

Non-Market Change Roll Comparison Summary by Jurisdiction

As of Revised Roll run on 2025-03-19
2025 Net General Taxable Values

Area - 08 North Shore-Squamish Valley

Jurisdiction - 560 Village of Pemberton

Property Class	2024 Cycle 13	2025 Revised	NMC Land	NMC Impr	NMC Total	% Chg Due to NMC	% Chg Due to Market	% Chg
Res Vacant	\$108,212,700	\$104,807,700	-\$7,539,000		-\$7,539,000	-6.97%	3.82%	-3.15%
Res Single Family	\$737,242,100	\$787,211,400	\$13,364,000	\$14,571,100	\$27,935,100	3.79%	2.99%	6.78%
Res ALR	\$13,510,000	\$11,553,000	-\$1,957,000		-\$1,957,000	-14.49%		-14.49%
Res Farm	\$27,125	\$25,250					-6.91%	-6.91%
Res Strata	\$543,817,300	\$543,060,000	\$4,505,000	\$2,930,000	\$7,435,000	1.37%	-1.51%	-0.14%
Res Other	\$35,009,300	\$28,738,800	-\$3,395,800	-\$1,672,500	-\$5,068,300	-14.48%	-3.43%	-17.91%
01 - Residential Total	\$1,437,818,525	\$1,475,396,150	\$4,977,200	\$15,828,600	\$20,805,800	1.45%	1.17%	2.61%
02 - Utilities	\$17,944,005	\$19,091,555		-\$28,300	-\$28,300	-0.16%	6.55%	6.40%
03 - Supportive Housing								
04 - Major Industry								
05 - Light Industry	\$42,201,000	\$38,942,500					-7.72%	-7.72%
06 - Business And Other	\$226,865,501	\$229,296,301	\$4,906,228	-\$6,844,928	-\$1,938,700	-0.85%	1.93%	1.07%
07 - Managed Forest Land								
08 - Rec/Non Profit	\$4,333,000	\$4,383,900					1.17%	1.17%
09 - Farm	\$322,066	\$333,733	\$11,667		\$11,667	3.62%		3.62%
S.644LGA/398VC	\$685,700	\$609,900		-\$125,700	-\$125,700	-18.33%	7.28%	-11.05%
Total All Classes	\$1,730,169,797	\$1,768,054,039	\$9,895,095	\$8,829,672	\$18,724,767	1.08%	1.11%	2.19%

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Non Market Change (NMC) Reasons

When reporting by specific reason(s), only folios matching the selected combination of reason(s) are included.

When reporting by primary reason, only the primary reason is included based on the hierarchy below. To view other reasons contributing to a folio's NMC, see the Roll Comparison Detail report or the Roll Comparison Detail Extract report.

Boundary Extension:	Jurisdiction change, usually the result of a municipal incorporation or annexation
Property Class Change:	A change in property class i.e. from Residential to Business and Other
Exemption Status Change:	A change in exemption status i.e. taxable to non taxable or vice versa
Additions or Deletions:	Adding a new folio or deleting a folio. A subdivision would result in an Add for the new folios and either an Inventory Change or a Deletion of the parent property depending on how the subdivision was processed
Inventory Change:	A modification of data that is not related to market shifts that will cause a change to the value of a property i.e. new construction
Zoning Change:	Change in property zoning

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