

Area: 09  
Jurisdiction: 200 - City of Vancouver  
Roll: 013-687-212-37-0000  
School District: 39

Neigh: 013

CONFIDENTIAL PIN: 0005873364

## 2014 Property Assessment Notice

This Notice provides you with an estimate of your property value, its classification and your entitlement to exemptions from taxation, if any apply. For most properties, the value is based on real estate sales and market conditions in your area.

**THIS IS NOT A TAX NOTICE. TAX NOTICES ARE ISSUED BY YOUR TAXING AUTHORITY.**

| <b>PROPERTY DESCRIPTION</b>   | <b>837 15TH AVE E</b><br>Lot 19, Block 174, Plan VAP1260, District Lot 264A, New Westminster Land District, OF LOT F, & PL 1771<br>PID: 009-420-517                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |             |  |  |       |       |      |         |  |           |         |  |                |           |             |               |           |  |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|--|--|-------|-------|------|---------|--|-----------|---------|--|----------------|-----------|-------------|---------------|-----------|--|
| <b>IMPORTANT DATES</b>        | <table><thead><tr><th></th><th>VALUE</th><th>CLASS</th></tr></thead><tbody><tr><td>LAND</td><td>813,000</td><td></td></tr><tr><td>BUILDINGS</td><td>149,000</td><td></td></tr><tr><td>ASSESSED VALUE</td><td>\$962,000</td><td>RESIDENTIAL</td></tr><tr><td>TAXABLE VALUE</td><td>\$962,000</td><td></td></tr></tbody></table> <p><b>July 1, 2013</b> – Assessed value is estimated for most types of properties as of this date.</p> <p><b>October 31, 2013</b> – Assessed value typically reflects the property's physical condition and permitted use as of this date.</p> <p><b>January 31, 2014</b> – Deadline for filing a Notice of Complaint (Appeal).</p>                                                                                                         |             |  |  | VALUE | CLASS | LAND | 813,000 |  | BUILDINGS | 149,000 |  | ASSESSED VALUE | \$962,000 | RESIDENTIAL | TAXABLE VALUE | \$962,000 |  |
|                               | VALUE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CLASS       |  |  |       |       |      |         |  |           |         |  |                |           |             |               |           |  |
| LAND                          | 813,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |  |  |       |       |      |         |  |           |         |  |                |           |             |               |           |  |
| BUILDINGS                     | 149,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |  |  |       |       |      |         |  |           |         |  |                |           |             |               |           |  |
| ASSESSED VALUE                | \$962,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | RESIDENTIAL |  |  |       |       |      |         |  |           |         |  |                |           |             |               |           |  |
| TAXABLE VALUE                 | \$962,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |  |  |       |       |      |         |  |           |         |  |                |           |             |               |           |  |
| <b>ADDITIONAL INFORMATION</b> | <p>Visit <a href="http://www.bccassessment.ca">www.bccassessment.ca</a> or scan the QR code to visit our mobile page.</p> <p>Follow us ...</p>      <ul style="list-style-type: none"><li>• City of Vancouver 2014 Tax due dates are February 4th and July 3rd.</li><li>• 2013 assessed value (as of July 1, 2012) was \$959,000.</li></ul> |             |  |  |       |       |      |         |  |           |         |  |                |           |             |               |           |  |

### THE ASSESSMENT OFFICE FOR THIS PROPERTY IS:

Vancouver Sea to Sky Area  
200-2925 Virtual Way  
Vancouver BC V5M 4X5  
09-39-200-013-687-212-37-0000

Phone: 1-866-825-8322 or 604-739-8588  
Fax: 1-855-995-6209  
Click "CONNECT" at [www.bccassessment.ca](http://www.bccassessment.ca)

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

S-24  
HEATHER JEAN WESENBERG 74/1 6(Y)  
MARVIN GARY WESENBERG  
180 18TH AVE W  
VANCOUVER BC V5Y 2A5

31046

### QUESTIONS?

Click CONNECT at [www.bccassessment.ca](http://www.bccassessment.ca) or call **1-866-valueBC** (1-866-825-8322).  
During January, office hours are Monday to Friday, 8:30 am to 5:00 pm.

### IMPORTANT APPEAL INFORMATION

You are encouraged to discuss your assessment with an appraiser **before** filing a formal Notice of Complaint (Appeal).  
To file online, please use the Notice of Complaint (Appeal) Form available at [www.bccassessment.ca](http://www.bccassessment.ca). You can also **mail, fax or hand deliver** a Notice of Complaint (Appeal) to your local BC Assessment office.

Mailed complaints must be postmarked on or before January 31, 2014. The deadline for filing by any means is **January 31, 2014**.

\* 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)).



Property Tax Office  
PO Box 7747  
Vancouver BC V6B 8R1

# 2014 ADVANCE TAX NOTICE

DUE DATE: Tuesday, February 4, 2014



149573

Statement Date: Nov 18, 2013

**5% PENALTY IF NOT PAID BY FEBRUARY 4, 2014**

WESENBERG, HEATHER J  
WESENBERG, MARVIN G  
180 18TH AVE W  
VANCOUVER BC V5Y 2A5

| LEGAL DESCRIPTION                                                        |                 |        |        |
|--------------------------------------------------------------------------|-----------------|--------|--------|
| LOT 19 BLOCK 174 PLAN VAP1260 DISTRICT LOT 264A NWD OF LOT F, & PL 1771. |                 |        |        |
| FOLIO NUMBER                                                             | 687-212-37-0000 | ACCESS | 611848 |
| PID                                                                      | 009-420-517     |        |        |
| PROPERTY ADDRESS                                                         | 837 15TH AVE E  |        |        |

| DESCRIPTION    | AMOUNT   |
|----------------|----------|
| Advance Amount | 2,438.00 |

Payments/Adjustments

0.00

**TOTAL OUTSTANDING TAXES**

**2,438.00**

This Advance Tax Notice levy represents 50% of the net previous year's taxes. The above balances reflect the status of your account as of the Statement Date.

Have you recently moved? When you pay online or by phone, check that the folio number you use matches the one found on the top of your current tax notice.

CH 550847

Customer Copy

**AMOUNT DUE FEBRUARY 4, 2014**

**AMOUNT DUE**

**\$2,438.00**

KEEP THIS PORTION

TEAR OFF AND SEND WITH PAYMENT

2014 CITY OF VANCOUVER ADVANCE TAX FOLIO 687-212-37-0000  
PO BOX 7747 VANCOUVER BC V6B 8R1 PID 009-420-517  
Due Date February 4, 2014 CIVIC 837 15TH AVE E

|             |            |
|-------------|------------|
| AMOUNT DUE  | \$2,438.00 |
| AMOUNT PAID |            |



**ADVANCE**

WESENBERG, HEATHER J  
WESENBERG, MARVIN G  
180 18TH AVE W  
VANCOUVER BC V5Y 2A5

687-212-37-00002 00002438008

0513119001

96



Property Tax Office  
PO Box 7747  
Vancouver BC V6B 8R1

# 2014 PROPERTY TAX NOTICE

Due Date: July 3, 2014



155777

Statement Date: May 09, 2014

**5% PENALTY IF NOT PAID OR GRANT NOT CLAIMED BY JULY 3, 2014**

WESENBERG, HEATHER J  
WESENBERG, MARVIN G  
180 18TH AVE W  
VANCOUVER BC V5Y 2A5

|                                                                          |                 |        |        |
|--------------------------------------------------------------------------|-----------------|--------|--------|
| FOLIO NUMBER                                                             | 687-212-37-0000 | ACCESS | 611848 |
| LEGAL DESCRIPTION                                                        |                 |        |        |
| LOT 19 BLOCK 174 PLAN VAP1260 DISTRICT LOT 264A NWD OF LOT F, & PL 1771. |                 |        |        |

| Property Value   |           | Assessed       |         |         | Averaged  |  | Taxable     |         |                  |
|------------------|-----------|----------------|---------|---------|-----------|--|-------------|---------|------------------|
| CLASS            |           | 2014           | 2013    | 2012    | 2014 Land |  | GENERAL     | SCHOOL  | GVTA             |
| Residential      | Land      | 813,000        | 793,000 | 754,000 | 786,667   |  | 786,667     | 786,667 | 786,667          |
|                  | Buildings | 149,000        | 166,000 | 161,000 |           |  | 149,000     | 149,000 | 149,000          |
|                  | Total     | 962,000        | 959,000 | 915,000 |           |  | 935,667     | 935,667 | 935,667          |
| PROPERTY ADDRESS |           | 837 15TH AVE E |         |         | COLUMN A  |  | COLUMN B    |         | COLUMN C         |
| PID              |           | 009-420-517    | CLASS   | RATE    | NO GRANT  |  | BASIC GRANT |         | ADDITIONAL GRANT |

## Levies from Other Tax Authorities

|                                       |         |          |          |          |
|---------------------------------------|---------|----------|----------|----------|
| Provincial School Tax - Residential   | 1.37943 | 1,290.69 | 1,290.69 | 1,290.69 |
| Less: Home Owner Grant                |         |          | -570.00  | -845.00  |
| Net Provincial School Tax             |         | 1,290.69 | 720.69   | 445.69   |
| TransLink                             | 0.33182 | 310.47   | 310.47   | 310.47   |
| BC Assessment                         | 0.06196 | 57.97    | 57.97    | 57.97    |
| Regional District                     | 0.05725 | 53.57    | 53.57    | 53.57    |
| Municipal Finance Authority           | 0.00020 | 0.19     | 0.19     | 0.19     |
| Net Levies from Other Tax Authorities |         | 1,712.89 | 1,142.89 | 867.89   |

## Levies from City of Vancouver

|                                   |           |          |          |          |
|-----------------------------------|-----------|----------|----------|----------|
| General Levy                      | 1.84728   | 1,728.44 | 1,728.44 | 1,728.44 |
| Garbage Cart 360L                 | 144.00000 | 144.00   | 144.00   | 144.00   |
| Green Bin 360L                    | 163.00000 | 163.00   | 163.00   | 163.00   |
| Recycling                         | Multiple  | 67.00    | 67.00    | 67.00    |
| Sewer - 2 Dwellings               | 400.00000 | 400.00   | 400.00   | 400.00   |
| Water - 2 Dwellings               | 741.00000 | 741.00   | 741.00   | 741.00   |
| Net Levies from City of Vancouver |           | 3,243.44 | 3,243.44 | 3,243.44 |

## Total 2014 Taxes

|                                     |  |                 |                 |                 |
|-------------------------------------|--|-----------------|-----------------|-----------------|
| Payments/Adjustments                |  | 4,956.33        | 4,386.33        | 4,111.33        |
|                                     |  | -2,438.00       | -2,438.00       | -2,438.00       |
| <b>TOTAL TAXES DUE JULY 3, 2014</b> |  | <b>2,518.33</b> | <b>1,948.33</b> | <b>1,673.33</b> |

Take the fast forward:

Pay your taxes online through your financial institution; claim your Home Owner Grant online; and sign up to receive your notices by email.

Learn more at [vancouver.ca/propertytax](http://vancouver.ca/propertytax).

Pd 7/1/14  
C# 534900

Customer Copy

**AMOUNT DUE JULY 3, 2014**

| A - NO GRANT | B - BASIC GRANT | C - ADD'L GRANT |
|--------------|-----------------|-----------------|
| \$2,518.33   | \$1,948.33      | \$1,673.33      |

KEEP THIS PORTION