

BC Assessment

2024/25
Annual Service Plan Report

August 2025



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Published by BC Assessment

Board Chair's Accountability Statement



The BC Assessment 2024/25 Annual Service Plan Report compares the organization's actual results to the expected results identified in the 2024/25 – 2026/27 Service Plan published in 2024. The Board is accountable for those results as reported.

Signed on behalf of the Board by:

A handwritten signature in black ink, appearing to be 'RW', written over a light gray grid background.

Ruth Wittenberg
Board Chair, BC Assessment
August 1, 2025

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Letter from the Board Chair & CEO

We are pleased to present BC Assessment's Annual Service Plan Report, highlighting our accomplishments over the past fiscal year ending March 31, 2025. BC Assessment has made significant progress against the goals and objectives within our [2024/25-2026/27 Service Plan](#) and by aligning with government's priorities, we continue to maintain our relationships and service delivery commitments with local governments, Indigenous communities, property owners and the Province.

The 2025 Property Assessments achieved a record low appeal rate, with over 99 percent of assessments accepted without appeal, demonstrating a strong level of public trust. In support of Article 4 of the United Nations Declaration on the Rights of Indigenous Peoples, BC Assessment continues to partner with Indigenous communities in exercising their jurisdiction over real property taxation by providing assessment services. This work helps build capacity to administer their taxation systems and establish a stable tax base to support their local communities. BC Assessment's biennial Local Government and Indigenous Nations Relationship Study showed improvement over the 2023 results, reflecting continued progress in responding to the needs and priorities of our Indigenous and local government partners.

BC Assessment completed year three of its Diversity and Inclusion Strategy. In accordance with the [Accessible BC Act](#), our 2024/25-2026/27 [Accessibility Plan](#) was launched, setting out a comprehensive roadmap to advance accessibility across all areas of our organization.

These achievements would not have been possible without the dedication and hard work of our stakeholders, partners, and employees. Their effort and expertise have been vital to our success, and we are deeply appreciative of their contributions.

BC Assessment is committed to transparency, accountability, and ongoing improvement. We are confident that through collaboration, we can navigate challenges and embrace opportunities to help shape a sustainable future for British Columbia. We invite you to explore this report, which offers an overview of our initiatives and achievements over the past year.



Kathleen (Ruth) Wittenberg
Chair, Board of Directors
August 1, 2025



Jason Grant
President and Chief Executive Officer
August 1, 2025

Purpose of the Annual Service Plan Report

This annual service plan report has been developed to meet the requirements of the [Budget Transparency and Accountability Act](#) (BTAA), which sets out the legislative framework for planning, reporting and accountability for Government organizations. Under the BTAA, a Minister responsible for a government organization is required to make public a report on the actual results of that organization's performance related to the forecasted targets stated in the service plan for the reported year.

Strategic Direction

The strategic direction set by Government in 2020 and expanded upon in the Board Chair's [2023/24 Mandate Letter](#) from the Minister Responsible shaped the goals, objectives, performance measures and financial plan outlined in the BC Assessment [2024/25 – 2026/27 Service Plan](#) and the actual results reported on in this annual report.

Purpose of the Organization

BC Assessment is a provincial Crown corporation with the legislated mandate to establish and maintain property assessments that are uniform in the whole of British Columbia, in accordance with the [Assessment Act](#).

Property assessments form the basis of distributing property tax, by reflecting accurate property values and providing the foundation for a stable tax base for taxing authorities. This funding allows local governments to sustain the community services, transportation and utility infrastructure, schools, police and fire services, parks, recreational and cultural services that provide broad public benefits to British Columbians.

While BC Assessment has no direct role in property taxation, it plays an integral and impartial role in the provincial property taxation system by producing an accurate and uniform assessment roll each year for over two million properties in the province.

Operating Environment

The property assessment environment in British Columbia is shaped by dynamic and evolving real estate market conditions. BC Assessment continually monitors the real estate market across B.C. and ensures that property assessments are fair and uniform to best reflect market value. Changes in the external environment including economic factors such as international supply chain dynamics, inflationary pressures and fluctuating interest rates, add further complexity within the operating landscape.

Throughout 2024/25, BC Assessment managed various external and internal factors that shaped operational priorities and decision-making processes.

External Factors

- The residential real estate market experienced a time of relative stability in 2024. This was reflected in lower volumes of inquiries and appeals to the Property Assessment Review Panel (PARP) in early 2025.
- The ongoing development of new properties and changes to existing properties continued to impact BC Assessment work volumes. BC Assessment monitored market trends, responded to government directives, and provided information to support the provincial government's housing priorities and affordability initiatives.
- BC Assessment considered the impacts of extreme weather such as flooding, droughts and wildfires on properties in certain areas of the province, supporting those impacted to ensure accurate assessments.

Internal Factors

- BC Assessment continued its focus on improving products and services in response to changing customer expectations.
- With a continued downward trend in turnover and success in BC Assessment's proactive approach to managing anticipated vacancies, the focus in 2024/25 was on investing in employee learning and leadership development, and succession planning for a robust and skilled future workforce.
- BC Assessment's technology focus has shifted toward modernizing platforms and delivering new and enhanced business capabilities. BC Assessment is exploring the use of AI and defining its future implications, alongside strengthening cybersecurity measures.

Report on Performance: Goals, Objectives, and Results

The following goals, objectives and performance measures have been restated from the 2024/25 – 2026/27 service plan. For forward-looking planning information, including current and future performance targets, please see the [2025/26-2027/28 Service Plan](#).

Goal 1: Produce high quality and accurate assessments

Objective 1.1: Produce accurate and uniform assessments

BC Assessment continually enhances and improves its core business practices to ensure assessments are accurate and uniform.

Key Results

- Met all roll quality targets, which included both provincial and international standards.
- Enhanced data collection of imagery and inventory to improve accuracy, processing time and data availability.

- Enhanced market analysis processes and tools for appraisal staff to improve efficiency and maintain accuracy.

Summary of progress made in 2024/25

BC Assessment completed enhancements to the AssessBC property assessment system, which increased operational efficiency and maintained assessment accuracy.

BC Assessment applied advanced statistical analytics, improving data management and insights with the expertise of the appraisal teams. Several new tools were created to support assessment roll quality standards and measures and the efficiency of core work. Data preparation and market analysis tools and training were also delivered to enhance the quality of mass appraisal data inputs.

BC Assessment implemented strategies to refresh street front photos on the public website while seeking cost-sharing opportunities for aerial imagery used in property data validation. Further, BC Assessment delivered training on advanced modelling techniques, supporting skills development and encouraging the application of innovative approaches to data analysis and valuation.

Performance measure(s) and related discussion

Performance Measure	2023/24 Actual	2024/25 Target	2024/25 Actual
1.1a Assessment to Sales Ratio			
-Residential	97.9%	97 - 100%	97.5%
-Strata Residential	97.8%	97 - 100%	97.6%
-Non-residential	95.8%	95 - 100%	96.2%
1.1b Coefficient of Dispersion			
- Residential Urban	7.9%	5.0 – 10.0%	8.4%
- Strata Residential Urban	5.3%	5.0 – 10.0%	5.2%
- Residential Rural	12.0%	5.0 – 15.0%	14.0%
- Strata Residential Rural	6.6%	5.0 – 15.0%	8.9%
- Non-residential	9.3%	5.0 – 15.0%	12.0%
1.1c Price Related Bias			
- Residential	0.1%	-5.0 – 5.0%	-0.7%
- Strata Residential	-0.6%	-5.0 – 5.0%	-0.2%
- Non-residential	0.0%	-5.0 – 5.0%	-0.2%

Data Source: Internal property information database

BC Assessment uses roll quality measures to determine the accuracy and uniformity of the assessment roll, and to identify areas for improvement in data quality and processes.

These roll quality measures include Assessment to Sales Ratio (ASR), Coefficient of Dispersion (COD), and Price Related Bias (PRB).

The median ASR is a common roll quality measure used by the International Association of Assessing Officers (IAAO). The median ASR measures how closely assessments mirror a property's actual selling price, tracking assessment accuracy in a market-based property assessment system. The closer the result is to 100 percent, the more accurate the assessment.

The ASR is calculated by dividing the assessed value (as determined by BC Assessment) of a property that has sold by its selling price and expressing the result as a percentage. For example, if a property is assessed with a value of \$972,000 and it sold for \$1,000,000, the ASR would be 97.2 percent. The IAAO's standard for a median ASR is 90–110 percent.

BC Assessment targets a higher level of accuracy, striving for a median of 97–100 percent for residential properties and 95–100 percent for non-residential properties.

BC Assessment measures the COD for residential properties located in both urban and rural areas, according to internationally recognized standards. The COD measures appraisal uniformity by calculating the dispersion of all ASRs around the median ASR.

The COD is calculated by adding the differences between each ASR in the group and the median ASR, then, determining the average difference. A more uniform and accurate portfolio of assessments is indicated by a lower COD percentage. BC Assessment has matched the IAAO standards for the COD on single-family residential properties at a 5–10 percent range for homogeneous (urban) regions, a 5–15 percent range for heterogeneous (rural) regions, and 5–15 percent for non-residential properties. A broader range is targeted for rural regions, due to fewer comparable market references and potentially wider ranges of purchase price for any given property.

The PRB is a measure that shows whether the assessment-to-sales price ratios are systematically higher, lower or steady as property values increase. The PRB measures the percentage relationship between property values and assessment ratios, indicating by what percentage assessment levels change whenever property values are doubled (or halved), ensuring that both low and high-valued properties are being assessed equitably. Assessments are regressive if high-value properties are under-appraised relative to low-value properties, and progressive if high-value properties are over-appraised. A good quality assessment roll is neither regressive nor progressive, because value inequities lead to property tax inequities.

The results for ASR's, COD's and PRB's all fell within the provincial and international standards set to ensure a high quality assessment roll.

Objective 1.2: Deliver reliable and accepted assessment rolls

BC Assessment leverages advanced statistical analytics and appraisal modelling, using its property assessment system, AssessBC, and appraisal expertise to deliver reliable and accepted assessment rolls that provide stability for taxing authority budgets.

Key Results

- Enhanced audits and data validation activities supported a high-quality assessment roll and low error rates.

- Reduction in the number of inquiries received by BC Assessment relating to the 2025 Assessment Roll.
- The total number of 2025 assessments appealed to the Property Assessment Review Panel (PARP) decreased by 13 percent from 2024.

Summary of progress made in 2024/25

In 2025, 99.1 percent of property owners accepted their assessments as fair and accurate without appeal, which was one of the highest years on record. The transparency of the Assessment Search system, available on the BC Assessment public website, allowed property owners to self-serve, and provided reassurance that their assessment is accurate and fair.

Ongoing efforts were made to further minimize avoidable errors on the assessment roll. Data validation processes within AssessBC were enhanced. Throughout the roll production period, BC Assessment teams collaborated to address and resolve outstanding critical high-priority audit flags before finalizing the roll.

Performance measure(s) and related discussion

Performance Measure	2023/24 Actual	2024/25 Target	2024/25 Actual
1.2a Assessment roll stability-change in taxes collected	99.88%	> 99.70% ¹	99.75%
1.1b Percentage of assessments accepted without appeal	99.00%	> 98.00%	99.10%

Data Source: Internal property information database

¹Target for performance measure 1.2a was misstated in the 2024/25 Service Plan and corrected to match the target indicated in the 2023/24 Service Plan.

Each year, property statuses can change, data errors are corrected, and new properties are developed. The revised assessment roll prepared after the completion of PARP is also subject to supplementary changes due to Property Assessment Appeal Board (PAAB) decisions and other errors or omissions. These activities further supported the overarching goal of delivering a reliable and accepted assessment roll.

In 2024/25, property assessments provided the base for taxing jurisdictions to collect approximately twelve billion dollars in property tax revenue. The Assessment Roll Stability measure estimates the stability in the amount of taxes collected or refunded by taxing jurisdictions based on changes in general taxable value for a period of 20 months after the revised roll is completed. A high estimate indicates a stable, high-quality assessment roll.

The 2024/25 actual performance measure provides an indication of the 2023 Assessment Roll Stability by estimating the changes in taxes collected as a result of supplementary rolls issued between May 1, 2023, and December 31, 2024. The targets were determined based on analysis of historical data for taxes collected or refunded. BC Assessment met the 2024/25 target of Assessment Roll Stability of having less than 0.30 percent change in taxes. Actual change in taxes collected or refunded amounted to 0.25 percent of general-purpose tax revenues as a result of supplementary rolls issued between May 1, 2023, and December 31, 2024.

The performance measure “Percentage of Assessments Accepted without Appeal” reflects the public acceptance rate for a completed assessment roll. BC Assessment interprets high acceptance of assessments (without appeal) by residential, commercial and major industry customer groups as general validation of overall high quality, accuracy, and uniformity of assessments. Property owners are encouraged to contact BC Assessment following the receipt of their assessment notice in January if they have concerns or questions. For the 2025 Assessment Roll, 22,798 folios were appealed and reviewed by PARP. This represents a 99.1 percent acceptance rate.

Assessment data quality and accessibility continues to improve as demonstrated through the number of formal complaints registered, which has represented consistently under two percent of assessed properties. BC Assessment’s target represents a balance between delivering a high-quality assessment roll and managing within available budgets and resources.

Goal 2: Trusted and valued by customers and partners

Objective 2.1: Ensure positive customer and partner interactions

This objective promotes strong relationships and sharing high quality property information that our customers (property owners) and partners (taxing authorities) can rely on as we work closely with them to identify opportunities for enhancements.

Key Results

- Completed the biennial Local Government and Indigenous Nations Relationship Study.
- Enhanced pre-roll consultations with industry groups and local governments to incorporate input and recommendations prior to completion of the 2025 Assessment Roll.
- Attended conferences, forums and meetings with Indigenous Nations, and with local and provincial governments.

Summary of progress made in 2024/25

In 2025, property owner customers indicated that they are similarly satisfied to last year in their employee interactions with BC Assessment. For a second consecutive year, BC Assessment maintains strong results, reflecting an ongoing commitment to process refinements, tool enhancements, and investments in staff expertise and system proficiency.

The Local Government and Indigenous Nations Relationship Study results show a marked improvement from 2023. These results demonstrate BC Assessment’s continued emphasis on ensuring data remains current and accurate, and highlights efforts in building and maintaining strong relationships.

As the number of properties and property owners in British Columbia continues to grow, the volume of assessment appeals and complaints varies from year to year, often influenced by market dynamics. Typically, heightened or volatile market activity leads to increased inquiries

and appeals. Despite these fluctuations, the consistently low appeal rate reflects BC Assessment's success in delivering fair and accurate property assessments. It also highlights the value of transparency, as BC Assessment provides the public with clear access to the information used in determining assessed values via information provided on its website, including the popular Assessment Search feature.

Objective 2.2: Improve access to assessment information with enhanced digital capabilities

Assessment information is a key component of what BC Assessment's customers and partners expect from the organization. BC Assessment is always striving to enhance the quality of that information and the methods in which it is made available.

Key Results

- Produced a draft new Taxing Authority Service Standards in collaboration with Taxing Authority partners.
- Completed BC Assessment's [Accessibility Plan](#) to ensure access for all people, including recommendations for enhanced digital access capabilities.
- Implemented a solution to enable the public to view the 2025 Assessment as a PDF on the BC Assessment website.

Summary of progress made in 2024/25

BC Assessment continuously expands and improves the range and depth of our assessment products, information, and services to meet or exceed the expectations of our customers and partners. This includes ongoing enhancements to the website's customer portal, offering improved functionality and greater access to information to support decisions related to assessment, taxation, and real estate.

BC Assessment's Accessibility Plan, aimed at reducing accessibility barriers to service, was finalized and published in late 2024. The creation of the accessibility plan was guided by public input collected through the BC Assessment Accessibility Survey. This input helped identify major barriers and key areas of focus. The finalized plan outlines actions to improve physical accessibility, communication, and staff training, aligning with the [Accessibility Act](#) and BC Assessment's commitment to inclusion.

BC Assessment has implemented website accessibility enhancements that will improve the experience for all customer groups by engaging with internal and external partners and stakeholders to re-envision BC Assessment's public website. In 2025, BC Assessment implemented a solution to enable the public to view the 2025 Assessment as a PDF for all properties on the BC Assessment website.

Performance measure(s) and related discussion

Performance Measure	2023/24 Actual	2024/25 Target	2024/25 Actual
Customer Satisfaction Index –Property Owners (Employee Interaction)	79	73-85	78
Customer Satisfaction Index –Property Owners (Digital Information)	67	≥ 65	62
Customer Satisfaction Index-Taxing Authorities (Employee Interaction)	88	≥ 86	N/A ¹
Customer Satisfaction Index -Taxing Authorities (Information, Services and Tools)	80	≥ 73	N/A ¹

Data source: BC Assessment has a contract with a market research firm to act as an independent third party to conduct the customer satisfaction surveys. The index figure is relative to 100

¹The Customer Satisfaction Index for Taxing Authorities is conducted through a biennial survey, with the next survey scheduled for 2025/26

The Employee Interaction Index results can be attributed to a dedicated focus on improving customer service through process refinements and the enhancement of tools and auditing, an increase in the experience level of our staff, and greater stability in residential markets. The 2024/25 Property Owners – Employee Interaction Index scored 78, within the target range. The 2024/25 Property Owners – Digital Information Index scored 62, slightly below both the target and the 2023/24 score, but an improvement over the 2022/23 score of 60. The decline over 2023/24 reflects a mild softening across all digital attributes, with no single factor responsible, however, the change is not statistically significant. The Digital Information Index will be monitored, though not currently a cause for concern.

Goal 3: Meaningful Partnerships and Reconciliation with Indigenous Nations

Objective 3.1: Supporting Treaty First Nations', the Nisga'a Nation and Sechelt Indian Self Government District property taxation¹

BC Assessment provides assessment services to all seven Treaty First Nations, the Nisga'a Nation and Sechelt Indian Self Government District in the province in support of property taxation on Treaty Lands, Nisga'a Lands and Sechelt Lands.

¹ Effective for the 2025 taxation year, the Province will no longer impose a requirement for property taxation to apply on Nisga'a Lands or the Treaty Lands of a Modern Treaty Nation. Amendments to the [Nisga'a Final Agreement Act](#) and the [Treaty First Nation Taxation Act](#) will broadly enable Modern Treaty Nations to self-determine property taxation on their respective treaty lands, including whether and how to exercise their own assessment and property taxation laws and policies. The Objective 3.1 and 3.2 are removed and replaced in the 2025/26-2027/28 Service Plan to reflect this legislative change

Key results

- Provided assessment services and support for seven Treaty First Nations' as well as the Nisga'a Nation and shíshálh Nation Government District to support their ability to establish and sustain self-taxation.
- Engaged with organizations involved with Indigenous taxation to share appraisal expertise.
- Participated in the development of a new Indigenous Land Registration System.

Summary of progress made in 2024/25

BC Assessment advanced meaningful reconciliation in 2024/25 by engaging directly with partner Nations to discuss assessment roll topics specific to each Nation. BC Assessment also provided Indigenous cultural awareness training to staff members, focusing on trauma-informed practices and Indigenous history to build understanding and competency across the organization.

Performance measure(s) and related discussion

Performance Measure	2023/24 Actual	2024/25 Target	2024/25 Actual
3.1 Number of Treaty First Nations, Nisga'a Nation and Sechelt ¹ Indian Self Government District for which BC Assessment provides assessment services	9	Maintain	9

Data Source: Internal information

¹ Sechelt Indian Self Governance District is referenced in the key results as shíshálh Nation Government District

BC Assessment actively works with seven Treaty First Nations plus the Nisga'a Nation and the Sechelt Indian Self Government District in the creation of taxable assessment rolls, which is a necessary and foundational component in establishing a stable tax base and administering effective and efficient property taxation in their communities.

Objective 3.2: Supporting Indigenous Nations' ability to establish and sustain self-taxation on reserve lands

BC Assessment provides assessment services, upon request, to Indigenous Nations across the province in support of independent taxation of real property on reserve lands under the [First Nations Fiscal Management Act](#), or the [Indian Act](#).

Key results

- Provided assessment services and support for 93 Indigenous Nations to support their ability to establish and sustain self-taxation.
- Engaged with organizations involved with Indigenous taxation to share appraisal expertise.

- Participated in the development of a new Indigenous Land Registration System.

Summary of progress made in 2024/25

In 2024/25, BC Assessment advanced meaningful reconciliation by collaborating directly with partner Nations to address assessment roll topics unique to each community. Additionally, BC Assessment delivered Indigenous cultural awareness training to staff, emphasizing trauma-informed practices and Indigenous history to foster greater understanding and cultural competency across the organization. In support of Indigenous institutions involved in taxation, BC Assessment contributed expertise to institutions like the Tulo Centre of Indigenous Economics' Assessment and Taxation Course and provided practical guidance on Indigenous assessment applications to both the Ministry of Finance and Ministry of Indigenous Relations and Reconciliation. These efforts, along with incorporating feedback from Indigenous community leaders, yielded positive results as demonstrated by the 2025 Indigenous Nations Relationship Study, which showed increased participation rates and improved service delivery scores.

Performance measure(s) and related discussion

Performance Measure	2023/24 Baseline	2023/24 Actual	2024/25 Target	2024/25 Actual
3.2 Number of Indigenous Nations on reserve lands for which BC Assessment provides assessment services	91	91	Maintain	93

Data Source: Internal property information database

In 2024/25 the number of Indigenous Nations on reserve lands for which BC Assessment provided assessment services increased by two for a total of 93. The number of Nations that use BC Assessment as their assessment partner has been growing over the past few years and reflects the relationships and quality of services provided to these Nations in independent taxation.

Financial Report

For the auditor's report and audited financial statements, see [Appendix B](#). These documents can also be found on the BC Assessment [website](#).

Discussion of Results

BC Assessment recorded a surplus of \$574 thousand (0.5% of budgeted revenues) for the fiscal year ended March 31, 2025, compared to a Treasury Board approved deficit of \$2.2 million for the prior fiscal year, funded through access to BC Assessment's accumulated surplus and reserves.

Revenues of \$127.2 million and operating expenses of \$126.6 million were \$976 thousand (0.8%) and \$402 thousand (0.3%) higher than budget, respectively. Capital expenditures totaled \$3.8 million in 2024/25. Approximately 31% were related to information technology software under development and 69% were other capital asset replacements.

The accumulated surplus was \$60.8 million on March 31, 2025, with \$43.8 million invested in tangible capital assets, \$3.0 million held in the operating reserve, and \$14.0 million held for future tangible capital acquisitions.

Financial Summary

(\$000s)	2023/24 Actual ¹	2024/25 Budget ²	2024/25 Actual ¹	2024/25 Budget Variance Over/(Under)
Revenues				
Tax Levies	114,215	119,743	119,940	197
Other Revenue	7,338	6,438	7,217	779
Total Revenue	121,553	126,181	127,157	976
Expenses				
Employee expenses	82,695	81,592 ²	85,935	4,343
Other operating expenses	33,514	36,940	33,503	(3,437)
Amortization	7,512	7,649	7,145	(504)
Total Expenses	123,721	126,181	126,583	402
Annual Surplus (Deficit)	(2,168)	0	574	574
Total Debt	0	0	0	0
Total Liabilities	21,429	24,367	22,039	(2,328)
Accumulated Surplus	60,186	58,912	60,760	1,848
Capital Expenditures	5,850	8,657	3,793	(4,864)

¹ The above financial information was prepared based on current Generally Accepted Accounting Principles.

² See Note 10 of the Audited Financial Statements in Appendix B for 2024/25 Budget context.

Variance and Trend Analysis

The Financial Summary Table shows BC Assessment's actual financial results for the 2023/24 and 2024/25 fiscal years, along with the 2024/25 budget.

Total revenues to March 31, 2025 are \$127.2 million and were \$1.0 million (0.8%) higher than budgeted for tax levies and other revenue.

Tax levies were \$119.9 million in 2024/25 and account for 94.3% of total revenues. The 2024/25 tax levy revenues include an uplift from growth in the number of new properties and other non-market changes (i.e., improvements made to existing properties). The increase from budget takes into account actual 2024 and 2025 revised roll values and appeal settlements. All other revenue sources contributed \$7.2 million or 5.7% to total revenues in 2024/25. They are comprised of revenue from data access services, payments in lieu of taxes from the Federal and Provincial governments, property assessment services contracts with Indigenous Nations, investment income, other miscellaneous income, and gain on the disposal of assets. The

increase in other revenues from budget was mainly from investment income with higher cash balances in short-term investments due to higher tax levy revenues combined with lower capital spending.

Total operating expenses of \$126.6 million were \$402 thousand (0.3%) higher than budget. Approximately 67.9% of BC Assessment's operating expenses consist of employee-related costs such as salaries, benefits, training and development. Employee expenses were \$85.9 million in 2024/25, 5.0% or \$4.3 million higher than budget. The increase was primarily attributed to pre-hiring for future anticipated turnover and retirements in the prior year to mitigate workforce risk and support knowledge transfer. With attrition rates slowing down towards the end of 2023/24 and throughout 2024/25, wage pressures have carried forward, despite efforts to slow down hiring in the current fiscal year.

Other operating expenses represent 26.5% of total expenses and include costs related to information and communications technology, office premises, corporate and office, assessment appeal, assessment notice printing and postage, and travel. Compared to budget, other operating expenses decreased by \$3.4 million due to leveraging more internal staff resources rather than third party consulting for information technology projects, along with decreases in assessment appeal costs from lower volumes of appeals driven by a stable real estate market. Budget reallocations of \$3.4 million in this category were redirected to fund wage pressures.

Amortization charges for 2024/25 were \$7.1 million, \$504 thousand lower than budget due to lower revised capital expenditures.

Capital expenditures of \$3.8 million were \$4.9 million (56.2%) lower than budget primarily from changes in scope and implementation timelines for information technology projects.

Risks and Uncertainties

Key risks and uncertainties impacting BC Assessment's financial outlook include the ability to increase levy rates to accommodate uncontrollable cost fluctuations, the sustainability of data access revenues, potential changes in future PARP and PAAB processes and associated costs, wage and benefit increases, and variations in interest and inflation rates.

Appendix A: Progress on Mandate Letter Priorities

The following is a summary of progress made on priorities as stated in the 2021/22 and 2023/24 Mandate Letters from the Minister Responsible.

2021/22 Mandate Letter Priority	Status as of March 31, 2025
Continue to focus on BC Assessment's core mandate to establish and maintain uniform real property assessments throughout British Columbia.	<ul style="list-style-type: none"> BC Assessment continued to monitor market trends for all properties across the province to complete seamless delivery of the 2025 Assessment Roll, our core product.
Continue to work closely with the Ministry of Finance and key partners to evaluate and develop policy, regulatory, legislative and operational solutions to emerging and existing assessment policy and methodology priorities to support government's commitment to build a strong, sustainable economy that works for everyone.	<ul style="list-style-type: none"> BC Assessment continued with a digital PARP process, in partnership with government while balancing internal and external resources. BC Assessment continues to work with the Ministry on updates and enhancements to improve scheduling and public facing supports for the process. BC Assessment provided consultation on revisions to First Nation assessment and taxation laws as a trusted and valued partner.
Support provincial government strategic priorities through the use of BC Assessment data, property information and by leveraging the corporation's extensive expert knowledge on valuation and real estate.	<ul style="list-style-type: none"> BC Assessment worked with the Ministry on a number of files such as extreme weather events, secondary suites, strata accommodation properties and farm classification, as well as responding to numerous data requests, as we continue to be consulted with respect to the development of policy, regulatory, legislative and operational solutions.

2021/22 Mandate Letter Priority	Status as of March 31, 2025
Support government's commitment to put people first by delivering BC Assessment's services in a fiscally responsible manner.	<ul style="list-style-type: none">• BC Assessment continued to review and consider process and systems enhancements, which resulted in operational efficiencies.• BC Assessment has enhanced its internal focus on people, with greater focus on diversity and inclusion, health and well-being, investment in learning, and workforce planning.
2023 Mandate Letter Priority	Status as of March 31, 2025
In cooperation with the Ministry of Finance, BC Assessment will endeavor to collect and refine data that is necessary to better support government's strategic policy development and evaluation of existing programs.	<ul style="list-style-type: none">• BC Assessment has engaged with the Ministry, providing information/data to support the Province's housing affordability and related initiatives.

Appendix B: Auditor's Report and Audited Financial Statements

Appendix B



BC ASSESSMENT

British Columbia Assessment Authority

Financial Statements

Year ended March 31, 2025

Management's Responsibility for the Financial Statements

The accompanying financial statements of the British Columbia Assessment Authority (the "Authority") are the responsibility of the Authority's management and have been prepared in compliance with legislation and in accordance with generally accepted accounting principles for public sector organizations established by the Public Sector Accounting Board of the Chartered Professional Accountants. A summary of the significant accounting policies is described in note 2 of the accompanying notes to the financial statements. The preparation of financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

The Authority's management maintains a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the financial statements. These systems are monitored and evaluated by management.

The Audit and Risk Management Committee meets with management and the external auditors to review the financial statements and discuss any significant financial reporting or internal control matters prior to the Board of Director's approval of the financial statements. The financial statements have been audited by KPMG LLP. The accompanying Independent Auditors' Report outlines their responsibilities, the scope of their examination and their opinion on the Authority's financial statements.

Char Paul
Vice President and
Executive Financial Officer



Jason Grant
President and
Chief Executive Officer





KPMG LLP

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of the British Columbia Assessment Authority

Opinion

We have audited the financial statements of the British Columbia Assessment Authority ("the Entity"), which comprise:

- the statement of financial position as at March 31, 2025
- the statement of operations and accumulated surplus for the year then ended
- the statement of changes in net financial assets for the year then ended
- the statements of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies (hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Entity as at March 31, 2025 and its results of operations, its changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "**Auditor's Responsibilities for the Audit of the Financial Statements**" section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



Page 3

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

A handwritten signature in black ink that reads 'KPMG LLP'. The signature is written in a cursive, stylized font. Below the signature is a horizontal line that starts under the 'K' and ends under the 'P'.

Chartered Professional Accountants

Victoria, Canada
May 15, 2025

Statement of Financial Position

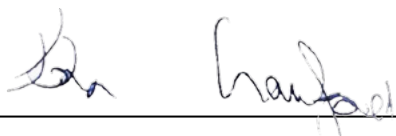
(Tabular amounts in thousands of dollars)

As at March 31, 2025

	March 31 2025	March 31 2024
Financial assets		
Cash and cash equivalents (note 3)	\$ 6,536	\$ 2,554
Accounts receivable	28,328	27,913
Due from provincial government (note 12)	38	8
	34,902	30,475
Liabilities		
Accounts payable and accrued liabilities	4,227	4,090
Due to provincial government (note 12)	2,177	2,707
Employee future benefits and other liabilities (note 4)	12,621	11,627
Deferred revenue	98	104
Lease inducements	2,916	2,901
	22,039	21,429
Net financial assets	12,863	9,046
Non-financial assets		
Tangible capital assets (note 5)	43,786	48,350
Prepaid expenses	4,111	2,790
	47,897	51,140
Accumulated surplus (note 6)	\$ 60,760	\$ 60,186

Commitments (note 7); Contractual rights (note 11)

Approved on behalf of the Board of Directors:



John Crawford
Chair, Audit & Risk
Management Committee



Ruth Wittenberg
Chair, Board of Directors

The accompanying notes are an integral part of these financial statements.

Statement of Operations and Accumulated Surplus

(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

	Budget (note 10)	March 31 2025	March 31 2024
Revenues			
Tax levies	\$ 119,743	\$ 119,940	\$ 114,215
Data access services (note 8)	4,018	3,791	4,059
Payments in lieu of taxes	1,050	1,114	1,059
Indigenous Nations	850	900	832
Investment income	500	1,274	1,353
Other income	20	48	38
Gain/(loss) on disposal of tangible capital assets	-	90	(3)
Total revenues	126,181	127,157	121,553
Expenses			
Employee expenses (note 10)	81,592	85,935	82,695
Information technology	17,964	16,088	15,958
Office premises	6,360	6,009	5,982
Corporate and office	3,418	3,465	3,161
Amortization of tangible capital assets	7,649	7,145	7,512
Appeal costs (note 9)	4,664	3,415	4,016
Travel	1,551	1,429	1,512
Assessment notice printing and postage	2,983	3,097	2,885
Total expenses	126,181	126,583	123,721
Annual surplus/(deficit)	-	574	(2,168)
Accumulated surplus, beginning of year	60,186	60,186	62,354
Accumulated surplus, end of period (note 6)	\$ 58,912	\$ 60,760	\$ 60,186

The accompanying notes are an integral part of these financial statements.

Statement of Change in Net Financial Assets

(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

		Budget (note 10)	March 31 2025	March 31 2024
Annual surplus/(deficit)	\$	-	\$ 574	\$ (2,168)
Acquisition of tangible capital assets		(8,657)	(3,793)	(5,850)
Amortization of tangible capital assets		7,649	7,145	7,512
(Gain)/loss on disposal of tangible capital assets		-	(90)	3
Write down of tangible capital assets		-	1,209	40
Proceeds on sale of tangible capital assets		-	93	1
Change in tangible capital assets		(1,008)	4,564	1,706
Change in prepaid expenses		-	(1,321)	(442)
Change in net financial assets		(1,008)	3,817	(904)
Net financial assets, beginning of year		9,046	9,046	9,950
Net financial assets, end of period	\$	8,038	\$ 12,863	\$ 9,046

The accompanying notes are an integral part of these financial statements.

Statement of Cash Flows

(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

	March 31 2025	March 31 2024
Cash provided by (used in):		
Operating activities		
Annual surplus/(deficit)	\$ 574	\$ (2,168)
Items not involving cash		
Amortization of tangible capital assets	7,145	7,512
Change in lease inducements	15	(534)
(Gain)/loss on disposal of tangible capital assets	(90)	3
Write down of tangible capital assets	1,209	40
Change in employee benefits and other liabilities	994	254
Change in non-cash assets and liabilities		
Accounts receivable	(415)	2,140
Due from provincial government	(30)	4
Accounts payable and accrued liabilities	137	880
Due to provincial government	(530)	(486)
Deferred revenue	(6)	4
Prepaid expenses	(1,321)	(442)
Net change in cash from operating activities	7,682	7,207
Capital activities		
Proceeds on sale of tangible capital assets	93	1
Acquisition of tangible capital assets	(3,793)	(5,850)
Net change in cash from capital activities	(3,700)	(5,849)
Net change in cash and cash equivalents	3,982	1,358
Cash and cash equivalents, beginning of year	2,554	1,196
Cash and cash equivalents, end of period	\$ 6,536	\$ 2,554

The accompanying notes are an integral part of these financial statements.

Notes to Financial Statements

(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

1. Corporate Information

British Columbia Assessment Authority (the "Authority") was established in 1974 as an independent Crown corporation by the Province of British Columbia by enactment of the *Assessment Authority Act*. The purpose of the Authority is to establish and maintain assessments that are uniform in the whole of the province in accordance with the *Assessment Authority Act*. The Authority is not subject to federal or provincial corporate income taxes.

2. Significant Accounting Policies

a) Basis of accounting

These financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards as established by the Public Sector Accounting Board (PSAB).

b) Financial instruments

Financial instruments consist of cash and cash equivalents, accounts receivable, due from provincial government, accounts payable and accrued liabilities, due to provincial government and employee future benefits and other liabilities, excluding those accounted for as retirement benefits or post-employment benefits, compensated absences, termination benefits, and deferred revenue. Cash and cash equivalents are measured at net book value plus interest earned. Accounts receivable and due from provincial government are recorded at amortized cost less amount for valuation allowance. Liabilities are recorded at amortized cost.

c) Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the reporting date, and the reported amounts of revenues and expenses during the period.

Estimates are based on the best information available at the time of preparation of the financial statements and are reviewed annually to reflect new information as it becomes available. Significant estimates include assumptions used in estimating provisions for accrued revenues and liabilities, the useful life of capital assets, and actuarial valuations of employee future benefits. Actual results could differ from these estimates.

Notes to Financial Statements

(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

2. Significant Accounting Policies (continued)

d) Investments

Short-term highly liquid investments that are redeemable on demand without penalty are classified as cash and cash equivalents. Investments are recorded at net book value plus accrued interest earned and are amortized over the term of the investments.

When there is an other-than-temporary decline in the value of an investment, the investment is written down to recognize the loss.

e) Employee future benefits

The Authority and its employees contribute to the Public Service Pension Plan, which is administered under the *Public Service Pension Plans Act*. This plan is a multi-employer defined benefit plan that provides pension benefits based on the member's age at retirement, length of service, and the highest average earnings over five years. Inflation adjustments to pension benefits are contingent on available funding. The Public Service Pension Board of Trustees determines required contribution rates annually. Participating employers account for their contributions as defined contribution plan expenses because the plan's accrued assets and liabilities are pooled and there is no consistent and reliable basis for allocating the obligation, assets and costs to individual employers.

The Authority provides retirement and other future benefits to its employees outside of the Public Service Pension Plan. These benefits include a retirement allowance, unearned vacation entitlement, and death benefits. The costs of these benefits are actuarially determined based on service and management's best estimates of retirement ages, future salary and wage increases, long-term inflation rates, and discount rates. The obligations under these benefit plans are accrued based on projected benefits earned by employees as services are rendered. Actuarial gains and losses are amortized over the expected average remaining service life of the employees.

f) Leasehold improvement inducements

Lease inducements, which may include cash payments, tenant improvement allowances, reduced rent, or rent-free periods, are amortized on a straight-line basis over the term of the lease.

Notes to Financial Statements

(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

2. Significant Accounting Policies (continued)**g) Non-financial assets**

Non-financial assets are held for use in the provision of services and are not available to discharge existing liabilities. They have useful lives extending beyond the current year and are not intended for sale in the normal course of operations.

h) Tangible capital assets

Tangible capital assets are recorded at cost, including all amounts directly attributable to the acquisition, construction, development, or betterment of the asset. Tangible capital assets, excluding land, are amortized on a straight-line basis over their estimated useful lives, as follows:

Asset Class	Useful Life - years
Land	Indefinite
Buildings	40
Furniture and office equipment	3 to 5
Computer equipment	3 to 5
Vehicles	7
Minor computer systems - software	3 to 5 or term of contract
Major computer systems - software	10
Leasehold improvements	Equal to lease term

Software under development is not amortized until it is available for productive use.

The useful life of Major computer systems – software is determined by management in consultation with external professional advisors and is approved by the Board of Directors.

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Authority's ability to provide services or when the future economic benefits associated with the tangible capital assets are less than their net book value. Write-downs are recognized as an expense in the statement of operations and accumulated surplus in the year recognized.

Notes to Financial Statements

(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

2. Significant Accounting Policies (continued)

i) Leased tangible capital assets

Leases that transfer substantially all the benefits and risks of ownership are classified as leased tangible capital assets. As at March 31, 2025, the Authority did not have any leased tangible capital assets. All other leases are accounted for as operating leases, and the lease payments are charged to expenses as incurred.

j) Revenues

Revenue is recognized in the period in which the transactions or events giving rise to the revenue occur.

Tax levies: Each year, the Authority, by by-law and with the prior approval of the Lieutenant Governor in Council, imposes and levies a tax upon all taxable real property in the province, excluding property taxable for school purposes under special Acts. A copy of this by-law is provided to each municipality, the Surveyor of Taxes, each taxing Treaty First Nation, and Nisga'a Nation, enabling the taxes to be placed on the applicable tax rolls. Proceeds collected by the municipalities or the Minister of Finance constitutes the Authority's tax levy revenue, which is recognized evenly throughout the fiscal year.

Indigenous Nations: Under the *Indian Self Government Enabling Act*, municipalities and the Province may participate in First Nation property assessment and taxation systems. The Authority contracts with Indigenous Nations for the provision of assessment services, recognizing annual revenue upon satisfaction of contracted performance obligations.

Data access services: Revenue from the sale of property assessment data to third parties, either directly or through BC Online, is recognized upon data delivery. For multi-year contracts, revenue is recognized as products are delivered according to the contract delivery schedule. Deferred revenue is recognized for unfulfilled performance obligations, and recognized evenly over the delivery period.

Investment Income: Investment income includes interest earned on deposits and earnings from short-term investments. Investment income is recognized as revenue in the period earned.

Notes to Financial Statements
(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

2. Significant Accounting Policies (continued)

Other Income: Other income includes revenue from payments in lieu of taxes and other miscellaneous revenue. Miscellaneous revenue is recognized when data is delivered or services rendered, while revenue from payments in lieu of taxes is recognized evenly over the fiscal year.

3. Cash and Cash Equivalents

The cash and cash equivalents reported on the statement of financial position consist of the following:

	March 31 2025		March 31 2024	
Cash	\$	1,138	\$	1,006
Cash equivalents		5,398		1,548
Total	\$	6,536	\$	2,554

4. Employee Future Benefits and Other Liabilities

The employee future benefits and other liabilities reported on the statement of financial position consist of the following:

	March 31 2025		March 31 2024	
Employee future benefits	\$	5,239	\$	4,978
Other liabilities		7,382		6,649
Total	\$	12,621	\$	11,627

Other liabilities include outstanding payables related to employer remittances, accrued salaries, vacation entitlements, overtime, and earned time off.

Notes to Financial Statements

(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

4. Employee Future Benefits and Other Liabilities (continued)
a) Employee future benefits

Outside of participation in the Public Service Pension Plan, the Authority annually accrues its future obligations under its defined retirement benefit plan as the employees render the services to earn these benefits. The retirement benefit plan includes retirement allowances, unearned vacation entitlements, and death benefits.

An independent actuarial valuation of the employee future benefits obligation and the net periodic benefit cost was completed as at March 31, 2023, by Eckler Ltd., using membership data and management's assumptions regarding salary escalation and expected retirement ages. The recorded liability represents the present value of these estimated future costs, discounted using market interest rates applicable to the Authority.

Information regarding the Authority's retirement benefit plan is as follows:

Accrued employee future benefits obligation	March 31 2025	March 31 2024
Balance, beginning of year	\$ 4,978	\$ 4,568
Current benefit cost	365	354
Interest	226	207
Benefits paid	(421)	(246)
Amortization of loss	91	95
Balance, end of year	\$ 5,239	\$ 4,978

Actuarial reconciliation at the end of year	March 31 2025	March 31 2024
Actuarial employee future benefits liability	\$ 5,764	\$ 5,535
Unamortized actuarial loss	(525)	(557)
Balance, end of year	\$ 5,239	\$ 4,978

Notes to Financial Statements
(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

4. Employee Future Benefits and Other Liabilities (continued)

The significant actuarial assumptions adopted in measuring the Authority's accrued benefit obligations are as follows:

	March 31 2025	March 31 2024
Discount rate	3.88%	4.02%
Expected future inflation rate	2.00%	2.00%
Expected productivity and seniority increases	0% to 4%	0% to 4%

Over time, changes in assumptions and differences between actuarial experience and expected results will result in actuarial gains or losses in future valuations. In 2024/25, this resulted in a net actuarial loss of \$59 thousand, attributed to the change in discount rate from 4.02% to 3.88% per annum.

The cumulative unamortized actuarial loss on future benefit payments, net of gains, as at March 31, 2025, is amortized over the estimated average service lives of employees, which is 11 years (2023/24 - 11 years).

b) Employee pension benefits

The Authority and its employees contribute to the Public Service Pension Plan (the Plan), a jointly trustee, multi-employer contributory defined benefit pension plan. The Plan is governed by the Public Service Pension Board of Trustees, which is responsible for the management of the Plan, including investments of assets and administration of benefits.

Basic pension benefits are based on a defined formula. As at March 31, 2024, the Plan had approximately 75,821 active members and 56,528 retired members.

An actuarial valuation is performed every three years to assess the financial position of the Plan and the adequacy of its funding. The actuary determines an appropriate combined employer and member contribution rate to fund the Plan. The latest actuarial valuation as at March 31, 2023, indicated a funding surplus of \$4.5 billion for basic pension benefits.

For the year ended March 31, 2025, the Authority made \$6.3 million in employer contributions to the Plan (2023/24 - \$6.0 million).

Notes to Financial Statements

(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

5. Tangible Capital Assets
a) Changes to tangible capital assets within the year

Cost	March 31 2024	Additions	Disposals, Write-downs & Transfers	March 31 2025
Land	\$ 91	\$ -	\$ -	\$ 91
Buildings	1,544	178	-	1,722
Furniture & office equipment	6,976	615	(1,923)	5,668
Computer equipment	8,773	1,124	(129)	9,768
Vehicles	1,244	76	(127)	1,193
Leasehold improvements	8,715	635	(415)	8,935
Major computer systems - software	53,745	-	-	53,745
Minor computer systems - software	377	-	(58)	319
Software under development	1,541	1,165	(1,209)	1,497
Total	\$ 83,006	\$ 3,793	\$ (3,861)	\$ 82,938

Accumulated Amortization	March 31 2024	Disposals	Amortization expense	March 31 2025
Land	\$ -	\$ -	\$ -	\$ -
Buildings	1,457	-	7	1,464
Furniture & office equipment	6,217	(1,920)	365	4,662
Computer equipment	5,856	(129)	1,110	6,837
Vehicles	936	(127)	80	889
Leasehold improvements	6,829	(415)	398	6,812
Major computer systems - software	13,102	-	5,159	18,261
Minor computer systems - software	259	(58)	26	227
Software under development	-	-	-	-
Total	\$ 34,656	\$ (2,649)	\$ 7,145	\$ 39,152

Notes to Financial Statements

(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

5. Tangible Capital Assets (continued)

Net book value	March 31 2024	March 31 2025
Land	\$ 91	\$ 91
Buildings	87	258
Furniture & office equipment	759	1,006
Computer equipment	2,917	2,931
Vehicles	308	304
Leasehold improvements	1,886	2,123
Major computer systems - software	40,643	35,484
Minor computer systems - software	118	92
Software under development	1,541	1,497
Total	\$ 48,350	\$ 43,786

b) Software under development

Software development projects can span multiple fiscal periods. The Software under development category does not include projects that have been terminated or placed on hold indefinitely. In accordance with Public Sector Accounting Standard 3150, Software under development is not subject to amortization, as it represents the accumulated costs incurred to date for projects that are not yet substantially complete by the end of the fiscal year. In 2024/25, \$1.2 million in capital work-in-progress was written-down.

Notes to Financial Statements
(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

6. Accumulated Surplus

Accumulated surplus consists of individual fund surplus and reserves as follows:

	March 31 2025	March 31 2024
Surplus		
Invested in tangible capital assets	\$ 43,786	\$ 48,350
Reserve		
Future tangible capital asset acquisitions	13,974	8,836
Operating	3,000	3,000
Total reserves	16,974	11,836
Accumulated surplus, end of year	\$ 60,760	\$ 60,186

Certain amounts are set aside in accumulated surplus for future financial obligations and the purchase of tangible capital assets. As at March 31, 2025, \$5.1 million was applied to fund the tangible capital asset acquisitions reserve.

Future tangible capital asset acquisitions reserve: the purpose of this reserve is to help stabilize the financing requirements of large fluctuations in capital spending from one year to the next. Certain high value tangible capital assets such as property assessment software have long term economic usefulness. This reserve assists in the financing of these expenditures to limit the impact to revenue requirements in those years.

Operating reserve: the purpose of this reserve is to finance an unintended deficit. Unintended deficits would be caused largely by unexpected changes in revenues or costs for items that are outside of management's control.

Notes to Financial Statements

(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

7. Commitments

The Authority is committed to make payments under operating leases for premises and contracts for goods and services as follows:

Year(s)	Payment
2025/26	\$ 13,740
2026/27	8,168
2027/28	5,633
2028/29	3,780
2029/30	3,127
2030/31 - 2033/34	4,406
	\$ 38,854

8. Data Access Services Revenue

During the year, gross data access services sales totaled \$6.3 million (2023/24 - \$14.1 million). Discounts amounting to \$2.5 million (2023/24 - \$10.0 million) were provided, resulting in net sales of \$3.8 million (2023/24 - \$4.1 million). Revenue from multi-year data access service agreements is disclosed in **Note 11. Contractual Rights**.

9. Appeal Costs

Appeal costs include legal costs incurred by the Authority, as well as the operating costs of the Property Assessment Review Panel and the Property Assessment Appeal Board, both of which are operated independently by the Province of British Columbia. By legislation, the Authority is required to reimburse the Province for the Review Panel and Appeal Board costs, which totaled \$2.7 million as at March 31, 2025 (2023/24 - \$3.5 million).

10. Budget Data

The 2024/25 budget figures have been provided for comparison purposes and have been derived from the budget approved by the Board of Directors on February 27, 2024. The budget contained a deficit of \$1.3 million subject to Provincial Treasury Board Approval. On March 18, 2024, the Authority's tax levy bylaw rates were approved by Order in Council without the pre-approved deficit. As the deficit was not pre-approved by the Provincial Treasury Board, the budget presented in the statement of operations and accumulated surplus has offset the deficit as a decrease to employee expenses. The offsetting reduction in employee expenses was subsequently monitored and reallocated through the forecast and actuals.

Notes to Financial Statements

(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

11. Contractual Rights

The Authority has entered into various revenue contracts for the provision of data access services in the normal course of operations. The estimated contractual rights at March 31, 2025, are as follows:

Year(s)	Amount
2025/26	\$ 1,659
2026/27	1,089
2027/28	414
2028/29	233
2029/30	7
	\$ 3,402

12. Related Party Transactions

The Authority is related through common ownership to all Province of British Columbia ministries, agencies, Crown corporations, and public sector organizations, including school districts, colleges, universities, and health authorities that are part of the provincial government reporting entity. In addition, transactions with senior management, directors, immediate family members of senior management and directors, and companies in which any of these individuals have a financial interest are also considered related party transactions.

These transactions occur in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed upon by the related parties.

During the year, the Authority provides data access services to related parties. Payment and collection terms with related parties require settlement within 30 days from the invoice date. The total discounts provided to related parties amounted to \$1.8 million (2023/24 – \$5.0 million), representing approximately 1% of the Authority's total revenue. The transactions are detailed in the table below.

Notes to Financial Statements

(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

12. Related Party Transactions (continued)

The statement of financial position and the statement of operations and accumulated surplus include the following transactions with related parties of the Province of British Columbia:

	March 31 2025	March 31 2024
Revenues		
Data access services	\$ 1,072	\$ 1,208
Other income	96	2
Expenses		
Employee expenses	1,635	1,541
Information technology	785	813
Office premises	114	115
Corporate and office	322	326
Appeal costs	2,736	3,526
Travel	43	38
Assessment notice printing and postage	45	55
Assets/(Liabilities) at period end with related parties:		
Due from provincial government	38	8
Due to provincial government	(2,177)	(2,707)

The Authority contracts the disposal of surplus assets to the Province of British Columbia. Sale proceeds, net of disposal costs, totaled \$93 thousand as at March 31, 2025 (2023/24 - \$1 thousand).

13. Financial Risk Management

In the normal course of operations, the Authority is exposed to a variety of risks that can affect its operating performance. These risks arise from the use of financial instruments and include credit risk, market risk, and liquidity risk. Management, together with the Board of Directors, ensure that risks are identified, monitored, and appropriately managed. It is management's opinion that the Authority is not exposed to significant risks arising from its financial instruments.

Notes to Financial Statements

(Tabular amounts in thousands of dollars)

For the year ended March 31, 2025

13. Financial Risk Management (continued)

a) Credit risk

Credit risk is the risk of financial loss to the Authority if a customer or counterparty fails to meet its contractual obligations. This risk primarily arises from assets consisting of cash, cash equivalents and accounts receivable.

The Authority's exposure to credit risk related to accounts receivable is mitigated, as the majority of receivables are current or collected subsequent to year-end. Therefore, management does not consider the accounts receivable balance to be impaired.

The Authority's cash and investments are held with Canadian chartered banks and the BC Investment Management Corporation, further mitigating credit risk. Consequently, the Authority is not considered to be exposed to significant credit risk.

b) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises:

(i) Currency risk

Currency risk arises from fluctuations in foreign exchange rates. The Authority's exposure to currency risk is not significant, as its foreign currency holdings and transactions are not material.

(ii) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in the market interest rates. The Authority is exposed to interest rate risk through its short-term investments. However, this risk is mitigated as investments are primarily held in short-term treasury bills with maturities of no more than 91 days from the date of acquisition.

c) Liquidity risk

Liquidity risk is the risk that the Authority will not be able to meet its financial obligations as they become due. The Authority manages this risk by maintaining adequate levels of working capital to meet its obligations.

To support cash flow requirements, the Authority has a short-term financing agreement with the Government of British Columbia under its Fiscal Agency Loan Program. This agreement provides the Authority with a borrowing limit of \$45 million. In supplying funds, the Government of British Columbia uses reasonable efforts to meet the Authority's borrowing requirements at market rates; however, the interest rate is determined at the Government's sole discretion. Loans are unsecured, with maturity dates aligned to the collection of annual tax levy proceeds.