

# factsheet



## Understanding the Property Assessment Notice

BC Assessment

### Refer to the Property Assessment Notice

1. The box labelled ASSESSMENT ROLL NUMBER contains your Assessment Roll Number which is the identification number of the property as it appears on the Assessment Roll. **For BC Assessment services such as ASBA and filing a Notice of Complaint (Appeal) use the Assessment Roll Number located beneath box 7.**
2. The box labelled OFFICE USE NEIGHBOURHOOD CODE contains the neighbourhood code for the property.
3. Just beneath your Assessment Roll Number is the JURISDICTION in which the property is located.
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.bccassessment.ca](http://www.bccassessment.ca).

**ASSESSMENT ROLL NUMBER**  
1 15-42-312-4444-3333-6  
3 District of Maple Ridge

**OFFICE USE NEIGHBOURHOOD CODE**  
2 OSO  
PIN: 0000030001

### 2008 Property Assessment

This is your 2008 Property Assessment Notice. **THIS IS NOT A TAX NOTICE.** This 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 2008 property taxes.

PROPERTY DESCRIPTION	1255 37 No Such Lane Lot 200, Plan 30000, District Lot 247, New Westminster Group 1 Land District PID:000-000-000	4													
This is a general description of your property for assessment purposes.* For additional information please contact your assessment office.															
PROPERTY VALUE		5													
The value of your property is determined by local real estate market conditions. In most cases, the <b>ASSESSED VALUE</b> 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, 2007 and relevant information contained in the Land Title and Survey Authority records as of November 30, 2007.	<table border="1"><thead><tr><th></th><th>VALUE</th><th>CLASS</th></tr></thead><tbody><tr><td>LAND</td><td>\$229,000</td><td rowspan="3">RESIDENTIAL</td></tr><tr><td>BUILDINGS</td><td>\$106,000</td></tr><tr><td>ASSESSED VALUE</td><td>\$417,000</td></tr><tr><td>TAXABLE VALUE</td><td>\$417,000</td><td></td></tr></tbody></table>		VALUE	CLASS	LAND	\$229,000	RESIDENTIAL	BUILDINGS	\$106,000	ASSESSED VALUE	\$417,000	TAXABLE VALUE	\$417,000		
	VALUE	CLASS													
LAND	\$229,000	RESIDENTIAL													
BUILDINGS	\$106,000														
ASSESSED VALUE	\$417,000														
TAXABLE VALUE	\$417,000														
ADDITIONAL INFORMATION															
This information relates to you and may be of interest to you.	<b>1</b> → 15-42-312-42130-3900-6														

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

7 Fraser Valley Assessment Area 240-31955 South Fraser Way ABSTRACT# BC 1215187	Local office 204-250-0930 or 1-800-293-1332 Fax 456-800-1376 Email fraser@bccassessment.ca
<b>1</b> → 15-42-312-42130-3900-6	

**THE OWNER(S) OF THE PROPERTY IS:**

GARRY NILSEN  
1255 37 NO SUCH LANE  
MAPLE RIDGE BC V2X 1Z5

**QUESTIONS? CONTACT US**

If you have questions about your 2008 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. FOR MORE INFORMATION, SEE THE BACK OF THIS NOTICE.

**DEADLINE FOR FILING A COMPLAINT IS JANUARY 31, 2008**

If you disagree with your property assessment, submit the Notice of Complaint (Appeal) form available at [www.bccassessment.ca](http://www.bccassessment.ca), email, fax or deliver your written request for review to your assessment office. **IN-LACED IN REQUESTS MUST BE POSTMARKED BY JANUARY 31, 2008.**

\* Refer to the information in the Property Description box for information on how to obtain more information on the Land Title and Survey Authority of British Columbia (www.lta.gov.bc.ca).