

Property Tax: 2012 Pre-Roll Consulting

B.C. Assessment is now getting serious about the values and classifications they are putting on your properties for the 2012 Assessment Roll. The roll will be finalized the first week of December.

On many properties, we have the opportunity to negotiate with the Assessor in a *pre-roll* capacity if we feel there is a benefit to do so. B.C. Assessment has a legal requirement for the disclosure of information from property owners. We feel there is merit to reviewing and detailing to the Assessor, in writing, any issues relevant to your property.

The purpose of pre-roll consultation is to try to mitigate any risk that becomes apparent from a review of information received on the subject property. Subjective issues are better received by the Assessor in pre-roll, as opposed to during an appeal, and reductions can often be negotiated at this stage.

Please advise us if you wish to open a pre-roll consulting file. Fees can be as little as \$300 to \$500 per property, where it is determined not to forward information. Fees increase to \$1,000 to \$1,500 if the issues at hand warrant the expenditure of time.

Please email us a list of properties for review, or call to discuss.

Thank you,

Paul Sullivan



Burgess, Cawley, Sullivan & Associates

2nd Floor, 602 West Hastings St., Vancouver, BC V6B 1P2

Direct: (604) 331-7300

Fax: (604) 689-0538

www.bcappraisers.com