

factsheet



Understanding the Property Assessment Notice

BC Assessment

Refer to the Property Assessment Notice

1. The box labelled Assessment Roll Number contains the identification number of the property as it appears on the Assessment Roll and the name of the jurisdiction in which the property is located.
2. The box labelled Office Use contains control data for BC Assessment.
3. The opening paragraph of the notice identifies the assessment year and provides general information about the purpose of the notice.
4. The boxed area titled Property Description provides the property address, a legal description of the property and the property identification number (PID) assigned by the Land Title and Survey Authority.
5. The section on Property Value shows the market values for the land and buildings in each property class as of the preceding July 1, taking into account any changes to the property's physical condition as of October 31.


The total assessed value of the land and buildings minus exemptions (if any) is given, and the taxable value of the property is calculated.

Where taxable values are the same for all tax bases (i.e., schools, hospitals, rural, etc.) only one taxable value is shown.

Sometimes, the taxable values of different tax bases varies. (e.g., the municipal or rural taxable values may be different from the school or hospital taxable values). In these cases, the total assessed value minus exemptions (if any), and the taxable values are calculated for each tax base.

6. The boxed area on the Property Assessment Notice titled Additional Information contains other useful information about the property.
7. Information noted in the two boxes below the Additional Information section give the name, address, telephone and fax numbers of the local office of BC Assessment, and the name and mailing address of the assessed owner.

For more information, contact your local BC Assessment area office or visit www.bcasessment.ca.

 www.bcasessment.bc.ca		ASSESSMENT ROLL NUMBER 764-19360.050 Gulf Islands Rural	OFFICE USE NEIGHBOURHOOD CODE 888 PIN: 001234567 01-8880 X390018
2005 Property Assessment			
<small>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.</small>			
PROPERTY DESCRIPTION	21-6099 MEADOWBROOK LANE		
<small>Your property description may consist of a property address, legal description and the property identification (PID) number assigned by the Land Title Office.</small>	<small>Lot 10, Block 4, Plan 19360, District Lot 100, Section 4, Township 5, Range 29, Meridian 6, Cowichan Lake District 222-333-589</small>		
PROPERTY VALUE		VALUE	CLASS
<small>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.</small>	LAND	\$100,000	
	BUILDINGS	\$100,000	
	ASSESSED VALUE	\$200,000	RESIDENTIAL
	TAXABLE VALUE	\$200,000	
ADDITIONAL INFORMATION	This information relates to your property and may be of interest to you.		
	<ul style="list-style-type: none">• Copy of notice sent to all owners.• "Residential" includes dwellings, recreational property, apartments, condominiums, manufactured homes, farm buildings and some vacant land.• 2004 assessed value (as of July 1, 2003) was \$175,000		
<small>YOUR ASSESSMENT OFFICE FOR THIS PROPERTY IS:</small> Capital Assessment Area 102-3350 Douglas Street Victoria BC V8Z 7X9 01-64-764-19360.050 Local office 250-479-7131 or 1-800-950-1159 Fax 250-479-1849 Email: bcass.sug@bc.ca	OFFICE HOURS If you have any questions about your 2005 Property Assessment, please call your local assessment office. During the month of January, the office will be open between 8:30 a.m. and 5:00 p.m., Monday through Friday. For more information, please see the back of this notice.		
<small>THE OWNER/LESSEE OF THIS PROPERTY IS:</small> DEBORAH R KING 23 CORIANDER CL SANTA BARBARA CA 92113 USA	DEADLINE FOR REVIEW Please note that the deadline for requesting an independent review of your assessment is January 31, 2005.		

