

**IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION**

**Area:** 08  
**Jurisdiction:** 328 - District of West Vancouver  
**Roll:** 10-0620-000-000  
School District: 45

Neighbourhood: 010



**BC ASSESSMENT**

**2016 PROPERTY ASSESSMENT NOTICE**

THIS IS NOT A TAX NOTICE. TAX NOTICES ARE ISSUED BY YOUR TAXING AUTHORITY.



**2150 BELLEVUE AVE**  
LOT 6, BLOCK 7, PLAN VAP4595, DISTRICT LOT 775, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 13. TO BLK 12; LOT 7, BLOCK 7, PLAN VAP4595, DISTRICT LOT 775, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 13. TO BLK 12; LOT 5, BLOCK 7, PLAN VAP4595, DISTRICT LOT 775, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 13. TO BLK 12;  
PID: 011-468-980 011-468-998 011-468-971

**YOUR PROPERTY VALUE HISTORY**

2016	\$13,886,000	
2015	\$13,886,000	
2014	\$13,887,000	
2013	\$13,925,000	
2012	\$13,924,000	

**COMPARE YOUR ASSESSMENT**

See current BC property trends and more at [bcassessment.ca](http://bcassessment.ca)

Compare your assessment to any property in your neighbourhood or across BC with our popular **e-valueBC** service - includes recent sale prices.

**IMPORTANT DATES**

- July 1, 2015**  
Assessed value is estimated for most types of properties as of this date.
- October 31, 2015**  
Assessed value reflects property's physical condition and permitted use as of this date.
- February 1, 2016**  
Deadline for filing a Notice of Complaint (Appeal). Important information about the appeal process can be found on the back of this Notice.

	VALUE	CLASS
LAND	9,179,000	RESIDENTIAL
BUILDINGS	4,707,000	
2016 ASSESSED VALUE	\$13,886,000	
TAXABLE VALUE	\$13,886,000	

• For property tax information please visit [www.westvancouver.ca](http://www.westvancouver.ca) or contact the District of West Vancouver at 604-925-7032

**THE ASSESSMENT OFFICE FOR THIS PROPERTY IS:**

Vancouver Assessment Office  
200-2925 Virtual Way  
Vancouver BC V5M 4X5  
08-45-328-10-0620-000-000

T: 1-866-825-8322 or 604-739-8588  
F: 1-855-995-6209

**THE OWNER/LESSEE OF THIS PROPERTY IS:**

S-10  
BELLEVUE LTD  
C/O AMG INC  
130-415 ESPLANADE W  
NORTH VANCOUVER BC V7M 1A6

466613



## THE ASSESSMENT PROCESS



In most cases, the assessed value is an estimate of the market value (most probable selling price) for your property had it been for sale on **July 1, 2015**. In addition, this value typically reflects the physical condition of your property as of **October 31, 2015**.

The value of your property is determined by local real estate market conditions. BC Assessment uses information from property sales to estimate the market value.

You are encouraged to contact BC Assessment to discuss your property or find out more at [bcassessment.ca](http://bcassessment.ca)

No Internet access? Call us at **1-866-valueBC**. We will be happy to share and discuss information about your property with you.

## PROPERTY ASSESSMENT REVIEW PANEL - INDEPENDENT REVIEW PROCESS

### What if I believe my assessment is incorrect?

- Contact BC Assessment (BCA) to discuss your assessment.
- If issues are not resolved, you may file a Notice of Complaint (Appeal) for a formal hearing with an independent **Property Assessment Review Panel (PARP)**.
- The online Notice of Complaint (Appeal) form can be found at [bcassessment.ca](http://bcassessment.ca).
- Please note that the burden of proof rests with the complainant to provide **evidence** in support of their position that the assessment is incorrect.
- You can file a complaint (Appeal) online, by mail, fax or hand deliver to your local BC Assessment office.

### When will my hearing occur?

- Hearings are held on select dates between **February 1** and **March 15, 2016**.

### What can be reviewed by a PARP?

- The owner/lessee information.
- The value of the property as of July 1, 2015.
- The classification of the property.
- The application of tax exemptions, if any, to the property.

### Where can I get more information about PARP?

- Fact Sheets, Videos and the Property Assessment Complaint Process - A Step-by-Step Guide can be found at [www.cscd.gov.bc.ca/parp](http://www.cscd.gov.bc.ca/parp)
- Call the toll-free information line **1-877-356-9313**

DEADLINE FOR FILING A NOTICE OF COMPLAINT (APPEAL) IS **FEBRUARY 1, 2016**

## PROPERTY ASSESSMENTS RELATIVE TO PROPERTY TAXES

<b>ASSESSED VALUE</b>	<b>×</b>	<b>TAX RATE</b>	<b>=</b>	<b>TAXES PAYABLE</b>
<b>January 2016</b> BC Assessment (BCA)		<b>Spring 2016</b> Set by Local Government or Taxing Authority		<b>July 2016</b> Taxpayer

- BCA functions independently of local governments and other taxing authorities and does not set property tax rates.
- Property assessments are about determining HOW property taxes are distributed. BCA provides local governments and other taxing authorities with accurate and independent assessment information. Local governments and other taxing authorities use that information to determine funding for important services used every day in communities all over British Columbia.
- An increase in your assessment does not necessarily mean an increase in your property taxes.
- Properties with assessment increases above the average within their local government or taxing authority may notice a proportionately higher per cent change in property taxes. Those with increases below the average may see a lower than average change.
- Contact your local government or taxing authority if you have questions about your property taxes.

## FIND OUT MORE AT BCASSESSMENT.CA

Want to understand more about your assessment and BC property trends? Visit [bcassessment.ca](http://bcassessment.ca)

Compare your assessment to any other BC property with our popular **e-valueBC** service.



**View details on a single property**



**Compare neighbouring properties**



**Compare sales information**