

## Detailed Tax Report

### Property Information

<b>Prop Address</b>	3955 SECOND AV	<b>Jurisdiction</b>	TOWN OF SMITHERS
<b>Municipality</b>	TOWN OF SMITHERS	<b>Neighborhood</b>	SOUTHWEST OF HWY 16
<b>Area</b>		<b>SubAreaCode</b>	
<b>PropertyID</b>	029-344-913	<b>BoardCode</b>	N
<b>PostalCode</b>	V0J 2N3		

### Property Tax Information

<b>TaxRoll Number</b>	0526005	<b>Gross Taxes</b>	\$7,535.61
<b>Tax Year</b>	2025	<b>Tax Amount Updated</b>	06/16/2025

#### More PIDS

029-344-913

#### More PIDS2

### Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
PRP1054		94	865	14			5	

#### Legal FullDescription

PARCEL C, BLOCK 94, PLAN PRP1054, DISTRICT LOT 865, RANGE 5, COAST RANGE 5 LAND DISTRICT, (BEING A CONSOLIDATION OF LOTS 34 & 35, SEE CA3821798)

### Land & Building Information

<b>Width</b>		<b>Depth</b>	
<b>Lot Size</b>	6214 SQUARE FEET	<b>Land Use</b>	
<b>Actual Use</b>	MULTI-FAMILY (GARDEN APARTMENT & ROW HOUSING)	<b>Zoning</b>	
<b>BCA Description</b>	MULTIPLE RESIDENCE		
<b>WaterConn</b>			
<b>BCADate Update</b>	01/12/2026		

### Actual Totals

Land	Improvement	Actual Total
\$128,000.00	\$462,000.00	\$590,000.00

### Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$128,000.00	\$462,000.00	\$0.00	\$0.00	\$590,000.00

### School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$128,000.00	\$462,000.00	\$0.00	\$0.00	\$590,000.00

### Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
7/4/2014	\$0.00	CA3821798	REJECT - NOT SUITABLE FOR SALES ANALYSIS