

BC ASSESSMENT

IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: O8 - North Shore-Squamish Valley
Jurisdiction: 328 - District of West Vancouver
Roll: 10-0620-000-000

School District: 45 - West Vancouver
Neighbourhood: 010

CONFIDENTIAL PIN: 0006746545



2017 PROPERTY ASSESSMENT NOTICE

Property Location & Description

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

2017 Assessment - represents your property value as of July 1, 2016

	VALUE	CLASS
LAND	11,474,000	RESIDENTIAL
BUILDINGS	3,136,000	
2017 ASSESSED VALUE	\$14,610,000	
TAXABLE VALUE	\$14,610,000	

This Is Not a Tax Notice.

Tax Notices Are Issued by Your Local Government.

This notice contains important information about your property. Please review and keep for your records.

No action is required unless you disagree with your assessment.

YOUR PROPERTY VALUE HISTORY

2017	+5%	\$14,610,000
2016	0%	\$13,886,000
2015	0%	\$13,886,000
2014	0%	\$13,887,000
2013	0%	\$13,925,000

Important messages about your Assessment

- Your property value has changed due to sales activity in your area.
- For property tax information please visit 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

The Owner/Lessee of this property is:

S-02
BELLEVUE LTD
C/O PETERSON RESIDENTIAL
ATTN KELLY HANNAH
1701-1166 ALBERNI ST
VANCOUVER BC V6E 3Z3

57335



IMPORTANT DATES

July 1, 2016

Assessed value is estimated for most types of properties as of this date.

October 31, 2016

Assessed value reflects property's physical condition and permitted use as of this date.

January 31, 2017

Deadline for filing a Notice of Complaint (Appeal). Important information about the appeal process can be found on the back of this Notice.

CONTACT US

For more information go to bcassessment.ca

Review your property details and compare your assessment to others with our popular **e-valueBC** service.

Call us at **1-866-valueBC** (1-866-825-8322) or 604-739-8588. Fax us at 1-855-995-6209.



YOUR ASSESSMENT

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, 2016. This value typically reflects the physical condition of your property as of October 31, 2016.

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.

WHAT IF I BELIEVE MY ASSESSMENT IS INCORRECT?

Contact BC Assessment 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.

The Notice of Complaint (appeal) form can be found online at bcassessment.ca.

A complaint (appeal) form must be filed online, by mail, by fax, or delivered in-person to your local BC Assessment office.


Hearings are held on select dates between February 1 and March 15, 2017. A notice of hearing will be sent to you by mail and should arrive five days prior to your hearing. Do not wait for the hearing notice to arrive to begin preparing evidence that you wish to provide to the Panel. If you plan to be out of town for an extended period in February-March, please contact BC Assessment regarding your hearing date.

WHAT CAN BE REVIEWED BY THE PROPERTY ASSESSMENT REVIEW PANEL?

- The owner/lessee information.
- The value of the property as of July 1, 2016.
- The class of the property.
- The application of tax exemptions, if any, to the property.

Please note that the burden of proof rests with the complainant and you must provide evidence in support of your position that the assessment is incorrect.

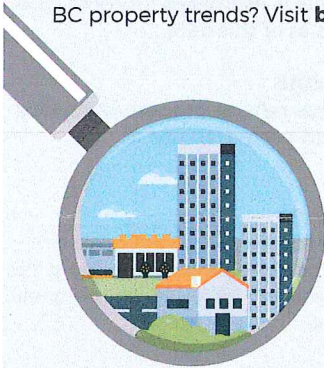
For more information about the Property Assessment Review Panel process, including fact sheets and videos, please visit gov.bc.ca/propertyassessmentreview or call the toll-free information line 1-877-356-9313.



DEADLINE FOR FILING A NOTICE OF COMPLAINT (APPEAL) IS JANUARY 31, 2017

FIND OUT MORE AT BCASSESSMENT.CA

Want to understand more about your assessment and BC property trends? Visit bcassessment.ca



- View details on a single property
- Compare neighbouring properties
- Compare sales information
- Update your property details

Compare your assessment to other properties within BC using our popular **e-valueBC** service.

valuebc.bcasessment.ca/



e-valueBC lists property details that are used to create assessments. Please visit e-valueBC to review and, if necessary, update your property details to ensure your assessment is based on accurate information.

YOUR ASSESSMENT RELATIVE TO YOUR PROPERTY TAXES

ASSESSED VALUE	×	TAX RATE	=	TAXES PAYABLE
January 2017 BC Assessment (BCA)		Spring 2017 Set by Local Government or Taxing Authority		July 2017 Taxpayer

Property taxes are a function of Assessed Value and Tax Rates. BC Assessment 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. BC Assessment provides accurate and independent assessment information to local governments and other taxing authorities to determine funding for important services used every day in communities all over British Columbia. An increase in your value does not necessarily mean an increase in your property taxes.

Properties with value increases above the average within their local government or taxing authority may notice a proportionately higher per cent change in property taxes. Those with changes 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.

