

# BC Assessment – Commercial Cost Detailed Valuation Report

Roll #: [REDACTED]

Location: [REDACTED]

Lot Size (Effective): 3.59 Acres

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Description: Miscellaneous

Pred Building Year Built: 1915

Pred Building EffectiveYear: 1967

## Cost Valuation

Card No 1

Section ID	Description	PC	ExTx	Area	RCN	Eff Year	Total Depr	Depr. Cost
1	Miscellaneous	06	53	6,466.00	\$1,203,257	1967	80.00%	\$240,651

**Depreciated Building value** \$240,651

Card No 2

Section ID	Description	PC	ExTx	Area	RCN	Eff Year	Total Depr	Depr. Cost
1	Storage Garage	06	53	1,080.00	\$115,916	1967	80.00%	\$23,183

**Depreciated Building value** \$23,183

Card No 3

Section ID	Description	PC	ExTx	Area	RCN	Eff Year	Total Depr	Depr. Cost
1	Labor Dormitory	01/06	53/53	8,224.00	\$641,637	1967	80.00%	\$128,327

**Depreciated Building value** \$128,327

Card No 1

Section ID	Description	PC	ExTx	Area	RCN	Eff Year	Total Depr	Depr. Cost
2	PAVING - ASPHALT	06	53	60,000.00	\$1,912,800	1967	80.00%	\$382,560

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1	CHAIN LINK FENCE, GALVANIZED	06	57	9,000.00	\$42,210	1967	80.00%	\$8,442
<b>Depreciated Building value</b>								\$391,002
<b>Total Depreciated Building Value</b>								\$783,163
<b>Land Value</b>								\$1,240,435
<b>Total Residential Building Value</b>								\$0
<b>Legislated Improvement</b>								\$0
<b>Total Market Value</b>								\$2,023,599

## Land Valuation

Card #	Zoning	PC	ExTx	Adjustments	Dimension	Rate & Adj. Rate	Component Value	Excess Value
1	P2	01/06	53/53	Size Factor (0.9214) Subdivision Potential (25%)	3.590 Acres	\$300,000.00 \$345,525.070 /Acres	\$1,240,435	\$0
<b>Total Land Value</b>							\$1,240,435	

## Value Summary

### 2024 Assessed as of July 1, 2023

Component	PC	ExTx	Value	Override Value	Assessed Value	Total Assessed
Improvement	01	53	\$64,164		\$64,100	
	06	53	\$710,558		\$710,000	
	06	57	\$8,442		\$8,400	<b>\$782,500</b>
Land	01	53	\$496,174		\$496,000	
	06	53	\$744,261		\$744,000	<b>\$1,240,000</b>
<b>Total</b>						<b>\$2,022,500</b>

### 2023 Assessed as of July 1, 2022

Component	PC	ExTx	Value	Override Value	Assessed Value	Total Assessed
Improvement	01	53	\$60,693		\$60,600	
	06	53	\$672,903		\$672,000	
	06	57	\$8,028		\$8,000	<b>\$740,600</b>
Land	01	53	\$427,206		\$427,000	
	06	53	\$640,810		\$640,000	<b>\$1,067,000</b>
<b>Total</b>						<b>\$1,807,600</b>