

From: Russ Reynolds [REDACTED]
Sent: Monday, September 17, 2018 11:51 AM
To: Jennifer Lockhart <jlockhart@victoria.ca>
Subject: Re: Permissive Exemption Application

Dear Jennifer,

No, I was just pointing out the areas. I think the 40% number is reasonable.

Regards
Russ

Sent from my iPhone

On Sep 17, 2018, at 9:08 AM, Jennifer Lockhart <jlockhart@victoria.ca> wrote:

Hi Russ,

Are you now saying that 100% of the square footage is being used for weekly worship, bible studies and congressional support groups?

Thank you.

Jennifer Lockhart, CPA, CGA
Manager of Revenue
Finance Department
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0396

From: Russ Reynolds <[REDACTED]>
Sent: Friday, September 14, 2018 1:39 PM
To: Jennifer Lockhart <jlockhart@victoria.ca>
Cc: 'bethoflife@fairfieldunitedchurch.com' <bethoflife@fairfieldunitedchurch.com>
Subject: Re: Permissive Exemption Application

Dear Jennifer,

Here you go:

5,032 sq. ft. - Church (weekly worship & bible studies)

2,548 sq. ft. - Fellowship Hall (congregational support groups)

I have attached the Assessor's worksheet which confirms the square footages.

Regards,

Russ Reynolds, MBA, AACI, P. App, MAI, MRICS, RI(BC), MIMA, PLE, ASA, IFAS

Direct line - [REDACTED]

[REDACTED]

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BC Assessment - Commercial Cost Property Value Summary

Roll # 01-234-03-255-001
Location 1303 FAIRFIELD Rd VICTORIA V8S 1E3 - Victoria (234)
Lot Size (Effective) 110 x 94 Ft.

No photo exists for this Folio

No sketch exists for this Folio

Description Church
Pred Building Year Built 1955
Pred Building Quality Average
Pred Building Effective Year 1975

Cost Valuation

Building ID 150468 Miscellaneous

Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost
1	CHURCH	5,032.00	\$1,965,145	1975	98.00%	\$39,303
Depreciated Building Value						\$39,303

Building ID 150488 Miscellaneous

Section ID	Description	Area	Replacement Cost New	Eff Year	Total Depr	Depreciated Cost
1	FELLOWSHIP HALL	2,548.00	\$375,814	1975	98.00%	\$7,516
Depreciated Building Value						\$7,516

Total Depreciated Building Value \$46,819
Land Value \$1,795,500
Total Residential Building Value \$0
Legislated Improvement Value \$0
Total Market Value \$1,842,319

Land Valuation

Component No.	Zoning	Dimension	Rate	Component Value	Excess Value
1		19,000 Units	\$94.50/Units	\$1,795,500	
Total Land Value					\$1,795,500

Assessed Land Values as of July 1, 2017

Property Class	Value
Rec/Non Profit	\$1,795,000
	\$1,795,000

Assessed Improvement Values as of July 1, 2017

Property Class	Value
Rec/Non Profit	\$46,800
	\$46,800



This information is obtained from various sources and is determined as of specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

Page 1 of 2
Run Date 9-14-2018 1:24 PM
Roll Year 2018

BC Assessment - Commercial Cost Property Value Summary

Roll # 01-234-03-255-001

Location 1303 FAIRFIELD Rd VICTORIA V8S 1E3 - Victoria (234)

Lot Size (Effective) 110 x 94 Ft.

Total Assessed Value as of July 1, 2017 \$1,841,800

Sales: (includes the last three transfers recorded at the Land Title Office and may include non-arms length or questionable sales)

#1 A SINGLE IMPROVED SALE occurred on 22-01-2018. This was a CASH SALE.

The document # is: CA6581137.

#2 A SINGLE VACANT SALE occurred on 30-06-2016. This was a NON_CASH SALE and the price was 1,450,000.

The document # is: CA5305608.

#3 A SINGLE IMPROVED SALE occurred on 20-03-1987. This was a CASH SALE and the price was 1.

The document # is: S23364.



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Page 2 of 2
Run Date 9-14-2018 1:24 PM
Roll Year 2018