

Folio: 733.03802.080
Civic: 3640 VANCE RD
Size: 3.704 ACRES

Pid: 018-103-103
Legal: PARCEL A, SECTION 30, TOWNSHIP 25, NEW
WESTMINSTER DISTRICT, PLAN LMP8784

Owner: SHEN, WEI G
GAN, JIN J
3640 VANCE RD
CULTUS LAKE BC V2R 5A6
(CA9683758)

2024 Taxable Assessments				Land	Improvements	Net
1	Res	GENERAL	Gross	1,059,000	384,000	1,443,000
			Exempt	0	0	0
			Net	1,059,000	384,000	1,443,000
1	Res	SCHOOL	Gross	1,059,000	384,000	1,443,000
			Exempt	0	0	0
			Net	1,059,000	384,000	1,443,000

2024 Actual Assessments	Land Class	Land	Impr Class	Impr
00 - FULLY TAXABLE LAND, STRUCTURES	1 - Res	1059000	1 - Res	384000

2024 Taxes					
Current	0.00				
Penalty	0.00				
Arrears	0.00				
Delinquent	0.00	Regular HOG	0.00	Regular Min Taxes	0.00
Total	0.00	Senior HOG	0.00	Senior Min Taxes	0.00
Arrears Interest	0.00				
Delinquent Interest	0.00				
Outstanding	0.00	As of			
Balance					

Tax Details	Reference	Type	Amount	Int Charged	Balance
<u>Lto Number</u>	<u>Sales Price</u>	<u>Date</u>	<u>Description</u>		
CA9683758	699,999.00	Jan 31, 2022	REJECT - NOT SUITABLE FOR SALES ANALYSIS		
CA7825370	655,000.00	Oct 23, 2019	REJECT - NOT SUITABLE FOR SALES ANALYSIS		
CA987616	495,000.00	Nov 28, 2008	IMPROVED SINGLE PROPERTY TRANSACTION		
BB682997	120,000.00	Jul 2, 2008	REJECT - NOT SUITABLE FOR SALES ANALYSIS		
BX505574	400,000.00	Jan 27, 2005	REJECT - NOT SUITABLE FOR SALES ANALYSIS		
BV164760	252,000.00	May 8, 2003	REJECT - NOT SUITABLE FOR SALES ANALYSIS		
BT146516	265,000.00	Apr 30, 2002	IMPROVED SINGLE PROPERTY CASH TRANSACTI		
<u>Attribute</u>	<u>Value</u>	<u>Description</u>			
ACTUAL USE	060	2 ACRES OR MORE (SINGLE FAMILY DWELLING, D			
ELECTORAL AREA	73305H	ELECTORAL AREA H			
INSPECTION AREA	SOUTH	SOUTH OF FRASER RIVER AND HOPE			
MANUAL CLASS	0091	1 1/2 STY SFD-AFTER 1930-STD			
NEIGHBOURHOOD	214				
SCHOOL DISTRICT	33	CHILLIWACK			
SERVICE AREA 1	0000187, 000				
SERVICE AREA 2	0000347, 000				
SERVICE AREA 3	0000429, 000				
SERVICE AREA 4	0000981, 000				
SPECIFIED REGIONAL	T				
TENURE TYPE	01	CROWN GRANTED			
<u>Classification</u>	<u>Start Date</u>	<u>Stop Date</u>	<u>Comment</u>		
BYLAW ENFORCEM	Aug 27, 2021		Please see BYLAW Dept. Re: H03802.020/4		

Prop.Charge	Type	Sub Type	Project	Discharged	Text
BH261795	COVENANT				CONVERTED CHARGES

P 207	GEOTECH REPORTS	PRIMARY	Converted Charges
P 389	GEOTECH REPORTS	PRIMARY	Converted Charges
R41308	COVENANT		Covenanted area for maintenance to water well, pump station and access road. No trees or vegetation to be removed.