



PROPERTY ASSESSMENT APPEAL BOARD

DECISION AND ORDER

DECISION DATE: JUL 22 2003

DECISION NO.: 20030991

IN THE MATTER OF AN APPEAL PURSUANT TO S. 50 OF THE ASSESSMENT ACT

MORGUARD INVESTMENTS LIMITED
COQUITLAM CENTRE

APPELLANTS

AND

ASSESSOR OF AREA #12 - TRICITIES/NORTHEAST FRASER VALLEY

RESPONDENT

Appeal No.: 2001-12-00006
Property: 12-43-305-32599-002
2929 Barnet Highway, City Of Coquitlam
Heard: Application for a desk order, received July 16, 2003
Panel: C.L. Vickers, Chair

The appeal is from the decision of the 2001 Property Assessment Review Panel. The value of the property, as determined by the Property Assessment Review Panel is as follows:

<u>CLASS</u>	<u>LAND VALUE</u>	<u>IMPROVEMENT VALUE</u>
Class 06 - Business And Other	\$ 3,682,000	\$ 0
TOTALS:	\$ 3,682,000	\$ 0
TOTAL ASSESSED VALUE:		\$ 3,682,000

ORDER

The parties have agreed to and submitted a recommendation to the Board to resolve this appeal. The Board accepts the recommendation.

The Board orders the Assessor to delete Roll No. **12-43-305-32599-002** for the 2001 assessment roll.


FOR THE BOARD

APPEAL OF BOARD'S DECISION

Pursuant to section 65(1) of the *Assessment Act*, any person who is affected by the above decision may appeal it by way of Stated Case to the Supreme Court of British Columbia on a question of law only. To do so, you must notify the Board in writing at the address listed below within 21 days of your receipt of the Board's decision. You may also contact the Board to request a copy of a form for requiring the Board to state a case.

Property Assessment Appeal Board
Suite 10, 10551 Shellbridge Way
Richmond BC V6X 2W9

Telephone: 604-775-1740
Toll-free: 1-888-775-1740
E-Mail: paabbcc@gems6.gov.bc.ca

Facsimile: 604-775-1742
Web Site: www.assessmentappeal.bc.ca



PROPERTY ASSESSMENT APPEAL BOARD

DECISION AND ORDER

DECISION DATE: JUL 22 2003

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IN THE MATTER OF AN APPEAL PURSUANT TO S. 50 OF THE ASSESSMENT ACT

MORGUARD INVESTMENTS LIMITED
COQUITLAM CENTRE

APPELLANTS

AND

ASSESSOR OF AREA #12 - TRICITIES/NORTHEAST FRASER VALLEY

RESPONDENT

Appeal No.: 2001-12-00007
Property: 12-43-305-32599-000
2929 Barnet Highway, City Of Coquitlam
Heard: Application for a desk order, received July 16, 2003
Panel: C.L. Vickers, Chair

The appeal is from the decision of the 2001 Property Assessment Review Panel. The value of the property, as determined by the Property Assessment Review Panel is as follows:

<u>CLASS</u>	<u>LAND VALUE</u>	<u>IMPROVEMENT VALUE</u>
Class 06 - Business And Other	\$ 58,567,000	\$ 104,114,000
TOTALS:	\$ 58,567,000	\$ 104,114,000
TOTAL ASSESSED VALUE:		\$ 162,681,000

ORDER

The parties have agreed to and submitted a recommendation to the Board to resolve this appeal. The Board accepts the recommendation.

The Board orders that the Assessor shall amend the 2001 assessment roll for this property as follows:

<u>CLASS</u>	<u>LAND VALUE</u>	<u>IMPROVEMENT VALUE</u>
Class 06 - Business And Other	\$ 58,567,000	\$ 98,433,000
TOTALS:	\$ 58,567,000	\$ 98,433,000
TOTAL ASSESSED VALUE:		\$ 157,000,000

The property shall be subject to the exemptions from taxation, if any, in the same fixed amount or using the same method of calculation, as may be shown on the assessment roll confirmed by the Property Assessment Review Panel.


FOR THE BOARD

APPEAL OF BOARD'S DECISION

Pursuant to section 65(1) of the *Assessment Act*, any person who is affected by the above decision may appeal it by way of Stated Case to the Supreme Court of British Columbia on a question of law only. To do so, you must notify the Board in writing at the address listed below within 21 days of your receipt of the Board's decision. You may also contact the Board to request a copy of a form for requiring the Board to state a case.

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PROPERTY ASSESSMENT APPEAL BOARD

DECISION AND ORDER

DECISION DATE: JUL 24 2003

DECISION NO.: 20030993

IN THE MATTER OF AN APPEAL PURSUANT TO S. 50 OF THE ASSESSMENT ACT

MORGUARD INVESTMENTS LIMITED

APPELLANT

AND

ASSESSOR OF AREA #12 - TRICITIES/NORTHEAST FRASER VALLEY

RESPONDENT

Appeal No.: 2002-12-00065

Properties: 12-43-305-32599-000 – 2929 Barnet Highway, City of Coquitlam
12-43-305-32599-002 – 1140 Pinetree Way, City of Coquitlam

Heard: Application for a desk order, received July 16, 2003

Panel: C.L. Vickers, Chair

The appeal is from the decision of the 2002 Property Assessment Review Panel. The values of the properties, as determined by the Property Assessment Review Panel are as follows:

Roll No. 12-43-305-32599-000

<u>CLASS</u>	<u>LAND VALUE</u>	<u>IMPROVEMENT VALUE</u>
Class 06 – Business And Other	\$ 58,567,000	\$ 143,223,000
TOTALS:	\$ 58,567,000	\$ 143,223,000
TOTAL ASSESSED VALUE:		\$ 201,790,000

Roll No. 12-43-305-32599-002

<u>CLASS</u>	<u>LAND VALUE</u>	<u>IMPROVEMENT VALUE</u>
Class 06 – Business And Other	\$ 3,681,000	\$ 0
TOTALS:	\$ 3,681,000	\$ 0
TOTAL ASSESSED VALUE:		\$ 3,681,000

ORDER

The parties have agreed to and submitted a recommendation to the Board to resolve this appeal. The Board accepts the recommendation.

Roll No. 12-43-305-32599-000

The Board orders that the Assessor shall amend the 2002 assessment roll for this property as follows:

<u>CLASS</u>	<u>LAND VALUE</u>	<u>IMPROVEMENT VALUE</u>
Class 06 – Business And Other	\$ 58,567,000	\$ 128,433,000
TOTALS:	\$ 58,567,000	\$ 128,433,000
TOTAL ASSESSED VALUE:		\$ 187,000,000

The property shall be subject to the exemptions from taxation, if any, in the same fixed amount or using the same method of calculation, as may be shown on the assessment roll confirmed by the Property Assessment Review Panel.

The Board orders the Assessor to delete Roll No. 12-43-305-32599-002 for the 2002 assessment roll.


FOR THE BOARD

APPEAL OF BOARD'S DECISION

Pursuant to section 65(1) of the *Assessment Act*, any person who is affected by the above decision may appeal it by way of Stated Case to the Supreme Court of British Columbia on a question of law only. To do so, you must notify the Board in writing at the address listed below within 21 days of your receipt of the Board's decision. You may also contact the Board to request a copy of a form for requiring the Board to state a case.

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PROPERTY ASSESSMENT APPEAL BOARD

DECISION AND ORDER

DECISION DATE: **JUL 24 2003**

DECISION NO.: 20030995

IN THE MATTER OF AN APPEAL PURSUANT TO S. 50 OF THE ASSESSMENT ACT

MORGUARD INVESTMENTS LIMITED

APPELLANT

AND

ASSESSOR OF AREA #12 - TRICITIES/NORTHEAST FRASER VALLEY

RESPONDENT

Appeal No.: 2003-12-00068
Property: 12-43-305-32599-000
2929 Barnet Highway, City Of Coquitlam
Heard: Application for a desk order, received July 16, 2003
Panel: C.L. Vickers, Chair

The appeal is from the decision of the 2003 Property Assessment Review Panel. The value of the property, as determined by the Property Assessment Review Panel is as follows:

<u>CLASS</u>	<u>LAND VALUE</u>	<u>IMPROVEMENT VALUE</u>
Class 06 - Business And Other	\$ 58,567,000	\$ 137,489,000
TOTALS:	\$ 58,567,000	\$ 137,489,000
TOTAL ASSESSED VALUE:		\$ 196,056,000

ORDER

The parties have agreed to and submitted a recommendation to the Board to resolve this appeal. The Board accepts the recommendation.

The Board orders that the Assessor shall amend the 2003 assessment roll for this property as follows:

<u>CLASS</u>	<u>LAND VALUE</u>	<u>IMPROVEMENT VALUE</u>
Class 06 - Business And Other	\$ 58,567,000	\$ 128,433,000
TOTALS:	\$ 58,567,000	\$ 128,433,000
TOTAL ASSESSED VALUE:		\$ 187,000,000

The property shall be subject to the exemptions from taxation, if any, in the same fixed amount or using the same method of calculation, as may be shown on the assessment roll confirmed by the Property Assessment Review Panel.


FOR THE BOARD

APPEAL OF BOARD'S DECISION

Pursuant to section 65(1) of the *Assessment Act*, any person who is affected by the above decision may appeal it by way of Stated Case to the Supreme Court of British Columbia on a question of law only. To do so, you must notify the Board in writing at the address listed below within 21 days of your receipt of the Board's decision. You may also contact the Board to request a copy of a form for requiring the Board to state a case.

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