

DECISION DATE: JUL 2 2 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:

CLASS	LAND VALUE		IMPRO	VEMENT VALUE
Class 06 - Business And Other	\$	3,682,000	\$	0
TOTALS:	\$	3,682,000	\$	0
	TOTAL ASS	ESSED 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.

huch 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 <u>question of law only</u>. To do so, you must notify the Board in writing at the address listed below <u>within 21</u> <u>days</u> 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: paabbc@gems6.gov.bc.ca

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



DECISION DATE: JUL 2 2 2003

DECISION NO.: 20030992

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:

CLASS	LAN	D VALUE	IMPROVEMENT VALU		
Class 06 - Business And Other	\$	58,567,000	\$	104,114,000	
TOTALS	: \$	58,567,000	\$	104,114,000	
	TOTAL ASS	SESSED VALUE:	\$	162,681,000	

<u>ORDER</u>

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:

CLASS	LAND VALUE		IMPROVEMENT VALUE	
Class 06 - Business And Other	\$	58,567,000	\$	98,433,000
TOTALS:	\$	58,567,000	\$	98,433,000
	TOTAL ASS	SESSED 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.

OR THE BOARD

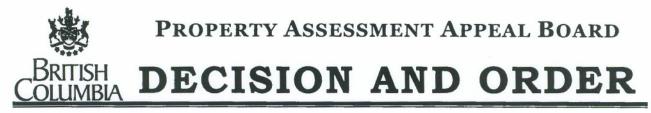
APPEAL OF BOARD'S DECISION

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: paabbc@gems6.gov.bc.ca

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



DECISION DATE: JUL 2 4 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 form 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

CLASS	LAND VALUE		IMPROVEMENT VALU	
Class 06 – Business And Other	\$	58,567,000	\$	143,223,000
TOTALS	S: \$	58,567,000	\$	143,223,000
	TOTAL ASS	SESSED VALUE:	\$	201,790,000

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

CLASS	LAND VALUE		IMPROVEMENT VALUE	
Class 06 – Business And Other	\$	3,681,000	\$	0
TOTALS:	\$	3,681,000	\$	0
	TOTAL ASS	ESSED 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:

CLASS	LAN	DVALUE	IMPROVEMENT VALUE		
Class 06 – Business And Other	\$	58,567,000	\$	128,433,000	
TOTALS	: \$	58,567,000	\$	128,433,000	
	TOTAL ASS	SESSED 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 <u>Roll No. 12-43-305-32599-002</u> for the 2002 assessment roll.

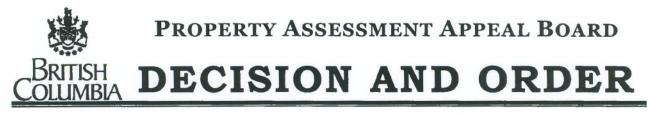
FOR THE BOARD

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.

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: paabbc@gems6.gov.bc.ca Facsimile: 604-775-1742 Web Site: www.assessmentappeal.bc.ca PAGE 2



DECISION DATE: JUL 2 4 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:

CLASS	LAND VALUE		IMPROVEMENT VALU	
Class 06 - Business And Other	\$	58,567,000	\$	137,489,000
TOTALS	: \$	58,567,000	\$	137,489,000
	TOTAL ASS	SESSED VALUE:	\$	196,056,000

PROPERTY ASSESSMENT APPEAL BOARD DECISION AND ORDER MORGUARD INVESTMENTS LIMITED

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:

CLASS	LAND VALUE		IMPROVEMENT VALU	
Class 06 - Business And Other	\$	58,567,000	\$	128,433,000
TOTALS:	\$	58,567,000	\$	128,433,000
	TOTAL AS	SESSED 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.

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: paabbc@gems6.gov.bc.ca Facsimile: 604-775-1742 Web Site: www.assessmentappeal.bc.ca