



# BC ASSESSMENT

## IMPORTANT INFORMATION FOR PROPERTY IDENTIFICATION

Area: **25-Northwest**

Jurisdiction: **788-Terrace Rural**

Roll: **13684.400**

CONFIDENTIAL PIN: 003345806

Bulk Mail: 2046  
School District: 82-Coast Mountains  
Neighbourhood: 336

## 2022 PROPERTY ASSESSMENT NOTICE

### Property Location & Description

**2060 BROADWAY ST**  
LOT A, BLOCK 26, PLAN PRP974B, DISTRICT LOT 851, CASSIAR LAND DISTRICT, (PLAN 10786)  
PID: 013-816-268

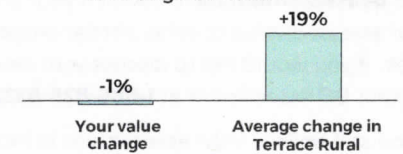
This is **not** a tax notice. Tax notices are issued by local governments and taxing authorities.

This notice contains important information about your property. Please review and keep for your records. No action is required unless you disagree with your assessment.

2022 Assessment – represents your property value as of **July 1, 2021**

### YOUR PROPERTY VALUE CHANGE

% Change for 2022



The graph above shows average change for multiple property types and is for informational purposes only.

Visit [bcassessment.ca/marketmovement](https://bcassessment.ca/marketmovement) for information on individual property types.

Assessed Value	Value	Class
Land	56,300	
Buildings	120,000	
<b>2022 Assessed Value</b>	<b>\$176,300</b>	<b>Rec/Non Profit</b>
<b>Taxable Value</b>	<b>Rural</b>	
Less Exemptions	176,300	
<b>2022 Taxable Value</b>	<b>NIL</b>	

### YOUR PROPERTY VALUE HISTORY

2022	-1%	\$176,300
2021	-12%	\$177,900
2020	-9%	\$202,100
2019	-9%	\$222,300

### Important messages about your 2022 Assessment

- Due to the specialized nature of your property, it is not displayed on Assessment Search ([bcassessment.ca](https://bcassessment.ca)). Please contact us if you require additional information.
- 2022 tax rates will be set in May. For tax information, please go to [gov.bc.ca/ruralpropertytax](https://gov.bc.ca/ruralpropertytax)
- If you own land for the benefit of a corporation, a trust or legal partnership, you must check if you need to file with the Land Owner Transparency Registry. See [landtransparency.ca](https://landtransparency.ca) for more information.

### IMPORTANT DATES

- July 1, 2021**  
Assessed value is the property's market value as of this date.
- October 31, 2021**  
Assessed value reflects property's physical condition and permitted use as of this date.
- JAN 31** **THE DEADLINE FOR FILING A NOTICE OF COMPLAINT (APPEAL) IS JANUARY 31, 2022**  
Important information about the complaint process can be found on the back page.

The Assessment Office for this property is:

Terrace Assessment Office  
100-4545 Lazelle Ave  
Terrace BC V8C 4E1  
25-82-788-13684.400

The Owner/Lessee of this property is:

CHRISTIAN & MISSIONARY ALLIANCE (CANADIAN PACIFIC DISTRICT)  
101-17660 65A AVE  
SURREY BC V3S 5N4

### CONTACT US

For more information about your Assessment Notice go to [bcassessment.ca](https://bcassessment.ca)

From our website you can search for your property, compare your assessment and update your mailing address.

Call us at **1-866-valueBC** (1-866-825-8322) or 604-739-8588.