

**Property Types, Values and Ownership, 2001 and 2008  
Columbia Shuswap Regional District**

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## **Property Types, Values and Ownership, 2001 and 2008 Columbia Shuswap Regional District**

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## Section 1 | Overview

The objective of this report is to provide a general analysis of property titles in the Columbia-Shuswap Regional District (CSRD) and the two sub-regions that comprise part of the RDCS in this study area. This report was based on data gathered by the British Columbia Assessment Authority (BCAA) as contained in the municipal assessment rolls for 2001 and 2008. This analysis reviews the property types as classified by BC Assessment, their market values as assessed by BC Assessment and ownership and the changes between the 2001 and 2008 assessment roll years.

### The Location of Property Titles:

The Columbia-Shuswap Regional District is located in the southeast portion of the province of British Columbia. This area is enclosed by the Regional District of East Kootenay to its south and east, the Regional District of Central Kootenay to its south, the Thompson-Nicola Regional District to its west, and the province of Alberta to its north. The component of the CSRD that is addressed in this analysis includes the Cities of Golden and Revelstoke and adjacent rural areas. The Columbia-Shuswap study area is comprised of two sub-regions. These sub-regions include the **Golden** region (City of Golden and Electoral Area A) and the **Revelstoke** region (City of Revelstoke and Electoral Area B). A map is provided on the following page for the Columbia-Shuswap Regional District study area and the sub regions included in this study. A full list of Jurisdiction Codes for each region is provided in the individual Appendix at the end of this report.

The BCAA assessment roll used in this report includes all property located in the Regional District of East Kootenay where registered titles exist. The exclusion of federal Crown Land

and First Nations Reservation Lands is to be noted. However, this exclusion does not refer to land for which a registered title may be held by the Crown or First Nations.

The Locations of Property Owners:

The first step in analyzing the BCAA data (for properties located within the boundaries of the RDEK and its sub-regions) is to identify the location, through a mailing address, of the registered owner or owner's agent (from now on to be referred to as "owner"). This was accomplished for each property within the BCAA database. The location of each owner was found by identifying the postal code for each mailing address for which the annual property assessment notice was sent.

Map 1: Columbia-Shuswap Regional District Regions

A constraint on the interpretation of data is that there could potentially be cases where the owner does not live at the mailing address where the assessment notice is sent. Another issue to be considered is that an owner may not have changed his or her residence; although the mailing address for the assessment notice may have (an owner may have changed their primary residence). The number of situations for the above occurrences is presumed to be a relatively small portion of the database. With everything above considered, the postal code will be taken as being the physical location of the owner of a property.

Owners who resided in the different regions (which together comprised the Columbia-Shuswap Regional District) were identified using the postal codes associated with their mailing addresses. Mailing addresses that were located outside of the Columbia-Shuswap Regional District have been aggregated into a several large regions. These regions include the Lower Mainland/Southwest of BC (**ML/SW**), Rest of BC (**RoBC**), Alberta (**Alta**), Rest of Canada (**RoC**), Pooled Government Mailing Address (**PGMA**), and **Other** (this includes all locations outside of Canada and any undefined mailing addresses). The Pooled Government Mailing Address category is the aggregation of properties that are owned by Parks Canada, Royal Canadian Mounted Police, and various provincial Ministries. These titles include assessments that were mailed to a single provincial or federal government address.

- A note on how to read the reports accurately. When referring to the Rest of BC, the regions which comprise the Rest of BC change with each report. For example, within the Columbia Shuswap Regional District, Salmon Arm would not be considered the Rest of BC as it is within the Regional District. Nelson, for the purpose of the Columbia Shuswap Regional District report, is considered to be a part of the Rest of BC.

The Designation of Land Use Codes:

Each property type in the assessment databases used was assigned an actual use code. These use codes were based on the predominant use of each title (as determined by the assessor). Out of 202 actual use codes, an aggregation of 18 broad land use categories were created for the purpose of this research: Acreage Vacant (**Acreage-V**), Acreage Dwelling (**Acreage-D**), Agricultural (**Agr**), Commercial (**Comm**), Hotel/Resort (**Hot/Res**), Manufactured Homes (**M-H**), Manufacturing (**Manu**), Multi-Family (**M-F**), Recreational/Cultural (**Rec/Cul**), Seasonal (**Seas**), Single Family Dwelling (**SFD**), Single Family Dwelling Vacant (**SFD-V**), Ski and Recreational Club (**Ski**), Stratified Condominium (**S-Condo**), Stratified Rental (**S-Rent**), Transportation, Communication, and Utilities (**TCU**), N/A (**not assigned**), and **Other (included in Rest)**.

## Roll Numbers:

For each property, a unique roll number was assigned through BCAA's classification of Jurisdiction Code and Roll Number. For each unique roll number, a property attribute (location, use, assessed value, or the mailing address to which its assessment is mailed) is associated with each property. We were able to track the net changes in properties between the two databases (2001 and 2008) as well as any particular attribute that has changed between the two dates, through the unique qualities of each roll number.

## Property Values:

The BCAA database includes the value of land as well as improvements made on each property based on an estimate of market value. The aggregation of both land and improvements made to it (assessed value) has been considered for the purposes of this report to be the total property value.

### Section 2 | The Columbia-Shuswap Regional District 2001, 2008

#### I. Properties in the Columbia-Shuswap Regional District Study Area

##### A. Cross Section of Properties in the Columbia-Shuswap Regional District Study Area (Revelstoke, Golden and Electoral Areas A and B), by Type

- Of the total 11,880 property titles for the **Columbia-Shuswap** study area in 2001, the **Single Family Dwelling** type accounted for 3,197 titles (27% of the total), followed by the **Single Family Dwelling Vacant** type, which accounted for 2,915 titles (25%). The **Manufactured Home** and **Acreage Vacant** types followed closely, with 1,109 titles (9%) and 990 titles (8%) [Graph 1 – Refer to the Columbia-Shuswap Appendix at the end of this section].
- Other types included the **Acreage Dwelling** category, with 751 titles (6% of the total), the **Recreational/Cultural** category, with 643 titles (5%) and the **Commercial** type, with 572 titles (5%) [Graph 1].
- The **Stratified Condo** (151 titles), **Hotel/Resort** (139 titles), **Agricultural** (138 titles) and **Seasonal** (82 titles) types each held 1% of the 2001 total. The lowest number of property titles came from the **Ski Resort** type, with only 18 titles (0.2%) [Graph 1].
- There were 12,858 property titles for the **Columbia-Shuswap** study area in 2008. The **Single Family Dwelling** type held the largest portion of this total, with 3,361 titles (26% of the total) followed by the **Single Family Dwelling Vacant** type, with 3,099 titles (24%). The **Manufactured Home** and **Acreage Vacant** types again accounted for a noticeable portion, with 1,148 titles (9%), and 1,125 titles (9%) [Graph 2].
- Other smaller share of titles included the **Acreage Dwelling** category, with 848 titles (7% of the total). The fewest prevailing titles were from the **Stratified Rental** type, which had only 4 titles (0.02%), the **Seasonal** type, with 27 titles (0.2%), the **Other** type, with 110 titles (1%), the **Agricultural** category, with 168 titles (1%) and the **Hotel/Resort** type, with 179 titles (1%) [Graph 2].

##### B. Cross Section of Properties in the Columbia-Shuswap Study Area, by Location of Owner

- Residents of the **Columbia-Shuswap** study area held the majority of property titles, in

2001, with a total of 7,051 titles (59% of the total). The **PGMA** aggregation also accounted for a significant portion of ownership, with 2,700 titles (23%) [Graph 3].

- Other ownership came from the **Mainland/Southwest** region, with 831 titles (7%), the **Rest of BC** region, with 562 titles (5%) and the **Alberta** region, with 448 titles (4%) [Graph 3].
- The lowest shares of ownership of property titles came from residents of the **Rest of Canada** region, with only 104 titles (1%) and the **Other** region, with 184 titles (2%) [Graph 3].
- In 2008, residents of the **Columbia-Shuswap** study area still held the highest share of properties with 7,234 titles (56% of the total). The **PGMA** aggregation had the second highest ownership amount, with 2,702 titles (21%). This was followed by residents living in the **Alberta** region, holding 925 titles (7%) almost double the 2001 proportion [Graph 4].
- Residents from the **Mainland/Southwest** accounted for 809 titles (6% of the total). This was followed by residents living in the **Rest of BC**, with 652 titles (5%) [Graph 4].
- The lowest regional ownership amounts were held by residents from the **Rest of Canada**, with 217 titles (2%) and residents from **Other** regions, with 319 titles (2%) [Graph 4].

#### C. Cross Tabulation of Properties by Type and Location of Owner 2001, 2008

- In 2001, **Columbia-Shuswap** residents held the highest individual property total, with 2,979 titles in the **Single Family Dwelling** category. This made up 93% of the Single Family Dwelling total and 42 % of the **Columbia-Shuswap** total. Local residents also held 1,036 titles of the **Manufactured Home** type, which accounted for 93% of the **Manufactured Home** total and 15% of the **Columbia-Shuswap** total [Chart 1].
- The **PGMA** aggregation was the second largest property holder, with 2,042 titles of the **Single Family Dwelling Vacant** type (70% of the property type total, 76% of the PGMA total) and 401 titles of the **Acreage Vacant** type (41% of the property total, 15% of the PGMA total) [Chart 1].
- For 2008, residents of the **Columbia-Shuswap** area owned the largest share of **Single Family Dwelling** properties, with 2,949 titles (88% of the property total, 41% of the regions total). Another category in which residents had a large ownership total was the **Manufactured Home** category, with 1,081 titles (94% of the **Manufactured Home** total, 15% of the **Columbia-Shuswap** total) [Chart 2].
- The **PGMA** aggregation maintained a large share of the **Single Family Dwelling Vacant** category, with 2,042 titles (66% of the property total, 76% of the PGMA total) [Chart 2].

#### D. 2001 vs. 2008 Comparison of Property Changes by Type and Location of Owner

- The **Columbia-Shuswap** study area saw an overall increase of 978 titles from the 2001 to 2008 roll years [Chart 3].
- The greatest increase of property titles came from the **Stratified Condo** type with an overall increase of 245 titles. The **Alberta** aggregation had a gain of 93 titles for this type

[Chart 3].

- The largest decrease came from the **Other** property type with a loss of 103 titles overall. The **Columbia-Shuswap** aggregation faced the majority of the loss with a 57 title decrease [Chart 3].
- Based on the region of ownership, the **Alberta** region had the largest overall gain with 477 titles. This was due to a gain of 126 **Single Family Dwelling** titles, 110 **Single Family Dwelling Vacant** titles and 93 **Stratified Condo** titles [Chart 3].
- The only decrease of titles came from residents of the **Mainland/Southwest** region, with a net loss of 22 titles including 35 of the **Single Family Dwelling Vacant** type, and 20 of the **Stratified Condo** type, and 12 of the **Other** type [Chart 3].
- Also of note was a 75 title decrease in the **Manufacturing** property type from the **Columbia-Shuswap** region [Chart 3].

#### E. 2001 vs. 2008 Comparison of Property Changes by Property Types

- From 2001 to 2008, there were 707 titles that changed from one property type into another in the **Columbia-Shuswap** study area. Within this total, 116 titles were from the **Other** property type. A total of 35 titles of this type were changed into the **Commercial** type and another 35 titles of the type that were changed into the **Recreational/Cultural** use [Chart 4].
- Also within this total 110 **Single Family Dwelling Vacant** titles changed, 51 to **Single Family Dwellings** and 29 to **Manufactured Homes**.

#### II. Property Change by Property Type 2001 to 2008

- The **Columbia-Shuswap** study area had a total of 8,328 titles for which the location of the owner remained the same from the 2001 to 2008 roll years (65% of the 2008 total). Titles with change in the location of their owners totalled 3,055 (24% of the 2008 total). The 2008 roll year saw a creation of 1,475 titles which did not exist in the 2001 database (11% of the 2008 total) [Chart 5].
- A total of 2,392 titles existed (29% of the unchanged total) for which the owners remained the same where of the **Single Family Dwelling Vacant** type. This was followed by the **Single Family Dwelling** type with a total of 2,388 titles (29%) and the **Acreage Vacant** type, with 696 titles (8%).
- Of the titles which had a new mailing address for their owners, 781 titles were of the **Single Family Dwelling** type (26% of the new mailing address total). **Manufactured Home** types followed this total closely with 425 titles (14%) of the new mailing address variety [Chart 5].
- For new roll numbers, the majority of properties were of the **Single Family Dwelling Vacant** type with a total of 319 titles (22% of the new mailing address total). **Stratified Condo** types followed this total closely with 243 titles (16%) [Chart 5].
- A total of 497 titles were dissolved from the 2001 to 2008 roll years. Within this dissolved roll number total 154 titles were of the **Manufactured Home** type (31% of the dissolved roll numbers), 59 were of the **Single Family Dwelling** type (12%) and 55 were of the **Single Family Dwelling Vacant** type (11%) [Chart 5].

#### III. Property Change by Location of Owner

- Within the 8,328 unchanged roll number total, 4,774 titles (57% of the unchanged total) were owned by **Columbia-Shuswap** study area residents. This ownership amount was followed by the **PGMA** aggregation with 2,572 titles (31%) [Chart 6].
- **Columbia-Shuswap** residents held a share of 1,670 titles (55% of the new mailing address total) within the new mailing address total. Residents from the **Alberta** region also held a significant share of this total with 429 titles (14%) [Chart 6].
- For newly created roll numbers, **Columbia-Shuswap** residents held a majority of the share with 790 (54% of new roll numbers). **Alberta** residents held the next highest share with 313 of the new title amount (21%) [Chart 6].
- **Columbia-Shuswap** residents held the greatest share of dissolved roll numbers, at a total of 395 (79% of the dissolved roll number total). Following this total were residents of the **Rest of BC**, who had a total of 41 dissolved titles (8%) and the **PGMA** aggregation which had a total of 18 dissolved titles (4%) [Chart 6].

#### IV. Assessed Property Values in the Columbia-Shuswap Study Area

##### A. Cross Section of Property Values in the Columbia-Shuswap Study Area, by Type

- Of a total of \$2,406.7 million in assessed value for the **Columbia-Shuswap** study area for 2001, **Single Family Dwellings (all)** accounted for a dominant residential share, with a total of \$402.2 million (17% of the total assessment value). **Multi-Family/Manufactured Home** types held \$81.2 million (3%) of the total value. This was followed by the **Stratified Residential** type with \$13.9 million (1%) and the **Seasonal** property type with only \$6.5 million (0.3%).
- **Commercial/Industrial/Agricultural** titles accounted for \$1,396.3 million (58%). The **Ski/Hotel/Resort** type followed this, with \$285.3 million (12%)
- **Acreage** types comprised the remaining portion, with \$221.2 million (9%) [Graph 5].
- In 2008, assessed properties reached a total value of \$4,552.0 million, with **Single Family Dwellings (all)** accounting for \$1,261.7 million (28% of the total) of this total. **Multi-Family/Manufactured Home** types had a share valued at \$215.9 million (5%) with **Stratified Residential** properties following at \$120.3 million (3%). There was \$2.2 million (0.05%) in value of the **Seasonal** property type.
- The **Commercial/ Industrial/ Agricultural** property type had a high value at \$1,760.7 million (39%) of the total assessed value and the **Ski/Hotel/Resort** types with a value of \$502.6 million (11 %).
- The **Acreage** type had a total assessed value of \$688.7 million (15%) [Graph 6].

##### B. Cross Section of Assessed Property Values in the Columbia-Shuswap Study Area, by Location of Owner

- In 2001, the assessed property value in the **Columbia-Shuswap** study area totalled \$2,406.7 million. **Mainland/Southwest** residents held a dominant proportion with \$1,261.1 million (52% of the total). Other significant regional ownership amounts included the **Columbia-Shuswap** region, with \$806.5 million (34%) and the **PGMA** aggregation, with \$158.8 million (7%) [Graph 7].
- Residents from the **Rest of BC** held the next highest share at \$85.0 million (4% of the

total). This was followed by residents of the **Alberta** region accounting for \$70.6 million (3%) [Graph 7].

- The lowest ownership amounts were those by residents from the **Rest of Canada**, with \$12.2 million (1%) and residents from **Other** regions, with \$12.5 million (1%) [Graph 7].
- In 2008, the total assessed value increased to of \$4,551.95 million. Residents of the **Columbia-Shuswap** region held a dominant share with \$2,131.3 million (47% of the total). This was almost triple the 2001 resident ownership amount. This was followed by residents from the **Mainland/Southwest** with \$1,505.0 million (33%) and the **PGMA** aggregation accounting for \$293.5 million (6%). The **Alberta** region doubled their share of the total assessed value with \$286.1 million (6%) of the total ownership [Graph 8].
- Residents from the **Rest of BC** (\$170.4 million) and **Other** regions (\$104.8 million) accounted for 4% and 2% of the overall share, respectively [Graph 8].
- The **Rest of Canada** (\$60.9 million) region had the lowest share ownership, with only 1% [Graph 8].
- Residents from the **Columbia-Shuswap** area, in 2001, had ownership to 34% of the total assessed value. This left non-resident ownership with the remaining 66% [Graph 9].
- The greatest percentages of resident ownership came from the **Single Family Dwelling (all)** (91% of the total value for this type), **Multi-Family/Manufactured Home** (82%), **Stratified Residential** (79%) and **Acreage** (57%) categories [Graph 9].
- Non-residents had majority ownership to the **Commercial/Industrial/ Agricultural** (92%), **Ski/Hotel/Resort** (58%) and **Seasonal** (82%) property types [Graph 9].
- In the 2008 roll year, residents of the **Columbia-Shuswap** area owned 47% of the assessed value of properties and non-resident ownership represented 53% of the assessed value [Graph 10].
- Local residents had the highest overall ownership amounts in the **Single Family Dwelling (all)** (81% of the total value of this type), **Multi-Family/Manufactured Home** (81%), **Ski/Hotel/Resort** (52%) and **Acreage** (59%) categories.
- Residents outside of the **Columbia-Shuswap** study area had the greatest ownership amounts in the **Commercial/Industrial/Agricultural** (88%), **Seasonal** (82%) and **Stratified Residential** (68%) categories [Graph 10].

### C. Cross-tabulation of Property Values by Type and Location of Owner

- The average of all property values, in the **Columbia-Shuswap** study area, for the 2001 roll year came to be \$202.6 thousand [Chart 7].
- The greatest average value, based on property type, came from the **Commercial/Industrial/ Agricultural** aggregation, at \$874.9 thousand. The **Mainland/Southwest** region held titles at an average value of \$4,047.4 thousand for this property type (88% of the property type total, 98% of the ML/SW regions total) [Chart 7].
- The property aggregation with the lowest average value was the **Multi-Family/Manufactured Home** type, with an average of \$58.1 thousand in 2001. This was likely due to a low value held by the **Rest of Canada** aggregation for this property type at an average of \$42.9 thousand (less than 1% of the property type and region totals) [Chart 7].

- In regards to values based on the region of ownership, the **Mainland/Southwest** had the highest average value at \$1,517.6 thousand. This was again due to the high value of the **Commercial/ Industrial/Agricultural** titles mentioned earlier [Chart 7].
- For the lowest value, by region of ownership, the **PGMA** aggregation had an average of only \$58.8 thousand. The likely cause was a low average value in the **Single Family Dwelling (all)** aggregation, at \$5.1 thousand (3% of the property type total, 7% of the regions total). This region also had a low average value in the **Commercial/Industrial/ Agricultural** category, at \$34.7 thousand (less than 1% of type total, 2% of PGMA total) [Chart 7].
- The **Columbia-Shuswap** study area for the 2008 roll year had an overall average property value of \$354 thousand [Chart 8].
- The **Commercial/Industrial/Agricultural** type had the highest overall value at an average of \$1,058.7 thousand. This was primarily due to an average of \$4,528.3 thousand (81% of the **Commercial/Industrial/Agricultural**, 95% of the **Columbia-Shuswap** total) held by **Mainland/Southwest** residents for this type [Chart 8].
- The **Seasonal** category was the lowest in value at an average of \$81.5 thousand. Residents from the **Columbia-Shuswap** region had the lowest value for this property type, at \$25.0 (less than 18% of the property type total, 1% of the regions total) [Chart 8].
- The **Mainland/Southwest** region maintained the highest value of ownership, at \$1,860.3 thousand on average. This was due to a high value in the **Commercial/Industrial/ Agricultural** category, at an average of \$4,528.3 thousand (81% of the property type total, 95% of the ML/SW regions total) [Chart 8].
- The **PGMA** aggregation had the lowest value of ownership, at \$108.6 thousand on average. This was from a low average in the **Single Family Dwelling (all)** category, at \$17.4 thousand (3% of the property type total, 12% of the PGMA regions total) [Chart 8].

#### D. Cross-tabulation of Average Residential Property Values by Type and Location of Owner

- The average value of residential properties for the **Columbia-Shuswap** area in 2001 was \$109.6 thousand (not including PGMA titles) [Chart 9].
- The greatest average value, based on type, was from the **Acreage Dwelling** property type, at \$174.2 thousand. This was primarily from high average values held by residents from the **Rest of Canada**, at \$263.9 thousand and the **Mainland/Southwest**, at \$184.2 thousand [Chart 9].
- The **Manufactured Home** property type had the lowest average value, at \$31.4 thousand. This was due to a low value of \$26.8 thousand for this type held by **Rest of Canada** residents.
- By region of ownership, residents from the **Rest of Canada** had the highest average value, at \$142.6 thousand. The **Acreage Dwelling** type, owned by this region, was noted at having an average value of \$263.9 thousand [Chart 9].
- The **Rest of BC** aggregation had a very low average for residential properties, at \$105.0 thousand. This was primarily due to **Manufactured Home** properties valued at \$28.2 thousand on average [Chart 9].
- The **Rest of BC** region had an average value for the **Multi-Family** property type at \$239.7 thousand. This was above the average [Chart 9].

- For the 2008 roll year, the **Columbia-Shuswap** study area had an average residential property value of \$302.0 thousand (not including PGMA titles) [Chart 10].
- The **Acreage Dwellings** type represented the highest value, at \$440.6 thousand on average. Residents from the **Mainland/Southwest** had the greatest increase in value since 2001, and the greatest in 2008, at \$584.9 thousand on average. Residents from **Other** regions and the **Columbia-Shuswap** had an average of \$531.4 thousand and \$451.9 thousand for this type, respectively [Chart 10].
- **Manufactured Homes** maintained the lowest average value with \$79.0 thousand in 2008. This was due to low averages from residents of the **Rest of BC** region, at \$59.8 thousand, residents of the **Mainland/Southwest** region, at \$64.8 thousand and residents from **Columbia-Shuswap** region, with \$78.5 thousand [Chart 10].
- Residents from **Other** regions, outside of Canada, retained the highest average value of ownership at \$475.5 thousand. This was again due to a high average value of the **Seasonal** property type, at \$564.3 thousand and the **Commercial/Industrial/Agricultural** property type, at \$531.4 thousand [Chart 10].
- In 2008, the **PGMA** aggregation held the lowest value of ownership, at \$184.6 thousand on average. PGMA held **Seasonal** titles valued at \$12.9 thousand, along with **Multi-Family** titles at an average of \$167.2 thousand and **Single Family Dwelling** at \$201.8 thousand on average [Chart 10].

## Appendix | Charts & Graphs, Columbia-Shuswap Study Area

### User Key

- All Values mentioned in this report refer to assessed property values as determined by BCAA.

#### **BC Assessment Jurisdiction Codes**

##### **Sub Region**

##### **BC Assessment Jurisdiction Code**

##### **Revelstoke**

426, 719, 710

##### **Golden**

228, 718

##### **Graph 1**

##### **Graph 2**

##### **Graph 3**

##### **Graph 4**

##### **Chart 1**

##### **Chart 2**

##### **Chart 3**

##### **Chart 4**

##### **Chart 5**

##### **Chart 6**

##### **Graph 5**

##### **Graph 6**

Graph 7

Graph 8

Graph 9

Graph 10

Graph 9

Chart 7

Chart 8

Chart 9

Chart 10

Table A-4

Table B-1

Section 3 | The Revelstoke Area 2001, 2008

I. Properties in the Revelstoke Area (Revelstoke and Electoral Area B)

A. Cross Section of Properties in the Revelstoke Area, by Type

- The **Revelstoke** area, in 2001, had a total of 7,879 property titles. Of this total, the **Single Family Dwellings Vacant** type had the largest share, with 2,732 titles (35% of the total). The next highest ownership total was held by the **Single Family Dwelling** type (1,989 titles, 25%). The **Manufactured Home** (561 titles) and **Recreational/Cultural** (518 titles) types also had 7% of the total, each [Graph 1].
- The lowest shares of titles were of the **Ski Resort** property type, with 15 titles (0.2%), **Agricultural** properties, with 19 titles (0.2%), **Seasonal** properties with 43 titles (1%), **Hotel/Resort** types with 64 titles (1%) and **Stratified Condo** types, with 81 titles (1%) [Graph 1].
- In 2008, the **Revelstoke** area had a property total of 8,062 titles. The **Single Family Dwelling Vacant** category had the largest share of properties, with 2,790 titles (35% of the total). The next highest title amounts were from the **Single Family Dwelling** (2,063 titles) and **Acreage Vacant** (632 titles) types, at 26% and 7%, respectively [Graph 2].
- The fewest held shares were of the **Seasonal** type, with 2 titles (0.02%), **Ski Resort** type, with 12 titles (0.1%) and the **Agricultural** property type, with 27 titles (0.3%) [Graph 2].

B. Cross Section of Properties in the Revelstoke Area, by Location of Owner

- Property titles, in 2001, for the **Revelstoke** area were primarily held by local residents with 3,997 titles (87% of the total) [Graph 3].
- The **PGMA** aggregation, with 2,428 titles and the **Mainland/Southwest**, with 681 titles had 9% of the total property ownership, each [Graph 3].
- The fewest number of property titles for the **Revelstoke** area came from the **Golden** region, with 13 titles and 0.2% of total ownership. This was followed by residents from the **Rest of Canada**, with 63 titles and 1% of the total ownership [Graph 3].
- For 2008, property title ownership was mainly held by residents from the **Revelstoke** region, with 3,957 titles (49% of total ownership) and the **PGMA** aggregation, with 2,418 titles (30% of the total ownership) [Graph 4].
- The lowest property title ownership came from residents living in the **Golden** region, with 10 titles (0.1%) and residents from the **Rest of Canada** region, with 91 titles (1%) [Graph 4].
- Other notable property title ownership came from residents of the **Mainland/Southwest**, with 649 (8%) and the **Rest of BC**, with 463 (6%) [Graph 4].

#### C. Cross Tabulation of Properties by Type and Location of Owner 2001, 2008

- For the **Revelstoke** area in 2001, the **Single Family Dwelling Vacant** type (held by the **PGMA** category) accounted for 2,001 titles (73% of the Acreage-Vacant amount) [Chart 1].
- Residents of the **Revelstoke** region held ownership to 95% and 93% of the property titles for the **Single Family Dwelling** (1,880 titles) and **Ski Resort** (14 titles) categories, respectively. Residents from the **Revelstoke** region also held over 93% of the ownership to the **Manufactured Home** type (520 titles) and 83% of the **Multi-Family** type (155 titles) [Chart 1].
- For the **Revelstoke** area in 2008, residents from the **Mainland/Southwest** held 198 titles of **Single Family Dwelling Vacant** type (accounting for 7% of the **Single Family Dwelling Vacant** total) [Chart 2].
- Residents of the **Revelstoke** region had ownership to 1,843 titles of **Single Family Dwelling** properties, which made up 89% of the **Single Family Dwelling** total [Chart 2].
- The **PGMA** aggregation had ownership to 72% of the total properties of the **Single Family Dwelling Vacant** type in 2008. **PGMA** also held 43% of the ownership to the **Acreage Vacant** type [Chart 2].

#### D. 2001 vs. 2008 Comparison of Property Changes by Type and Location of Owner

- An overall increase of 183 property titles occurred for the **Revelstoke** area from the 2001 to 2008 roll years [Chart 3].
- A net increase of 74 titles in the **Single Family Dwelling** category was the greatest overall increase in property types, of which 60 titles came from the **Alberta** region. This was followed by the **Single Family Dwelling Vacant** category, with an overall net

increase of 58 titles, of which 68 new titles came from the **Alberta** region [Chart 3].

- In the **Revelstoke** area, the largest overall decrease of property type came from the **Other** type, with a loss of 75 titles. This was followed by the **Seasonal** category with a decrease of 41 titles [Chart 3].
- The **Revelstoke** region ownership had the largest decrease in properties, with a net loss of 40 titles. This was due to a decrease of 74 titles for the **Manufacturing** type.
- Residents of the **Mainland/Southwest** region accounted for the second highest overall net loss, with 32 titles. This was due to a decrease of 37 **Single Family Dwelling Vacant** property titles [Chart 3].
- The largest increase in net title ownership came from the **Alberta** region, with 165 properties. A total of 68 properties were of the **Single Family Dwelling Vacant** type and 60 were of the **Single Family Dwelling** type. The second largest increase was from the **Rest of BC** region, which gained an overall of 78 titles. A total of 52 of these were from the **Manufacturing** type and 17 were of the **Single Family Dwelling** type [Chart 3].

#### E. 2001 vs. 2008 Comparison of Property Changes by Property Types

- The most significant change in property types, for the **Revelstoke** area came from the **Other** type with 85 titles changed. The majority of these titles were changed to the **Recreational/Cultural** type (29 titles changed).
- A total of 72 **Single Family Dwelling Vacant** titles also changed. Within this total, 27 changed into **Manufactured Home** properties [Chart 4].

#### II. Property Change by Property Type 2001 to 2008

- Of the roll numbers that existed from 2001 to 2008, for the **Revelstoke** area, 6,063 titles (75% of the 2008 total) did not have a change in the locations of their owners. Over this time period, 1,524 titles (19%) had a change in where their owners were located, and 475 titles (6%) were newly created roll numbers [Chart 5].
- Of the Unchanged roll numbers 2,307 titles (38% of the total unchanged) were of the **Single Family Dwelling** type and 1,603 of the titles (26%) were also of the **Seasonal** type [Chart 5].
- In regards to roll numbers with a new mailing address for their owners, 388 titles (25%) were of the **Seasonal** type, with 329 titles (22%) being of the **Single Family Dwelling** type.
- The main property type created, with respect to new roll numbers, were of the **Single Family Dwelling Vacant** type with 154 titles (32% of new titles) and the **Manufactured Homes** type with 86 new titles (18%) [Chart 5].
- From 2001 to 2008, there were 292 titles that were dissolved. Of these, 68 titles (23%) were of the **Hotel/Resort** type, 49 titles (17%) were of the **Single Family Dwelling** type, 45 titles (15%) were of the **Seasonal** type and the 36 titles (12%) were of the **Agricultural** type [Chart 5].

#### III. Property Change by Location of Owner

- In regards to roll numbers in the **Revelstoke** area from 2001 to 2008, 6,063 titles (70% of the total) maintained owners from the same location. Of these unchanged roll numbers, 3,014 (50% of the unchanged total) were from residents of the **Revelstoke** region and

- 2,341 titles (39%) came from the **PGMA** aggregation [Chart 6].
- A total of 1,524 roll numbers (19%) in 2008 had new locations for their owners since 2001. Of these, 630 titles (41%) were owned by **Revelstoke** residents, leaving 59% of ownership for non-resident owners. Of non-resident owners, owners from the **Rest of BC** had ownership to 303 roll numbers (20%) and residents from **Alberta** had ownership to 209 roll numbers (14%) [Chart 6].
- A total of 475 roll numbers (6% of the total) existed in the 2008 database that did not exist in the 2001 database. Within those roll numbers, 313 (66%) were from owners living in the **Revelstoke** region. The remaining 34% were from non-resident ownership. Within this non-resident ownership, residents from the **Alberta** region had ownership to 72 roll numbers (15% of the total new roll numbers) and residents from the **Rest of BC** owned 36 roll numbers (8%). Residents from the **Rest of Canada** followed, with 21 titles (4%) [Chart 6].
- From 2001 to 2008, 292 roll numbers had been dissolved with 217 of these titles from residents of the **Revelstoke** region. Residents from the **Rest of BC** held the majority of dissolved roll numbers among the non-resident category, with 35 titles (12% of the dissolved total). The **Mainland/Southwest** region accounted for another 14 dissolved roll numbers (5%) [Chart 6].

#### IV. Assessed Property Values in the Revelstoke Area

##### A. Cross Section of Property Values in the Revelstoke Area, by Type

- For 2001, the **Revelstoke** area had a total property value of \$1,749.6 million. Of this total, **Single Family Dwellings (all)** accounted for \$222.2 million (13% of the total) of the total value, followed by **Multi-Family/Manufactured Homes**, with \$41.9 million (2%), **Stratified Residential** types, with \$6.1 million (0.3%) and **Seasonal** properties, with \$3.3 million (0.2%).
- The **Commercial/ Industrial/ Agricultural** category had the largest share of assessed value, with \$1,219.5 million (70%). This was followed by the **Ski/Hotel/Resort** category, at \$193.6 million (11%), and by the **Acreage** category, at \$62.9 million (4%) [Graph 5].
- In 2008, the **Revelstoke** area had a total assessed property value of \$3,066.6 million, with \$813.7 million (27%) of the total amount was of the **Single Family Dwelling (all)** type. This was followed by the **Multi-Family/Manufactured Home** type, with \$137.6 million and the **Stratified Residential** type, with \$21.3 million. The **Seasonal** type accounted for \$0.1 million and 0.01% of the total.
- The **Commercial/ Industrial/ Agricultural** type of property had a share of \$1,498.2 million (49%) of the total overall value, a significant decrease in proportion compared to 2001. This was followed by the **Ski/Hotel/Resort** type, which had \$333.6 million (11%) of the share and the **Acreage** type, with \$262.1 million (9%) in value [Graph 6].

## B. Cross Section of Assessed Property Values in the Revelstoke Area, by Location of Owner

- For the **Revelstoke** area in 2001 the total property value was \$1,749.6 million. Local residents had ownership to \$404.5 million (23% of the total assessed value) [Graph 7].
- The **Mainland/Southwest** region held a high ownership value, with \$1,153.7 million (66%) of the total assessed value, making it the highest non-resident owner category. The **PGMA** aggregation was next with \$119.0 million (7%) of the total assessed amount [Graph 7].
- The lowest share held in the **Revelstoke** area was by the **Golden** region, with \$0.6 million (0.1%). This was followed by residents from the **Rest of Canada**, with \$4.6 million (0.3%) [Graph 7].
- **Revelstoke** residents in 2008 had ownership to \$1,247.9 million (41%) within the total assessed value of \$3,066.6 million for the **Revelstoke** area, a significant increase in proportion from 2001. [Graph 8].
- The greatest non-resident ownership came from the **Mainland/Southwest** region, with \$1,393 million (45%). This was greater than the value held by Revelstoke residents. This was followed by the **PGMA** aggregation, with \$195.2 million (6%). The **Alberta** and the **Rest of BC** regions followed, with \$99.6 million (3%) and \$79.4 million (3%), respectively [Graph 8]. This was followed by residents from the **Rest of Canada** and **Other** regions, which had \$19.5 million and \$30.3 million (1% each), respectively
- The lowest share of ownership held in the **Revelstoke** area came from residents of the **Golden** region, with \$1.8 million (0.1%). [Graph 8].
- Of the total property value in 2001, 23% was owned by residents living within the **Revelstoke** area, and 77% was owned by non-residential ownership [Graph 9].
- The highest percentage of resident ownership came from the **Single Family Dwelling (all)** (91%), **Multi-Family/Manufactured Home** (81%) and **Stratified Residential** (70%) categories [Graph 9].
- The greatest values of non-residential value belonged to the **Commercial/Industrial/Agricultural** category, with 95% of the total, followed by the **Seasonal** category, with 73%, the **Ski/Hotel/Resort** category with 58% and the **Acreage** category, with 68% [Graph 9].
- In regards to the total property value in the **Revelstoke** area in 2008, residents had ownership to 41% of the total, and non-residents owned 59% of the total value [Graph 10].
- The greatest resident ownership came from the **Stratified Residential** (94% of the total), **Single Family Dwelling (all)** (85%), **Multi-Family/Manufactured Home** (84%), **Ski/Hotel/Resort** (54%) and **Acreage** (57%) categories [Graph 10].
- The greatest in non-resident ownership came from the **Commercial/Industrial/Agricultural** (94%) category [Graph 10].
- Residents and non-residents held a relatively equal ownership in the **Seasonal** type, at 50% each [Graph 10].

## C. Cross-tabulation of Property Values by Type and Location of Owner

- The average assessed property value for the **Revelstoke** area in 2001 came to \$222.1 thousand [Chart 7].
- The greatest average value in the region came from the **Commercial/Industrial/Agricultural** property type, at \$1,308.5 thousand. This property type accounted for 70% of the total value of properties within the region. A total of 93% of this property type had ownership from residents within the **Mainland/Southwest** region. This was followed by 5% ownership from the **Revelstoke** region [Chart 7].
- The lowest average value in the region was from the **Single Family Dwelling (all)** property type, at \$47.1 thousand. This property type accounted for less than 13% of the total value of properties within the region. Residents of the **Revelstoke** region owned an average of \$96.5 thousand for this type [Chart 7].
- The greatest average value of ownership, by the location of owner, came from the **Mainland/Southwest** region, at \$1,694.1 thousand. A total of 98% of this value was from the **Commercial/Industrial/Agricultural** property type, at \$5,155.5 thousand on average [Chart 7].
- The lowest average value of ownership, by the location of the properties owner, came from residents of **Other** regions, at \$43.2 thousand. Property titles owned by residents of this region in the **Single Family Dwelling (all)** category had an average value of \$16.9 thousand [Chart 7].
- Another high value of ownership came from the **Ski/Hotel/Resort** category, with an average of \$324.3 thousand. This category accounted for 11% of the total property value within the region. A total of 45% of this was owned by the **PGMA** aggregation [Chart 7].
- For 2008, the average assessed property value came to \$380.4 thousand for the **Revelstoke** area [Chart 8].
- The highest average value of \$1,662.8 thousand for the **Revelstoke** area was from the **Commercial/Industrial/Agricultural** property type. This type of property was responsible for 49% of the areas total assessed value, and 89% of ownership for this property type came from the **Mainland/Southwest** region. Another 6% was accounted for by residents of the **Revelstoke** region [Chart 8].
- The least in average value, at \$50 thousand, was from the **Seasonal** category. This category accounted for less than 1% of the total value within the region. A total of 50% of the ownership for this property type came from residents within the **Revelstoke** region. Another 50% came from residents from the **Rest of BC** region [Chart 8].
- Based on the location of the owner, the highest average value for properties came from the **Mainland/Southwest** region, at \$2,146.4 thousand. This value was largely based on the high average of the **Commercial/Industrial/Agricultural** property type, at \$5,985.2 thousand. This accounted for 89% of the total value of this property type overall. This property type also accounted for 96% of the total value owned by Mainland/Southwest residents.
- The least in average value of ownership came from residents of the **PGMA** aggregation, at \$80.7 thousand. This aggregation also held the lowest average value of all property types, at \$13.0 thousand for the **Single Family Dwelling (all)** category and \$56.3 thousand for the **Commercial/Industrial/Agricultural** category [Chart 8].
- Another notable property type was the **Single Family Dwelling (all)** category. This type

accounted for 55% of the total value in the **Revelstoke** region, with an average value of \$334.6 thousand. The **Revelstoke** region held 85% of the value for this property type [Chart 8].

- Residents of the **Alberta** region held a high average value in **Ski/Hotel/Resort** properties, at \$1,028.6 thousand. This accounted for 14% of the **Alberta** total value in 2008. It also accounted for 4% of the total **Ski/Hotel/Resort** property category. The **PGMA** aggregation held **Ski/Hotel/Resort** properties which had an assessed value of \$1,179.6 thousand on average [Chart 8].
- The **Stratified Residential** category had a value of \$228.4 thousand within the **Revelstoke** region, followed by an average of \$200.0 thousand in both the **Mainland/Southwest** and **Rest of BC** regions [Chart 8].

#### D. Cross-tabulation of Average Residential Property Values by Type and Location of Owner

- The total average value of residential properties in the **Revelstoke** area for the 2001 roll year came to \$93.2 thousand (excluding PGMA titles) [Chart 9].
- The **Acreage Dwelling** type had the highest average value, at \$143.0 thousand. This was due to a high average value from the **Rest of Canada** (\$434.9 thousand), **Alberta** (\$271.9 thousand), and **Mainland/Southwest** (\$182.6 thousand) regions [Chart 9].
- The **Manufactured Home** property type had the lowest average value of properties at \$32.0 thousand. The **Revelstoke** region held such titles valued at \$31.6 thousand [Chart 9].
- By region of ownership, **Alberta** residents held the highest average value of properties, at \$139.7 thousand. Resident from the **Rest of Canada** region also had a high average value of properties, at \$121.9 thousand.
- The lowest average value of ownership was held by the **PGMA** category, at \$38.9 thousand. This was due to a low average value in the **Seasonal** type, at \$21.9 thousand on average [Chart 9].
- Also notable is that residents from **Other** regions held **Acreage Dwelling** titles that averaged \$150.6 thousand [Chart 9].
- In 2008, the total average value of residential homes for the **Revelstoke** area came to \$319.0 thousand (excluding PGMA titles) [Chart 10].
- **Stratified Condo** properties held the highest average value, at \$619.8 thousand. This is more than 4 times the value for the 2001 roll year. This was caused by high average values from the **Other** (\$816.4 thousand on average), **Mainland/Southwest** (\$812.4 thousand), **Revelstoke** (\$646.3 thousand) and **Rest of Canada** (\$520.8 thousand) regions [Chart 10].
- **Seasonal** types held the lowest average value at \$53 thousand due to low average values from the **Revelstoke** (\$49.6 thousand) and **Rest of BC** (\$56.34 thousand) regions. No other regions held **Seasonal** titles [Chart 10].
- Residents from **Other** regions held the highest average residential property amount, at \$465.5 thousand. Of note is that **Stratified Condo** titles within this region had an average value of \$816.4 thousand [Chart 10].
- In regards to the lowest average property value, the **PGMA** aggregation held titles worth \$80.2 thousand. The **Single Family Dwelling** property type was the only residential

- category held by **PGMA** at value of \$80.2 thousand on average [Chart 10].
- Also of note is that the **Mainland/Southwest** region held an average value of **Multi-Family** homes valued at \$979.8 thousand. Residents from this region also had **Stratified Condo** types, at \$812.4 thousand on average. The **Alberta** region held **Multi-Family** properties valued, at \$697.3 thousand [Chart 10].

## Appendix | Charts & Graphs, Revelstoke Area

### User Key.

- All Values mentioned in this report refer to assessed property values as determined by BCAA.

**Graph 1**  
**Graph 2**

**Graph 3**  
**Graph 4**

**Chart 1**  
**Chart 2**  
**Chart 3**  
**Chart 4**

**Chart 5**  
**Chart 6**

**Graph 5**  
**Graph 6**

**Graph 7**  
**Graph 8**

**Graph 10**  
**Chart 7**

**Graph 9**

**Chart 8**

**Chart 9**  
**Chart 10**

**Table B-1**

**Table A-4**

Section 4 | The Golden Area 2001, 2008

I. Properties in the Golden Area (Golden and Electoral Area A)

**A. Cross Section of Properties in the Golden Area, by Type**

- Of a total of 4,001 properties in the **Golden** area in 2001, 1,208 property titles (30% of the total) were from the **Single Family Dwelling** category. This was followed by the **Acreage Dwelling** and **Manufactured Home** types which made up the second and third highest property totals, with 601 (15%) and 548 titles (14%), respectively [Graph 1].
- Other dominant types were the **Acreage Vacant**, with 383 titles (10%), the **Commercial** type, with 276 titles (7%) and the **Single Family Dwelling Vacant** type, with 183 titles (5%) [Graph 1].
- The lowest number of properties were of the **Ski Resort** type, with 3 titles (0.1%), the **Seasonal** type, with 39 titles (1%), **Stratified Condo's**, with 70 titles (2%), **Other**

properties, with 75 titles (2%) and the **Hotel/Resort** type, with 75 titles (2%) [Graph 1].

- Of the 4,796 property titles in the **Golden** area in 2008, 1,298 were of the **Single Family Dwelling** type (27% of the total). The next highest category was the **Acreage Dwelling** type, with 670 titles (14%) [Graph 2].
- Other high share amounts came from the **Manufactured Home** category, with 553 titles (12%), the **Acreage Vacant** category, with 493 titles (10%) and the **Commercial** category with 337 titles (7%) [Graph 2].
- The lowest title share amounts were from the **Ski Resort** category, with 3 titles (0.1%), **Stratified Rental** type, with 4 titles (0.1%), **Seasonal** type, with 25 titles (1%) and the **Other** type, with 47 titles (1%) [Graph 2].

#### B. Cross Section of Properties in the Golden Area, by Location of Owner

- The majority of property title ownership, within the **Golden** area, came from local residents who held a total of 3,018 titles or 75% of the total ownership. The **PGMA** aggregation had ownership to 272 titles, making up 7% of the total ownership amount. Residents of the **Alberta** region followed, with 268 titles and 7% of the total [Graph 3].
- Other ownership amounts came from residents of the **Rest of BC**, with 177 titles (4%) and the **Mainland/Southwest**, with 150 titles (4%) [Graph 3].
- The lowest level of property ownership came from the **Revelstoke** region, with 23 (.5%), the **Rest of Canada**, with 41 (1%) and **Other** regions, with 52 titles (1%) [Graph 3].
- In 2008, **Golden** residents held the majority of titles with 3,273 accounting for 68% of the total. Residents from the **Alberta** region held 580 titles and 12% of total ownership. The **PGMA** aggregation held 284 titles and 6% of the total ownership [Graph 4].
- Another property ownership amount came from residents of **Other** regions, with 190 titles (4%) [Graph 4].
- This was followed by the **Rest of Canada**, **Rest of BC** and **Mainland/Southwest** regions, with 126 titles (3%), 153 titles (3%), and 160 titles (3%). The fewest number of property titles were held by residents from the **Revelstoke** region, with 30 titles (.5%) [Graph 4].

#### C. Cross Tabulation of Properties by Type and Location of Owner 2001, 2008

- For 2001, in the **Golden** area, the majority of the **Single Family Dwelling** ownership came from residents living in the **Golden** region, with a total of 1,093 titles (90% of the Single Family Dwelling total). **Golden** residents also held ownership to 506 titles (92% of the total) of **Manufactured Home** property type, followed by 497 **Acreage Dwelling** titles (83%) [Chart 1].
- The **PGMA** aggregation was noted for owning 132 **Acreage Vacant** titles (34% of the Acreage Vacant category) [Chart 1].
- In 2008, 1,105 of **Single Family Dwelling** titles (85%) were under the ownership from residents of the **Golden** region [Chart 2].

- Also of note was that **Golden** residents had ownership to 525 **Acreage Dwelling** titles, accounting for 78% of the **Acreage Dwelling** total. This was followed with an ownership to 520 **Manufactured Home** titles, which accounted for 94% of **Manufactured Home** total [Chart 2].
- **Stratified Condo** titles were primarily held by residents of the **Alberta** region, with 96 titles (32%). This accounted for 17% of the total ownership from Alberta [Chart 2].
- The **Golden** region had ownership to 248 **Commercial** titles which accounted for 74% of the Commercial total. This also made up 8% of the Golden residents ownership total [Chart 2].

#### D. 2001 vs. 2008 Comparison of Property Changes by Type and Location of Owner

- From 2001 to 2008 the **Golden** area had an overall net increase of 795 property titles [Chart 3].
- The largest increase in titles came from the **Stratified Condo** group, with a 232 title increase. Residents of **Alberta** increased their ownership in this category by 93 titles. Residents from the **Rest of Canada** had a 44 title increase for this type [Chart 3].
- The largest net decrease in property titles, by type, was from the **Other** type, with an overall decrease of 28 titles, with 17 of these titles from the **Golden** region, 3 from the **Mainland/Southwest** region and 3 were from the **Alberta** region [Chart 3].
- A large overall increase in property titles came from the **Alberta** region, with 312 titles.
- The only net decrease overall (by region) came from the **Rest of BC** region, with 24 fewer titles. This came from a substantial decrease in the **Single Family Dwelling** (18 titles), **Manufactured Home** (13 titles) and **Acreage Dwelling** (10 titles) types [Chart 3].
- The **Golden** region experienced a net decrease of 17 titles in the **Other** type [Chart 3].

#### E. 2001 vs. 2008 Comparison of Property Changes by Property Types

- The **Single Family Dwelling** type, in 2001, had the largest change from one property type into another use. The main changes of this type were into the **Multi-Family** type (17 titles changed from 2001 to 2008), **Acreage Dwelling** type (15 title changes from 2001 to 2008) and **Hotel/Resort** type (14 title changes from 2001 to 2008) [Chart 4].

#### II. Property Change by Property Type 2001 to 2008

- From 2001 to 2008, the **Golden** area had 2,265 titles (47% of the 2008 total) for which the location of the owner had not changed. There was a change in the location of the owners of 1,531 roll numbers (32% of the 2008 total). There were also 1,000 new roll numbers (21% of the 2008 total) that did not exist in the 2001 database [Chart 5].
- In regards to the unchanged roll numbers, 785 titles were of the **Single Family Dwelling** type (35% of the unchanged total), 226 were of the **Acreage Vacant** type (10%), 222 titles were of the **Manufactured Home** type (10%) and 216 titles were of the **Acreage Dwelling** type (10%) [Chart 5].
- Of the roll numbers with new mailing addresses, 393 titles (26% of the total new) were of the **Single Family Dwelling** type, closely followed by the **Acreage Dwelling** category,

with 382 titles (25%) and the **Manufactured Home** type, with 246 titles (16%) [Chart 5].

- The main type of properties created with new roll numbers, were of the **Stratified Condo** type, with 228 titles (23% of the new roll number total). This was followed by the **Single Family Dwelling Vacant** type, with 165 titles (17%) and the **Acreage Vacant** type, with 140 titles (14%).
- Dissolved roll numbers from 2001 to 2008 had totalled 205 titles. Of these titles, 86 were of the **Manufactured Home** type (42%). This was followed by the **Acreage Dwelling** type, with 20 titles (10%) [Chart 5].

### III. Property Change by Location of Owner

- From the 2,265 property titles whose mailing address remained the same 1,768 titles (78% of the total unchanged amount) were from residents living in the **Golden** region. Another 231 of the titles (10%) had owners from the **PGMA** aggregation, followed by 119 of the titles (5%) with owners from the **Alberta** region [Chart 6].
- Of the new mailing addresses 1,032 titles (67%) were from the **Golden** region. This was followed by an ownership of 220 titles (14%) from residents within **Alberta**. Residents from **Other** regions held ownership to 70 new mailing address titles (5%) [Chart 6].
- A total of 1,000 roll numbers existed in the 2008 database that did not exist in the 2001 database. Of these, 473 roll numbers (47% of the total new roll numbers) were from residents within the **Golden** region, leaving 527 roll numbers being held by non-residents. Of the non-resident ownership, 241 new roll numbers (24%) belonged to residents of the **Alberta** region, 120 new roll numbers (12%) belonged to residents from **Other** regions and 82 titles (8%) belonged to residents from the **Rest of Canada** [Chart 6].
- From 2001 to 2008, there was a total of 205 dissolved roll numbers. Residents of the **Golden** region had ownership to 172 of these (84 %), meaning that the majority of dissolved roll numbers belonged to resident owners. Residents from **Alberta** held 8 of these (4%) and residents from the **Rest of BC** held 6 titles (3%) of the ownership total [Chart 6].

### IV. Assessed Property Values in the Golden Area

#### A. Cross Section of Property Values in the Golden Area, by Type

- In 2001, properties for the **Golden** area had a total assessed value of \$657.1 million. Of this total, \$180 million (27%) was of the **Single Family Dwelling (all)** type. This was followed by the **Multi-Family/Manufactured Home** type, with \$39.2 million (6%), the **Stratified Residential** type, with \$7.8 million (1%) and the **Seasonal** type, with \$3.2 million (0.5%). Graph 6
- The **Commercial/ Industrial/Agricultural** property types had a total assessed value of \$176.8 million (27%). This was followed by the **Acreage** type, with \$158.3 million (24%), and the **Ski/Hotel/Resort** type, with \$91.7 million (14%).
- For 2008, the **Golden** area had a total assessed property value of \$1,485.4 million. This was more than double the 2001 total. A value of \$448.0 million (30%) of this total came from the **Single Family Dwelling (all)** type. This was followed by the **Stratified Residential** category, with \$99 million (7%) and the **Multi-Family/ Manufactured**

**Home** category, with \$78.3 million (5%). The **Seasonal** type had a value of only \$2.1 million (0.1%).

- **Acreage** properties carried the second highest total value, with \$426.6 million (29%) followed by **Commercial/Industrial/Agricultural** titles, with \$262.5 million (18%) and **Ski/Hotel/Resort** titles, with \$169.0 million (11%) [Graph 6].

## B. Cross Section of Assessed Property Values in the Golden Area, by Location of Owner

- Of the \$657.1 million total assessed value in the **Golden** area, \$393.5 million (60% of the total) was owned by residents living in the **Golden** region [Graph 7].
- The largest non-resident ownership amount came from the **Mainland/Southwest** region with \$107.4 million (16%) of the total. This was followed by the **Rest of BC** region which had ownership to \$51.5 million (8%) of the total assessed value [Graph 7].
- The least owned amounts, by region of ownership, belonged to the **Other** region, with \$6.7 million (1%), the **Rest of Canada**, with \$7.6 million (1%) and the **Revelstoke** region, with \$7.8 million (1%) [Graph 7].
- In 2008 the **Golden** area had a total assessed value of \$1,485.4 million, of which \$877.5 million (59% of the total) belonged to residents of the **Golden** region [Graph 8].
- The greatest non-resident ownership amount belonged to residents from **Alberta**, with \$186.5 million (13%) in total ownership. This was followed by residents from the **Mainland/Southwest**, with \$111.9 million (8%), the **PGMA** aggregation, with \$98.3 million (7%) and residents from the **Rest of BC**, with \$83.3 million (6%) [Graph 8].
- The lowest ownership amounts were held by residents from the **Revelstoke** region, with \$12 million (1%) and the **Rest of Canada**, with \$41.4 million (3%) [Graph 8].
- In 2001, **Golden** residents held 75% of the total assessed property value, leaving 25% to non-resident ownership [Graph 9].
- Residents held the majority of the **Multi-Family/Manufactured Home** (91% of the total), **Single Family Dwelling (all)** (86%), **Stratified Residential** (84%), **Acreage** (65%) and **Commercial/Industrial/Agricultural** types (63%) [Graph 9].
- The highest in non-resident ownership came from the **Seasonal** (82% of the total amount) and **Ski/Hotel/Resort** (49%) categories [Graph 9].
- In 2008, **Golden** area residents had ownership to 59% of the total assessed value, leaving non-resident ownership with 41% [Graph 10].
- The largest share of the resident ownership in 2008 was of the **Multi-Family/Manufactured Home** (76% of the total), **Single Family Dwelling (all)** (75%), **Acreage** (62%), and **Commercial/Industrial/ Agricultural** (46%) property types.
- The largest share of non-resident ownership was of the **Seasonal** (86%), **Ski/Hotel/Resort** (56%) and **Stratified Residential** (81%) property types [Graph 10].

## C. Cross-tabulation of Property Values by Type and Location of Owner

- The **Golden** area in 2001 had an average assessed property value of \$164.2 thousand [Chart 7].

- The highest average value in the Golden area was of the **Ski/Hotel/Resort** property type, at \$451.7 thousand. This property type accounted for only 5% of the total assessed value in the area. The majority of owners were from the **Golden** region (51% of the total **Ski/Hotel/Resort** property total) and the **PGMA** aggregation (21%) [Chart 7].
- The lowest average value came from the **Multi-Family/Manufactured Home** property type, at \$60.3 thousand. This property type accounted for 16% of the total assessed value in the area and was primarily owned by residents of the **Golden** region (91% of the total) [Chart 7].
- **Mainland/Southwest** residents held the highest average value of properties, at \$716 thousand. The highest average value of properties within from this region came from the **Commercial/Industrial/Agricultural** type, at \$1,146.4 thousand. This property type accounted for 56% of the total value in the Mainland/Southwest region.
- Residents from **Other** regions held the lowest average value of properties, at \$128.8 thousand. This region held **Commercial/Industrial/Agricultural** titles worth an average value of \$42.9 thousand (1% of all **Commercial/Industrial/Agricultural** titles). This region also held **Single Family Dwelling (all)** titles valued at \$85.7 thousand (1% of the Single Family Dwelling (all) total) [Chart 7].
- Also of note was that the **Alberta** region held an average value of \$638.5 thousand in the **Ski/Hotel/Resort** property type. This accounted for 5% of the Alberta regions total.
- Residents from the **Golden** region held 51% of the **Ski/Hotel/Resort** value, at an average of \$319.4 thousand [Chart 7].
- For the 2008 roll year, the average assessed property value was \$309.7 thousand for the **Golden** area [Chart 8].
- \$657.4 thousand was the highest average value for the **Golden** area, which was of the **Ski/Hotel/Resort** property type. This type of property was responsible for 11% of the areas total value. A total of 44% of the ownership for this property type came from residents living in the **Golden** region. Another 26% was accounted for by residents living within the **Rest of BC** [Chart 8].
- The lowest in average value, at \$84 thousand, was from the **Seasonal** category. This category accounted for less than 1% of the total value within the region. A total of 80% of the ownership for this property type came from residents living within the **Alberta** region and 15% came from residents living in the **Golden** region [Chart 8].
- Based on the location of the owner, the highest average value of properties were from the **Mainland/Southwest** region, at \$699.5 thousand. This value was largely based on the high average of the **Commercial/Industrial/Agricultural** property type, at \$996.6 thousand. This accounted for 35% of the total value for this property type. This property type accounted for 82% of the total value owned by **Mainland/Southwest** residents.
- The lowest average value of ownership, by region, came from the **Golden** region at \$268.1 thousand. This region held the lowest average value of all property types at \$20.7 thousand for the **Seasonal** category. A total of 38% of this regions ownership came from the **Single Family Dwelling (all)** category. This region had 62% of the ownership to all **Acreage** properties overall, along with 46% of **Commercial/Industrial/Agricultural** properties [Chart 8].

#### D. Cross-tabulation of Average Residential Property Values by Type and Location of Owner

- In 2001, the total average assessed value for residential properties in the **Golden** area was \$128.9 thousand (excluding PGMA titles) [Chart 9]. The average value of **Single Family Dwellings** was \$141.9 thousand [Chart 9].
  - The **Multi-Family** property type had the highest average value, at \$225.3 thousand. This was mainly due to a high average value from the **Rest of BC** (\$597.3 thousand average value) and **Mainland/Southwest** (\$562.5 thousand) regions [Chart 9].
  - The **Manufactured Home** category had the lowest average value, at \$30.7 thousand (excluding PGMA titles). Residents from the **Rest of Canada** held an average of \$17.8 thousand, and residents from the **Rest of BC** held \$19.7 thousand on average for this type [Chart 9].
  - The **Mainland/Southwest** region held the highest average residential value, at \$173.1 thousand. The cause of this was an average value of \$562.5 thousand for **Multi-Family** properties as mentioned above [Chart 9].
  - The lowest average residential value was from the **Revelstoke** region, at \$79.3 thousand. This was likely due to the **Manufactured Home** type having an average of \$20.5 thousand [Chart 9].
- 
- In 2008, the total average value of residential homes for the **Golden** area came to \$284.1 thousand (excluding PGMA titles). The average value of Single Family Dwellings was \$304.8 thousand [Chart 10].
  - **Multi-family** properties held the highest average value, at \$398.3 thousand. This was caused by a high average value from residents of the **Rest of BC** (\$1,145.4 thousand on average) **Mainland/Southwest** (\$1,029.7 thousand), and **Other** (\$503.5 thousand) regions [Chart 10].
  - **Manufactured Home** types held the lowest average value, at \$55.1 thousand. This was due to a low average value from the **Other** (\$19.6 thousand), **Rest of BC** (\$19.9 thousand), and **Revelstoke** (\$19.9 thousand) regions [Chart 10].
  - Residents from **Other** regions held the highest average residential property amount, at \$478.6 thousand. The **Single Family Dwelling** titles within this region had an average value of \$739.8 thousand.
  - Residents from the **Revelstoke** region held an average property value of \$142.9 thousand. This gave it the lowest average value of all the regions. **Manufactured Homes** were the lowest in value for this region at \$19.9 thousand on average [Chart 10].

## Appendix | Charts & Graphs, Golden Area

### User Key.

- All Values mentioned in this report refer to assessed property values as determined by BCAA.

**Graph 1**  
**Graph 2**  
**Graph 3**  
**Graph 4**

**Chart 1**  
**Chart 2**  
**Chart 3**  
**Chart 4**  
**Chart 5**  
**Chart 6**  
**Graph 5**

**Graph 6**

**Graph 5**

**Graph 7**

**Graph 8**  
**Graph 9**

**Graph 10**

**Chart 7**

**Chart 8**

**Chart 9**

**Chart 10**  
**Table B-1**

**Table A-4**