

Merinda Conley

From: Marolla, Gerry BCA:EX <gerry.marolla@bcassessment.ca>
Sent: January 17, 2018 1:32 PM
To: Merinda Conley
Subject: [REDACTED]

727 Johnson Street

Total Apartments:	\$4,903,000	(85% class 01)
Retail:	<u>\$ 847,000</u>	(15% class 06)
Total Property:	\$5,750,000	

Gerry Marolla B.A., AACI, P.App
 DEPUTY ASSESSOR | VANCOUVER ISLAND REGION

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From: Merinda Conley [mailto:mconley@victoria.ca]
Sent: January 17, 2018 1:19 PM
To: Marolla, Gerry BCA:EX
Cc: Lauren Martin
Subject: [REDACTED]

Total value by class.

From: Marolla, Gerry BCA:EX [mailto:gerry.marolla@bcassessment.ca]
Sent: January 17, 2018 12:41 PM
To: Merinda Conley <mconley@victoria.ca>
Subject: [REDACTED]

Are you looking for a breakdown per unit or total value by class

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From: Merinda Conley [mailto:mconley@victoria.ca]

Sent: January 17, 2018 12:16 PM

To: Marolla, Gerry BCA:EX

Cc: Sue Hodge; Lauren Martin

Subject: [REDACTED]

Hi Gerry,

The breakdown is a request by Finance, who provides the valuation of tax increase for the property. The calculation is required for all Tax Incentive Program applications so that the City can calculate what the approximate tax exemption will be over a period of 1 – 10 years. Approximation of current taxes based on completion of project is dependant on the breakdown between Class 1 (residential) and Class 6 (commercial,) as two classes are taxed at different rates.

The breakdown has been provided in previous years by Cynthia Wright.

Thanks for your help!

Kind regards,

Merinda

Merinda Conley, MRAIC, MAAA(IA), CET
Senior Planner - Heritage
Sustainable Planning and Community Development Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0533 F 250.361.0386



From: Marolla, Gerry BCA:EX [mailto:gerry.marolla@bcassessment.ca]

Sent: January 17, 2018 9:23 AM

To: Merinda Conley <mconley@victoria.ca>

Subject: [REDACTED]

Hi Merinda

Please explain why a break down is required.

Sincerely

Gerry Marolla B.A., AACI, P.App
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From: Merinda Conley [mailto:mconley@victoria.ca]
Sent: January 17, 2018 9:19 AM
To: Marolla, Gerry BCA:EX <gerry.marolla@bcassessment.ca>
Cc: Lauren Martin <LMartin@victoria.ca>
Subject: [REDACTED]

Good morning, Gerry.

Thank you very much for the assessment estimates for 727 Johnson and 816 Government. This is very much appreciated.

In order to determine the approximate City tax assessment for 727 Johnson Street we require a breakdown between retail and residential, as you have done for 816 Government Street. Could I possibly obtain that breakdown from you? This would enable me to provide it to our finance department to calculate the tax figures I need to enter into my report to Council.

Thank you, Gerry. I realize you are very busy and I do appreciate the time you have given us on this matter.

Best regards,
Merinda

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From: Lauren Martin
Sent: January 12, 2018 8:44 AM
To: Merinda Conley <mconley@victoria.ca>
Subject: [REDACTED]

From: Marolla, Gerry BCA:EX [mailto:gerry.marolla@bcassessment.ca]
Sent: Friday, January 12, 2018 8:37 AM
To: Lauren Martin <LMartin@victoria.ca>
Subject: [REDACTED]

Without Prejudice

Good Morning Lauren

727 Johnson Street:

After reviewing the proposal for 727 Johnson to convert from a 3-storey vacant retail/office space to a 5-storey retail apartment building, we estimate that had these improvements been completed by October 31 2017 the 2018 assessment would have increased by \$3,862,000, from \$1,888,000 to \$5,750,000. This is only an estimate based on the information provided by the City of Victoria this estimate may change dependent on the final project

[REDACTED]

[REDACTED]

Sincerely

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