

# factsheet



## Understanding the Property Assessment Notice

BC Assessment

### Refer to the Property Assessment Notice

1. The box titled ASSESSMENT ROLL NUMBER contains your Assessment Roll Number, which is the identification number of the property as it appears on the Assessment Roll. This number and your PIN number must be provided to access the e-valueBC system and when filing a Notice of Complaint (Appeal). This box also contains the Jurisdiction number in which the property is located (i.e. numerical code for a city) and the Neighbourhood code.
2. The box 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.
3. The box titled PROPERTY VALUE provides the market values for the land and buildings in each property class, 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.
4. The box titled ADDITIONAL INFORMATION provides an explanation which outlines the purpose of the notice and may have other useful information.
5. Information noted in the area below the ADDITIONAL INFORMATION box provides the name, address, telephone and fax number and email address of the assessment office for the specific property. The name and mailing address of the assessed owner is also provided.

For more information, contact your local BC Assessment area office or visit [www.bcassessment.ca](http://www.bcassessment.ca).

**Note: For your reference, a sample notice is provided on the second page.**

## 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.

<b>PROPERTY DESCRIPTION</b>	2	<p>1288 NO SUCH LANE</p> <p>Strata Lot 200, Plan LMP9936, Section 9, New Westminster Land District</p> <p>LBF: 1234567</p> <p>PID: 123-456-789</p>															
<b>PROPERTY VALUE</b>	3	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: right;">VALUE</th> <th style="text-align: left;">CLASS</th> </tr> </thead> <tbody> <tr> <td>LAND</td> <td style="text-align: right;">\$189,000</td> <td></td> </tr> <tr> <td>BUILDINGS</td> <td style="text-align: right;">\$100,000</td> <td></td> </tr> <tr> <td><b>ASSESSED VALUE</b></td> <td style="text-align: right;"><b>\$289,000</b></td> <td><b>RESIDENTIAL</b></td> </tr> <tr> <td><b>TAXABLE VALUE</b></td> <td style="text-align: right;"><b>\$289,000</b></td> <td></td> </tr> </tbody> </table> <p>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 <b>July 1, 2007</b>.</p> <p>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.</p>		VALUE	CLASS	LAND	\$189,000		BUILDINGS	\$100,000		<b>ASSESSED VALUE</b>	<b>\$289,000</b>	<b>RESIDENTIAL</b>	<b>TAXABLE VALUE</b>	<b>\$289,000</b>	
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<b>ADDITIONAL INFORMATION</b>	4	<p>2008 assessed value (as of July 1, 2007) was \$289,000</p> <p>2009 value (as of July 1, 2008) was \$340,000</p> <p>The lower of these two values is shown in the box above.</p>															

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

Fraser Valley Assessment Area  
 240-31935 South Fraser Way  
 Abbotsford BC V2T 5N7  
 99-99-999-9999999999999999

Local office 604-850-5900 or 1-800-393-1332  
 Fax 604-850-1394  
 Email fraservalley@bccassessment.ca

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

JOHN SMITH  
 MARY SMITH  
 1288 NO SUCH LANE  
 MAPLE RIDGE BC V2X 1Z6

**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.bccassessment.ca](http://www.bccassessment.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](http://www.ltsa.ca)).