

Attachment B

Assessment Roll Report for 53 Fourth Street

Assessment Roll Report

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Report Date:	Jun 25, 2025	Report Time:	11:28:33 AM
Folio:	239-1397	For:	PC56766
Roll Year:	2025	Roll Number:	00418.000
Area:	10	Jurisdiction:	220
School District:	40		
Neighbourhood:	001 - Downtown		
Property Address:	53 FOURTH ST NEW WESTMINSTER BC		
Owner Name:	1078062 B C LTD	# of Owners:	1
Owner Address:	1105-8 LAGUNA CRT NEW WESTMINSTER BC V3M 6M6		
Document No:	WX2162881		
PID:	023-476-630		
Legal Description:	PARCEL A AIRSPACE, BLOCK 16, PLAN LMP28797, GROUP 1, NEW WESTMINSTER LAND DISTRICT		

2025 Value

Property Class	Land	Improvement
Residential	\$2059000	\$175000

Total Actual Value: \$2234000

2024 Value

Property Class	Land	Improvement
Residential	\$2162000	\$179000

Total Actual Value: \$2341000

2023 Value

Property Class	Land	Improvement
Residential	\$2115000	\$171000

Total Actual Value: \$2286000

Manual Class: D291 - Apt - Walk Up - Owner Pays Heat

Actual Use: 050 - Multi-Family (Apartment Block)

Tenure: 01 - Crown-Granted

ALR:

Land Dimension: 4413 **Land Dimension Type:** Square Feet

Sales:	Number	Description
	#1	A NON-SALE occurred on 07 May 2021. The document # was WX2162881.
	#2	A SINGLE PROPERTY, IMPROVED SALE occurred on 08 Jul 2016. This was a CASH sale and the price was 1,785,000. The document # was CA5329022.
	#3	A SINGLE PROPERTY, IMPROVED SALE occurred on 31 Jan 2002. This was a CASH sale and the price was 537,000. The document # was BT35940.
	#4	A SINGLE PROPERTY, IMPROVED SALE occurred on 06 Apr 2000. This was a CASH sale and the price was 511,000. The document # was BP79556.
	#5	A NON-SALE occurred on 18 Jun 1996. The document # was BK188332.
	#6	A NON-SALE occurred on 02 Feb 1995. The document # was BJ33190.

Additional Owners:

No Additional Owners

Associated PIDs: