



www.bcassessment.ca

ASSESSMENT ROLL NUMBER

AREA: 04

NEIGHBOURHOOD: 975

JURISDICTION: 769 - Alberni Rural

ROLL: 16693.000

PIN:

PLEASE KEEP YOUR PIN CONFIDENTIAL.

2009 Property Assessment

Your 2009 assessment reflects the market value of your property at either July 1, 2007 or July 1, 2008, whichever is lower (if no change has recently occurred to the property). For those properties with changes, the 2009 value will reflect the new condition or use.

PROPERTY DESCRIPTION

This is a general description of your property for assessment purposes.* For additional information please contact your assessment office.

Section 20, Nanaimo Land District, SW 1/4 LASQUETI ISLAND,
Manufactured Home Reg.# B16896
PID: 009-721-207

PROPERTY VALUE

The value of your property is determined by local real estate market conditions. In most cases, the **ASSESSED VALUE** is BC Assessment's estimate of the market value (most probable selling price) for your property had it been for sale on **July 1, 2007**.

This value typically reflects the physical condition of your property as of October 31, 2008 and relevant information contained in the Land Title and Survey Authority records as of November 30, 2008.

	VALUE	CLASS
LAND	635,000	
BUILDINGS	28,300	
ASSESSED VALUE	\$663,300	RESIDENTIAL
TAX BASE	RURAL	SCHOOL & OTHER
	663,300	663,300
Less Exemptions		-190,500
TAXABLE VALUE	\$663,300	\$472,800

ADDITIONAL INFORMATION

This notice provides you with an estimate of your property value, its classification and your entitlement to exemptions from taxation, if any apply. This information will be used by the provincial government and local governments to calculate your 2009 property taxes.

Please refer to the insert for more information.

- Copy of notice sent to all owners
- 2008 assessed value (as of July 1, 2007) was \$663,300.
- 2009 value (as of July 1, 2008) was \$722,900. The lower of these two values is shown in the box above.

YOUR ASSESSMENT OFFICE FOR THIS PROPERTY IS:

Central Vancouver Island Area
301-495 Dunsmuir St
Nanaimo BC V9R 6B9
04-69-769-16693.000

Local Office 250-753-6621 Or 1-800-977-2775
Fax 250-754-1890
Email centralvanisl@bcassessment.ca

THE OWNER/LESSEE OF THIS PROPERTY IS:

0020871

CHRISTINE L BEARCHELL
TIMOTHY R POTTS
GD STN MAIN
LASQUETI BC V0R 2J0

(S)

QUESTIONS? CONTACT US

If you have questions about your 2009 Property Assessment, please call your assessment office.

During January, offices will be open 8:30 a.m. to 5:00 p.m., Monday through Friday.

DEADLINE FOR FILING A COMPLAINT IS FEBRUARY 2, 2009.

Because the normal deadline of January 31 falls on a weekend this year, this date has been extended to Monday, February 2, 2009. If you disagree with your property assessment, submit the Notice of Complaint (Appeal) form, available at www.bcassessment.ca. Or **mail, fax or deliver** your written request for review to your assessment office. **Mailed-in requests must be post-marked by February 2, 2009.**

* Before using information in the Property Description box for non-assessment purposes please verify records with the Land Title and Survey Authority of British Columbia (www.ltsa.ca).

ASSESSMENT ROLL NUMBER 769-16693.000 Alberni Rural	OFFICE USE NEIGHBOURHOOD CODE 975 PIN 0556859
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2005 Property Assessment

This is your 2005 Property Assessment Notice. The purpose of this notice is to provide you with an estimate of your property value, the classification of your property and your entitlement to exemptions from taxation, if any apply. This information will be used by the provincial government and local governments to calculate your 2005 property taxes.

PROPERTY DESCRIPTION	
Your property description may consist of a property address, legal description and the property identification (PID) number assigned by the Land Title Office.	Section 20, Nanaimo Land District, SW 1/4 LASQUETI ISLAND . PID - 009-721-207

PROPERTY VALUE			
The value of your property is determined by local real estate market conditions. The ASSESSED VALUE is BC Assessment's estimate of the market value (most probable selling price) for your property had it been for sale on July 1, 2004 . This value reflects the physical condition of your property as of October 31, 2004 and ownership according to Land Title Office records as of November 30, 2004.			
	LAND	VALUE 110,000 165,000	CLASS
	BUILDINGS	27,400	
	ASSESSED VALUE	\$302,400	RESIDENTIAL
	TAX BASE	RURAL	SCHOOL & OTHER
	Less Exemptions	\$302,400	\$302,400 -82,500
	TAXABLE VALUE	\$302,400	\$219,900

ADDITIONAL INFORMATION	
This information relates to your property and may be of interest to you.	<ul style="list-style-type: none"> • This is a copy-original sent to LORI F RAY • All or part of your property is within the Agricultural Land Reserve (ALR), therefore 50% of your ALR land assessed value is exempt for School and Other tax purposes. • 'Residential' includes dwellings, recreational property, apartments, condominiums, manufactured homes, farm buildings and some vacant land. • 2004 assessed value (as of July 1, 2003) was \$299,600

<p>YOUR ASSESSMENT OFFICE FOR THIS PROPERTY IS:</p> <p>Central Vancouver Island Area 301-495 Dunsmuir St Nanaimo BC V9R 6B9 04-69-769-16693.000 (0917)</p> <p>Local Office 250-753-6621 or 1-800-977-2775 Fax 250-754-1890 Email bca04@gems8.gov.bc.ca</p>	<p>OFFICE HOURS</p> <p>If you have any questions about your 2005 Property Assessment, please call your local assessment office.</p> <p>During the month of January, the office will be open between 8:30 a.m. and 5:00 p.m., Monday through Friday.</p> <p>For more information, please see the back of this notice.</p>
<p>THE OWNER/LESSEE OF THIS PROPERTY IS:</p> <p>CHRISTINE L BEARCHELL TIMOTHY R POTTS GD PR STN MAIN LASQUETI BC V0R 2J0</p> <p>(T)</p>	<p>DEADLINE FOR REVIEW</p> <p>Please note that the deadline for requesting an independent review of your assessment is January 31, 2005.</p>