENTRAL OKANAGAN

Completed Roll

## DISTRICT OF LAKE COUNTRY

### RESIDENTIAL TAX RATE COMPARISON 2019 TO 2018

#### GENERAL SERVICES

	<u>2019</u>	<u>2018</u>	<u>Tax Rate Diff</u>
<b>Tax Rates</b>			
Land and Improvements	<div>0.2629</div>	0.2789	-0.0160
Land Only	0.0292	0.0330	-0.0038
Improvements Only	0.0070	0.0070	0.0000
	<b>Amount</b>	<b>% Incr (Decr) for Avg Home</b>	
Base Tax Increase (Decrease)	<div>\$ (0.84)</div>	<div>-0.434%</div>	
On a home& land valued at \$732,000 in 2019 (Per BCAA, the average RDCO home value was \$693,000 in 2018 - Lake Country Market Change for 2019 was 5.63%)			
Tax Increase (Decrease) on Land Only			
On Land valued at \$372,240 in 2019	<div>\$ (0.35)</div>	-3.138%	
Tax Increase (Decrease) on Improvements Only			
On a improvements valued at \$359,760 in 2019	<div>\$ 0.03</div>	1.081%	
<b>Net Increase (Decrease)</b>	<div><b>\$ (1.16)</b></div>	<div><b>-0.562%</b></div>	

# REGIONAL DISTRICT OF CENTRAL OKANAGAN

Completed Roll

## CITY OF WEST KELOWNA

### RESIDENTIAL TAX RATE COMPARISON 2019 TO 2018

#### GENERAL SERVICES

	<u>2019</u>	<u>2018</u>	<u>Tax Rate Diff</u>
<b>Tax Rates</b>			
Land and Improvements	0.2581	0.2732	-0.0151
Land Only	0.0292	0.0330	-0.0038
Improvements Only (very small service area)	0.0070	0.0070	0.0000
 Base Tax Increase (Decrease) On a home& land valued at \$739,500 in 2019 (Per BCAA, the average RDCO home value was \$693,000 in 2018 -West Kelowna Market Change for 2019 was 6.69%)	 \$ 1.52		 0.0080
 Tax Increase (Decrease) on Land Only On Land valued at \$376,054 in 2019	 \$ (0.24)		 -2.15%
 <b>Net Increase (Decrease)</b>	 <b>Amount</b> \$ 1.28		 <b>% Incr (Decr) for Avg Home</b> 0.639%

# REGIONAL DISTRICT OF CENTRAL OKANAGAN

Completed Roll

## ELECTORAL AREA C. O. WEST

### RESIDENTIAL TAX RATE COMPARISON 2019 TO 2018

#### GENERAL SERVICES

	<u>2019</u>	<u>2018</u>	<u>Tax Rate Diff</u>
<b>Tax Rates</b>			
Land and Improvements	0.7913	0.8239	-0.0326
Land Only	0.0292	0.0330	-0.0038
Improvements Only	0.0115	0.0125	-0.0010
	<b>Amount</b>	<b>% Incr (Decr) for Avg Home</b>	
Base Tax Increase (Decrease)	\$ 14.20	2.487%	
On a home & land valued at \$739,500 in 2019 (Per BCAA, the average RDCO home value was \$693,000 in 2018 - E.A.C.O.W. Market Change for 2019 was 6.7%)			
Tax Increase (Decrease) on Land Only			
On Land valued at \$376,054 in 2019	\$ (0.24)	-2.146%	
Tax Increase (Decrease) on Improvements Only			
On improvements valued at \$363,446 in 2019	\$ (0.23)	-5.133%	
Change to Solid Waste Management Parcel Tax	\$ 8.93	35.232%	
<b>Net Increase (Decrease)</b>	<b>\$ 22.67</b>	<b>3.704%</b>	

# REGIONAL DISTRICT OF CENTRAL OKANAGAN

Completed Roll

## CENTRAL OKANAGAN C.O. EAST

### RESIDENTIAL TAX RATE COMPARISON 2019 TO 2018 GENERAL SERVICES

	<u>2019</u>	<u>2018</u>	<u>Tax Rate Diff</u>
<b>Tax Rates</b>			
Land and Improvements	0.6206	0.6551	-0.0345
Land Only	0.0292	0.0330	-0.0038
Improvements Only	0.0185	0.0195	-0.0010
	<b>Amount</b>	<b>% Incr (Decr) for Avg Home</b>	
Base Tax Increase (Decrease)	\$ 2.47	0.544%	
On a home & land valued at \$735,500 in 2019			
(Per BCAA, the average RDCO home value was \$693,000 in 2018 - E.A.C.O.E. Market Change for 2019 was 6.16%)			
Tax Increase (Decrease) on Land Only			
On Land valued at \$374,020 in 2019	\$ (0.30)	-2.675%	
Tax Increase (Decrease) on Improvements Only			
On a improvements valued at \$361,480 in 2019	\$ (0.21)	-3.056%	
Change to Solid Waste Management Parcel Tax	\$ 8.93	35.232%	
<b>Net Increase (Decrease)</b>	<b>\$ 10.89</b>	<b>2.190%</b>	