Property Assessment Report

Address	**6045 CHIPPEWA RD**	Owner 1	
Jurisdiction	**315 District Of North Cowichan**	Owner 2	
Neighbourhood	**001 Maple Bay Rd To Genoa Rd**	Address	**6045 CHIPPEWA RD**
Roll No.	**8053174**		**RICHMOND BC**
PID/MHP No.	**017-977-088**		
School District	**79**	Postal Code	**V7E6S2**
Area Code	**4**	Hospital District	**10**
Electoral Area		Regional District	**10**

Legal Description

Plan	Lot	Block	DLot	LDist	Section	Twn	Range	Meridian
VIP55257	**174**			**63**	**1**		**3**	

Free Form

Assessed Value

	2006	2007	2008	2009	2010	2011	2012
Land Value	**$109,000.00**	**$132,000.00**	**$179,000.00**	**$179,000.00**	**$184,000.00**	**$177,000.00**	**$173,000.00**
Improvements	**$258,000.00**	**$281,000.00**	**$245,000.00**	**$245,000.00**	**$223,000.00**	**$241,000.00**	**$241,000.00**
Total Value	**$367,000.00**	**$413,000.00**	**$424,000.00**	**$424,000.00**	**$407,000.00**	**$418,000.00**	**$414,000.00**
Percentage of Current	**89%**	**100%**	**102%**	**102%**	**98%**	**101%**	**100%**
Taxes	**$3,137.59**	**$3,056.65**	**$2,945.65**	**$3,106.37**	**$3,226.04**	**$3,473.40**	

Transactions

Month	Year	Sale Price	Title	Transaction Type
June	**2011**	**$418,000.00**	**CA207636**	**Reject**
September	**2001**	**$203,400.00**	**ES79113**	**Reject**
June	**1993**	**$213,437.00**	**EG73933**	**Improved Single Property Cash**

Other Information

Actual Use	**Single Family Dwelling**	Lot Size	**0.223**
Equity	**Other Equity; Mortgagees and Beneficiaries**	Lot Size Type	**Acres**
Tenure	**Crown-Granted**		
Exemptions	**Fully Taxable**		

The above information is from sources deemed reliable but it should not be relied upon without independent verification.
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