



KAS3134 Feathertop – 2026 BC Assessment report

6th January 2026

BC Assessment

BC Property Taxes are based on the assessed value by BC Assessment (<https://www.bccassessment.ca/>).

BC Assessment publishes the valuations on 1 January each year, based on the assessed value the previous 1 July. This report is based on the 1 July 2025 values published on 1 January 2026, with the spreadsheet data on the website¹.

Each valuation comprises 2 parts:

1. **Land:** All Feathertop Lots have assessed values.
2. **Buildings:** 3 scenarios:
 - i. **Bare Lot:** Value \$0.
 - ii. **Partially Built:** BC Assessment assess a value based on the extent of building progress.
 - iii. **Completed.**

Appeals

The BC Assessment website details the appeal process² if you disagree with your Lot's valuation and wish to contend it. From my experience the process comprises:

1. Use the **Contact Us** details as soon as possible in January. You should eventually reach an individual who is willing to discuss your valuation by phone and/or email. I have appealed the Land valuations on our (2) Lots twice successfully via this method.
2. If you are unable to get the assessor to alter your valuation, you will need to submit a more formal appeal prior 2 February 2026. I have tried this once, and was unsuccessful.

Since I noted all Feathertop valuations in January 2025, and the January 2026 valuation include the *final* previous year values, where these have reduced, I assume (I think safely) that Lot owner made a successful appeal in one form or other, and highlighted in my data.

¹ <https://bigwhitefeathertop.com/propassess.php> 20260106 FT Property Assessments data 6Jan2026.pdf

² <https://info.bccassessment.ca/Services-products/appeals>

2025 Feathertop successful Appeals

I appealed the (FT14 & FT15) Land Valuations, and reduced the values by ~30%. The basis for this was the valuations appeared based on the total Lot area, whereas Restrictive Covenant LB53002 significantly restricts the building envelopes for most 'Outer Lots' (FT1 – FT26, FT82 – 84). I had also successfully appealed them, with ~40% reductions, in 2022 for the same reason, but the next year saw the reductions reversed. The 2023 full appeals were unsuccessful.

The 2025 appeals were, I felt, better understood and then researched by the assessor, who contacted me to state he had found the Restrictive Covenant, and agreed it should be applied. The 2026 valuations have not only maintained the reductions, but applied that principle to many other Outer Lots.

FT45 appears to have successfully appealed his part built Lot (\$117,000 down to \$35,300).

FT55 (\$1,015,000 down to \$832,300) and FT66 (\$1,370,000 down to \$1,087,000) appealed their Buildings value. Whatever the basis for the reduction, that appears to have been followed through to numerous other 'Inside Lots' seeing some significant valuation reductions.

FT57 appealed their Land value (\$564,000 down to \$480,000), and that reduction has followed through to 2 nearby Lots.

2025 Feathertop Land Valuations

Aside from the Lots where appeal reductions were 'carried through', all Feathertop Land Valuations fell by **11.3%** ($\pm 0.2\%$). From a small sample elsewhere at Big White, this seems typical across Big White.

2025 Feathertop Buildings Valuations

Aside from the Lots where appeal reductions were 'carried through', all Feathertop Buildings Valuations are broadly unchanged (less than $\pm 5\%$, most within 1%).

2025 Feathertop Sales

There appear to have only been 2 Feathertop sales in 2025: Lot 2 (bare Lot) and Lot 27 (completed building).

Summary

Please pass any errors in the data or this report to me at andy@aghsoftware.com – I do not pretend to be an expert, but am also willing to share my (limited) appeals experience to anyone interested.

Andy Hill
6th January 2026

Reference List

KAS3134 Feathertop – 2026 BC Assessment data:

20260106 FT Property Assessments 6Jan2026.pdf

<https://bigwhitefeathertop.com/propassess.php>