



ALY6060: Decision Support & Business Intelligence

Assignment 2

**Tableau Dashboard Visualisation: Vancouver Property Tax
Report 2023**

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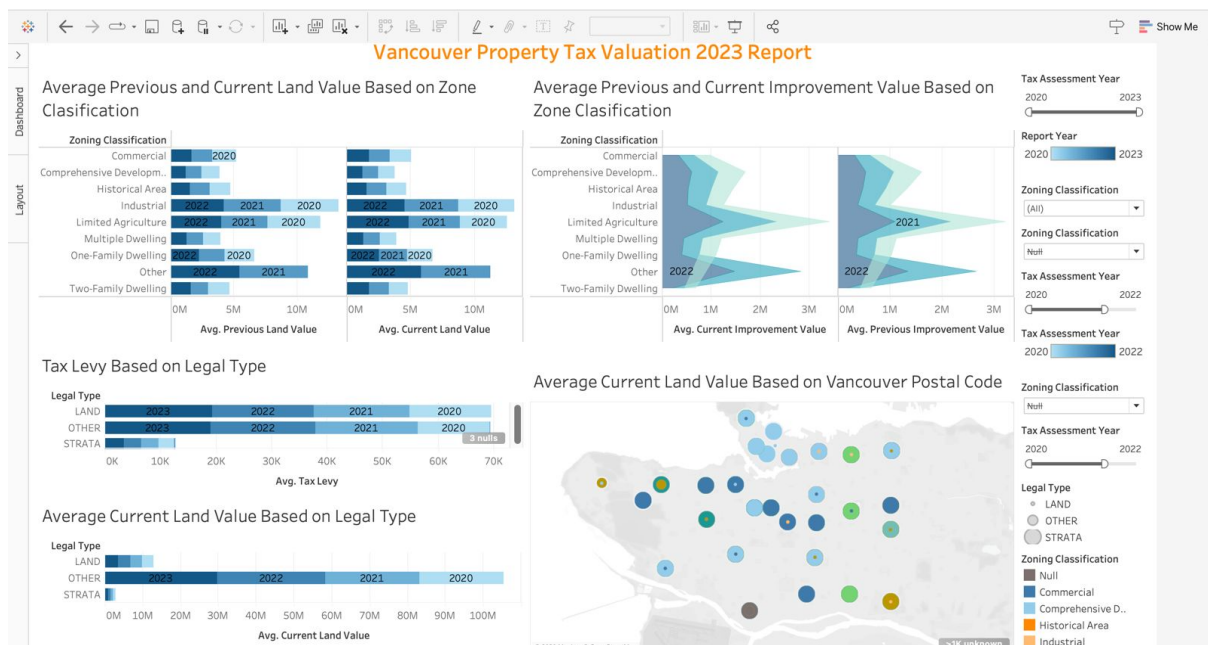
Date: 11/19/2023

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A. Introduction

In real estate, comprehending property taxation intricacies is crucial for decision-making and urban planning. The interplay of legal classifications, land values, tax dynamics, temporal shifts, and spatial concentrations forms a complex tapestry. This report uses visualizations to uncover patterns, trends, and address business questions, providing a nuanced perspective on property taxation in the specified region.

B. Analysis



As we can see from the dashboard above, it shows the zoning with prev and current land value as well as the lan type with av tax and current land value.

The dashboard presents a comprehensive visualization of zoning attributes juxtaposed with previous and current land values, providing a panoramic view of the urban landscape. This report delves into the insights gleaned from the dashboard's elements, painting a vivid picture of the interplay between zoning classifications and property values.

1. Dynamics of Land Values

The exploration of property tax trends showcases intriguing shifts in average current land values from 2020 to 2023. The stacked column chart reveals stability in land and strata values, contrasting with significant fluctuations in 'other' property types. These fluctuations, soaring from 22.19M in 2020 to a peak of 29.59M in 2023, prompt a deeper exploration into underlying trends and their impact on the urban landscape.

2. Tax Burdens and Legal Types

The clustered column chart provides insights into tax levies across legal types and zoning classifications within the land category. Notably, comprehensive development exhibits the highest tax burden at 149k, followed by historical and industrial zones at 83k and 82k, respectively. Residential properties, however, bear consistently lower tax burdens, raising questions about their contributing factors.

3. Historical Land Value Trends

Transitioning to the stacked area chart, a historical exploration unveils the relationship between property construction years and average land values. Notable observations include a significant dip from 1800 to 1890, a remarkable surge around 1900, and subsequent fluctuations post-1900. These shifts prompt investigations into economic, societal, and developmental factors influencing property value dynamics over time.

4. Zoning Concentrations Across Vancouver's Postal Codes

Step 1: Calculated Field “Postal Code” based on Property Postal Code column

Describe Field

✕

Postal Code

Role: Discrete Dimension

Type: Calculated Field

Contains NULL: Yes

Locale: United Kingdom(English)

Sort flags: Case-sensitive

Column width: 3

Geographic Role: Zip Code

Status: Valid

Formula

LEFT([Property Postal Code], 3)

Domain (20 of 43 members)

Null

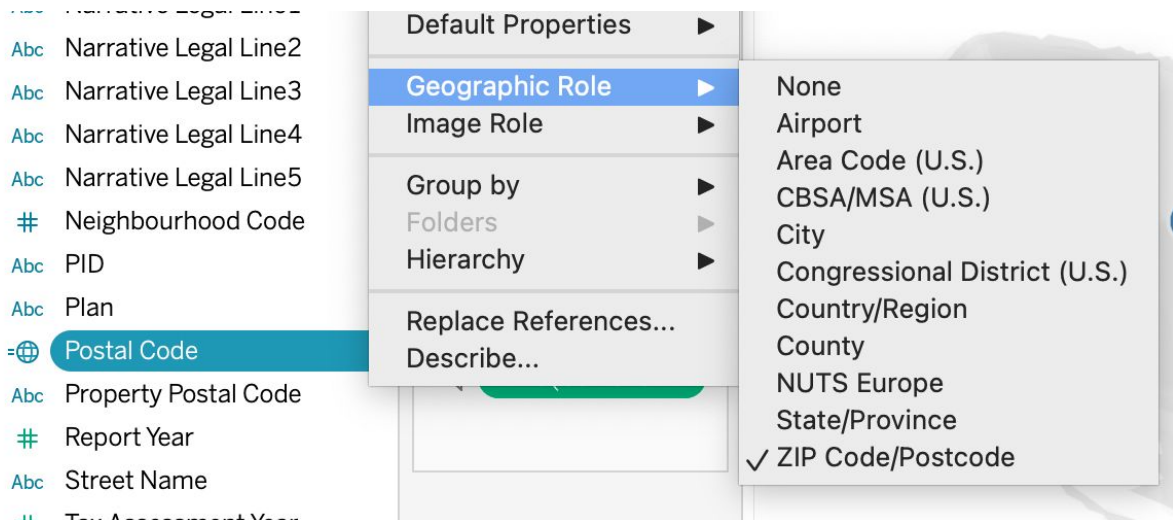
M5W

V5K

Load

Copy

Step 2: Set the Geographic Role as ZIP Code/Postcode for Canadian Postal code



The map view unveils a dynamic interplay between property postal codes and zoning classifications across Vancouver. Concentrated pockets of comprehensive development in downtown Vancouver, dispersed commercial zones, and southern zoning clusters near the airport showcase strategic urban planning and diversified economic nodes.

C. Conclusion

The amalgamation of insights from diverse visualizations paints a nuanced narrative of Vancouver's urban evolution. It's not just a display of visualizations but a chronicle of zoning intricacies, property tax dynamics, historical trends, and the geographical tapestry, all contributing to the story of the city's evolution.

D. Recommendations

The deep understanding derived from these visualizations offers stakeholders a rich ground for strategic decision-making. Further analyses diving into regional specifics, policy influences, and societal trends will inform robust policies and urban planning strategies for a resilient and vibrant Vancouver.