

Thetis Island Residents' and Ratepayers' Association

Box 14-1
Thetis Island, British Columbia V0R 2Y0
Canada

Phone 250-246-3141

Fax 250-246-3084

January 30, 2003

B.C. Assessment Authority
Central Vancouver Island Area
301- 495 Dunsmuir Street
Nanaimo, B.C. V9R 6B9
Fax: 250-754-1890

Attn. John Pollard.

ext. 233

*John.Pollard@gems9.gov.
bc.ca*

Request for Assessment Review

This is a request for assessment review of two properties owned by our non-profit society.

Assessment Roll Numbers: 765-08615.402 and 765-08615.403.

Reason for Request:

The 2003 Property Assessment notices for these properties show taxable values equal to the assessed values, whereas we assert that the taxable values should be NIL.

These properties, which comprise a community trail managed by our non-profit society for the public good, should be exempted from taxation in accordance with provisions in the Taxation (Rural Areas) Act, Section 15 (1-Q): "Land and Improvements", wherein it is specified that properties owned by a non-profit society and managed for the public good should be exempt.

These properties were gifted to our society in lieu of a park dedication resulting from a strata title subdivision on Thetis Island. The sole purpose of these properties is as a public trail in perpetuity. Islands Trust (contact: David Essig, chairman) is fully supportive of this land use and our assertion that these properties should have nil taxable value.

Property Description:

Lot B, Plan VIP73316, D.L. 22, Cowichan Land District, Thetis Island; and
Lot C, Plan VIP73316, D.L. 16, Cowichan Land District, Thetis Island.

Name of Owner:

Thetis Island Residents' and Ratepayers' Association

Secretary: James Ken Youds; Treasurer: Pauline Harwood

Mailing Address and Telephone/Fax and Email:

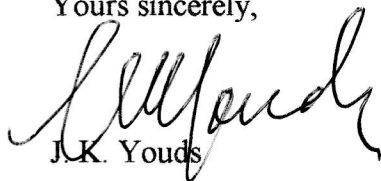
Box 14-1, Thetis Island, B.C. V0R 2Y0

250-246-3083 (Youds); 250-416-0286 (Harwood); 250-246-3084 (Fax)

email: jkyouds@island.net

I hereby certify that the Thetis Island Residents' and Ratepayers' Association is the owner of the above-noted properties and that I, as secretary and officer of said non-profit society, am duly authorized to represent our society in this action.

Yours sincerely,



J.K. Youds

2003 Property Assessment

This is your 2003 Property Assessment Notice. The purpose of this notice is to provide you with an estimate of your property value. This information will be used by the provincial government, municipalities, regional districts, and hospital districts to calculate your 2003 property taxes.

PROPERTY DESCRIPTION

Your property description may consist of a property address, legal description and the property identification (PID) number assigned by the Land Title Office.

Lot B, Plan VIP73316, District Lot 22, Cowichan Land District,
THETIS ISLAND.

PID - 025-294-288

CURD.

A notice of exemption

*Surveyed Taxes
387-0555*

PROPERTY VALUE

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, 2002**.

This value reflects the physical condition of your property as of October 31, 2002 and ownership according to Land Title Office records as of November 30, 2002.

	VALUE	CLASS
LAND	28,900	
ASSESSED VALUE	\$28,900	BUSINESS/OTHER
TAXABLE VALUE	\$28,900	

ADDITIONAL INFORMATION

This information relates to your property and may be of interest to you.

- 'Business & Other' typically includes office, retail and other commercial uses, vacant land zoned for such purposes and generally all 'other' property which is not in any other class.

YOUR ASSESSMENT OFFICE FOR THIS PROPERTY IS:

Central Vancouver Island Area
301-495 Dunsmuir St
Nanaimo BC V9R 6B9
04-79-765-08615.402 (0916)

Local Office 250-748-3776 or 1-800-977-2775
Fax 250-754-1890
Email bca04@gems8.gov.bc.ca

OFFICE HOURS

If you have any questions about your 2003 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.

THE OWNER/LESSEE OF THIS PROPERTY IS:

THETIS ISLAND RESIDENTS AND
RATEPAYERS ASSOCIATION
GD (H)
THETIS ISLAND BC V0R 2Y0

DEADLINE FOR REVIEW

Please note that the deadline for requesting an independent review of your assessment is January 31, 2003.

2003 Property Assessment

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PROPERTY DESCRIPTION

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Lot C, Plan VIP73316, District Lot 16, Cowichan Land District, THETIS ISLAND.

PID - 025-294-296

PROPERTY VALUE

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, 2002**.

This value reflects the physical condition of your property as of October 31, 2002 and ownership according to Land Title Office records as of November 30, 2002.

	VALUE	CLASS
LAND	28,000	
ASSESSED VALUE	\$28,000	BUSINESS/OTHER
TAXABLE VALUE	\$28,000	

ADDITIONAL INFORMATION

This information relates to your property and may be of interest to you.

- 'Business & Other' typically includes office, retail and other commercial uses, vacant land zoned for such purposes and generally all 'other' property which is not in any other class.

YOUR ASSESSMENT OFFICE FOR THIS PROPERTY IS:

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301-495 Dunsmuir St
Nanaimo BC V9R 6B9
04-79-765-08615.403 (0916)

Local Office 250-748-3776 or 1-800-977-2775
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Decision Notice
**2003 PROPERTY ASSESSMENT
REVIEW PANEL**

ASSESSMENT ROLL NUMBER AND JURISDICTION

04-79-765-08615.403

Duncan Rural

OFFICE USE

**NEIGHCD
131**

PJ006

00926

You have received this notice because the property assessment described below was reviewed by the Panel. The Panel has ordered the assessment to be changed as shown.

ORIGINAL ASSESSMENT

VALUE CLASS

LAND 28,000
ASSESSED VALUE \$28,000 **BUSINESS/OTHER**
TAXABLE VALUE \$28,000

PANEL DECISION

VALUE CLASS

LAND 28,000
ASSESSED VALUE \$28,000 **RESIDENTIAL**
Less Exemptions -28,000
TAXABLE VALUE **NIL**

PROPERTY UNDER REVIEW

Lot C, Plan VIP73316, District Lot 16, Cowichan
Land District, THETIS ISLAND .

PID - 025-294-296

RIGHT TO APPEAL

If you disagree with the panel decision shown on this notice, you may appeal to the Property Assessment Appeal Board. Your written notice of appeal must be filed at the address below **no later than April 30, 2003.**

Property Assessment Appeal Board

#10 - 10551 Shellbridge Way

Richmond, BC V6X 2W9

Fax: (604) 775-1742

E-mail: paabbc@gems6.gov.bc.ca

Include the following information in your notice of appeal:

- Address, legal description and roll number of the property (or include a copy of this panel decision notice),
- Your full name, a day time telephone number, and a fax number (if available),
- Whether you are the owner of the property,
- If you have an agent to act on your behalf, include the agent's name, and telephone and fax numbers,
- Address for delivery of any appeal notices,
- The grounds on which the appeal is based.

Enclose payment of \$30 for each assessment roll number appealed. Make cheque payable to Minister of Finance.

The Property Assessment Appeal Board is independent from BC Assessment and the review panel. Further information about the Board and appeals is available at:
www.assessmentappeal.bc.ca or from the Board office at (604) 775-1740 or through Enquiry BC at 1-800-663-7867.

PLEASE CONTACT THIS OFFICE IF YOU NEED MORE INFORMATION:

PROPERTY ASSESSMENT REVIEW PANEL
C/O 301-495 Dunsmuir St
Nanaimo BC V9R 6B9
765-08615.403

CALL 250-748-3776 OR 1-800-977-2775
FAX 250-754-1890

THE OWNER/LESSEE/APPELLANT OF THIS PROPERTY IS:

**THETIS ISLAND RESIDENTS AND
RATEPAYERS ASSOCIATION
GD
THETIS ISLAND BC V0R 2Y0**



This is printed on recycled paper for the
Ministry of Sustainable Resource Management.



Decision Notice
2003 PROPERTY ASSESSMENT
REVIEW PANEL

ASSESSMENT ROLL NUMBER AND JURISDICTION

04-79-765-08615.402

Duncan Rural

OFFICE USE

NEIGHCD
131

PJ006

00925

You have received this notice because the property assessment described below was reviewed by the Panel. The Panel has ordered the assessment to be changed as shown.

ORIGINAL ASSESSMENT

VALUE CLASS

LAND	28,900
ASSESSED VALUE	\$28,900 BUSINESS/OTHER
TAXABLE VALUE	\$28,900

PANEL DECISION

VALUE CLASS

LAND	28,900
ASSESSED VALUE	\$28,900 RESIDENTIAL
Less Exemptions	-28,900
TAXABLE VALUE	NIL

PROPERTY UNDER REVIEW

Lot B, Plan VIP73316, District Lot 22, Cowichan
Land District, THETIS ISLAND .

PID - 025-294-288

RIGHT TO APPEAL

If you disagree with the panel decision shown on this notice, you may appeal to the Property Assessment Appeal Board. Your written notice of appeal must be filed at the address below **no later than April 30, 2003.**

Property Assessment Appeal Board

#10 - 10551 Shellbridge Way
Richmond, BC V6X 2W9
Fax: (604) 775-1742
E-mail: paabbc@gems6.gov.bc.ca

Include the following information in your notice of appeal:

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Nanaimo BC V9R 6B9
765-08615.402

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FAX 250-754-1890

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