

Municipal Tax Rates (2026)
 Residential: 5.9363
 Business: 16.1736

Assumptions:

Mix:	Studio	11%
	1 bed	22%
	2 bed	44%
	3 bed	22%

Per BC Assessment:	Per door
low range	180,000
mid range	190,000
upper end of range	200,000

BC Assessment notes:

For context, the Broadstreet apartment complex on Innis would be considered Mid Range - so at about \$192,000 per door.

The Highlands Lot may be considered a more desirable location so you may want to consider the upper end of the range on that property potentially.

There would be other factors that could be at play as mentioned earlier - including apartment vs. townhome mix. If you have some more concrete development proposals on the table and you would like us to weigh in on possible future assessed values we could do that for you as well.

These numbers are estimates only and subject to a changing market. The team has based this analysis on our 2026 assessment roll values, with a valuation date of July 1st 2025.

RV Park: 1501 1st Street South				
Roll #: 1039052				
Size				
Hectare	Acre	Sq Footage		
1.24	3.064	133,468		
	Assessed Value			
	Land	Improvements	Total	Taxes
R-5 = 74 units				
low range	880,000	13,320,000	14,200,000	84,295
mid range	880,000	14,060,000	14,940,000	88,688
upper end of range	880,000	14,800,000	15,680,000	93,081
R-6 = 148 units				
low range	1,184,000	26,640,000	27,824,000	165,172
mid range	1,184,000	28,120,000	29,304,000	173,957
upper end of range	1,184,000	29,600,000	30,784,000	182,743

Frost Property - Lot 2:					500 16th Ave South	
Size						
Hectare	Acre	Sq Footage				
0.7	1.73	75,359				
		Assessed Value				
	Land	Improvements	Total	Taxes		
R-5 = 42 units						
low range	499,000	7,560,000	8,059,000	47,841		
mid range	499,000	7,980,000	8,479,000	50,334		
upper end of range	499,000	8,400,000	8,899,000	52,827		
R-6 = 84 units						
low range	672,000	15,120,000	15,792,000	93,746		
mid range	672,000	15,960,000	16,632,000	98,733		
upper end of range	672,000	16,800,000	17,472,000	103,719		

Highlands Lot: 600 30th Ave South (may be considered the more desirable lot; may be more likely in the high range)

Size				
Hectare	Acre	Sq Footage		
0.89	2.2	95,788		

	Land	Improvements	Total	Taxes
R-5 = 53 units				
low range	630,000	9,540,000	10,170,000	60,372
mid range	630,000	10,070,000	10,700,000	63,518
upper end of range	630,000	10,600,000	11,230,000	66,665
R-6 = 106 units				
low range	848,000	19,080,000	19,928,000	118,299
mid range	848,000	20,140,000	20,988,000	124,591
upper end of range	848,000	21,200,000	22,048,000	130,884

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Size		
Hectare	Acre	Sq Footage
1.24	3.064	133,468

	Land Value	Taxes
R-5	880,000	5,224
R-6	1,184,000	7,029

**Frost Property - Lot
2:**

500 16th Ave South

Size		
Hectare	Acre	Sq Footage
0.7	1.73	75,359

	Land Value	Taxes
R-5	499,000	2,962
R-6	672,000	3,989

Highlands Lot: 600 30th Ave South

Size		
Hectare	Acre	Sq Footage
0.89	2.2	95,788

	Land Value	Taxes
R-5	630,000	3,740
R-6	848,000	5,034